

**MINUTES OF THE MEETING OF THE  
BOARD OF DIRECTORS OF  
UNION SANITARY DISTRICT/UNION SANITARY DISTRICT FINANCING  
AUTHORITY  
February 26, 2024**

**CALL TO ORDER**

President Fernandez called the meeting to order at 4:00 p.m.

**SALUTE TO THE FLAG**

President Fernandez led the salute to the flag.

**ROLL CALL**

PRESENT: Manny Fernandez, President  
Jennifer Toy, Vice President  
Tom Handley, Secretary

ABSENT: Anjali Lathi, Director  
Pat Kite, Director

STAFF: Paul Eldredge, General Manager/District Engineer  
Karen Murphy, District Counsel  
Mark Carlson, Business Services Manager/CFO  
Armando Lopez, Treatment and Disposal Services Manager  
Jose Rodrigues, Collection Services Manager  
Raymond Chau, Technical Services Manager  
Robert Simonich, Fabrication, Maintenance, and Construction Manager  
Alisa Gordon, Human Resources Manager  
Ric Pipkin, Enhanced Treatment and Site Upgrade Program Manager  
Matt Lubina, Collection Services Coach  
Marcus Lee, Treatment and Disposal Services Coach  
Richard Thow, Customer Service Coach  
Trieu Nguyen, IT Administrator  
Paris Jones, Accounting and Financial Analyst  
Regina McEvoy, Executive Assistant to the General Manager/Board Clerk

VISITORS: Jack Alcom, Tri-City Voice Newspaper

**APPROVE MINUTES OF THE UNION SANITARY DISTRICT SPECIAL BOARD  
MEETING OF FEBRUARY 6, 2024**

It was moved by Secretary Handley, seconded by Vice President Toy, to Approve the Minutes of the Special Board Meeting of February 6, 2024. Motion carried with the following vote:

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

**APPROVE MINUTES OF THE UNION SANITARY DISTRICT BOARD MEETING OF FEBRUARY 12, 2024**

It was moved by Vice President Toy, seconded by Secretary Handley, to Approve the Minutes of the Board Meeting of February 12, 2024. Motion carried with the following vote:

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

**APPROVE MINUTES OF THE UNION SANITARY DISTRICT SPECIAL BOARD MEETING OF FEBRUARY 13, 2024**

It was moved by Vice President Toy, seconded by Secretary Handley, to Approve the Minutes of the Special Board Meeting of February 13, 2024. Motion carried with the following vote:

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

**JANUARY 2024 MONTHLY OPERATIONS REPORT**

This item was reviewed by the Budget & Finance and Legal/Community Affairs Committees. General Manager Eldredge provided an overview of the Monthly Report and Business Services Manager/CFO Carlson provided an overview of the financial reports.

**WRITTEN COMMUNICATIONS**

There were no written communications.

**PUBLIC COMMENT**

There was no public comment.

**REVIEW AND CONSIDER APPROVAL OF POLICY NO. 2075, SURPLUS PROPERTY DISPOSAL**

This item was reviewed by the Budget & Finance Committee. Business Services Manager/CFO Carlson stated the Policy was last reviewed by the Board in February 2021; staff recommended no changes to the Policy other than minor administrative

updates and clarifications. Staff recommended the Board review and consider approval of Policy No. 2075, Surplus Property Disposal.

It was moved by Vice President Toy, seconded by Secretary Handley, to Approve Policy No. 2075, Surplus Property Disposal. Motion carried with the following vote:

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

**REVIEW AND CONSIDER APPROVAL OF POLICY NO. 2025, FRAUD IN THE WORKPLACE**

This item was reviewed by the Audit Committee. Business Services Manager/CFO Carlson stated the Policy was last reviewed by the Board in December 2020; staff recommended no changes to the Policy other than minor administrative updates and clarifications. Staff recommended the Board review and consider approval of Policy No. 2025, Fraud in the Workplace.

It was moved by Vice President Toy, seconded by Secretary Handley, to Approve Policy No. 2025, Fraud in the Workplace. Motion carried with the following vote:

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

**REVIEW AND CONSIDER APPROVAL OF POLICY NO. 2010, INTERNAL CONTROLS**

This item was reviewed by the Audit Committee. Business Services Manager/CFO Carlson stated the Policy was last reviewed by the Board in January 2021; staff recommended no changes to the Policy other than minor administrative updates and clarifications. Staff recommended the Board review and consider approval of Policy No. 2010, Internal Controls.

It was moved by Vice President Toy, seconded by Secretary Handley, to Approve Policy No. 2010, Internal Controls. Motion carried with the following vote:

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

**REJECT THE SOLE BID RECEIVED FOR THE FISCAL YEAR 2023 CAST IRON/PIPE LINING PROJECT AND AUTHORIZE STAFF TO RE-BID THE PROJECT**

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Chau stated the Engineer's Estimate for the Total Contract Price for the Project was \$594,000. Kerex Engineering, Inc. was the sole bidder with a total bid amount of \$877,000, which was 47.6% above the Engineer's Estimate. Staff reviewed Kerex's bid and found it to be non-responsive based upon the facts outlined in the Board meeting packet. Staff notified Kerex of its intent to reject its bid, and Kerex did not file a protest. Prior to re-bidding the Project, staff will review any potential schedule conflicts with other projects out to bid during the same period. Staff will also engage agencies and consultants to inquire about other projects out to bid to select a bid opening date with limited conflicts. Staff recommended the Board reject the sole bid received for the Fiscal Year 23 Cast Iron/Pipe Lining Project and authorize staff to re-bid the project.

It was moved by Secretary Handley, seconded by Vice President Toy, to Reject the Sole Bid Received for the Fiscal Year 2023 Cast Iron/Pipe Lining Project and Authorize Staff to Re-bid the Project. Motion carried with the following vote:

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

**CONSIDER A RESOLUTION TO ACCEPT A SANITARY SEWER EASEMENT FOR TRACT 8512 – ROBERTS AVENUE TOWNHOMES, LOCATED AT CLIFFWOOD COMMON AND ROBERTS AVENUE IN THE CITY OF FREMONT**

This item was reviewed by the Legal/Community Affairs Committee. Customer Service Coach Thow stated Roberts Fremont, LP, constructed a residential development located at Cliffwood Common and Roberts Avenue, in the City of Fremont. The roadways of the development do not meet the City of Fremont's requirements for public streets and have been designat4ed as private. Roberts Fremont, LP, constructed the new sewer mains within the private roadways and granted the District a sanitary sewer easement providing for access and maintenance of the new public sewer mains. Staff recommended the Board consider a resolution to accept a sanitary sewer easement for Tract 8512 – Roberts Avenue Townhomes, located at Cliffwood Common and Roberts Avenue, in the City of Fremont.

It was moved by Secretary Handley, seconded by Vice President Toy, to Adopt Resolution 3008 to Accept a Sanitary Sewer Easement for Tract 8512 – Roberts Avenue Townhomes, Located at Cliffwood Common and Roberts Avenue, in the City of Fremont, California. Motion carried with the following vote:

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

####

**RESOLUTION NO. 3008**

**ACCEPT A SANITARY SEWER EASEMENT FOR  
TRACT 8512 – ROBERTS AVENUE TOWNHOMES, LOCATED AT  
CLIFFWOOD COMMON AND ROBERTS AVENUE,  
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 ROBERTS FREMONT, LP, executed on October 12, 2021, as described in the Grant of Sanitary Sewer Easement, and by the legal description and plat map, attached as Exhibits A and 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 February 26, 2024:

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

DocuSigned by:

*Manny Fernandez*

77BEF9EB02EB471...

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**MANNY FERNANDEZ**  
President, Board of Directors  
Union Sanitary District

Attest:

DocuSigned by:

*Tom Handley*

C0CC5EE393E9442

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**TOM HANDLEY**  
Secretary, Board of Directors  
Union Sanitary District

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Union Sanitary District  
5072 Benson Road  
Union City, CA 94587-2508  
Attention: Board Clerk

(ABOVE LINE FOR RECORDER'S USE ONLY)

Exempt from Recording Fee  
Per Gov't Code section 27383

**GRANT OF SANITARY SEWER EASEMENT**

This Grant of Sanitary Sewer Easement (the "**Agreement**") is made and entered into as of OCT, 12th, 2021 ("**Effective Date**"), by and between ROBERTS FREMONT, LP, a California Limited Partnership ("**Grantor**") and UNION SANITARY DISTRICT, a sanitary district organized under the laws of the State of California ("**Grantee**"). Grantor and Grantee may each be referred to as a "**Party**" or collectively as the "**Parties.**"

**RECITALS**

A. Grantor is the fee owner of that certain real property located at 41354 Roberts Avenue in the City of Fremont, County of Alameda, State of California, identified as Alameda County Assessor Parcel Number 525-605-27, and more particularly described and depicted in Exhibit A attached hereto and incorporated herein by this reference ("**Grantor Property**").

B. Union Sanitary District ("**USD**") desires to obtain an easement over a portion of the Grantor Property for sanitary sewer pipe and related appurtenances in order to effectuate the development of nine residential condominium units for Tract 8512.

C. The Parties enter into this Agreement to provide USD with a recorded easement for a sanitary sewer pipe and any related appurtenances and for ingress to and egress from the easement area and over Grantor Property.

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the Parties agree as follows:

1. Grant of Sanitary Sewer Easement. Grantor hereby grants and dedicates to Grantee a non-exclusive perpetual easement in, over, under, and upon that certain real property described and depicted in Exhibit B ("**Easement Area**"), together with the perpetual right of ingress to and egress from the Easement Area, for sanitary sewer purposes, including the rights to access, excavate, install, replace, repair, reconstruct, upgrade, and maintain sanitary sewer pipes and facilities located within the Easement Area.

2. Limitation on Improvements; Landscaping. Grantor covenants and agrees to keep the Easement Area free and clear of buildings, trees, or structures of any kind, except for low level landscaping, legal fences, and ground surfacing such as gravel, brick, unreinforced concrete, stone and asphalt.

3. Entire Agreement. This Agreement contains the entire understanding and agreement of the Parties relating to the rights herein granted and the obligations herein set forth. Any prior, contemporaneous, or subsequent written or oral representations and modifications concerning this Agreement shall be of no force or effect. This Agreement may be amended only by a written instrument signed by both Grantor and Grantee.

4. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall, for all purposes, be deemed an original and all such counterparts, taken together, shall constitute one and the same instrument.

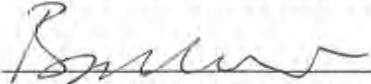
5. Recitals; Exhibits. The Recitals above and Exhibits attached hereto are incorporated herein by reference.

6. Covenants Running with the Land. Grantor Property is to be burdened by, and Grantee is to be benefited by, the provisions of this Agreement, and such property is to be benefited and burdened, as applicable by the covenants in this Agreement and is to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the foregoing limitations, restrictions, easements, covenants, obligations and conditions. All provisions of this Agreement shall run with the land and be binding upon and inure to the benefit of Grantor Property and all parties having or acquiring any right, title, or interest in Grantor Property and shall be binding upon and inure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the day and year first above written.

**GRANTOR:**

ROBERTS FREMONT, LP  
By: PAN CAL CORPORATION, ITS GP

By:   
Name: BENJAMIN CHUI  
Its: VICE-PRESIDENT  
*(signature must be notarized)*

**GRANTEE:**

UNION SANITARY DISTRICT

By: \_\_\_\_\_  
Name: Paul R. Eldredge  
Its: General Manager  
*(signature must be notarized)*





# All-purpose Acknowledgment California only

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.

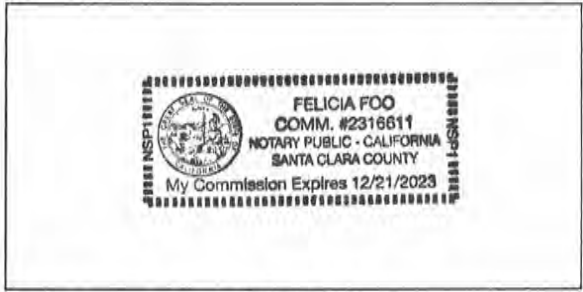
State of California

County of Santa Clara

On Oct 12th, 2021 before me, FELICIA FOO, Notary Public (here insert name and title of the officer),

personally appeared BENJAMIN CHUI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.



Notary Seal

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]

### For Bank Purposes Only

Description of Attached Document

Type or Title of Document GRANT OF SANITARY SEWER EASEMENT

Document Date 10/12/21 Number of Pages (2)

Signer(s) Other Than Named Above PAUL R. EL DREDGE



EXHIBIT A  
LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT CONVEYED TO UNION SANITARY DISTRICT  
TRACT 8512 (367 M 6)  
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 A, LABELED AS PUE - PUBLIC UTILITY EASEMENT, OF TRACT 8512 FILED SEPTEMBER 24, 2021 IN BOOK 367 OF MAPS AT PAGES 6-12, ALAMEDA COUNTY RECORDS AND SHOWN ON EXHIBIT B - PLAT MAP OF SANITARY SEWER EASEMENT GRANTED TO UNION SANITARY DISTRICT.

CONTAINING 23,360 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

 10/12/2021

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



# EXHIBIT B

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

INST. NO.  
2019027895



10/12/2021

NO.	BEARING	LENGTH
L1	N86°44'39"E	7.90'
L2	N82°02'07"E	4.09'
L3	N07°59'59"W	7.50'
L4	N82°02'07"E	4.63'
L5	N07°57'53"W	5.50'
L6	N07°57'53"W	5.50'
L7	N82°02'07"E	4.63'
L8	N88°54'19"W	10.53'
L9	N07°57'53"W	8.00'
L10	N07°59'34"W	7.50'
L11	N82°02'07"E	12.00'
L12	N82°02'07"E	24.00'
L13	N82°02'07"E	14.50'
L14	N82°01'54"E	15.96'
L15	N07°57'53"W	7.78'
L16	N86°44'39"E	1.68'
L17	N07°58'06"W	7.79'
L18	N82°02'07"E	49.46'
L19	N07°57'53"W	1.82'
L20	N82°02'07"E	12.00'
L21	N82°02'07"E	12.00'
L22	N07°59'22"W	6.50'
L23	N07°57'53"W	6.00'

## TRACT 8512

FOR CONDOMINIUM PURPOSES  
36 RESIDENTIAL UNITS  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP 6154,  
RECORDED IN BOOK 198 OF MAPS, AT PAGES 88 AND 89  
OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

**cbg** SAN RAMON • (925) 868-0322  
SACRAMENTO • (916) 375-1877  
www.cbgco.com  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SCALE: 1" = 30' JULY 2021



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ROBERTS AVENUE AS DETERMINED BY FOUND IRON PINS IN CONCRETE SHOWN HEREON, THE BEARING BEING N07°57'53"W PER PARCEL MAP 6154 (198 M 88).

### LEGEND

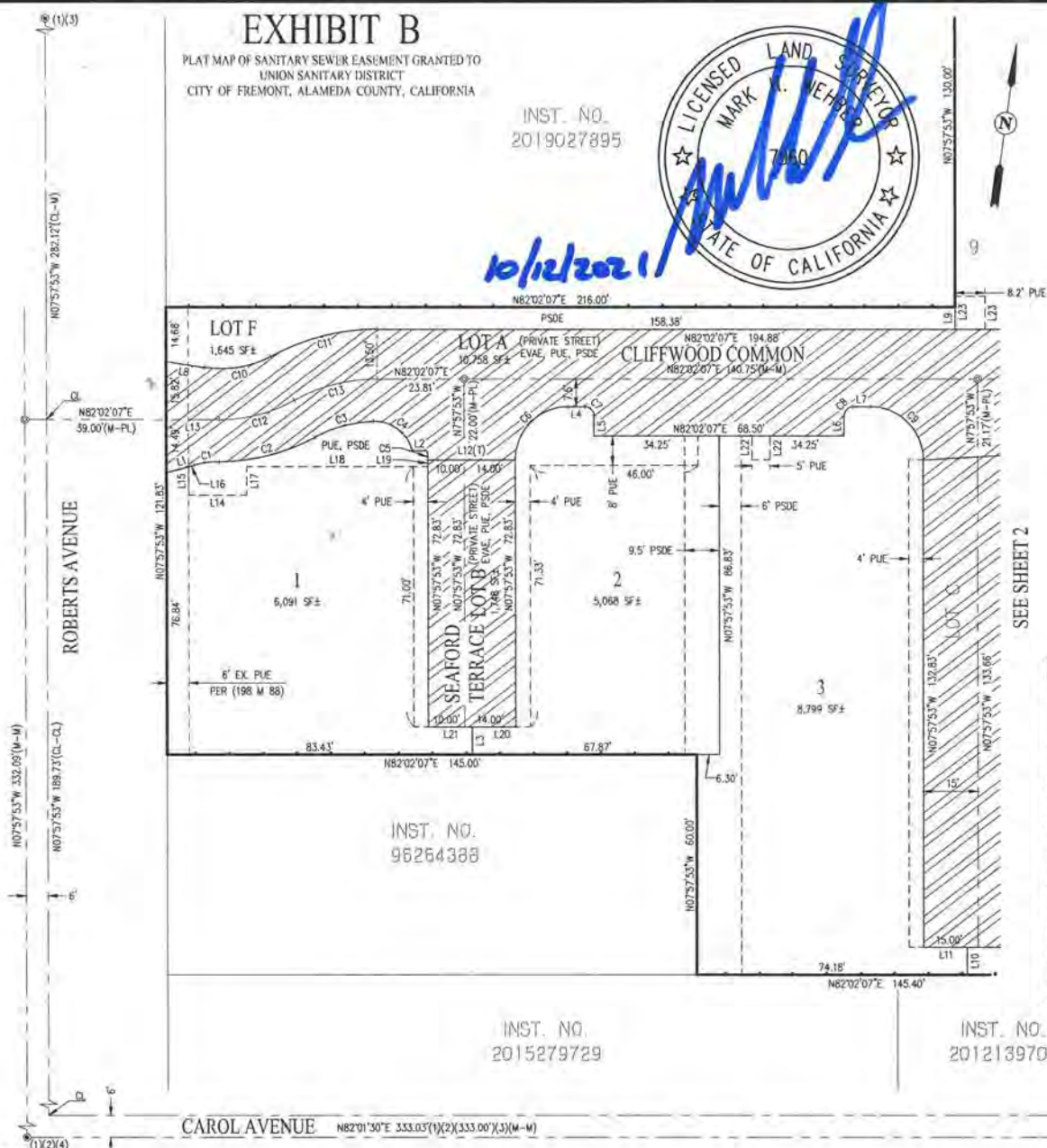
- SUBDIVISION BOUNDARY LINE
- LOT LINE / PARCEL LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- TOTAL
- RADIAL
- CENTERLINE TO CENTERLINE
- MONUMENT TO MONUMENT
- MONUMENT TO CENTERLINE
- MONUMENT TO PROPERTY LINE
- FOUND 1" x 1" IRON PIN IN CONCRETE IN WELL
- FOUND 2 1/2" BRASS DISK IN CONCRETE, RE 30799
- FOUND MONUMENT AS NOTED
- SET STANDARD STREET MONUMENT, LS 7960
- EMERGENCY VEHICLE ACCESS EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE VEHICLE ACCESSWAY
- SANITARY SEWER EASEMENT AREA

### REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 6154 (198 M 88)
- (2) TRACT MAP 6477 (199 M 80)
- (3) RECORD OF SURVEY 1992 (30 RS 29)
- (4) TRACT 1593 (38 M 31)

### NOTES:

1. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINES UNLESS OTHERWISE NOTED.
3. MEASURED COURSE DATA SHOWN HEREON MATCHES RECORD DATA PER THE REFERENCES NOTED UNLESS OTHERWISE SHOWN IN PARENTHESES.



SEE SHEET 2

NO.	RADIUS	DELTA	LENGTH
C1	25.50'	152°4'09"	6.85'
C2	54.50'	28°44'09"	27.33'
C3	35.50'	27°0'58"	16.75'
C4	10.50'	77°49'57"	14.26'
C5	14.50'	95°2'44"	2.50'
C6	14.50'	90°00'00"	22.78'
C7	2.50'	90°00'00"	3.93'
C8	2.50'	90°00'00"	3.93'
C9	14.50'	90°00'00"	22.78'
C10	29.54'	36°26'12"	18.79'
C11	60.50'	28°37'28"	30.23'
C12	43.00'	28°37'28"	21.48'
C13	47.00'	28°37'28"	23.48'

INST. NO.  
96264388

INST. NO.  
2015279729

INST. NO.  
2012139702

# EXHIBIT B

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

# TRACT 8512

FOR CONDOMINIUM PURPOSES  
36 RESIDENTIAL UNITS  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP 6154,  
RECORDED IN BOOK 198 OF MAPS, AT PAGES 88 AND 89  
OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

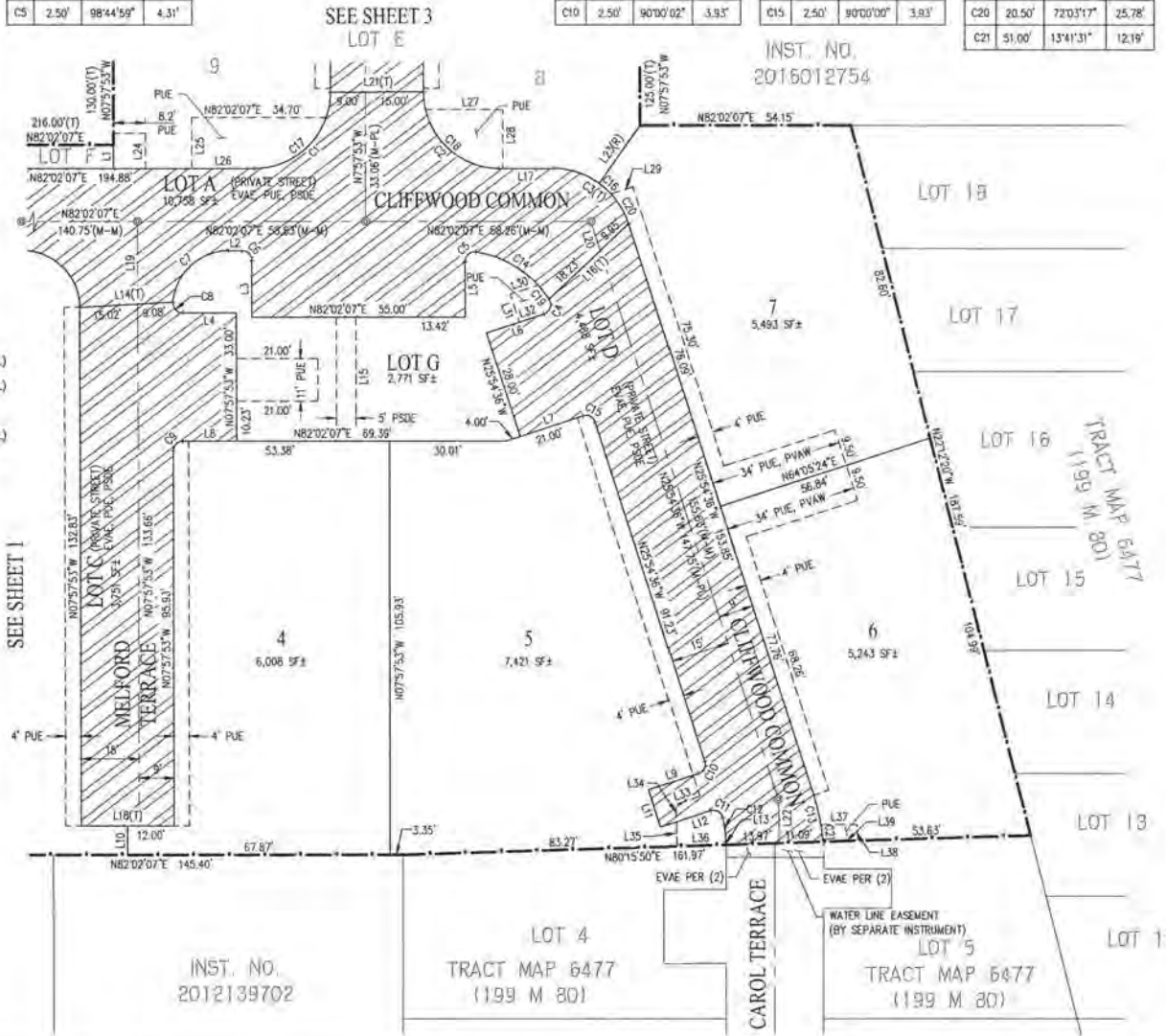
LINE TABLE	NO	BEARING	LENGTH
L1	N07°57'53"W	6.00'	
L2	N82°02'07"E	3.50'	
L3	N07°57'53"W	14.50'	
L4	N82°02'07"E	13.95'	
L5	N07°57'53"W	14.21'	
L6	N64°05'24"E	15.60'	
L7	N64°05'24"E	17.00'	
L8	N82°02'07"E	14.00'	
L9	N64°05'24"E	13.50'	
L10	N07°59'34"W	7.50'	
L11	N25°54'36"W	10.00'	
L12	N64°05'24"E	13.42'	
L13	N08°17'44"W	0.85'	
L14	N78°52'07"E	24.10'	
L15	N07°57'53"W	31.90'	
L16	N38°49'42"E	28.18'	
L17	N82°02'07"E	13.94'	
L18	N82°02'07"E	24.00'	
L19	N07°57'53"W	21.17'	
L20	N25°54'36"W	7.88'	
L21	N82°01'10"E	24.00'	
L22	N09°56'08"W	11.28'	
L23	N27°36'43"E	18.25'	
L24	N07°59'22"W	8.91'	
L25	N07°57'53"W	13.00'	
L26	N82°02'07"E	16.32'	
L27	N82°02'07"E	19.43'	
L28	N07°57'53"W	15.00'	
L29	N64°05'24"E	5.94'	
L30	N64°05'24"E	7.54'	
L31	N25°54'36"W	7.50'	
L32	N64°05'24"E	15.80'	
L33	N64°05'24"E	6.57'	
L34	N09°44'10"W	4.45'	
L35	N09°44'10"W	6.29'	
L36	N80°15'50"E	12.54'	
L37	N82°02'07"E	9.28'	
L38	N09°44'10"W	4.12'	
L39	N80°15'49"E	8.90'	

CURVE TABLE	NO	RADIUS	DELTA	LENGTH
C1	19.50'	90°09'22"	30.68'	
C2	19.50'	90°10'28"	30.69'	
C3	20.50'	72°03'17"	25.78'	
C4	2.50'	105°10'05"	4.59'	
C5	2.50'	98°44'59"	4.31'	

CURVE TABLE	NO	RADIUS	DELTA	LENGTH
C6	2.50'	90°00'00"	3.93'	
C7	14.50'	84°43'58"	21.44'	
C8	2.50'	95°16'03"	4.16'	
C9	2.50'	90°00'00"	3.93'	
C10	2.50'	90°00'02"	3.93'	

CURVE TABLE	NO	RADIUS	DELTA	LENGTH
C11	2.50'	94°34'05"	4.13'	
C12	27.00'	130°2'47"	6.15'	
C13	51.00'	134°1'31"	12.19'	
C14	27.50'	48°08'13"	23.10'	
C15	2.50'	90°00'00"	3.93'	

CURVE TABLE	NO	RADIUS	DELTA	LENGTH
C16	20.50'	36°26'41"	13.04'	
C17	19.50'	70°31'45"	24.00'	
C18	19.50'	90°10'28"	30.69'	
C19	27.50'	48°08'13"	23.10'	
C20	20.50'	72°03'17"	25.78'	
C21	51.00'	134°1'31"	12.19'	



INST. NO.  
2016012754

INST. NO.  
2012139702

TRACT MAP 6477  
(199 M 80)

TRACT MAP 6477  
(199 M 30)



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ROBERTS AVENUE AS DETERMINED BY FOUND IRON PINS IN CONCRETE SHOWN HEREON, THE BEARING BEING N07°57'53"W PER PARCEL MAP 6154 (198 M 56).

### LEGEND

- SUBDIVISION BOUNDARY LINE
- - - LOT LINE / PARCEL LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- - - CENTERLINE
- (T) TOTAL
- (R) RADIAL
- (CL-CL) CENTERLINE TO CENTERLINE
- (M-M) MONUMENT TO MONUMENT
- (M-CL) MONUMENT TO CENTERLINE
- (M-PL) MONUMENT TO PROPERTY LINE
- \* FOUND 1" x 1" IRON PIN IN CONCRETE IN WELL
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE, RE 30799
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ SET STANDARD STREET MONUMENT, 45 7980
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PVAW PRIVATE VEHICLE ACCESSWAY
- ▨ SANITARY SEWER EASEMENT AREA

### REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP 6154 (198 M 80)
- (2) TRACT MAP 6477 (199 M 80)
- (3) RECORD OF SURVEY 1992 (30 RS 29)
- (4) TRACT 1593 (56 M 31)

### NOTES:

1. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINES UNLESS OTHERWISE NOTED.
3. MEASURED COURSE DATA SHOWN HEREON MATCHES RECORD DATA PER THE REFERENCES NOTED UNLESS OTHERWISE SHOWN IN PARENTHESES.



# EXHIBIT B

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

# TRACT 8512

FOR CONDOMINIUM PURPOSES  
36 RESIDENTIAL UNITS  
CONSISTING OF 7 SHEETS  
BEING A SUBDIVISION OF LOT 1 OF PARCEL MAP 6154,  
RECORDED IN BOOK 198 OF MAPS, AT PAGES 88 AND 89  
OFFICIAL RECORDS OF ALAMEDA COUNTY  
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

LINE TABLE		
NO.	BEARING	LENGTH
L1	N82°02'07"E	68.50'
L2	N07°57'53"W	5.50'
L3	N82°02'07"E	4.63'
L4	N78°52'07"E	24.10'
L5	N82°02'07"E	3.50'
L6	N07°57'53"W	14.50'
L7	N07°57'53"W	14.20'
L8	N58°49'42"E	28.18'
L9	N07°57'53"W	6.00'
L10	N82°02'07"E	13.94'
L11	N82°01'10"E	24.00'
L12	N27°38'43"E	18.25'
L13	N07°57'53"W	7.50'
L14	N82°02'07"E	24.00'
L15	N07°57'53"W	13.00'
L16	N82°02'07"E	34.70'
L17	N25°54'36"W	7.88'
L18	N07°57'53"W	21.17'
L19	N07°59'22"W	8.91'
L20	N82°02'07"E	18.43'
L21	N07°57'53"W	15.00'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2.50'	90°00'00"	3.93'
C2	14.50'	90°00'00"	22.78'
C3	14.50'	84°43'58"	21.44'
C4	2.50'	90°00'00"	3.93'
C5	2.50'	98°44'58"	4.31'
C6	27.50'	48°08'13"	23.10'
C7	20.50'	72°03'17"	25.78'
C8	19.50'	90°10'28"	30.69'
C9	19.50'	90°09'22"	30.68'
C10	20.50'	35°36'36"	12.74'
C11	19.50'	70°31'45"	24.00'
C12	19.50'	90°10'28"	30.69'



**cbg** SAN RAMON • (925) 866-0322  
SACRAMENTO • (916) 375-1677  
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SCALE: 1" = 20'  
JULY 2021

GRAPHIC SCALE: 0' 10' 20' 40' 80'

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ROBERTS AVENUE AS DETERMINED BY FOUND IRON PINS IN CONCRETE SHOWN HEREON, THE BEARING BEING N07°57'53"W PER PARCEL MAP 6154 (198 M 88).

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - LOT LINE / PARCEL LINE
  - EASEMENT LINE
  - MONUMENT LINE
  - CENTERLINE
  - (T) TOTAL
  - (R) RADIAL
  - (CL-CL) CENTERLINE TO CENTERLINE
  - (M-M) MONUMENT TO MONUMENT
  - (M-CL) MONUMENT TO CENTERLINE
  - (M-PL) MONUMENT TO PROPERTY LINE
  - FOUND 1" x 1" IRON PIN IN CONCRETE IN WELL
  - ⊗ FOUND 2 1/2" BRASS DISK IN CONCRETE, RE 30799
  - FOUND MONUMENT AS NOTED
  - ⊙ SET STANDARD STREET MONUMENT, JS 7980
  - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
  - PSDE PRIVATE STORM DRAIN EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PVAV PRIVATE VEHICLE ACCESSWAY
  - ▨ SANITARY SEWER EASEMENT AREA

- REFERENCES:**
- (#) INDICATES REFERENCE NUMBER
  - (1) PARCEL MAP 6154 (198 M 88)
  - (2) TRACT MAP 6477 (199 M 80)
  - (3) RECORD OF SURVEY 1992 (30 RS 29)
  - (4) TRACT 1593 (36 M 31)

- NOTES:**
1. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
  2. MONUMENT TIES ARE PERPENDICULAR TO THE MONUMENT LINES UNLESS OTHERWISE NOTED.
  3. MEASURED COURSE DATA SHOWN HEREON MATCHES RECORD DATA PER THE REFERENCES NOTED UNLESS OTHERWISE SHOWN IN PARENTHESES.

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Tom Handley  
thandley@unionsanitary.ca.gov  
Security Level: Email, Account Authentication (None)

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**CONSIDER CONFIRMING AND DECLARING THE NEED TO CONTINUE THE EMERGENCY ACTION TO REPAIR A SINKHOLE ON CUSHING PARKWAY IN THE CITY OF FREMONT**

This item was reviewed by the Engineering and Information Technology Committee. Technical Services Manager Chau stated, on February 12, 2024, the Board adopted a resolution declaring the need to authorize an emergency and the expenditure of funds to allow staff to proceed with the expeditious repair of a sinkhole on Cushing Parkway in the City of Fremont. Following adoption of the resolution, staff issued written notification to McGuire and Hester to commence services in accordance with our emergency services contract. McGuire and Hester developed and submitted required traffic control plans/permit applications to the City of Fremont. The public contract code requires the Board to review the status of the emergency action at every regularly scheduled Board meeting following adoption of the resolution until the action is terminated. Staff recommended the Board declare the continuance of the emergency action to repair a sinkhole on Cushing Parkway in the City of Fremont.

It was moved by Vice President Toy, seconded by Secretary Handley, to Declare the Continuance of the Emergency Action to Repair a Sinkhole on Cushing Parkway in the City of Fremont. Motion carried with the following vote:

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

**INFORMATION ITEMS:**

**Solar and Cogeneration Facilities Operational Update**

This item was reviewed by the Budget & Finance Committee. Technical Services Manager Chau stated the total benefit through December 31, 2023, for the Alvarado Wastewater Treatment Plant Solar Carport, constructed in 2011, was \$780,527 for 87.7% simple payback. The total benefit to date for the Irvington Pump Station Solar Facility, constructed in 2012, was \$3,970,781 for 138.5% simple payback. The total benefit to date for the Cogeneration Facility, constructed in 2014, was \$13,770,035 for 87.1% simple payback.

**Report on the East Bay Dischargers Authority Meeting of January 18, 2024**

General Manager Eldredge provided an overview of the EBDA Commission meeting minutes included in the Board meeting packet.

**Check Register**

There were no questions regarding the check register.

**COMMITTEE MEETING REPORTS:**

The Audit, Engineering and Information Technology, and Legal/Community Affairs Committees met. The Budget & Finance Committee meeting was changed to a briefing.



**GENERAL MANAGER'S REPORT:**

- General Manager Eldredge provided a COVID update.
- Hazen and Sawyer, the engineering firm working on the Enhanced Treatment and Site Upgrade Program, have developed a series of trainings for District staff focused on activated sludge conditioning. General Manager Eldredge stated a condensed one-hour version of the training would be created and presented to the Board at a future meeting.
- General Manager Eldredge will present to the Niles Rotary Club on March 28, 2024.
- General Manager Eldredge stated staff will look to schedule a tour of the Campus building with the Board after the rainy season.
- General Manager Eldredge stated the 3<sup>rd</sup> watershed permit issued by the Water Quality Control Board to BACWA (Bay Area Clean Water Agencies) has been shared in draft form. The draft has been under review and comments are being prepared by BACWA member agencies. While the proposed 5-year interim nutrient limit appears manageable, the 10-year permanent nutrient limit has been of concern as it would require a 50% reduction in nutrients. Staff requested language be included to incentivize early adopters of nutrient reduction projects and an additional 10 years to comply with the proposed 50% reduction.


**OTHER BUSINESS:**

There was no other business.


**ADJOURNMENT:**

The meeting was adjourned at 4:37 p.m. to the next Regular Meeting to be held in the Boardroom on Monday, March 11, 2024, at 4:00 p.m.

**SUBMITTED:**

DocuSigned by:  
  
E550CBBC143D4D7  
REGINA McEVOY  
BOARD CLERK

**ATTEST:**

DocuSigned by:  
  
C0CC5EE393E9442  
TOM HANDLEY  
SECRETARY

**APPROVED:**

DocuSigned by:  
  
77BEF9EB02EB471  
MANNY FERNANDEZ  
PRESIDENT

Adopted this 11<sup>th</sup> day of March 2024

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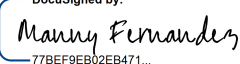
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 mfernandez@unionsanitary.ca.gov  
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 Assistant to GM  
 Union Sanitary District  
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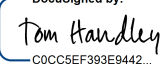
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