

**MINUTES OF THE MEETING OF THE
BOARD OF DIRECTORS OF
UNION SANITARY DISTRICT
January 14, 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/District Engineer
Karen Murphy, District Counsel
Armando Lopez, Treatment and Disposal Services Manager
Sami Ghossain, Technical Services Manager
Robert Simonich, Fabrication, Maintenance, and Construction Manager
James Schofield, Collection Services Manager
Laurie Brenner, Business Services Coach
Rollie Arbolante, Customer Service Team Coach
Somporn Boonsalat, Engineer
Michelle Powell, Communications and Intergovernmental Relations Coordinator
Regina McEvoy, Executive Assistant to the General Manager/Board Clerk

VISITORS: Alice Johnson, League of Women Voters
Roelle Balan, Tri-City Voice Newspaper
John Weed, Alameda County Water District Director / Resident

APPROVE MINUTES OF THE SPECIAL MEETING OF DECEMBER 10, 2018

It was moved by Director Kite, seconded by Vice President Fernandez, to Approve the Minutes of the Special Meeting of December 10, 2018. Motion carried unanimously.

APPROVE MINUTES OF THE REGULAR MEETING OF DECEMBER 10, 2018

It was moved by Secretary Toy, seconded by Director Handley, to Approve the Minutes of the Regular Meeting of December 10, 2018. Motion carried unanimously.

OCTOBER 2018 MONTHLY OPERATIONS REPORT

This item was reviewed by the Budget & Finance and Legal and Community Affairs Committees. General Manager Eldredge provided an overview of the Odor Report and work group reports included in the Board meeting packet. Business Services Coach Brenner reviewed the financial reports included in the Board meeting packet.

NOVEMBER 2018 MONTHLY OPERATIONS REPORT

This item was reviewed by the Budget & Finance and Legal and Community Affairs Committees. General Manager Eldredge provided an overview of the Odor Report and work group reports included in the Board meeting packet. Business Services Coach Brenner reviewed the financial reports included in the Board meeting packet.

WRITTEN COMMUNICATIONS

There were no written communications.

ORAL COMMUNICATIONS

There were no oral communications.

CONSIDER A RESOLUTION TO ACCEPT A SANITARY SEWER EASEMENT FOR TRACT 8085 – BAYSHORES PHASE 1, LOCATED ALONG WILLOW STREET BETWEEN SEAWIND WAY AND CENTRAL AVENUE IN THE CITY OF NEWARK

This item was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated William Lyon Homes, Inc. and CDCG Group Holdings Bayshores LP will construct 195 single-family units and 179 multi-family units for Tract 8085, located along Willow Street between Seawind Way and Central Avenue in the City of Newark. According to City of Newark requirements, some of the roadways in the development have been designated as private. The developers have constructed new sewer mains and granted the District sanitary sewer easements to provide for access, maintenance, and service of the new mains located in the private streets. District staff recommended the Board consider a resolution to accept a sanitary sewer easement for Tract 8085 – Bayshores Phase 1, located along Willow Street between Seawind Way and Central Avenue in the City of Newark.

It was moved by Secretary Toy, seconded by Director Kite, to Adopt Resolution No. 2847 Accepting a Sanitary Sewer Easement for Tract 8085 – Bayshores Phase 1, Located along Willow Street between Seawind Way and Central Avenue, in the City of Newark, California. Motion carried unanimously.

####

RESOLUTION NO. 2847

ACCEPT A SANITARY SEWER EASEMENT FOR
TRACT 8085 – BAYSHORES PHASE 1,
LOCATED ALONG WILLOW STREET
BETWEEN SEAWIND WAY AND CENTRAL AVENUE,
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 William Lyon Homes, Inc. and CDCG Group Holdings Bayshores LP, executed on February 19, 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.

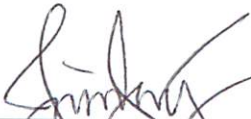
On motion duly made and seconded, this resolution was adopted by the following vote on January 14, 2019:

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 9th day of February 2017, by and between WILLIAM LYON Homes, INC., a California corporation and CDCG GROUP HOLDINGS BAYSHORES LP, a Delaware limited partnership, the Parties of the First Part, and Union Sanitary District, the Party of the Second Part,

WITNESSETH:

That said 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 Parties of the First Part have executed this indenture the day and year first above written.

William Lyon Homes, Inc., a California corporation

By: 

Name: Scott T. Hilke

Title: Vice President, Project Manager

CDCG GROUP HOLDINGS BAYSHORES LP,
a Delaware limited partnership

By: CDCG Asset Management, LLC
An Arizona limited liability company
Its authorized agent

By: 

Name: Steven S. Benson

Title: its Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Contra Costa

On February 10, 2017 before me, Terri Lynn Lane Lorente, notary public

personally appeared Scott T. Hilk

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: [Handwritten Signature]

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement - USD

Document Date: February 9, 2017 Number of Pages: 18

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Scott T. Hilk Signer's Name: n/a

Corporate Officer - Title(s): vice President, Project Management

- Individual
 Partner - Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other:



- Individual
 Partner - Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other:



Signer Is Representing: William Lyon Homes, Inc.

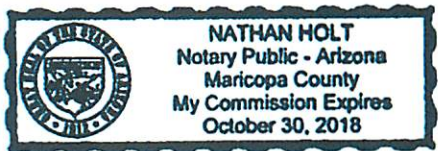
Signer Is Representing: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 9th day of February 2017, by Steven S. Benson, the manager of CDCG Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of CDCG GROUP HOLDING BAYSHORES LP, a Delaware limited partnership, for and on behalf thereof.

Nathan Holt
Notary Public

10/31/18
My commission expires



NOVEMBER 18, 2016
JOB NO.: 1496-021

EXHIBIT A
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT CONVEYED TO UNION SANITARY DISTRICT
TRACT 8085 (339 M 76)
NEWARK, CALIFORNIA

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

BEING ALL OF THOSE "SSE, SANITARY SEWER EASEMENTS", AS SAID "SSE
SANITARY SEWER EASEMENTS" ARE SHOWN AND SO DESIGNATED ON THE FINAL MAP
FOR TRACT 8085, RECORDED MAY 4, 2016, IN BOOK 339 OF MAPS, AT PAGES
76-93, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY,
AFFECTING THOSE CERTAIN LOTS DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS A, B, C, D, E, F, AND G, A PORTION OF LOTS 1 THROUGH
12, INCLUSIVE, LOTS 22 THROUGH 69, INCLUSIVE, LOTS 78 THROUGH 164,
INCLUSIVE, LOTS 170 THROUGH 216, INCLUSIVE, AND A PORTION OF PARCELS
H, I, L, M, AND R, ALL AS SHOWN ON SAID FINAL MAP FOR TRACT 8085.

ATTACHED HERETO IS "EXHIBIT B, PLAT MAP OF SANITARY SEWER EASEMENT
GRANTED TO UNION SANITARY DISTRICT" AND BY THIS REFERENCE MADE A PART
HEREOF.

END OF DESCRIPTION



 11/18/16

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

EXHIBIT B

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

Carlson, Barbee & Gibbons, Inc.

CGAL #P0000000 • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE 1" = 120' NOVEMBER 2016

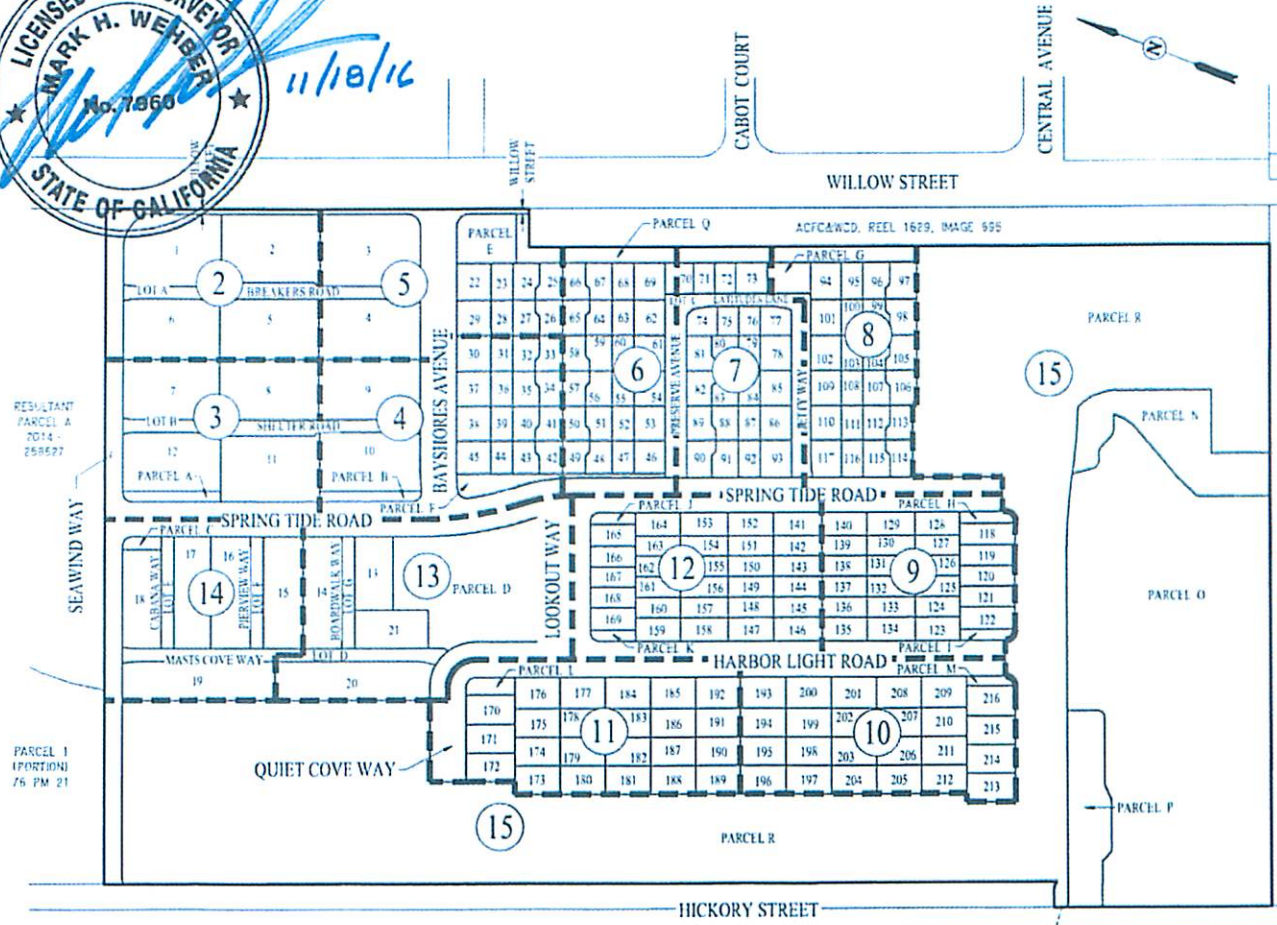


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'56" WEST AND ROTATED 90°00'27" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 9837 (315 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83) MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTERLINE
- (M-PL) MONUMENT TO PROPERTY LINE
- (LL) LOT LINE
- w FOUND STANDARD STREET MONUMENT
- ⊙ SET STANDARD STREET MONUMENT, LS 8164
- ⊙ SET 5/8" REBAR AND CAP, LS 8164
- EAE EMERGENCY ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SWK SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (C#) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- SANITARY SEWER EASEMENT AREA
- SHEET LIMIT
- SHEET NUMBER



PARCEL 1 FM 10391 330 PM 63	PARCEL 2 FM 10391 330 PM 63	PARCEL 3 FM 10391 330 PM 63
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INDEX SHEET

Original map may be found at USD, 5072 Benson Road, 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

SCALE: 1" = 30' NOVEMBER 2016

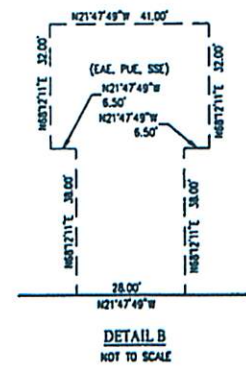
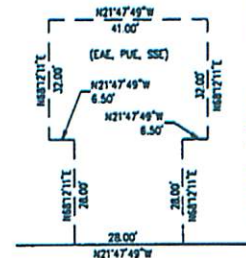


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LEGEND

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- (LL) LOT LINE
- ⊙ FOUND STANDARD STREET MONUMENT, LS 8184
- SET STANDARD STREET MONUMENT, LS 8184
- SET 5/8" REBAR AND CAP, LS 8184
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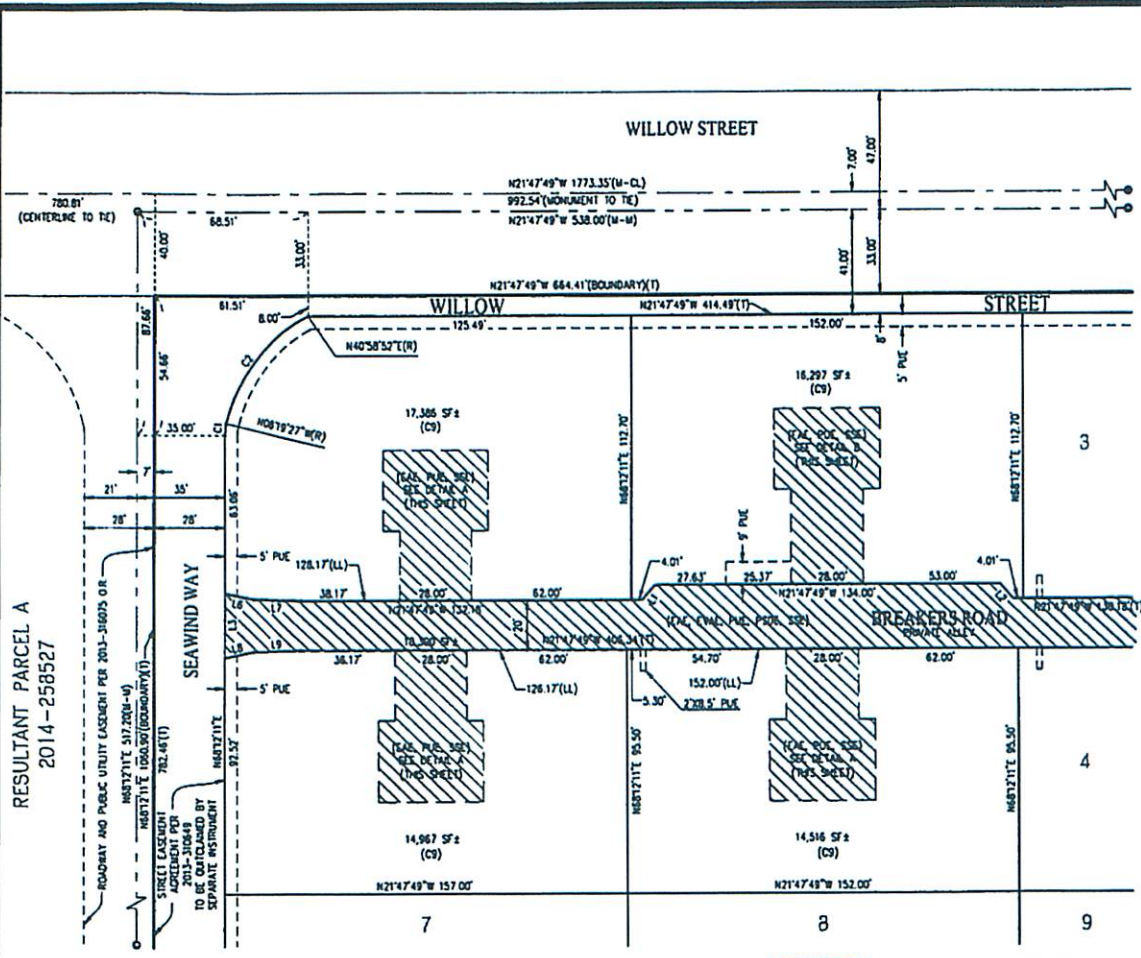


SEE SHEET 5

SEE SHEET 3

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 995 (76 PM 85)
- (2) MAP OF THE TOWN OF NEWARK (17 M 10)
- (3) PARCEL MAP 940 (76 PM 21)
- (4) PARCEL MAP 7505 (252 PM 81)
- (5) PARCEL MAP 1130 (105 PM 82)
- (6) PARCEL MAP 1471 (84 PM 23)
- (7) RECORD OF SURVEY NO. 640 (11 RS 81)
- (8) PARCEL MAP 1689 (87 PM 68)
- (9) PARCEL MAP 9837 (315 PM 84)
- (10) DEED (2013-310845)
- (11) DEED (2013-310847)
- (12) DEED (2015-206650)



NO	BEARING	LENGTH
L1	N72°04'05\"/>	

NO	BEARING	LENGTH
L9	N23°35'37\"/>	

NO	RADIUS	DELTA	LENGTH
C1	20.00'	132°22'	4.70'
C2	64.00'	132°19'	55.07'

RESULTANT PARCEL A
2014-258527

1486-021

SHEET 2 OF 15

Original map may be found at USD, 5072 Benson Road, 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

SCALE: 1" = 30' NOVEMBER 2016



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NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	23°57'30"	6.27'
C3	15.00'	47°04'44"	11.02'
C4	15.00'	23°57'30"	6.27'

NO	BEARING	LENGTH
L1	N28°28'28"E	7.80'
L2	N72°04'05"W	7.80'
L3	N68°12'11"E	1.50'
L4	N101°33'52"W	11.84'
L5	N20°00'02"W	19.23'
L6	N23°35'37"W	19.23'
L7	N33°21'47"W	11.84'

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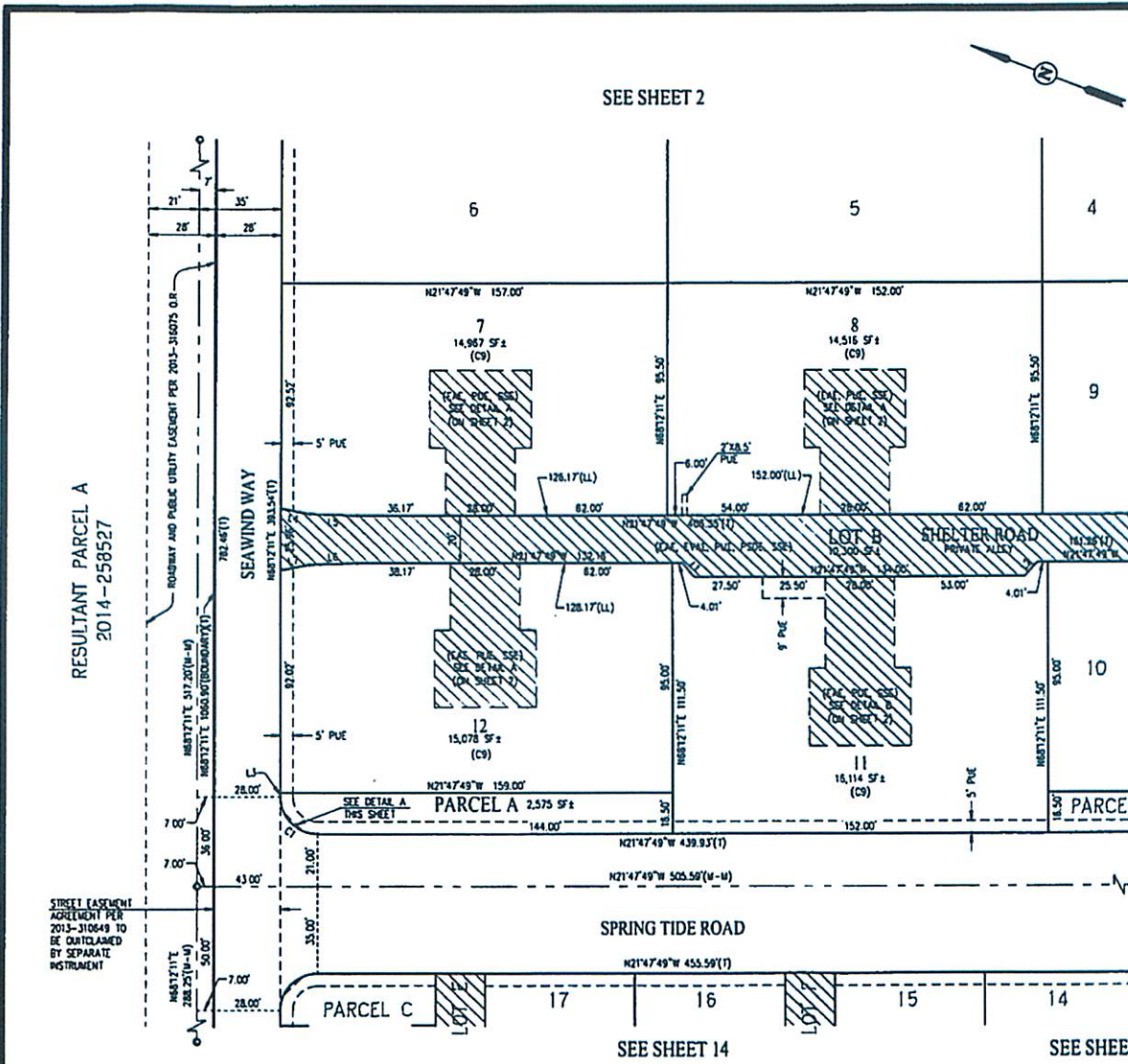
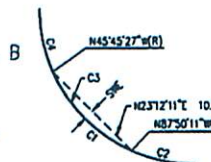
SEE SHEET 4

SEE SHEET 5

SEE SHEET 2

SEE SHEET 13

DETAIL A
NOT TO SCALE



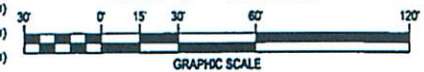
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EXHIBIT B

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' NOVEMBER 2016



BASIS OF BEARINGS:

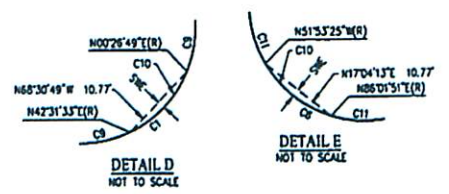
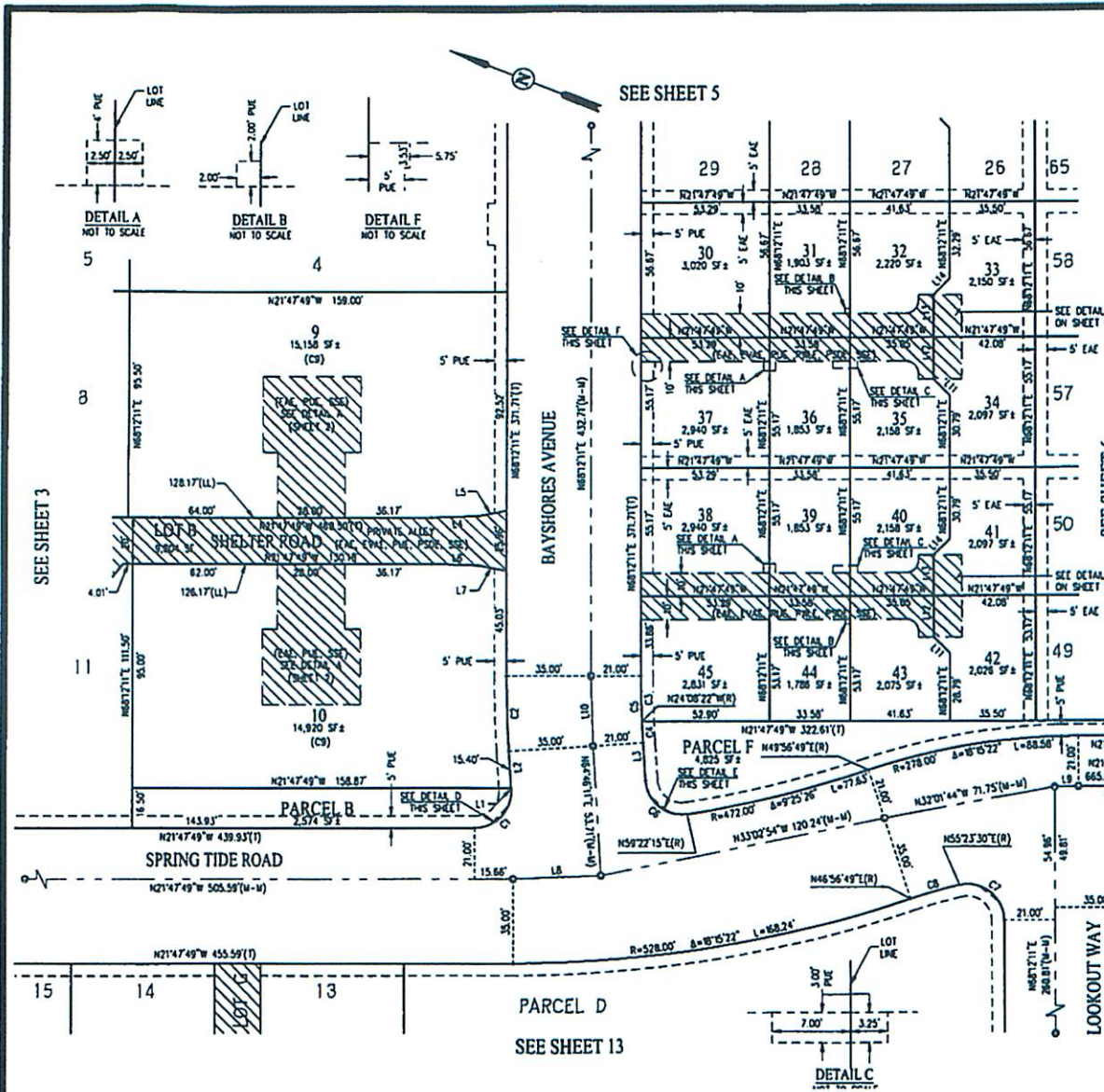
SEE SHEET 1

LEGEND

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LINE TABLE		
NO	BEARING	LENGTH
L1	N64°46'11"E	0.60'
L2	N64°46'11"E	16.00'
L3	N64°46'11"E	15.74'
L4	N23°35'37"W	19.23'
L5	N33°21'47"W	11.84'
L6	N20°00'02"W	19.23'
L7	N10°35'52"W	11.84'
L8	N23°55'13"W	36.53'
L9	N22°54'03"W	9.90'
L10	N66°29'11"E	29.54'
L11	N23°56'33"E	9.43'
L12	N68°12'11"E	17.62'
L13	N68°12'11"E	17.63'
L14	N67°32'17"W	8.43'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	93°26'00"	24.46'
C2	526.00'	3°26'00"	31.64'
C3	472.00'	2°20'35"	19.30'
C4	472.00'	1°05'27"	8.99'
C5	472.00'	3°26'00"	28.26'
C6	15.00'	95°23'56"	24.95'
C7	15.00'	102°48'40"	28.92'
C8	222.00'	5°26'41"	21.10'
C9	15.00'	29°40'30"	8.72'
C10	15.00'	42°04'44"	11.02'
C11	15.00'	26°30'36"	8.90'



Original map may be found at USD, 5072 Benson Road, 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

SCALE: 1" = 30' NOVEMBER 2016

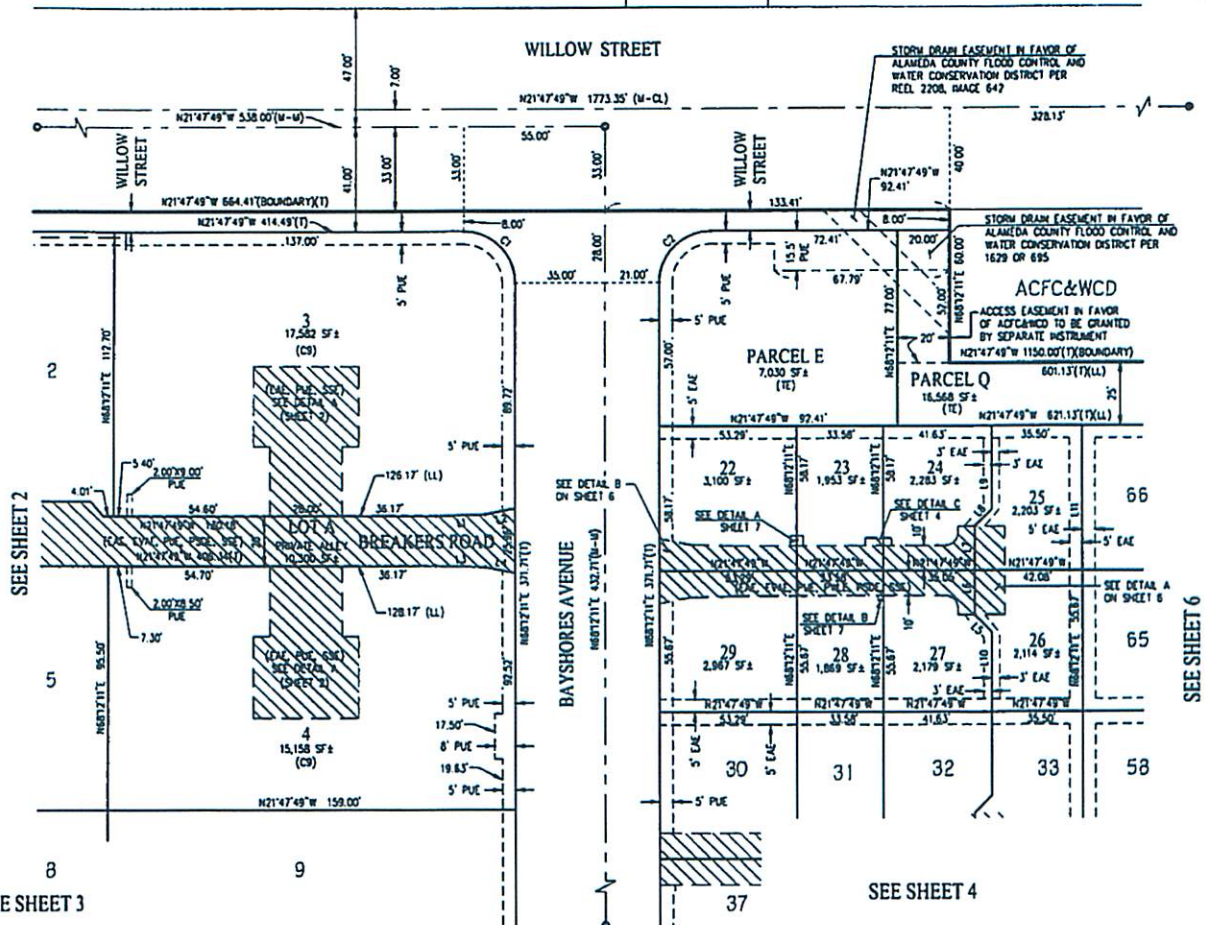


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'58" WEST AND ROTATED 00°00'27" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 9837 (115 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83). MULTIPLY THE DISTANCES SHOWN BY 0.9999376 TO OBTAIN GRID DISTANCES.

LEGEND

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- SANITARY SEWER EASEMENT AREA



LINE TABLE

NO	BEARING	LENGTH
L1	N23°35'37"W	19.23'
L2	N33°21'47"W	11.84'
L3	N20°00'02"W	19.23'
L4	N10°13'52"W	11.84'

LINE TABLE

NO	BEARING	LENGTH
L5	N23°56'33"E	9.43'
L6	N68°12'11"E	17.62'
L7	N68°12'11"E	17.63'
L8	N67°32'17"W	9.43'

LINE TABLE

NO	BEARING	LENGTH
L9	N68°12'11"E	33.79'
L10	N68°12'11"E	31.29'
L11	N68°12'11"E	58.17'

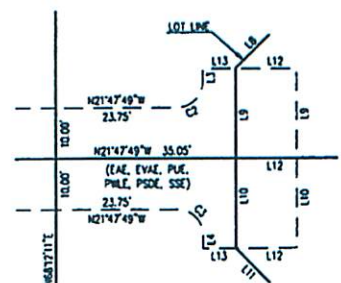
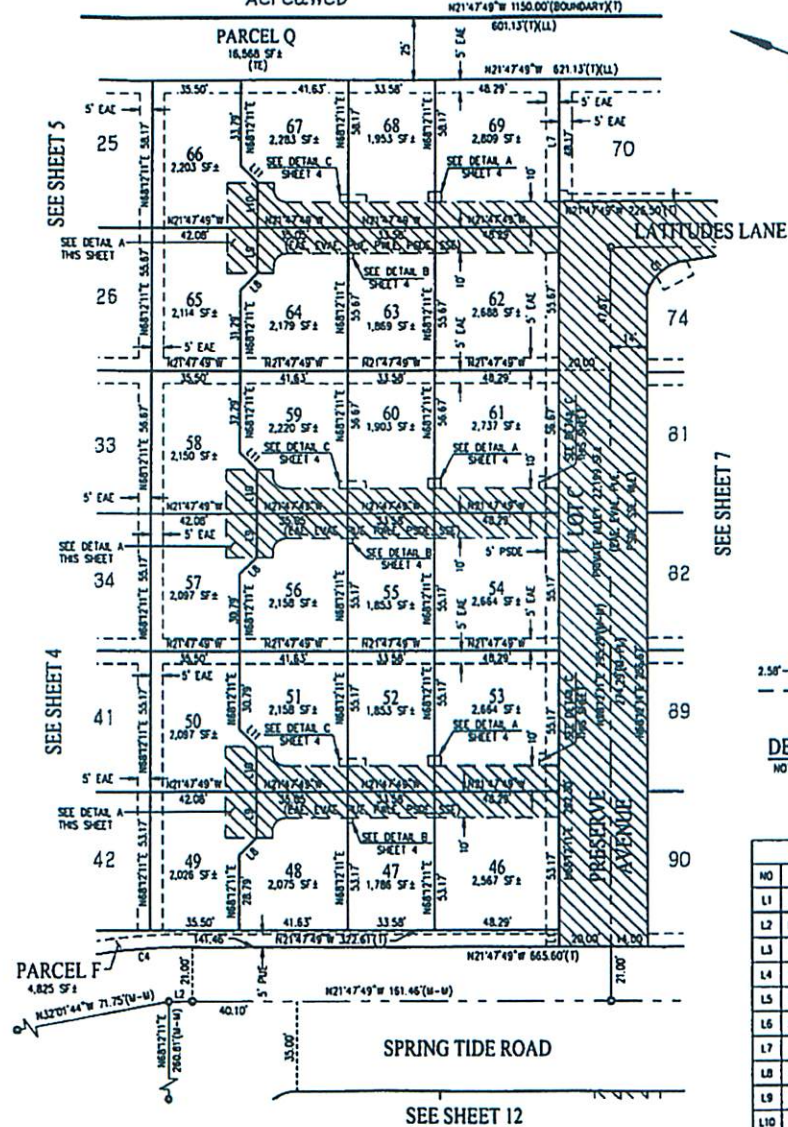
CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'

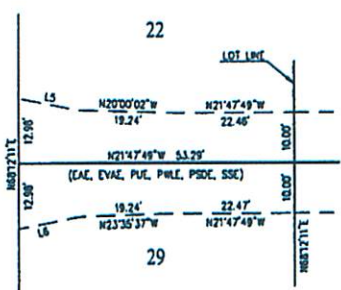
Original map may be found at USD, 5072 Benson Road, Union City, CA 94587

ACFC&WCD

PARCEL Q
16,568 SF±
(17)



DETAIL A
TYPICAL EAE, EVAE, PUE,
PWLE, PSDE, SSE EASEMENT
NOT TO SCALE



DETAIL B
NOT TO SCALE

DETAIL C
NOT TO SCALE

NO	BEARING	LENGTH
L1	N68°12'11"E	6.45'
L2	N22°54'03"W	9.90'
L3	N68°12'11"E	2.63'
L4	N68°12'11"E	2.62'
L5	N107°53'2"W	11.84'
L6	N33°21'47"W	11.84'
L7	N68°12'11"E	58.17'
L8	N67°32'17"W	9.43'
L9	N68°12'11"E	17.63'
L10	N68°12'11"E	17.62'

NO	BEARING	LENGTH
L11	N23°56'33"E	9.43'
L12	N21°47'49"W	11.71'
L13	N21°47'49"W	6.29'

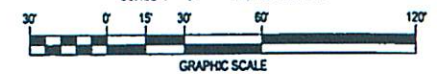
NO	RADIUS	DELTA	LENGTH
C1	18.00'	63°32'56"	18.96'
C2	5.00'	90°00'00"	7.65'
C3	5.00'	90°00'00"	7.65'
C4	278.00'	18°15'22"	88.58'

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' NOVEMBER 2016



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'56" WEST AND ROTATED 0°00'27" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 9837 (315 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83). MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT LINE
- CENTERLINE
- - - MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTERLINE
- (M-PL) MONUMENT TO PROPERTY LINE
- (LL) LOT LINE
- FOUND STANDARD STREET MONUMENT
- SET STANDARD STREET MONUMENT, LS 8164
- SET 5/8" REBAR AND CAP, LS 8164
- EAE EMERGENCY ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SHE SANITARIAN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- TL TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (CF) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- ▨ SANITARY SEWER EASEMENT AREA

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

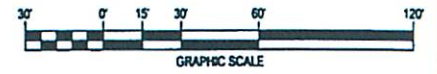
EXHIBIT B

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CITY OF NEWARK, ALAMEDA COUNTY, CALIFORNIA

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 30' NOVEMBER 2016



BASIS OF BEARINGS:

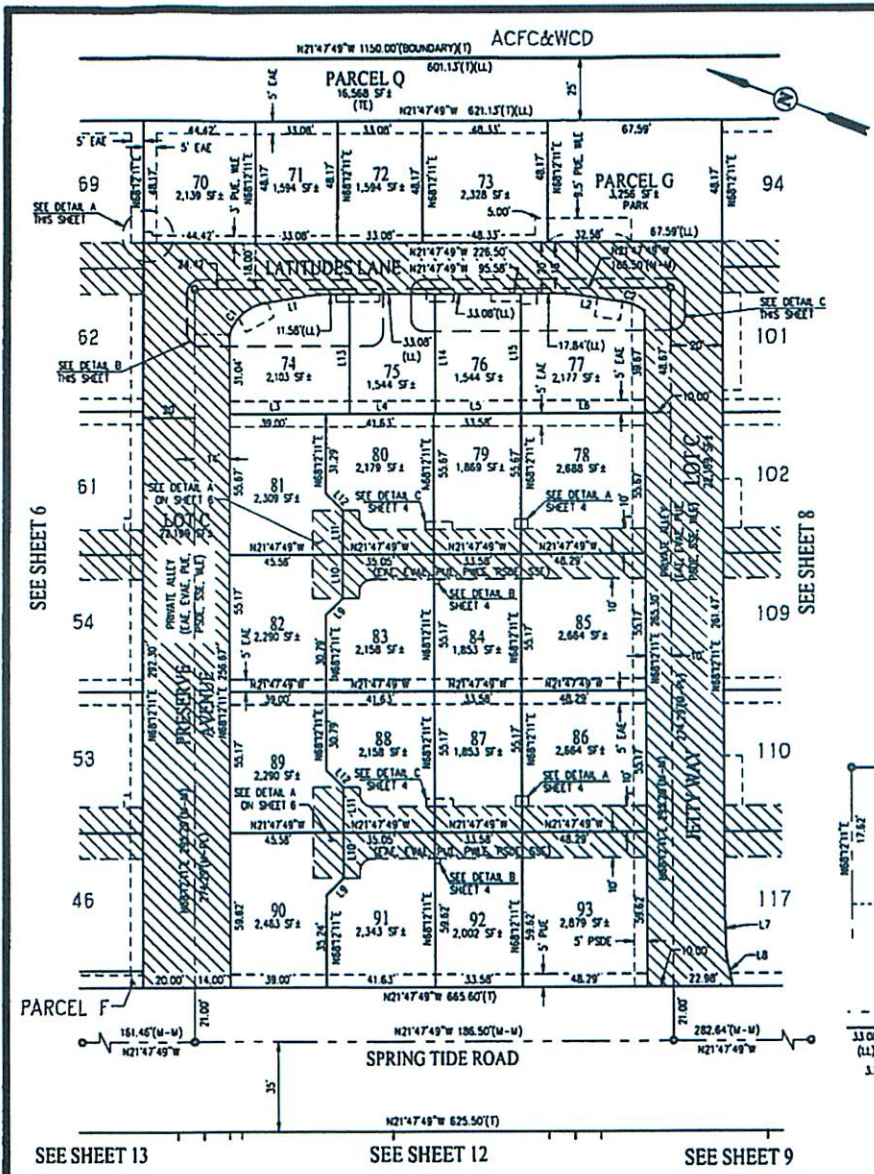
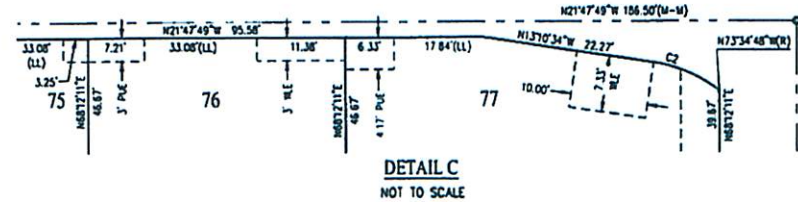
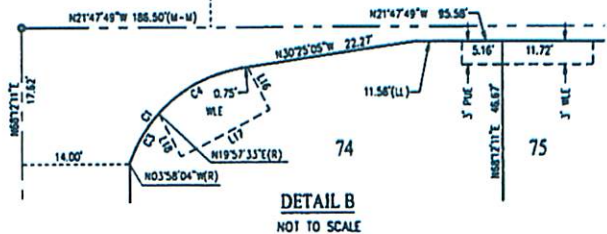
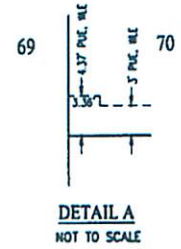
SEE SHEET 3

LEGEND

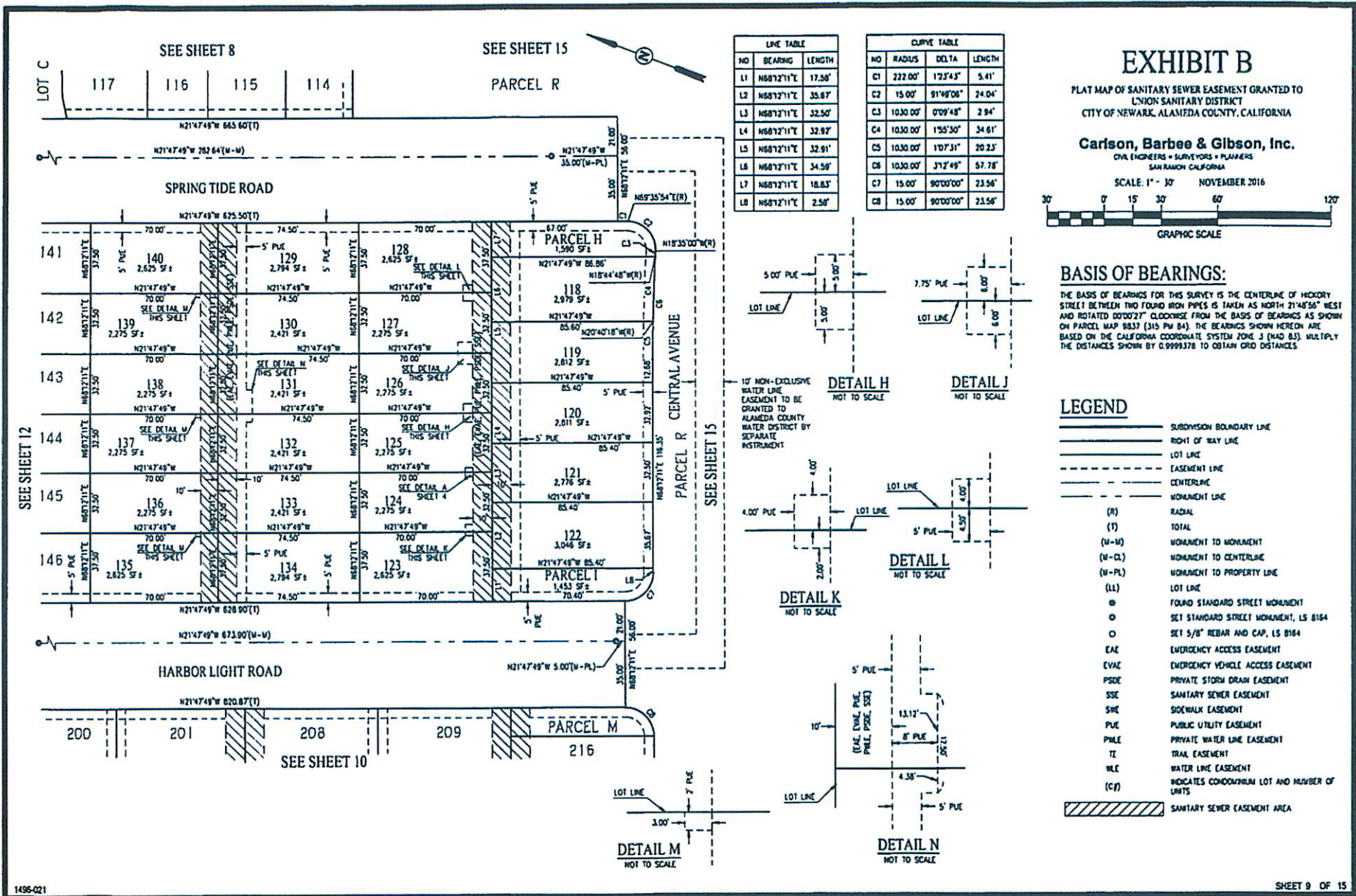
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTERLINE
- (M-PL) MONUMENT TO PROPERTY LINE
- (LL) LOT LINE
- ⊙ FOUND STANDARD STREET MONUMENT
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- EAE EMERGENCY ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (CJ) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- SANITARY SEWER EASEMENT AREA

NO	BEARING	LENGTH	
L1	N307°05'W	22.27'	(LL)
L2	N131°03'4"W	22.27'	(LL)
L3	N21°47'49"W	48.04'	
L4	N21°47'49"W	33.08'	
L5	N21°47'49"W	33.08'	
L6	N21°47'49"W	48.29'	
L7	N66°24'23"E	19.23'	
L8	N56°38'13"E	11.84'	
L9	N67°32'17"W	9.43'	
L10	N68°12'11"E	17.63'	
L11	N68°12'11"E	17.62'	
L12	N23°56'33"E	9.43'	
L13	N68°12'11"E	46.67'	
L14	N68°12'11"E	46.67'	
L15	N68°12'11"E	46.67'	
L16	N40°45'49"E	6.20'	
L17	N49°14'11"W	12.91'	
L18	N40°45'49"E	6.23'	

NO	RADIUS	DELTA	LENGTH	
C1	18.00'	63°32'59"	19.96'	(LL)
C2	18.00'	29°35'46"	9.30'	(LL)
C3	18.00'	23°55'37"	7.51'	
C4	18.00'	39°37'22"	12.45'	



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



Original map may be found at USD, 5072 Benson Road, 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

SCALE: 1" = 30' NOVEMBER 2016

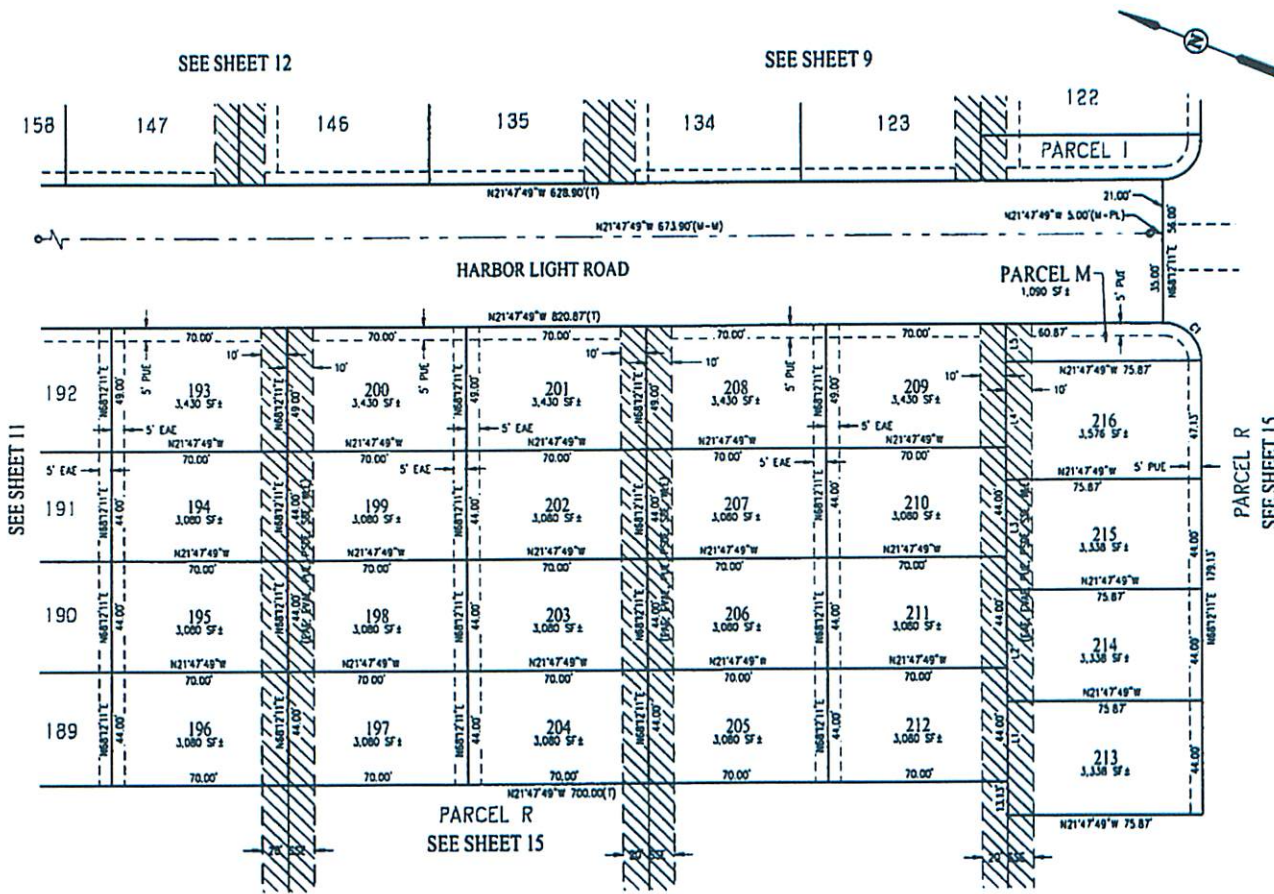


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HODORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'54" WEST AND ROTATED 00°00'37" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 88337 (315 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83). MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES.

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-C) MONUMENT TO CENTERLINE
- (M-PL) MONUMENT TO PROPERTY LINE
- (LL) LOT LINE
- ⊙ FOUND STANDARD STREET MONUMENT
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- SSE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (CF) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- ▨ SANITARY SEWER EASEMENT AREA



LINE TABLE		
NO	BEARING	LENGTH
L1	N68°12'11"E	44.00
L2	N68°12'11"E	44.00
L3	N68°12'11"E	44.00
L4	N68°12'11"E	47.13
L5	N68°12'11"E	15.00

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'

SEE SHEET 12

SEE SHEET 9

SEE SHEET 11

SEE SHEET 15

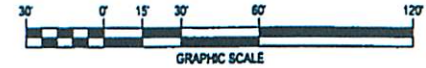
Original map may be found at USD, 5072 Benson Road, Union City, CA 94587

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

SCALE: 1" = 30' NOVEMBER 2016

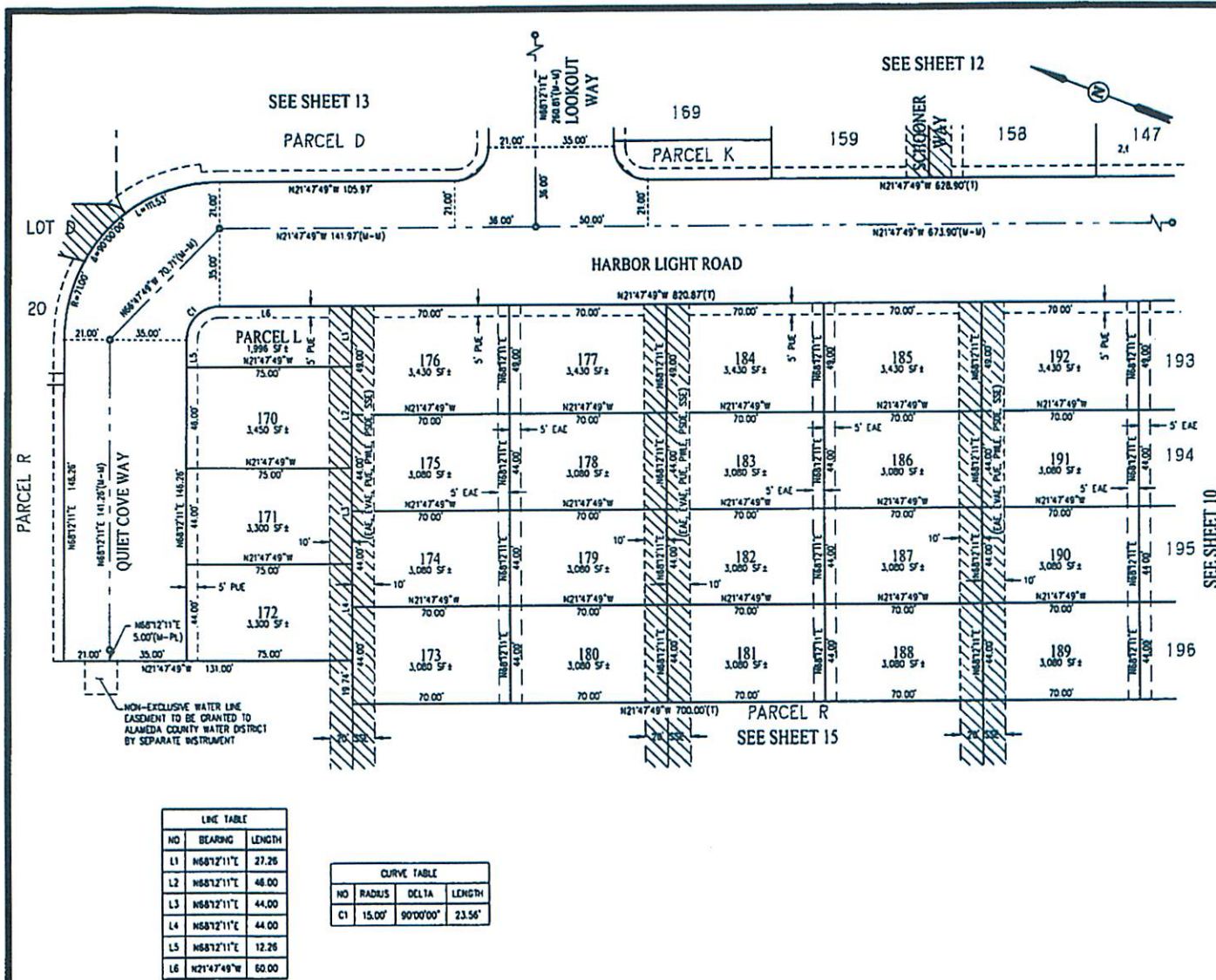


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°45'51" WEST AND ROTATED 00°00'27" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 80337 (215 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83). MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (N-W) MONUMENT TO MONUMENT
- (N-CL) MONUMENT TO CENTERLINE
- (N-PL) MONUMENT TO PROPERTY LINE
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- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (C#) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- SANITARY SEWER EASEMENT AREA



NO	BEARING	LENGTH
L1	N68°12'11"E	27.26
L2	N68°12'11"E	46.00
L3	N68°12'11"E	44.00
L4	N68°12'11"E	44.00
L5	N68°12'11"E	12.26
L6	N21°47'49"W	60.00

NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'

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

EXHIBIT B

FLAT 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' NOVEMBER 2016

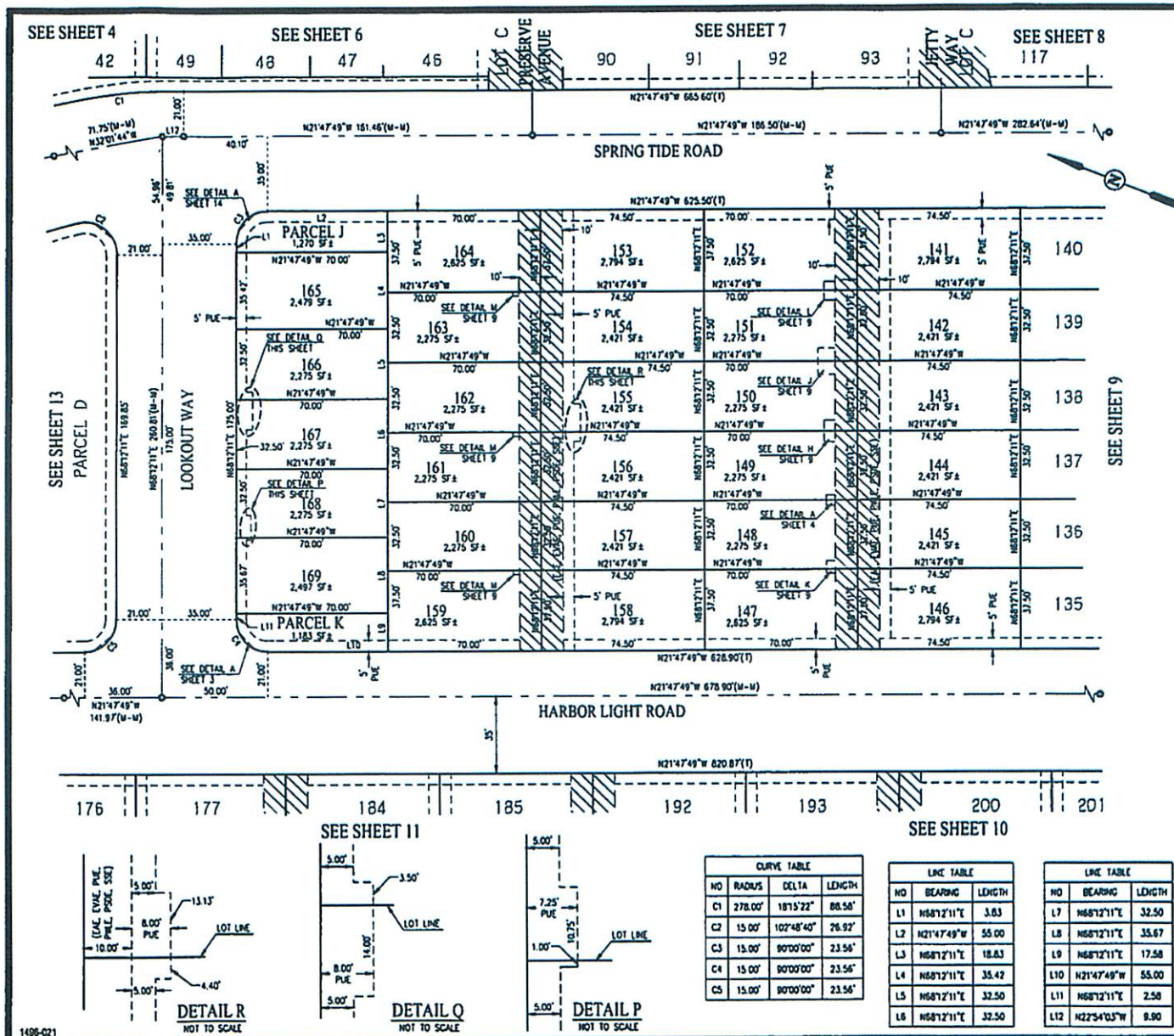


BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'56" WEST AND ROTATED 00°00'27" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 9837 (315 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83). MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES.

LEGEND

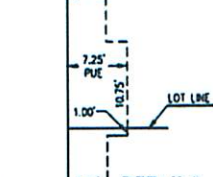
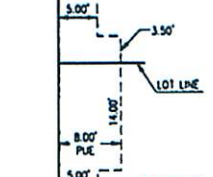
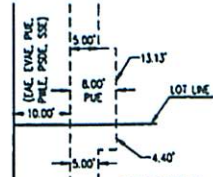
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-U) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTERLINE
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- SSE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWLE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (C#) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- ▨ SANITARY SEWER EASEMENT AREA



CURVE TABLE		
NO	RADIUS	DELTA
C1	278.00'	187°52'
C2	15.00'	102°48'40"
C3	15.00'	90°00'00"
C4	15.00'	90°00'00"
C5	15.00'	90°00'00"

LINE TABLE		
NO	BEARING	LENGTH
L1	N68°12'11"E	3.83
L2	N21°47'49"W	55.00
L3	N68°12'11"E	18.83
L4	N68°12'11"E	35.42
L5	N68°12'11"E	32.50
L6	N68°12'11"E	32.50

LINE TABLE		
NO	BEARING	LENGTH
L7	N68°12'11"E	32.50
L8	N68°12'11"E	35.67
L9	N68°12'11"E	17.58
L10	N21°47'49"W	55.00
L11	N68°12'11"E	2.58
L12	N22°54'03"W	9.90



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

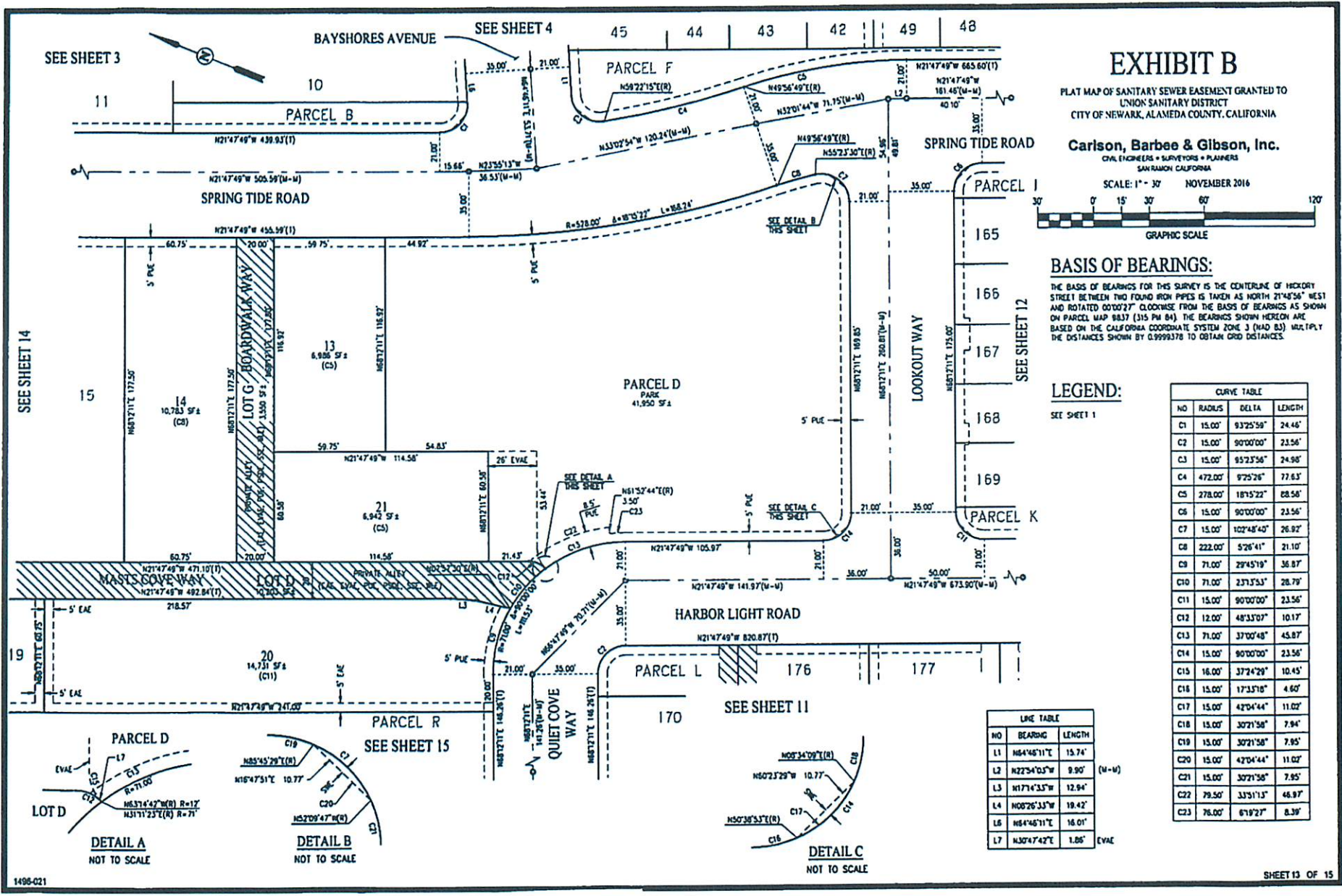
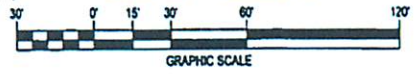


EXHIBIT B

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

SCALE: 1" = 30' NOVEMBER 2016



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'26" WEST AND ROTATED 00°02'27" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 8837 (315 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83) MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES.

LEGEND:

SEE SHEET 1

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	15.00'	93°25'50"	24.46'
C2	15.00'	90°00'00"	23.56'
C3	15.00'	85°23'56"	24.90'
C4	472.00'	9°25'26"	77.63'
C5	278.00'	18°52'22"	68.50'
C6	15.00'	90°00'00"	23.56'
C7	15.00'	102°48'40"	26.92'
C8	222.00'	5°26'41"	21.10'
C9	71.00'	29°45'19"	36.87'
C10	71.00'	23°35'53"	28.79'
C11	15.00'	90°00'00"	23.56'
C12	12.00'	48°33'07"	10.17'
C13	71.00'	37°00'48"	45.87'
C14	15.00'	90°00'00"	23.56'
C15	16.00'	37°24'29"	10.45'
C16	15.00'	17°35'18"	4.60'
C17	15.00'	42°04'44"	11.02'
C18	15.00'	30°21'58"	7.94'
C19	15.00'	30°21'58"	7.95'
C20	15.00'	42°04'44"	11.02'
C21	15.00'	30°21'58"	7.95'
C22	79.50'	33°51'13"	46.87'
C23	76.00'	67°19'27"	8.39'

LINE TABLE		
NO	BEARING	LENGTH
L1	N64°46'11"E	15.74'
L2	N22°54'05"W	9.90'
L3	N17°43'35"W	12.94'
L4	N08°26'33"W	18.42'
L6	N64°46'11"E	16.01'
L7	N30°47'42"E	1.85'

Original map may be found at USD, 5072 Benson Road, 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

SCALE: 1" = 30' NOVEMBER 2016



BASIS OF BEARINGS:

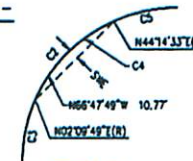
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HICKORY STREET BETWEEN TWO FOUND IRON PIPES IS TAKEN AS NORTH 21°48'56" WEST AND ROTATED 00°00'17" CLOCKWISE FROM THE BASIS OF BEARINGS AS SHOWN ON PARCEL MAP 88337 (S15 PM 84). THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3 (NAD 83). MULTIPLY THE DISTANCES SHOWN BY 0.9999378 TO OBTAIN GRID DISTANCES.

LEGEND

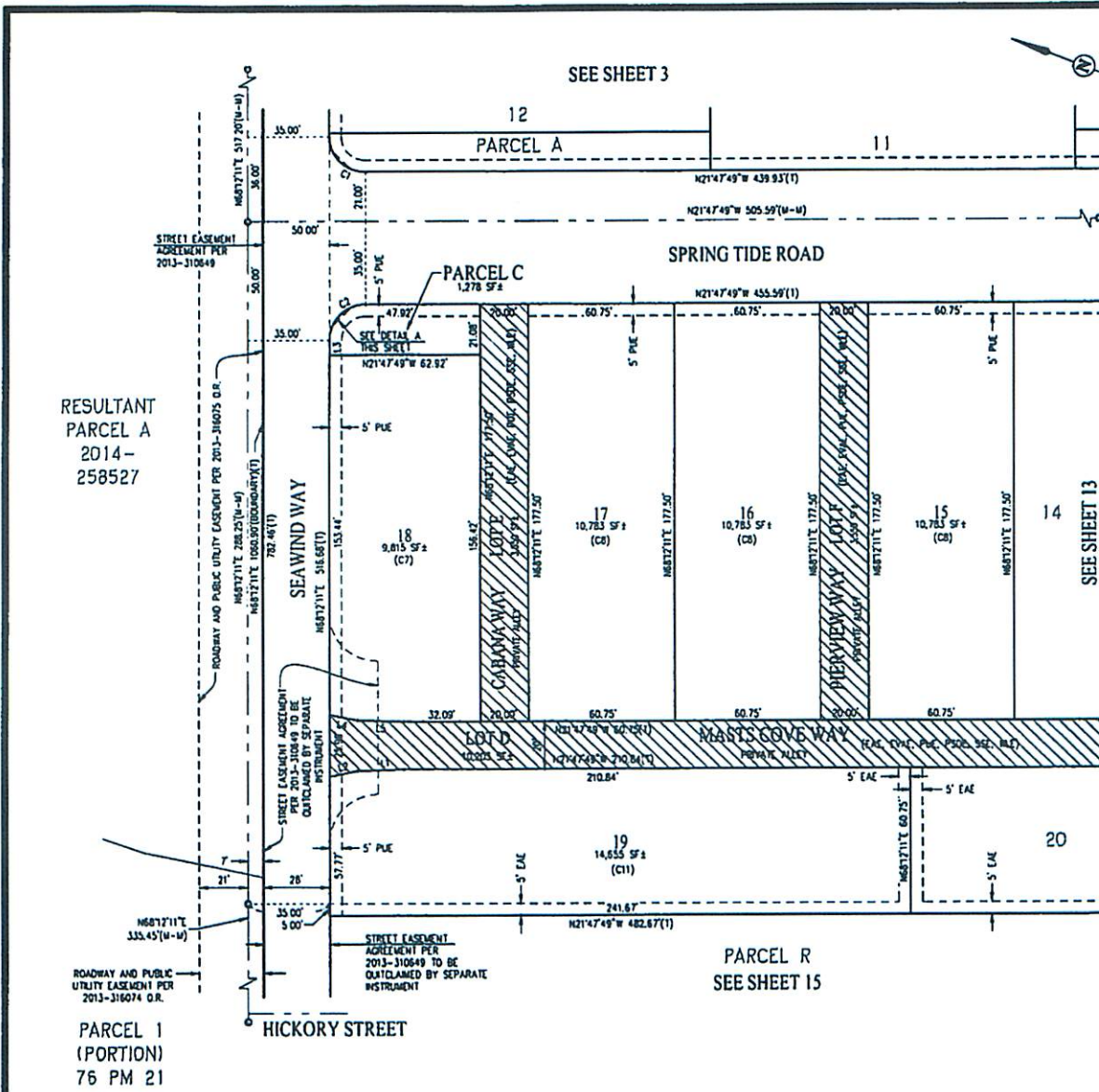
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - - EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- (R) RADIAL
- (T) TOTAL
- (M-W) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTERLINE
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- (LL) LOT LINE
- ⊙ FOUND STANDARD STREET MONUMENT, LS B164
- SET STANDARD STREET MONUMENT, LS B164
- SET 5/8" REBAR AND CAP, LS B164
- EAE EMERGENCY ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
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- PWLE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (C#) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- ▨ SANITARY SEWER EASEMENT AREA

NO	BEARING	LENGTH
L1	N23°53'37"W	19.23'
L2	N33°21'47"W	11.84'
L3	N68°12'11"E	6.08'
L4	N101°35'52"W	11.84'
L5	N20°00'09"W	19.23'

NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	90°00'00"	23.56'
C3	15.00'	23°57'36"	6.27'
C4	15.00'	42°04'44"	11.02'
C5	15.00'	23°57'36"	6.27'



DETAIL A
NOT TO SCALE



RESULTANT
PARCEL A
2014-
258527

PARCEL 1
(PORTION)
76 PM 21

Original map may be found at USD, 5072 Benson Road, 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

SCALE 1" = 120' NOVEMBER 2016



BASIS OF BEARINGS:

SEE SHEET 1

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT LINE
- RADIAL
- TOTAL
- (R) MONUMENT TO MONUMENT
- (M-M) MONUMENT TO CENTERLINE
- (M-CL) MONUMENT TO PROPERTY LINE
- (M-PL) LOT LINE
- (LL) FOUND STANDARD STREET MONUMENT
- * SET STANDARD STREET MONUMENT, IS BREAK
- SET 5/8" REBAR AND CAP, IS BREAK
- CAE EMERGENCY ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PWE PRIVATE WATER LINE EASEMENT
- TE TRAIL EASEMENT
- WLE WATER LINE EASEMENT
- (CG) INDICATES CONDOMINIUM LOT AND NUMBER OF UNITS
- SANITARY SEWER EASEMENT AREA

REFERENCES:

- (1) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 595 (76 PM 55)
- (2) MAP OF THE TOWN OF NEWARK (17 M 10)
- (3) PARCEL MAP 940 (76 PM 21)
- (4) PARCEL MAP 1505 (252 PM 81)
- (5) PARCEL MAP 1130 (105 PM 97)
- (6) PARCEL MAP 1471 (84 PM 23)
- (7) RECORD OF SURVEY NO. 640 (17 RS 81)
- (8) PARCEL MAP 1689 (87 PM 68)
- (9) PARCEL MAP 5637 (315 PM 84)
- (10) DEED (2013-310645)
- (11) DEED (2013-310647)
- (12) DEED (2015-206658)

EASEMENTS:

- (E1) INTENTIONALLY DELETED
- (E2) EASEMENT FOR ROADWAY AND PUBLIC UTILITIES IN FAVOR OF CITY OF NEWARK PER 2013-316074
- (E3) EASEMENT FOR ROADWAY AND PUBLIC UTILITIES IN FAVOR OF CITY OF NEWARK PER 2013-316025
- (E4) EASEMENT FOR ROADWAY AND PUBLIC UTILITIES IN FAVOR OF CITY OF NEWARK PER 2013-316076
- (E5) 25' EASEMENT FOR TELEPHONE AND ELECTRICAL TRANSMISSION LINE IN FAVOR OF PG&E PER 1990 D 233 AND 2660 OR 1
- (E6) 27.50' TELEPHONE AND ELECTRICAL TRANSMISSION LINE IN FAVOR OF PG&E PER 8932 OR 471
- (E7) PIPELINE EASEMENT IN FAVOR OF EAST BAY DISCHARGERS AUTHORITY PER REEL 5272, IMAGE 153, AND IN FAVOR OF UNION SANITARY DISTRICT PER 82-117459
- (E8) STORM DRAIN EASEMENT IN FAVOR OF ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER 1629 OR 695
- (E9) STORM DRAIN EASEMENT IN FAVOR OF ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER REEL 2208, IMAGE 642
- (E10) STREET EASEMENT AGREEMENT PER 2013-310649, TO BE OULC'LAIMED BY SEPARATE INSTRUMENT
- (E11) PUBLIC UTILITY EASEMENT RESERVED BY CITY OF NEWARK PER 2015-198434, 2015-206658
- (E12) PUBLIC UTILITY EASEMENT RESERVED BY CITY OF NEWARK PER 2015-198434, 2015-206658

NO	BEARING	LENGTH
L1	N68°12'11"E	55.00'
L2	N68°12'11"E	56.00'
L3	N21°47'49"W	140.14'
L4	N68°12'11"E	314.29'
L5	N21°47'49"W	6.54'
L6	N68°12'11"E	273.43'
L7	N21°48'56"W	53.66'
L8	N68°12'11"E	126.26'
L9	N21°47'49"W	131.00'
L10	N68°12'11"E	19.74'
L11	N68°12'11"E	13.13'
L12	N21°47'49"W	79.87'
L13	N68°12'11"E	116.35'
L14	N68°12'11"E	141.26'
L15	N68°47'49"W	70.71'
L16	N21°47'49"W	673.90'
L17	N21°47'49"W	282.84'
L18	N68°12'11"E	288.25'
L19	N21°48'56"W	125.00'
L20	N68°11'39"E	70.92'
L21	N69°33'19"W	21.51'
L22	N68°12'11"E	79.86'

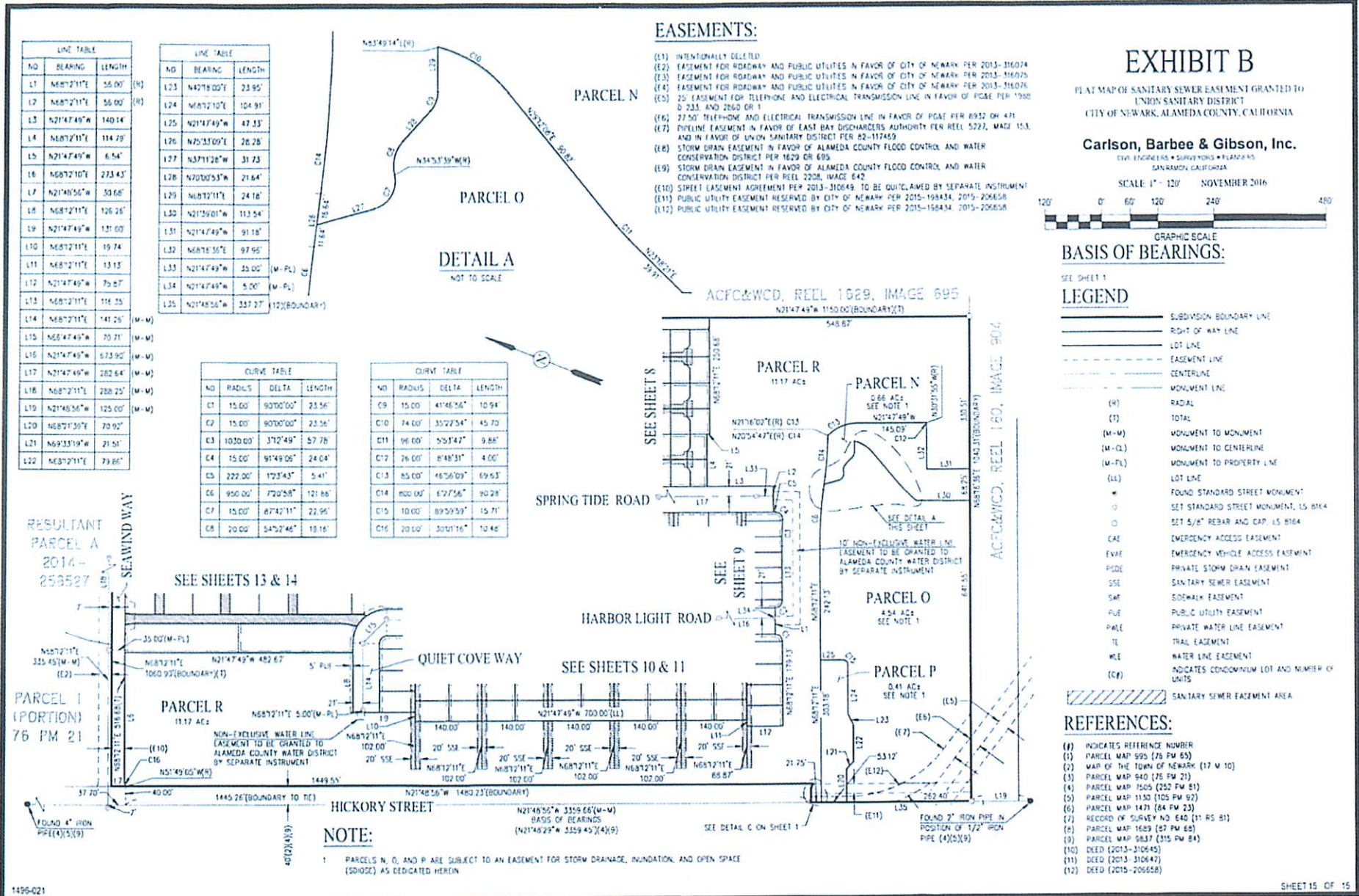
NO	BEARING	LENGTH
L23	N42°18'00"E	23.95'
L24	N68°12'10"E	104.91'
L25	N21°47'49"W	47.33'
L26	N25°33'00"E	26.26'
L27	N37°11'26"W	31.73'
L28	N70°00'53"W	21.64'
L29	N68°12'11"E	24.16'
L30	N21°39'01"W	113.94'
L31	N21°47'49"W	91.16'
L32	N68°16'35"E	97.66'
L33	N21°47'49"W	35.00'
L34	N21°47'49"W	5.00'
L35	N21°48'56"W	337.27'

NO	RADIUS	DELTA	LENGTH
C1	15.00'	90°00'00"	23.56'
C2	15.00'	90°00'00"	23.56'
C3	1030.00'	37°02'49"	57.78'
C4	15.00'	91°49'06"	24.04'
C5	222.00'	173°54'3"	5.41'
C6	950.00'	72°0'58"	121.66'
C7	15.00'	87°42'11"	23.96'
C8	20.00'	54°52'46"	18.16'

NO	RADIUS	DELTA	LENGTH
C9	15.00'	41°46'56"	10.94'
C10	74.00'	35°22'54"	45.70'
C11	96.00'	5°53'47"	9.86'
C12	26.00'	81°48'31"	4.00'
C13	85.00'	46°56'09"	69.63'
C14	800.00'	67°27'56"	90.28'
C15	10.00'	89°59'59"	15.71'
C16	20.00'	30°01'16"	10.48'

NOTE:

- 1 PARCELS N, O, AND P ARE SUBJECT TO AN EASEMENT FOR STORM DRAINAGE, INUNDATION, AND OPEN SPACE (SDOSE) AS DEDICATED HEREIN



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

CONSIDER A RESOLUTION TO ACCEPT A SANITARY SEWER EASEMENT FOR TRACT 8186 – THE LANDING WEST, LOCATED ON MISSION BOULEVARD AT CATANIA COMMON IN THE CITY OF FREMONT

This item was reviewed by the Legal/Community Affairs Committee. Technical Services Manager Ghossain stated The New Home Company of Northern California, LLC, will construct 25 units for Tract 8186, located on Mission Boulevard at Catania Common in the City of Fremont. The roadway of the development has been designated a private street according to City requirements. The developer has constructed the new sewer main and granted the District a sanitary sewer easement that provides for access, maintenance, and service of the new sewer main in the common private roadway of the development. Staff recommended the Board consider a resolution to accept a sanitary sewer easement for Tract 8186 – The Landing West, located on Mission Boulevard at Catania Common in the City of Fremont.

It was moved by Secretary Fernandez, seconded by Director Handley, to Adopt Resolution No. 2848 Accepting a Sanitary Sewer Easement for Tract 8186 – The Landing West, Located on Mission Boulevard at Catania Common, in the City of Fremont, California. Motion carried unanimously.

####

RESOLUTION NO. 2848

**ACCEPT A SANITARY SEWER EASEMENT FOR
TRACT 8186 – THE LANDING WEST,
LOCATED ON MISSION BOULEVARD AT CATANIA COMMON,
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 The New Home Company of Northern California, LLC, executed on October 18, 2016, 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 January 14, 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 18th day of October 2016, by and between THE NEW HOME COMPANY NORTHERN CALIFORNIA, LLC, the Party of the First Part, and UNION SANITARY DISTRICT, the Party of the Second Part,

WITNESSETH:

That said Party of the First Part does hereby grant to the Party of the Second Part and to its successors and assigns forever, for the non-exclusive 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 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 of the First Part have executed this indenture the day and year first above written.



Signature

By: Kevin S. Carson, President, Northern CA
The New Home Company Northern California, LLC

(Notarize)

ACKNOWLEDGMENT

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 October 18th, 2016 before me, Tanah Teixeira, Notary Public
(insert name and title of the officer)

personally appeared Kevin S. Carson,
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 Tanah Teixeira (Seal)



EXHIBIT A
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT CONVEYED TO UNION SANITARY DISTRICT
TRACT 8186
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 PARCEL C, LABELED AS PUE - PUBLIC UTILITY EASEMENT, OF TRACT 8186 FILED _____, 2016 IN BOOK ____ OF MAPS AT PAGES _____, ALAMEDA COUNTY RECORDS AND SHOWN ON EXHIBIT B - PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO UNION SANITARY DISTRICT.

CONTAINING 14,234 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

 10/11/14

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

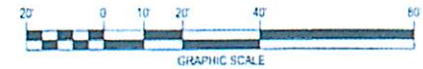


TRACT 8186 THE LANDING WEST

CONSISTING OF 2 SHEETS
A SUBDIVISION ALL OF THOSE LANDS DESCRIBED IN
THE GRANT (DEED RECORDED)
UNDER DOCUMENT NO. 2015-152418
OFFICIAL RECORDS OF ALAMEDA COUNTY
CITY OF FREMONT, ALAMEDA COUNTY

Carlson, Barbee & Gibson, Inc.

CHALLENGERS • SURVEYORS • MATHS
SAN RAMON, CALIFORNIA
SCALE 1" = 20' APRIL 2016



BASIS OF BEARINGS:

THE BEARING OF N35°20'50"W AS FOUND ON THE CENTERLINE MONUMENT LINE PER TRACT NO. 5806 IN BOOK 179 MAPS PAGE 67 IS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

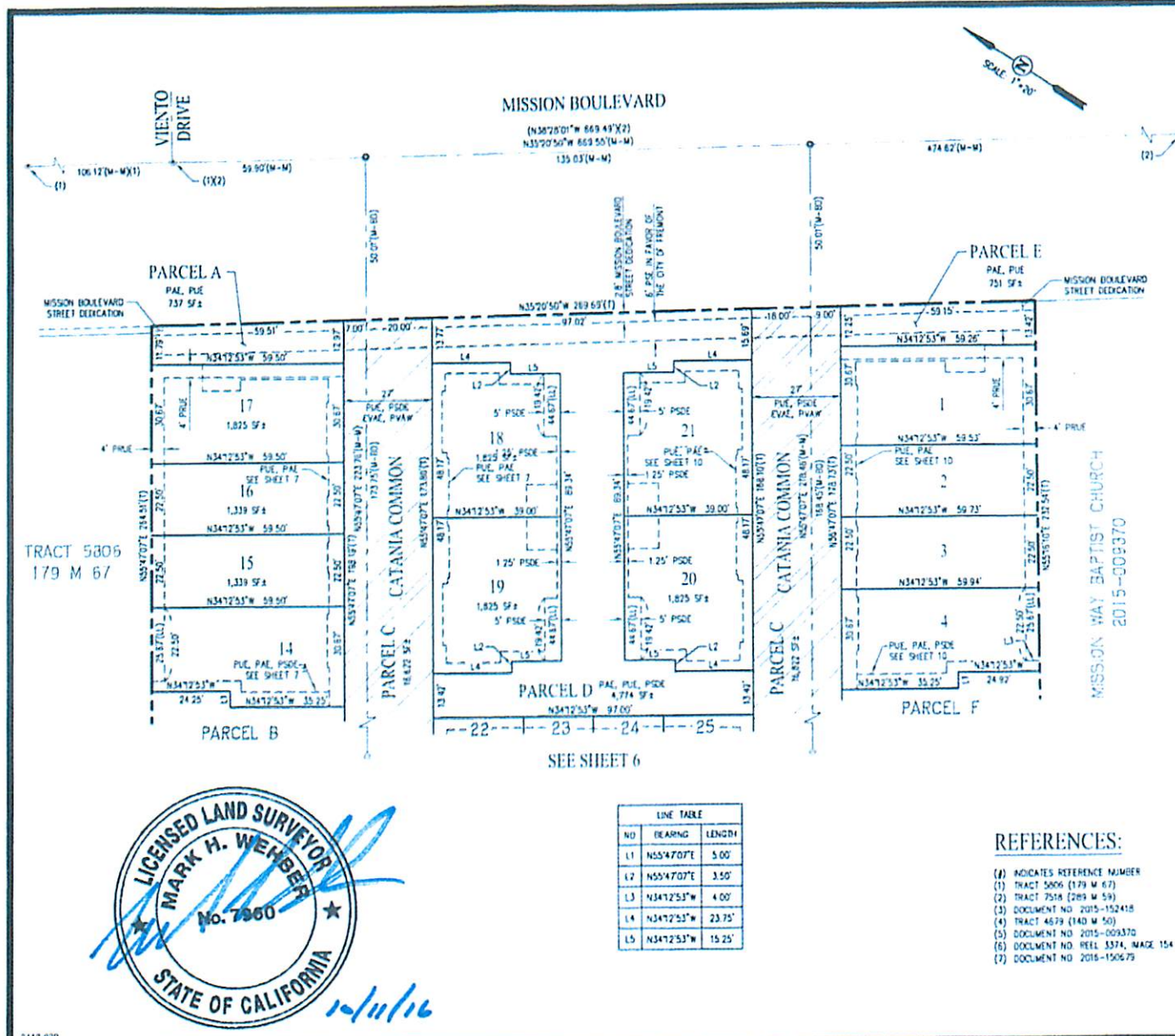
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTERLINE
	MONUMENT LINE
	TR. LINE
	FOUND STANDARD STREET MONUMENT, AS NOTED
	FOUND REBAR AND CAP, AS NOTED
	SET STANDARD STREET MONUMENT, LS 7950
	TOTAL
	(M-M) MONUMENT TO MONUMENT
	(M-BD) MONUMENT TO BOUNDARY
	RADIAL
	LOT LINE
	EVAE EMERGENCY VEHICLE ACCESS EASEMENT
	PAE PRIVATE ACCESS EASEMENT
	PUAE PRIVATE UTILITY EASEMENT
	PSOE PRIVATE STORM DRAIN EASEMENT
	PSE PUBLIC SERVICE EASEMENT
	PUE PUBLIC UTILITY EASEMENT
	PVAW PRIVATE VEHICLE ACCESSWAY
	SANITARY SEWER EASEMENT AREA

REFERENCES:

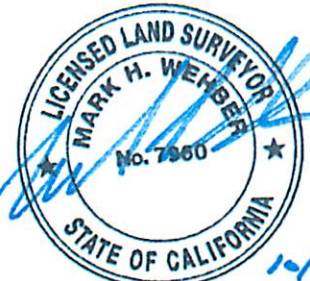
- (2) INDICATES REFERENCE NUMBER
- (1) TRACT 5806 (179 M 67)
- (2) TRACT 7518 (289 M 59)
- (3) DOCUMENT NO. 2015-152418
- (4) TRACT 4539 (140 M 50)
- (5) DOCUMENT NO. 2015-009370
- (6) DOCUMENT NO. REEL 3374, PAGE 154
- (7) DOCUMENT NO. 2015-150679

EXHIBIT B

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



LINE TABLE		
NO	BEARING	LENGTH
L1	N55°47'07"E	5.00'
L2	N55°47'07"E	3.50'
L3	N34°2'53"W	4.00'
L4	N34°2'53"W	23.75'
L5	N34°2'53"W	15.25'



TRACT 8186 THE LANDING WEST

CONSISTING OF 2 SHEETS
A SUBDIVISION ALL OF THOSE LANDS DESCRIBED IN
THE GRANT DEED RECORDED
UNDER DOCUMENT NO 2015-152418,
OFFICIAL RECORDS OF ALAMEDA COUNTY
CITY OF FREMONT, ALAMEDA COUNTY

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

SCALE: 1" = 20' APRIL 2016

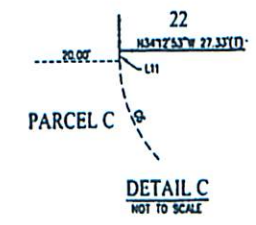
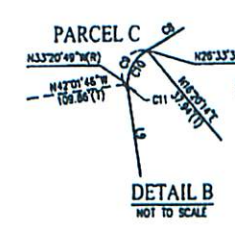
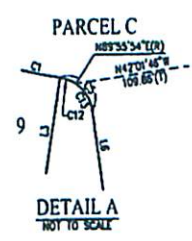
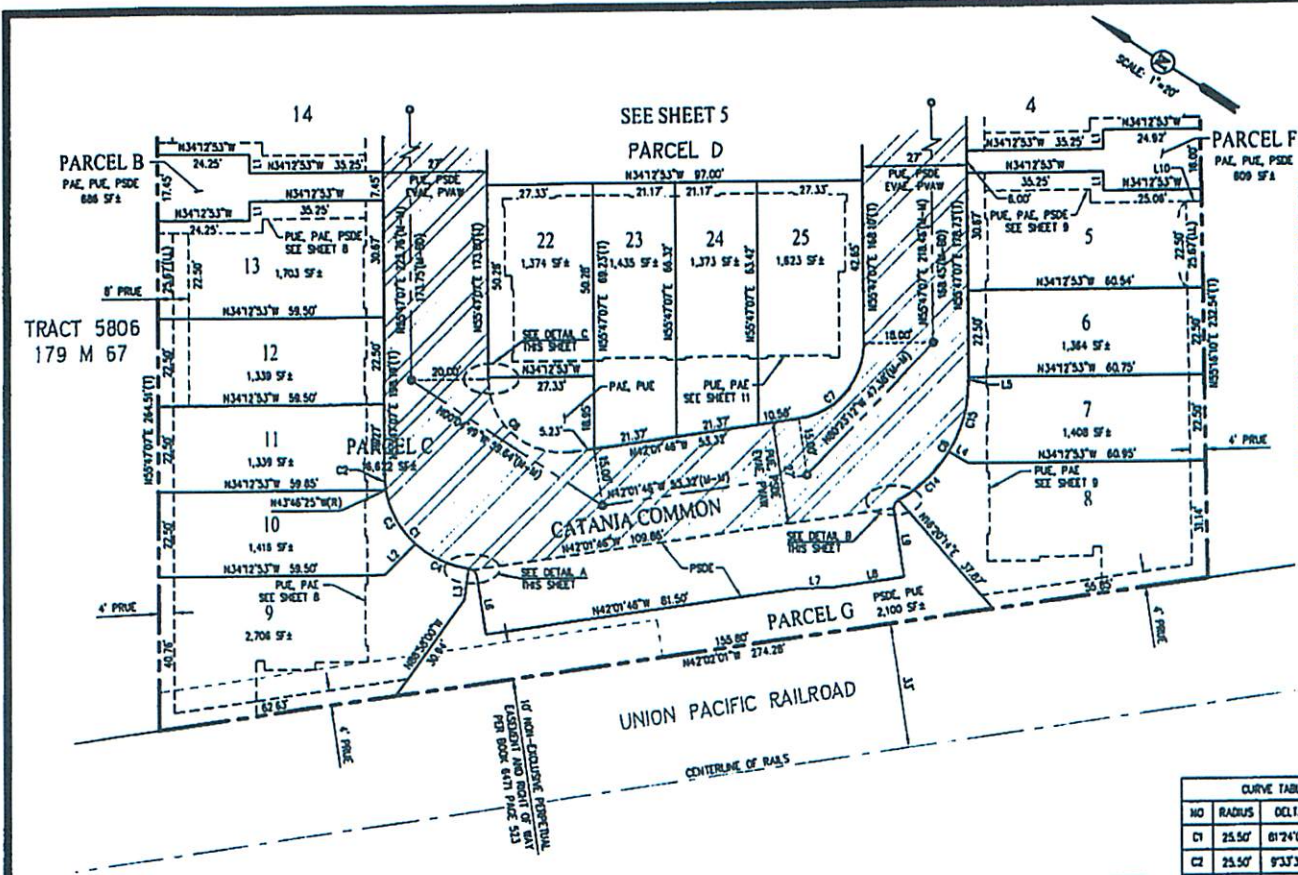


BASIS OF BEARINGS:

THE BEARING OF N33°20'30"W AS FOUND ON THE CENTERLINE MONUMENT LINE PER TRACT NO. 5806 IN BOOK 179 MAPS PAGE 67 IS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJOINER LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- - - TIE LINE
- FOUND STANDARD STREET MONUMENT, AS NOTED
- FOUND REBAR AND CAP, AS NOTED
- SET STANDARD STREET MONUMENT, LS 7960
- (T) TOTAL
- (M-M) MONUMENT TO MONUMENT
- (M-BO) MONUMENT TO BOUNDARY
- (R) RADIAL
- (LL) LOT LINE
- EVAC EMERGENCY VEHICLE ACCESS EASEMENT
- PAC PRIVATE ACCESS EASEMENT
- PULE PRIVATE UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PUVE PUBLIC UTILITY EASEMENT
- PVW PRIVATE VEHICLE ACCESSWAY
- SS SANITARY SEWER EASEMENT AREA



LINE TABLE		
NO	BEARING	LENGTH
L1	N55°47'07"E	5.00'
L2	N80°34'07"W	11.45'
L3	N64°23'01"E	0.99'
L4	N02°59'36"W	6.01'
L5	N55°47'07"E	0.98'
L6	N47°50'14"E	15.64'
L7	N35°41'21"W	9.05'
L8	N42°01'48"W	18.50'
L9	N47°50'14"E	18.12'
L10	N34°17'53"W	4.00'
L11	N55°47'07"E	0.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.50'	61°24'08"	36.23'
C2	25.50'	9°33'32"	4.25'
C3	25.50'	36°47'42"	18.38'
C4	25.50'	35°02'32"	15.60'
C5	2.50'	73°30'13"	3.21'
C6	18.50'	97°48'54"	33.29'
C7	18.50'	62°11'07"	27.97'
C8	35.50'	60°46'27"	37.66'
C9	2.50'	68°35'20"	2.99'
C10	2.50'	59°54'23"	2.61'
C11	2.50'	8°40'57"	0.36'
C12	2.50'	25°32'53"	1.11'
C13	2.50'	48°02'20"	2.10'
C14	35.50'	29°33'30"	18.32'
C15	35.50'	31°12'57"	19.34'

EXHIBIT B

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

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 AECOM TECHNICAL SERVICES, INC. FOR THE CENTRIFUGE BUILDING IMPROVEMENTS PROJECT

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated the District's Centrifuge Building, constructed in 2002, houses four high-speed centrifuges, sludge conveyance system, two sludge storage hoppers, sludge pumps, and a polymer storage and mixing system. The sludge conveyance system and other equipment in the Centrifuge Building are at or near the end of their useful life, and staff have been experiencing operation and maintenance challenges. The sludge conveyance system is due to be evaluated for replacement, and staff have identified other equipment and process issues in the Centrifuge Building that need to be addressed. Task Order No. 1 will be for AECOM to provide preliminary design services including evaluation of different sludge conveyance alternatives. The Project will also include evaluation of other parts of the Centrifuge Building. AECOM is expected to complete preliminary design phase services by Summer 2019, and staff anticipate final design to be complete by early 2020 with construction expected in summer 2020. Staff recommended the Board authorize the General Manager to execute an Agreement and Task Order No. 1 with AECOM Technical Services, Inc. in the amount of \$183,789 for the Centrifuge Building Improvements Project.

It was moved by Director Kite, seconded by Vice President Fernandez, to Authorize the General Manager to Execute an Agreement and Task Order No. 1 with AECOM Technical Services, Inc. in the Amount of \$183,789 for the Centrifuge Building Improvements Project. Motion carried unanimously.

AUTHORIZE THE GENERAL MANAGER TO EXECUTE AN AGREEMENT AND TASK ORDER NO. 1 WITH CAROLLO ENGINEERS, INC. FOR THE NEWARK EQUALIZATION STORAGE FACILITIES PROJECT

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated the District had begun to conduct an Effluent Management Study as part of the Plant Master Plan. The District is in the process of evaluating alternatives for the management of peak wet weather flows. Construction of an equalization storage facility at Newark would partially offset near-term impacts of increased flows during peak wet weather events and allow the District to manage wastewater flows during Plant shutdowns for future construction and maintenance activities. District Counsel reviewed the Public Contract Code and concluded the District will be able to utilize the Design Build delivery method for this Project. The Project's preliminary scope includes a new equalization storage tank on the one-acre parcel adjacent to the Newark Pump Station, along with the necessary improvements and includes potential for a solar photovoltaic system to generate electricity. Carollo is expected to complete conceptual design phase services by Summer 2019. Staff recommended the Board authorize the General Manager to execute an Agreement and Task Order No. 1 with Carollo Engineers, Inc. in the amount of \$346,952 for the Newark Equalization Storage Facilities Project.

It was moved by Vice President Fernandez, seconded by Director Kite, to Authorize the General Manager to Execute an Agreement and Task Order No. 1 with Carollo Engineers, Inc. in the Amount of \$346,952 for the Newark Equalization Storage Facilities Project. Motion carried unanimously.

CONSIDER A RESOLUTION TO ACCEPT THE CONSTRUCTION OF THE CAST IRON/PIPING LINING PROJECT – PHASE VII FROM NOR-CAL PIPELINE SERVICES

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Ghossain stated the Board awarded the construction contract for the Cast Iron/Piping Lining Project – Phase VII to Nor-Cal on July 16, 2018. The purpose of the Project was to rehabilitate existing gravity sewer mains that were identified through the District's routine television inspection program and the Basin Masterplan Condition Assessments as having structural defects by cured-in-place pipe liners. The Project included rehabilitation of 13 sewer mains in the cities of Fremont and Union City. Staff recommended the Board consider a resolution to accept construction of the Cast Iron/Piping Lining Project – Phase VII from Nor-Cal Pipeline Services and authorize the recordation of a Notice of Completion.

It was moved by Secretary Toy, seconded by Director Handley, to Adopt Resolution No. 2849 Accepting Construction of the Cast Iron/Piping Lining Project – Phase VII from Nor-Cal Pipeline Services Located in Fremont, California and Union City, California, and Authorize Recordation of a Notice of Completion. Motion carried unanimously.

####

RESOLUTION NO. 2849

**ACCEPT CONSTRUCTION OF THE
CAST IRON/PIPING LINING PROJECT – PHASE VII
FROM NOR-CAL PIPELINE SERVICES
LOCATED IN FREMONT, CALIFORNIA AND UNION CITY, CALIFORNIA**

RESOLVED: That the Board of Directors of the UNION SANITARY DISTRICT hereby accepts the Cast Iron/Piping Lining Project – Phase VII from Nor-Cal Pipeline Services, effective January 14, 2019.

FURTHER RESOLVED: That the Board of Directors of the UNION SANITARY DISTRICT authorize the General Manager/District Engineer, or his designee, to execute and record a “Notice of Completion” for the Project.

On motion duly made and seconded, this resolution was adopted by the following vote on January 14, 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



**RECORDING REQUESTED BY
AND WHEN RECORDED
RETURN TO:**

Regina McEvoy
Union Sanitary District
5072 Benson Road
Union City, CA 94587

NO RECORDING FEE – PER GOVERNMENT CODE SECTIONS 6103 & 27283

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN by the UNION SANITARY DISTRICT, Alameda County, California, that the work hereinafter described, the contract for the construction of which was entered into on July 16, 2018 by said District and **NOR-CAL PIPELINE SERVICES.**, Contractor for the Project, “CAST IRON/PIPING LINING PROJECT – PHASE VII,” substantially completed the Project on November 14, 2018 and accepted by said District on January 14, 2019.


The name and address of the owner is the **UNION SANITARY DISTRICT**, at 5072 Benson Road, Union City, CA 94587.

The estate or interest of the owner is: FEE SIMPLE ABSOLUTE.

The descriptions of the sites where said work was performed and completed is at various locations in the City of Fremont and City of Union City, County of Alameda, State of California.

The undersigned declares under penalty of perjury that the foregoing is true and correct.

Executed on January 15, 2019 at UNION CITY, CALIFORNIA.


PAUL R. ELDREDGE, P.E.
GENERAL MANAGER/DISTRICT ENGINEER
UNION SANITARY DISTRICT

ACKNOWLEDGMENT

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 Alameda)

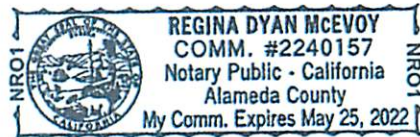
On January 15, 2019 before me, Regina Dyan McEvoy, Notary Public
(insert name and title of the officer)

personally appeared Paul R. Eldredge,
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 Regina McEvoy (Seal)



CONSIDER A SECOND AMENDED AND RESTATED EMPLOYMENT AGREEMENT BETWEEN UNION SANITARY DISTRICT AND PAUL ELDREDGE

District Counsel Murphy stated the General Manager's performance evaluation took place October 1 and 23, 2018, and the Board met with its designated ad hoc subcommittee on October 1, October 23, October 29, and December 10, 2018. The following amendments were agreed upon: 1) an increase in salary to \$279,595.04, or approximately one and a half percent (\$4,131.95); 2) a one-time payment of \$9,641.21, which will not be subject to PERS; and 3) a one-time contribution of 50 vacation hours. Staff recommended the Board consider approval of the Second Amended and Restated Employment Agreement between Union Sanitary District and Paul Eldredge.

The Board requested a redline of proposed changes to the employment agreement between the District and Paul Eldredge be included in future presentations.

It was moved by Director Kite, seconded by Vice President Fernandez, to Approve the Second Amended and Restated Employment Agreement between Union Sanitary District and Paul Eldredge. Motion carried unanimously.

RECEIVE UPDATE ON CAPACITY CHARGES FOR ACCESSORY DWELLING UNITS AND PROVIDE DIRECTION

This item was reviewed by the Legal/Community Affairs Committee. Customer Service Team Coach Arbolante stated several state laws regarding accessory dwelling units (ADU's) have gone into effect over the last two years. The intent of these laws was to make it easier for homeowners to construct or convert an ADU on their property to create more housing options. The new laws state the District cannot charge a property owner a capacity charge for an interior conversion of an existing single-family unit to create an ADU when no square footage is added, and the capacity charge for an ADU that adds square footage through new construction must be "proportionate to the burden" of the ADU based on size or fixtures. The current District capacity ordinance classifies ADU's as multi-family dwelling units. Developing a separate category for an ADU will require modifying the District's Sewer Capacity Fee Update study and Ordinance 35.22, which the District expects to accomplish in the next year or so. In consideration of increased interest in ADU's, the District has developed an option for applicants to pursue a Review of Capacity Charges under Ordinance 35.22. An applicant would be required to complete an "Accessory Dwelling Unit Review of Capacity Charge Form" that would be submitted for staff review and staff would make a capacity charge adjustment for the ADU as appropriate and process the capacity charge payment. Staff requested the Board provide direction regarding staff's proposal and consider accommodations for those who already paid a capacity charge for an ADU since the law went into effect in 2017.

The Board agreed by consensus that staff should proceed with the proposed "Accessory Dwelling Unit Review of Capacity Charge Form" and the corresponding process outlined in the Board meeting packet. The Board further agreed by consensus that staff should process capacity charge adjustments for those who paid the charge for an ADU since the law went into effect in 2017.

INFORMATION ITEMS:

Legislative Update on State and National Issues of Interest to the Board

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

Debriefing of the Centennial Open House Held May 19, 2018

This item was reviewed by the Budget & Finance Committee. Executive Assistant to the General Manager/Board Clerk McEvoy provided an overview of the Centennial Open House debriefing report included in the Board meeting packet.

Fiscal Year 2019 – 2022 Strategic Plan

Business Services Coach Brenner presented the Fiscal Year 2019 – 2022 Strategic Plan and reviewed the development timeline for the Strategic Plan included in the Board meeting packet.

Report on the East Bay Dischargers Authority (EBDA) Meeting of December 20, 2018

Director Handley provided an overview of the EBDA meeting summary included in the Board meeting packet.

Check Register

Staff answered Board questions regarding the Check Register.

COMMITTEE MEETING REPORTS:

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

GENERAL MANAGER'S REPORT:

General Manager Eldredge reported the following:

- The District will host an EBDA Workshop on Friday, January 18, 2019.
- The draft watershed permit that governs the discharge of the 37 wastewater agencies that make up BACWA (Bay Area Clean Water Agencies) was recently released by the San Francisco Bay Regional Water Quality Control Board. Staff will provide an informational report at a future Board meeting.
- District offices will be closed in observance of the Martin Luther King Jr. holiday on Monday, January 21, 2019.

OTHER BUSINESS:

Director Kite stated she attended the Alameda County Special District's Association meeting hosted by Alameda County Water District.

President Lathi stated she attended the Alameda County Water District Financing Authority meeting.

ADJOURNMENT:

The meeting was adjourned at 8:00 p.m. to a Special Meeting in the Boardroom on Thursday, January 17, 2019, at 5:30 p.m.

The Board will then adjourn to the next Regular Meeting in the Boardroom on Monday, January 28, 2019, at 7:00 p.m.

SUBMITTED:


REGINA McEVOY
BOARD CLERK

ATTEST:


JENNIFER TOY
SECRETARY

APPROVED:


ANJALI LATHI
PRESIDENT

Adopted this 28th day of January 2019