



FALLBROOK PUBLIC UTILITY DISTRICT  
MEETING OF THE ENGINEERING & OPERATIONS COMMITTEE

AGENDA

**PURSUANT TO WAIVERS TO CERTAIN BROWN ACT PROVISIONS UNDER EXECUTIVE ORDERS ISSUED BY GOVERNOR NEWSOM RELATED TO THE COVID-19 STATE OF EMERGENCY THIS MEETING WILL BE CONDUCTED VIA WEB AND TELECONFERENCE USING THE BELOW INFORMATION, AND THERE WILL BE NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC MAY PARTICIPATE. INSTEAD MEMBERS OF THE PUBLIC ARE ENCOURAGED TO PARTICIPATE IN THE BOARD MEETING VIA WEB CONFERENCE USING THE BELOW CALL-IN AND WEBLINK INFORMATION.**

<https://zoom.us/j/99204419885?pwd=K002MWdSaDlnG9iTGh5cC9WK1ZOZz09>

MEETING ID 992 0441 9885  
AUDIO CALL-IN 1-669-900-9128  
AUDIO PASSCODE 504472

**PUBLIC COMMENTS:** Members of the public may submit public comments and comments on agenda items in one of the following ways:

**SUBMIT COMMENTS BEFORE THE MEETING:**

- By emailing to our Board Secretary at [leckert@fpud.com](mailto:leckert@fpud.com)
- By mailing to the District Offices at 990 E. Mission Rd., Fallbrook, CA 92028
- By depositing them in the District's Payment Drop Box located at 990 E. Mission Rd., Fallbrook, CA 92028

All comments submitted before the meeting by whatever means must be received at least 1 hour in advance of the meeting. All comments will be read to the Board during the appropriate portion of the meeting. Please keep any written comments to 3 minutes.

**MAKE COMMENTS DURING THE MEETING:** The Board President will inquire prior to Board discussion if there are any comments from the public on each item.

- Via Zoom Webinar go to the "Participants List," hover over your name and click on "raise hand." This will notify the moderator that you wish to speak during oral communication or during a specific item on the agenda.
- Via phone, you can raise your hand by pressing \*9 to notify the moderator that you wish to speak during the current item.

**THESE PUBLIC COMMENT PROCEDURES SUPERSEDE THE DISTRICT'S STANDARD PUBLIC COMMENT POLICIES AND PROCEDURES TO THE CONTRARY.**

WEDNESDAY, FEBRUARY 17, 2021  
11:30 A.M.

FALLBROOK PUBLIC UTILITY DISTRICT  
990 E. MISSION RD., FALLBROOK, CA 92028  
PHONE: (760) 728-1125

*If you have a disability and need an accommodation to participate in the meeting, please call the Secretary at (760) 999-2704 for assistance so the necessary arrangements can be made.*

**I. PRELIMINARY FUNCTIONS**

CALL TO ORDER / ROLL CALL

PUBLIC COMMENT

**II. ACTION / DISCUSSION------(ITEMS A – E)**

- A. SMRCUP CHANGE ORDER - GAC TREATMENT INSTALLATION & PIPELINE ALIGNMENT CHANGES
- B. EASEMENT QUITCLAIM FOR 420 WEST DOUGHERTY STREET
- C. RECYCLED WATER PROGRAM UPDATE
- D. ENGINEERING AND OPERATIONS KEY PERFORMANCE INDICATORS
- E. REQUEST FOR APPROVAL TO PURCHASE ONE BOOM TRUCK CRANE

**III. ADJOURNMENT OF MEETING**

\* \* \* \* \*

**DECLARATION OF POSTING**

I, Lauren Eckert, Executive Assistant/Board Secretary of the Fallbrook Public Utility District, do hereby declare that I posted a copy of the foregoing agenda in the glass case at the entrance of the District Office located at 990 East Mission Road, Fallbrook, California, at least 72 hours prior to the meeting in accordance with Government Code § 54954.2.

I, Lauren Eckert, further declare under penalty of perjury and under the laws of the State of California that the foregoing is true and correct.

February 11, 2021  
Dated / Fallbrook, CA

/s/ Lauren Eckert  
Executive Assistant/Board Secretary

**M E M O**

**TO:** Engineering & Operations Committee  
**FROM:** Aaron Cook, Engineering Manager  
**DATE:** February 17, 2021  
**SUBJECT:** SMRCUP Change Order - GAC Treatment Installation & Pipeline Alignment Changes

---

Description

Change order for the installation of GAC treatment system and changes to the pipeline alignment for the SMRCUP construction contract.

Purpose

Design and installation of additional treatment to the SMRCUP facilities to treat RO bypass flows was approved in January 2020. Granular Activated Carbon (GAC) treatment was identified as the best option to remove a wide range of potential emerging contaminants. This, coupled with the RO treatment, will provide the best available groundwater treatment technology. A contract to procure the GAC treatment equipment from Calgon Carbon was approved in December 2020. District Staff and the District's contracted Construction Manager have worked with the project contractor, Filanc-Alberici, to negotiate a change order for the installation and startup of this equipment at a cost of \$3,064,873. The intent is for the contractor to incorporate this change into the existing schedule. However, due to potentially long lead times on the GAC vessels, the pumps, and the electrical control gear, there is a chance this component of the project will be completed after the rest of the treatment plant is commissioned.

The change order also incorporates \$324,928 for changes to the pipeline design and installation required by field and existing utility conflicts.

Budgetary Impact

The necessary funds will come from both the approved loan contingency as well as the SRF Loan Agreement amendment currently under review by the state administrators.

Recommended Action

That the Committee recommend to the Board authorization to approve the change order for Filanc-Alberici to complete the additional work at a cost of \$3,389,801.

**CHANGE ORDER NUMBER 003**

**NAME OF PROJECT:** Santa Margarita Conjunctive Use Project

**CONTRACTOR:** Filanc Alberici a Joint Venture  
740 N Andreasen Drive  
Escondido, CA 92029

Original CONTRACT AMOUNT .....	\$54,398,232.00
Previous CHANGE ORDERS .....	\$559,145.00
Current CONTRACT PRICE .....	\$54,957,377.00
Amount of this CHANGE ORDER .....	\$3,389,801.00
New CONTRACT PRICE .....	\$58,347,178.00
Original COMPLETION Date .....	September 13, 2021
Time ADDED due to Previous CHANGE ORDERS .....	0 CALENDAR DAYS
Time ADDED due to this CHANGE ORDER .....	TBD*
New FINAL COMPLETION Date .....	TBD*

\*See Schedule Section Below and Exhibit B

This Change Order constitutes full and final settlement for all direct costs, including but not limited to, all labor, design, equipment, material, mark-ups, and time associated with performing the work described herein. This document will become a supplement to the Contract and all Contract provisions will apply hereto. The Change Order will become effective when approved by the Fallbrook Public Utility District. By accepting this Change Order, the Contractor waives the right to make any additional claim for any item related to these changes.

The following changes are hereby made to the CONTRACT DOCUMENTS:

**Item 1 – Contract Addition of PFAS System Installation Scope of Work:**

Background:

On September 11, 2020 - the 90% PFAS Design Documents were transmitted to FAJV and a request was made to submit pricing for the construction and installation of the PFAS GAC system and supporting infrastructure.

Proposal:

This proposal includes all direct labor, material, equipment, taxes and price escalation associated with the construction of the PFAS pump station and GAC tank farm as submitted under FAJV PCO-118:

1. All Site/Civil work including buried yard piping and leveling the immediate site/work.
2. Excavation of all footings and structural mat slabs.
3. Form/Reinforce/Pour/Finish slabs + layout/installation of anchor bolts
4. Design/Supply/Install of all pipe supports
5. Supply and install of (4) PFAS Supply Pumps
6. Supply and install lot of valves and piping
7. Installation of Owner Furnished GAC (6) tanks, (3) manifolds and associated piping

Contract Document Modifications:

ADD: 90% PFAS Drawings (Dated Sep 2020)

- General: G-1, G-2, G-3, G-4, G-5, G-6, G-7
- Civil: C-1, C-2, CD-1, CD-2
- Mechanical: 900M-1, 900M-2, 900M-3, 900M-4, MD-1, MD-2
- Structural: 900S-1, 900S-2, 900S-3, 900S-4
- Electrical: GE-1, GE-2, GE-3, GE-4, GE-5, GE-6, 400E-1, 900E-1, 900E-2
- Instrumentation: GI-1, 900I-1, 900I-2
- ADD: 90% PFAS Specifications (Dated September 2020)
  - 01010 - PFAS Summary of Work (90%)
  - 01115 - PFAS MOFO (90%)
  - 01630 - Placing PFAS Equip in Operation (90%)
  - 01660 - PFAS Equip Testing & Start-Up (90%)
  - 11306 - PFAS Horiz End Suction (90%)
  - 15041 - PFAS Clean-Test-Disin (90%)
  - 15062 - PFAS Steel Pipe (90%)
  - 15100 - PFAS Valves (Non-Owner) (90%)
  - 17010 - PFAS I&C (General) (90%)
  - 17330 - PFAS Process Control Descriptions (90%)

Exclusions/Clarifications:

See Exhibit A – FAJV Exclusions and Clarifications included within this Change Order.

Schedule:

Included in this change is a preliminary PFAS installation schedule, developed by the Contractor, to become the baseline schedule for this scope of work (see Exhibit B). As such, the schedule indicates a Final Completion Date of February 14, 2022, which amounts to Time Added due to this Change Order of 126 calendar days.

The Owner and the Contractor have agreed to proceed with the PFAS system installation without finalizing a New Final Completion Date for the PFAS System Installation and without adjusting the Contract Price for extended general conditions for the estimated additional 125 calendar days at this time. The Owner agrees that the Contractor and its Subcontractors are entitled to Extended General Conditions for the additional PFAS installation scope of work but desires to compensate Contractor in accordance with the rates established in Exhibit C for time beyond October 12, 2021. Both parties agree to work together to mitigate schedule impacts associated with long lead procurement items.

Filanc Alberici a Joint Venture reserve all rights under the Contract. In addition to the items listed above, Filanc Alberici a Joint Venture reserves the rights to seek additional compensation or schedule relief relating to events, conditions and changes related to the additional work that is unforeseeable or not yet ascertainable.

CHANGE TO CONTRACT AMOUNT	\$3,064,873.00
TIME EXTENSION	TBD*

Perform all work in accordance with the Contract Documents.

**Item 2 – 24” Pipeline Alignment Changes:**

Field conflicts discovered during pre-construction and construction activities on the 24” Pipeline between the treatment plant and McDonald Road required alignment revisions and additional excavation/construction effort. Actual cost and quantity impacts were tracked during installation. This item includes those costs, with detailed records attached in PCO-022 and PCO-034.

CHANGE TO CONTRACT AMOUNT  
TIME EXTENSION

\$324,928.00  
0 Calendar Days

Perform all work in accordance with the Contract Documents.

**CONTRACTOR: Filanc Alberici a Joint Venture**

**By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Name:**

**Title:**

**RECOMMENDATION AND CONCURRENCE**

**FALLBROOK PUBLIC UTILITY DISTRICT:**

**By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Name:**

**Title:**

**M E M O**

**TO:** Engineering & Operations Committee  
**FROM:** Aaron Cook, Engineering Manager  
**DATE:** February 17, 2021  
**SUBJECT:** Easement Quitclaim for 420 West Dougherty Street

---

Description

Quitclaim an existing utility easement at 420 West Dougherty Street that is part of an abandoned subdivision plan.

Purpose

An easement was granted to the District on June 6, 2008 as part of Tentative Map 5339-1, which planned to subdivide the property at 420 West Dougherty Street into 28 residential lots. The development plans have been abandoned per Tentative Map 5642-2020. The property owner, Dougherty Citrus, Inc., is requesting that the District quitclaim the easement since it is no longer necessary.

Budgetary Impact

No budgetary impact.

Recommended Action

That the Committee recommend to the Board authorization to quitclaim the easement recorded as Document No. 2008-0306324.



January 26, 2021  
W.O. 673-0903-400

Soleil Develle  
Engineering Technician  
Fallbrook Public Utility District  
990 East Mission Road  
Fallbrook, CA 92028

RECEIVED  
FEB 13 2021  
BY: \_\_\_\_\_

**RE: QUITCLAIM REQUEST FOR 420 WEST DOUGHERTY STREET, FALLBROOK, CA**

Dear Mr. Develle:

The owners of the Dougherty Citrus project located at 420 West Dougherty Street have decided not to go forward with the development of their subdivision-County of San Diego TM 5339-1. The final map for this project was recorded on January 19, 2016 as Map No. 16088. They have filed a tentative map with the County to revert the subdivision back to acreage(County PDS2020-TM-5642).


As part of this process, BHA, on behalf of Dougherty Citrus Inc. hereby requests that the Fallbrook Public Utility District quitclaim an easement granted to the District as Document No. 2008-0306324, recorded on June 6, 2008. We have attached a copy of the document with this letter.

The property owner is Dougherty Citrus, Inc. The President of the Corporation is Richard Cicoletti. Their mailing address is 2784 James Drive, Carlsbad, CA 92008.

We have enclosed a check in the amount of \$50.00 for the processing fee along with an exhibit of the easement to be quitclaimed, and a WORD document with the legal description of the easement.

Sincerely,

**bHA, Inc.**



Ronald L. Holloway  
Senior Vice President

RLH:

cc: Richard Cicoletti

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:

Fallbrook Public Utility District  
990 E. Mission Rd.  
Fallbrook, CA 92028

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Quitclaim Deed

*This is NOT a transfer of property; it is only a relinquishment of rights to an easement, therefore, a Preliminary Change of Ownership form is not necessary in this case.*

The undersigned declares that the documentary transfer fee is \$ \_\_\_\_\_ -0- \_\_\_\_\_ and is  
 X  computed on the full value of the interest or property conveyed, or is  
\_\_\_\_\_ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in

X  unincorporated area \_\_\_\_\_ city of \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

### **FALLBROOK PUBLIC UTILITY DISTRICT**

A corporation organized under the laws of the state of California, does hereby remise, release and forever quitclaim to

### **Dougherty Citrus, Inc**

The following described real property in the County of San Diego, State of California:

### **SEE ATTACHED EXHIBIT 'A' AND 'B'**

(Also Known as Easement Document 2008-0306324)

\_\_\_\_\_  
Date: \_\_\_\_\_  
President, FPUD Board of Directors  
Name:

\_\_\_\_\_  
Date: \_\_\_\_\_  
Secretary, FPUD Board of Directors  
Name: Lauren Echert

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS

A PORTION OF RANCHO SANTA MARGARITA Y LAS FLORES AS DELINEATED UPON A MAP RECORDED IN BOOK 7, PAGE 39 OF PATENTS AND AS SHOWN BY RECORD OF SURVEY MAPS 794 AND 831 FILED IN THE RECORDER'S OFFICE, AND A PORTION OF LOT 1 IN FRACTIONAL SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 31, 1880, ALL BEING IN THE COUNTY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO NICHOLAS J. MARIANI, ET UX, RECORDED MARCH 15, 1967 AS FILE NO. 34943 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND AND A PORTION OF THE NORTHERLY LINE OF SAID LOT 1, SOUTH 88°38'17" EAST 589.05 FEET TO **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 88°38'17" EAST, 207.36 FEET TO THE MOST NORTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 4426 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 30, 1976; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL 1, SOUTH 01°03'13" WEST, 20.00 FEET; THENCE NORTH 88°38'17" WEST, 135.53 FEET; THENCE SOUTH 12°46'04" EAST, 2.09 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 11°31'15" EAST; THENCE LEAVING THE EASTERLY LINE OF SAID PARCEL 1, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°22'56", AN ARC DISTANCE OF 30.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 119°20'06", AN ARC DISTANCE OF 83.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 165°28'35", AN ARC DISTANCE OF 72.20 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**; THENCE SOUTH 54°57'35" WEST, 40.02 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 52°57'21" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°13'32", AN ARC DISTANCE OF 35.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°54'36", AN ARC DISTANCE OF 84.40 FEET; THENCE SOUTH 79°38'25" WEST, 252.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°52'52", AN ARC DISTANCE OF 228.96 FEET; THENCE SOUTH 06°45'33" WEST, 38.62 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "B"**; THENCE CONTINUING SOUTH 06°45'33" WEST, 90.00 FEET; THENCE CONTINUING SOUTH 06°45'33" WEST, 425.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°25'06", AN ARC

DISTANCE OF 48.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 108°21'10", AN ARC DISTANCE OF 47.28 FEET; THENCE SOUTH 03°20'09" EAST, 43.68 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 27°00'43" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°00'00", AN ARC DISTANCE OF 34.91 FEET; THENCE SOUTH 17°00'43" EAST, 19.43 FEET; THENCE SOUTH 46°32'03" WEST, 118.39 FEET; THENCE SOUTH 06°43'19" WEST, 165.59 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, SECTION 24; THENCE ALONG SAID LINE, NORTH 88°39'24" WEST, 20.09 FEET TO THE EASTERLY BOUNDARY OF FALLBROOK NAVAL WEAPONS STATION AS SHOWN ON RECORD OF SURVEY MAP NO. 9426, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 11, 1983, THENCE ALONG SAID LINE, NORTH 06°43'19" EAST (NORTH 06°43'38" EAST PER ROS 9426), 174.71 FEET; THENCE LEAVING SAID LINE, NORTH 46°32'03" EAST, 96.60 FEET; THENCE SOUTH 72°59'17" WEST, 5.10 FEET; THENCE NORTH 17°00'43" WEST, 83.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 220.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°46'16", AN ARC DISTANCE OF 91.27 FEET; THENCE NORTH 83°16'41" WEST, 4.92 FEET TO SAID LINE PER RECORD OF SURVEY 9426; THENCE ALONG SAID LINE NORTH 06°43'19" EAST, 193.16 FEET TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG SAID LINE, NORTH 06°45'33" EAST (NORTH 06°45'25" EAST PER ROS 9426), 361.13 FEET; THENCE LEAVING SAID LINE, SOUTH 83°14'27" EAST, 5.05 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 83°14'27" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°52'52", AN ARC DISTANCE OF 279.84 FEET; THENCE NORTH 79°38'25" EAST, 252.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°52'36", AN ARC DISTANCE OF 127.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°24'25", AN ARC DISTANCE OF 100.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.757 ACRES, MORE OR LESS.

#### **PARCEL B**

BEGINNING AT THE AFORMENTIONED POINT "A"; THENCE SOUTH 37°02'39" EAST, 31.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°13'17", AN ARC DISTANCE OF 194.25 FEET; THENCE SOUTH 04°10'38" WEST, 65.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'23", AN ARC DISTANCE OF 88.31 FEET; THENCE SOUTH 22°55'01" WEST, 244.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°19'17", AN ARC DISTANCE OF 246.56 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'01", AN ARC DISTANCE OF 49.18 FEET; THENCE SOUTH 62°59'17" WEST, 326.79 FEET; THENCE NORTH 03°20'09" WEST, 43.68 FEET; THENCE NORTH 62°59'17" EAST, 309.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE

NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'01", AN ARC DISTANCE OF 57.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°19'17", AN ARC DISTANCE OF 210.03 FEET; THENCE NORTH 22°55'01" EAST, 34.58 FEET; THENCE CONTINUING NORTH 22°55'01" EAST, 90.00 FEET; THENCE CONTINUING NORTH 22°55'01" EAST, 120.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'23", AN ARC DISTANCE OF 75.23 FEET; THENCE NORTH 04°10'38" EAST, 65.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°13'17", AN ARC DISTANCE OF 165.47 FEET; THENCE NORTH 37°02'39" WEST, 33.04 FEET; THENCE NORTH 54°57'35" EAST, 40.02 FEET TO SAID POINT "A".

CONTAINING 1.105 ACRES, MORE OR LESS.

### PARCEL C

BEGINNING AT THE AFORMENTIONED POINT "B" SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 83°14'27" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'34" AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 83°14'01" EAST, 79.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 270.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°09'02", AN ARC DISTANCE OF 76.11 FEET; THENCE SOUTH 67°04'59" EAST, 326.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 22°55'01" WEST, 90.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 67°04'59" WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 67°04'59" WEST, 326.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 230.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°09'02", AN ARC DISTANCE OF 64.83 FEET; THENCE NORTH 83°14'01" WEST, 79.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'26", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 06°45'33" EAST, 90.00 FEET TO SAID POINT "B".

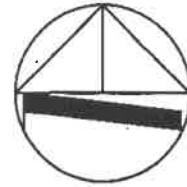
CONTAINING 0.495 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED  
BY ME OR UNDER MY DIRECTION

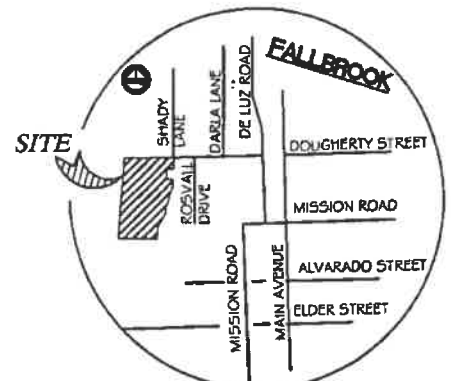
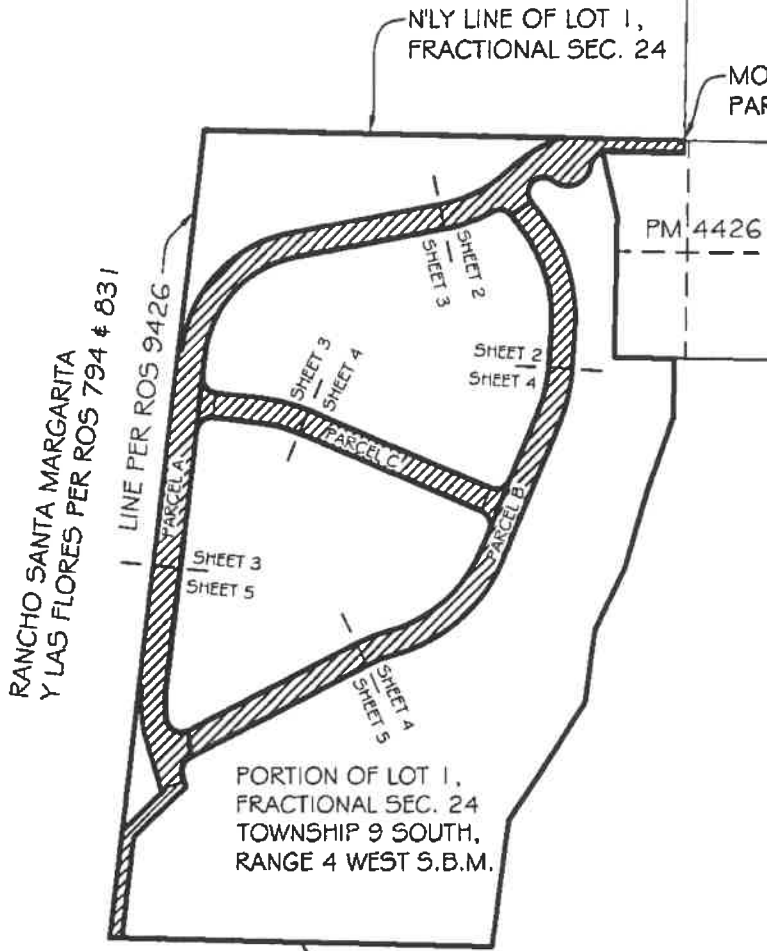
ARMAND A. MAROIS  
PLS 5941

DATE

# EXHIBIT B

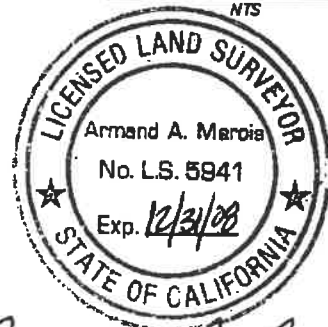


SCALE 1"=300'



VICINITY MAP

NTS



*Armand A. Marois*  
 ARMAND A. MAROIS  
 P.L.S. 5941

DATED: 3/18/08

## LEGEND

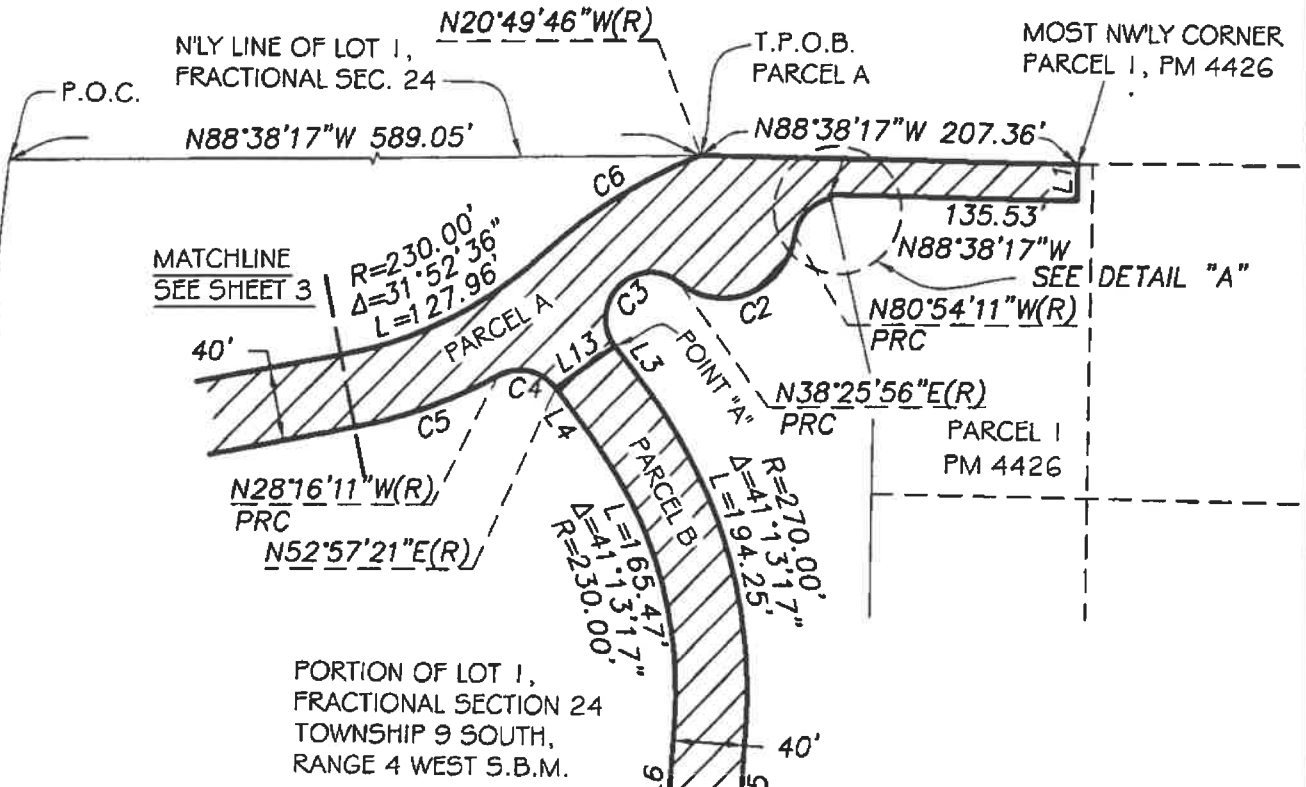
- INDICATES EASEMENT FOR PUBLIC UTILITIES, AND INGRESS AND EGRESS (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES
- INDICATES SHEET MATCHLINE
- P.O.C. INDICATES POINT OF COMMENCMENT
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING

PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT

DOUGHERTY CITRUS, INC.  
 TO  
 FALLBROOK PUBLIC UTILITY DISTRICT

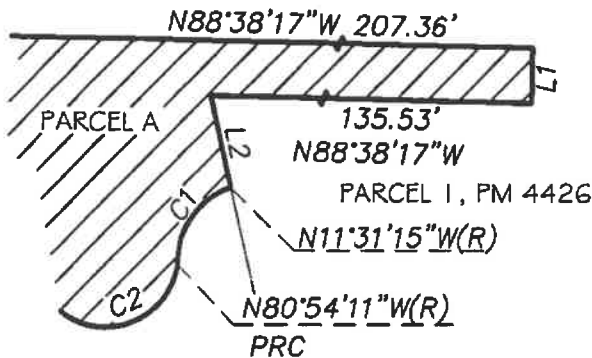
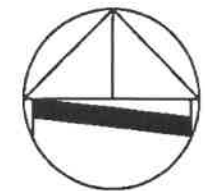
**bha, Inc.**  
 5115 AVENIDA ENCINAS SUITE L  
 CARLSBAD, CA. 92008 (760) 931-8700  
 W.O. 673-0903-400

# EXHIBIT B



**LEGEND** INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
 TOTAL AREA = 3.357 ACRES

P.O.C. INDICATES POINT OF COMMENCEMENT  
 T.P.O.B. INDICATES TRUE POINT OF BEGINNING



**DETAIL 'A'**  
 NTS  
 EXAGGERATED FOR CLARITY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°03'13"E	20.00'
L2	N12°46'04"W	2.09'
L3	N37°02'39"W	31.64'
L4	N37°02'39"W	33.04'
L5	N04°10'38"E	65.83'
L6	N04°10'38"E	65.83'
L13	N54°57'35"E	40.02'

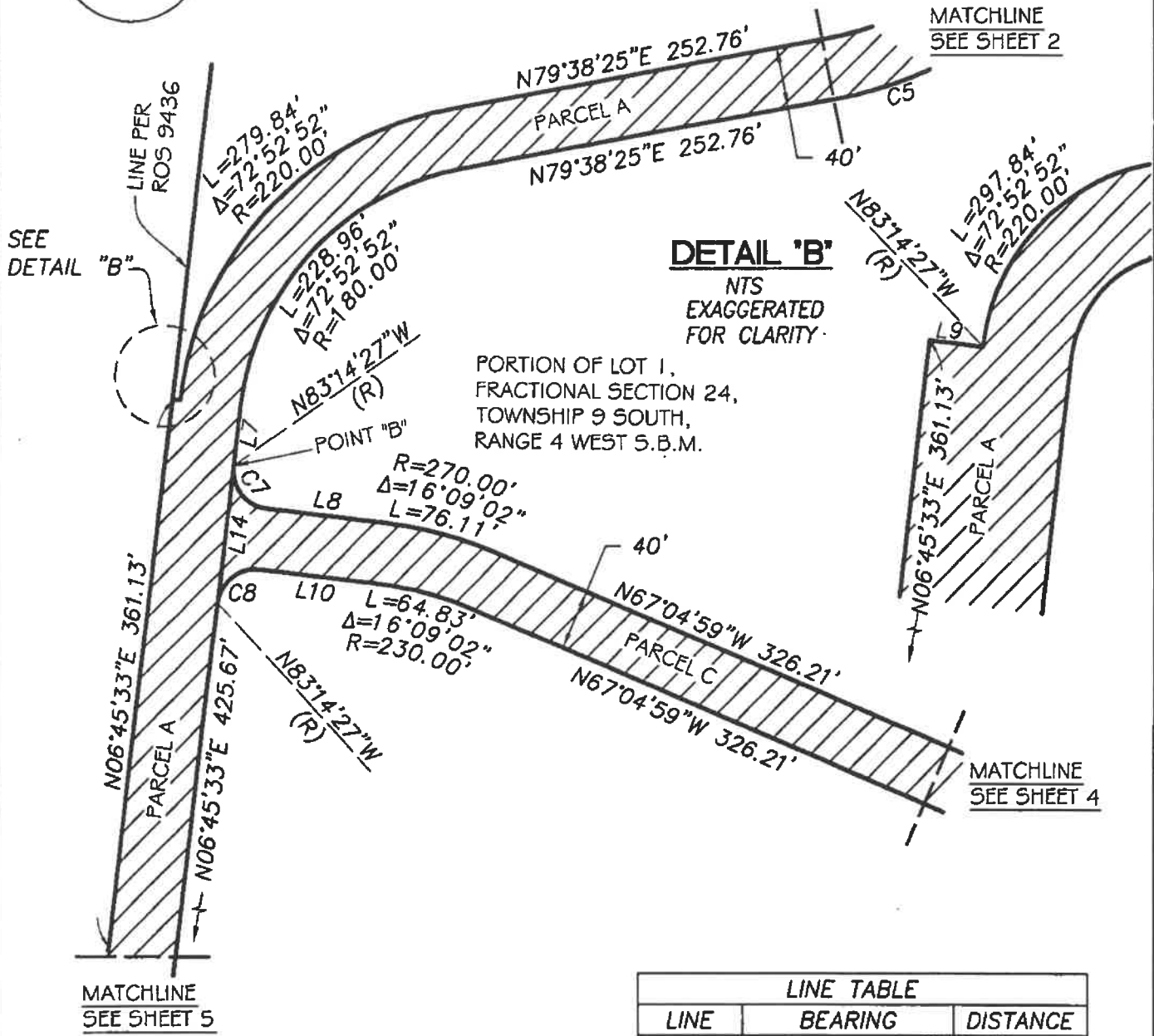
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.27'	25.00'	69°22'56"
C2	83.31'	40.00'	119°20'07"
C3	72.20'	25.00'	165°28'35"
C4	35.44'	25.00'	81°13'32"
C5	84.40'	270.00'	17°54'36"
C6	100.88'	270.00'	21°24'25"

**bHA, Inc.**  
 5115 AVENIDA ENCINAS SUITE L  
 CARLSBAD, CA. 92008 (760) 931-8700  
 W.O. 673-0903-400

# EXHIBIT B



SCALE 1"=100'



## LEGEND

INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES

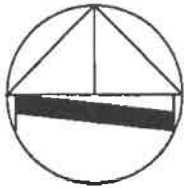
LINE TABLE		
LINE	BEARING	DISTANCE
L7	N06°45'33"E	38.62'
L8	N83°14'01"W	79.40'
L9	N83°14'27"W	5.05'
L10	N83°14'01"W	79.39'
L14	N06°45'33"W	90.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	39.27'	25.00'	89°59'34"
C8	39.27'	25.00'	90°00'26"

**bHA, Inc.**  
5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400



# EXHIBIT B



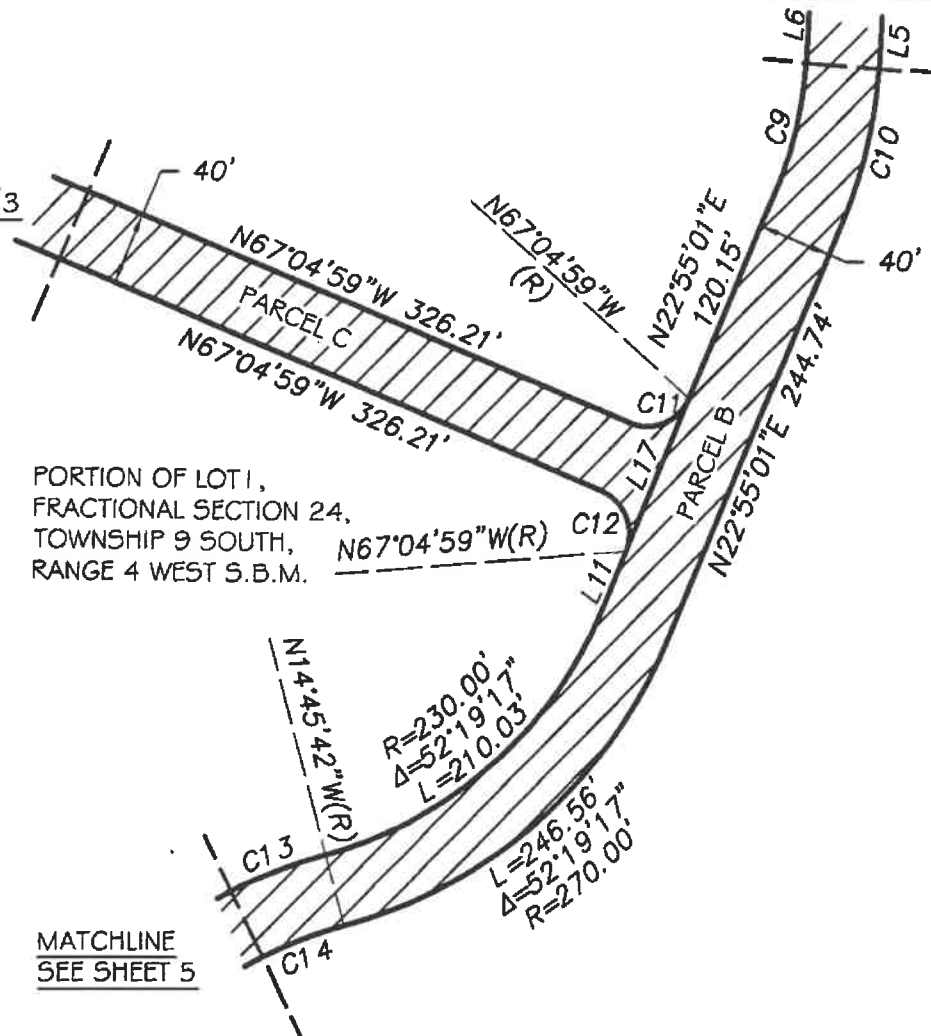
SCALE 1"=100'

MATCHLINE  
SEE SHEET 2

MATCHLINE  
SEE SHEET 3

PORTION OF LOT 1,  
FRACTIONAL SECTION 24,  
TOWNSHIP 9 SOUTH,  
RANGE 4 WEST S.B.M.

MATCHLINE  
SEE SHEET 5



## LEGEND



INDICATES PUBLIC UTILITIES AND  
INGRESS AND EGRESS EASEMENT  
(WIDTH VARIES) TO FALLBROOK  
PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N22°55'01"E	34.58'
L17	N22°55'01"E	90.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	75.23'	230.00'	18°44'23"
C10	88.31'	270.00'	18°44'23"
C11	39.27'	25.00'	90°00'00"
C12	39.27'	25.00'	90°00'00"
C13	57.73'	270.00'	12°15'01"
C14	49.18'	230.00'	12°15'01"

**bHA, Inc.**

5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400

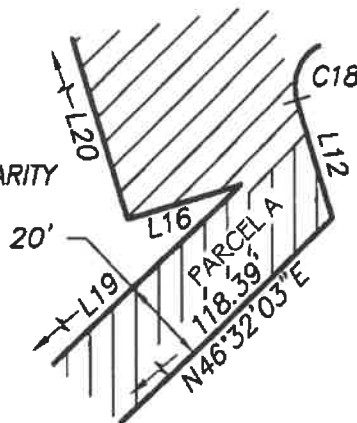
# EXHIBIT B



SCALE 1"=100'

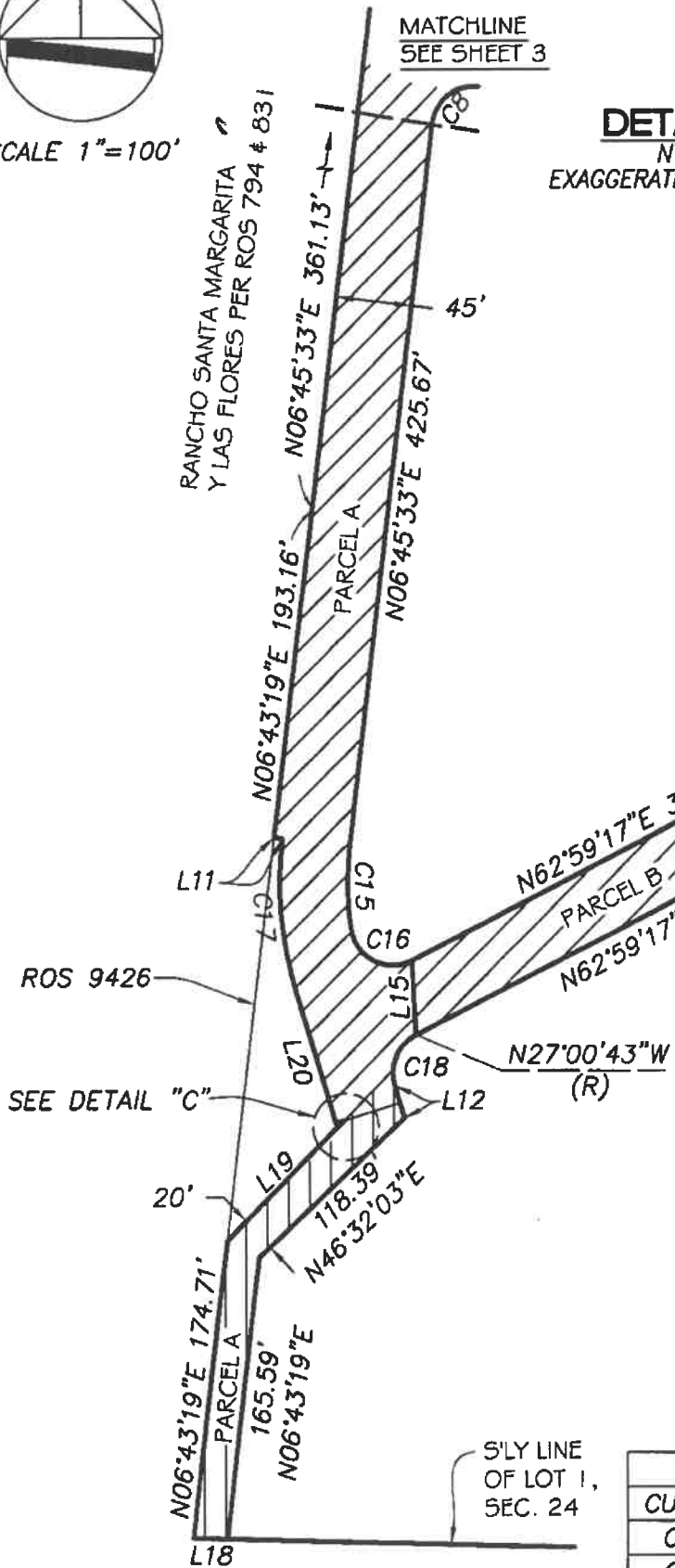
MATCHLINE  
SEE SHEET 3

**DETAIL 'C'**  
NTS  
EXAGGERATED FOR CLARITY



### LEGEND

INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L11	N83°16'41"W	4.92'
L12	N17°00'43"W	19.43'
L13	N54°57'35"E	90.02'
L14	N06°45'33"E	90.00'
L15	N03°20'09"W	43.68'
L16	N72°59'17"E	5.10'
L17	N22°55'01"E	90.00'
L18	N88°39'24"W	20.09'
L19	N46°32'03"E	96.60'
L20	N17°00'43"W	83.62'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	48.44'	180.00'	15°25'06"
C16	47.28'	25.00'	108°21'10"
C17	91.27'	220.00'	23°46'16"
C18	34.91'	25.00'	80°00'00"

**bHA, Inc.**

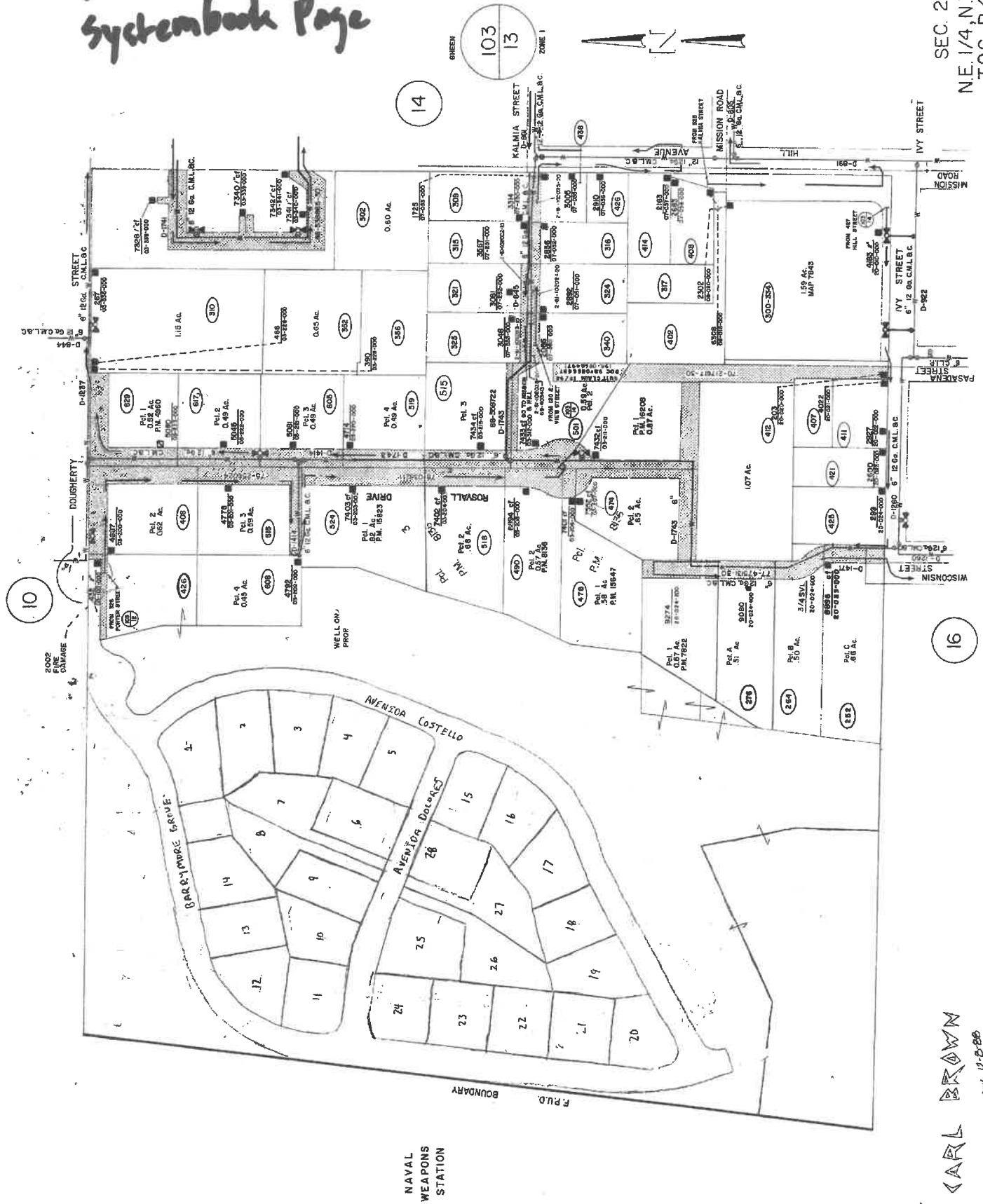
5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400

Additional  
Information  
Files

# GIS



# FPUD Systembook Page



NAVAL WEAPONS STATION

FPUD BOUNDARY

GREEN 103 13 ZONE I



SEC. 24  
NE 1/4, NW 1/4  
T.9S, R.4W.  
SCALE 1 in. = 100 ft.  
P.M. 4-883, 4860, 7852, 8135  
MAP 7843

DR BY **CARL BROWN**  
REV. 12-8-88  
12/27  
REV. 1-20-89

Easement  
file  
copy

(to be quitclaimed)

DOC # 2008-0306324



JUN 06, 2008 3:01 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 0.00  
OC: NA

PAGES: 10



*Bypass APN* ✓

Recording Requested by and When Recorded Mail to:

*Fl. TOP UP CNA*

Fallbrook Public Utility District  
P.O. Box 2290  
Fallbrook, CA 92088-2290

Documentary Transfer Tax *to*

*[Signature]*

**6788**

FALLBROOK PUBLIC UTILITY DISTRICT

EASEMENT

THIS AGREEMENT, made and entered into this 26<sup>th</sup> day of May, 2008 by and between

Dougherty Citrus, Inc., A California Corporation, Grantor, and the FALLBROOK PUBLIC UTILITY DISTRICT, a public agency, organized under the laws of the State of California, Grantee, to wit:

WITNESSETH, that for the sum of One Dollar to them in hand paid, receipt of which is hereby acknowledged, Grantor hereby grants to the Grantee a Right of Way for District pipelines and facilities, together with right of ingress and egress for the purpose of construction, repairing, relaying, enlarging and operating same, said Right of Way being more particularly described in the attached Exhibit 'A'.

IN CONSIDERATION of the foregoing Right of Way agreement, the Grantors and Grantees thereto, their heirs, successors and assigns agree:

- 1) That they will mutually maintain the above facilities free of obstructions such as fences, buildings, plants and trees.
- 2) That any operations necessary for installing, maintaining, enlarging, and caring for said pipelines and facilities will be carried out in a good and workmanlike manner.
- 3) That the Grantor and successors and assigns shall not alter or permit to be altered the existing ground elevations of the above-described Right of Way existing at the time this document is executed without the consent of the Grantee.
- 4) GRANTEE may use gates in all fences which now cross or later cross any portion of the easement.
- 5) That upon abandonment of the pipeline or other facilities or reconveyance to the GRANTOR, Fallbrook Public Utility District shall have no obligation to remove the pipeline or other facilities or restore the property to its condition prior to this grant.
- 6) That in the event of any controversy, claim, or dispute relating to this instrument or breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney fees, and costs.

IN WITNESS WHEREOF, the Grantor (has, have) hereunto set \_\_\_\_\_ hand and seal \_\_\_\_\_ the day and year first above written.

Dougherty Citrus, Inc., A California Corporation

*Paul W. Dooley*  
\_\_\_\_\_  
PAUL W. DOOLEY

PRESIDENT  
GRANTOR

Fallbrook Public Utility District, GRANTEE

By *Dee Hingle*  
\_\_\_\_\_  
President, Board of Directors

By *[Signature]*  
\_\_\_\_\_  
Secretary

CERTIFICATE OF ACCEPTANCE

This is to certify that the real property conveyed by easement dated 5/26/08 from Dougherty Citrus Inc  
a California Corporation to FALLBROOK PUBLIC UTILITY DISTRICT was accepted by order of the

Board of Directors on January 26, 1987, and the grantee hereby consents to recordation thereof by its duly authorized officer.

5/28/08  
Date

*[Signature]*  
\_\_\_\_\_  
Secretary

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF San Diego.

On May 24, 2008, before me, Linda R. Bradway, a

Notary Public, personally appeared Paul W. Dooley

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 *Linda R. Bradway*  
LINDA R. BRADWAY

Name (typed or printed), Notary Public in  
And for the County and State.





## EXHIBIT "A"

## LEGAL DESCRIPTION

EASEMENT FOR PUBLIC UTILITIES,  
INGRESS AND EGRESS

A PORTION OF RANCHO SANTA MARGARITA Y LAS FLORES AS DELINEATED UPON A MAP RECORDED IN BOOK 7, PAGE 39 OF PATENTS AND AS SHOWN BY RECORD OF SURVEY MAPS 794 AND 831 FILED IN THE RECORDER'S OFFICE, AND A PORTION OF LOT 1 IN FRACTIONAL SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE JULY 31, 1880, ALL BEING IN THE COUNTY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO NICHOLAS J. MARIANI, ET UX, RECORDED MARCH 15, 1967 AS FILE NO. 34943 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID LAND AND A PORTION OF THE NORTHERLY LINE OF SAID LOT 1, SOUTH 88°38'17" EAST 589.05 FEET TO TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 88°38'17" EAST, 207.36 FEET TO THE MOST NORTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 4426 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JANUARY 30, 1976; THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL 1, SOUTH 01°03'13" WEST, 20.00 FEET; THENCE NORTH 88°38'17" WEST, 135.53 FEET; THENCE SOUTH 12°46'04" EAST, 2.09 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 11°31'15" EAST; THENCE LEAVING THE EASTERLY LINE OF SAID PARCEL 1, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°22'56", AN ARC DISTANCE OF 30.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 119°20'06", AN ARC DISTANCE OF 83.31 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 165°28'35", AN ARC DISTANCE OF 72.20 FEET TO A POINT HEREINAFTER REFERED TO AS POINT "A"; THENCE SOUTH 54°57'35" WEST, 40.02 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 52°57'21" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°13'32", AN ARC DISTANCE OF 35.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°54'36", AN ARC DISTANCE OF 84.40 FEET; THENCE SOUTH 79°38'25" WEST, 252.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°52'52", AN ARC DISTANCE OF 228.96 FEET; THENCE SOUTH 06°45'33" WEST, 38.62 FEET TO A POINT HEREINAFTER REFERED TO AS POINT "B"; THENCE CONTINUING SOUTH 06°45'33" WEST, 90.00 FEET; THENCE CONTINUING SOUTH 06°45'33" WEST, 425.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°25'06", AN ARC

DISTANCE OF 48.44 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 108°21'10", AN ARC DISTANCE OF 47.28 FEET; THENCE SOUTH 03°20'09" EAST, 43.68 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 27°00'43" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°00'00", AN ARC DISTANCE OF 34.91 FEET; THENCE SOUTH 17°00'43" EAST, 19.43 FEET; THENCE SOUTH 46°32'03" WEST, 118.39 FEET; THENCE SOUTH 06°43'19" WEST, 165.59 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, SECTION 24; THENCE ALONG SAID LINE, NORTH 88°39'24" WEST, 20.09 FEET TO THE EASTERLY BOUNDARY OF FALLBROOK NAVAL WEAPONS STATION AS SHOWN ON RECORD OF SURVEY MAP NO. 9426, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 11, 1983, THENCE ALONG SAID LINE, NORTH 06°43'19" EAST (NORTH 06°43'38" EAST PER ROS 9426), 174.71 FEET; THENCE LEAVING SAID LINE, NORTH 46°32'03" EAST, 96.60 FEET; THENCE SOUTH 72°59'17" WEST, 5.10 FEET; THENCE NORTH 17°00'43" WEST, 83.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 220.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°46'16", AN ARC DISTANCE OF 91.27 FEET; THENCE NORTH 83°16'41" WEST, 4.92 FEET TO SAID LINE PER RECORD OF SURVEY 9426; THENCE ALONG SAID LINE NORTH 06°43'19" EAST, 193.16 FEET TO AN ANGLE POINT IN SAID LINE; THENCE CONTINUING ALONG SAID LINE, NORTH 06°45'33" EAST (NORTH 06°45'25" EAST PER ROS 9426), 361.13 FEET; THENCE LEAVING SAID LINE, SOUTH 83°14'27" EAST, 5.05 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 83°14'27" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°52'52", AN ARC DISTANCE OF 279.84 FEET; THENCE NORTH 79°38'25" EAST, 252.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°52'36", AN ARC DISTANCE OF 127.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°24'25", AN ARC DISTANCE OF 100.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.757 ACRES, MORE OR LESS.

#### PARCEL B

BEGINNING AT THE AFORMENTIONED POINT "A"; THENCE SOUTH 37°02'39" EAST, 31.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°13'17", AN ARC DISTANCE OF 194.25 FEET; THENCE SOUTH 04°10'38" WEST, 65.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'23", AN ARC DISTANCE OF 88.31 FEET; THENCE SOUTH 22°55'01" WEST, 244.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°19'17", AN ARC DISTANCE OF 246.56 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'01", AN ARC DISTANCE OF 49.18 FEET; THENCE SOUTH 62°59'17" WEST, 326.79 FEET; THENCE NORTH 03°20'09" WEST, 43.68 FEET; THENCE NORTH 62°59'17" EAST, 309.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE

6790

NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°15'01", AN ARC DISTANCE OF 57.73 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°19'17", AN ARC DISTANCE OF 210.03 FEET; THENCE NORTH 22°55'01" EAST, 34.58 FEET; THENCE CONTINUING NORTH 22°55'01" EAST, 90.00 FEET; THENCE CONTINUING NORTH 22°55'01" EAST, 120.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'23", AN ARC DISTANCE OF 75.23 FEET; THENCE NORTH 04°10'38" EAST, 65.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°13'17", AN ARC DISTANCE OF 165.47 FEET; THENCE NORTH 37°02'39" WEST, 33.04 FEET; THENCE NORTH 54°57'35" EAST, 40.02 FEET TO SAID POINT "A".

CONTAINING 1.105 ACRES, MORE OR LESS.

**PARCEL C**

BEGINNING AT THE AFORMENTIONED POINT "B" SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 83°14'27" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'34" AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 83°14'01" EAST, 79.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 270.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°09'02", AN ARC DISTANCE OF 76.11 FEET; THENCE SOUTH 67°04'59" EAST, 326.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 22°55'01" WEST, 90.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 67°04'59" WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 67°04'59" WEST, 326.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 230.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°09'02", AN ARC DISTANCE OF 64.83 FEET; THENCE NORTH 83°14'01" WEST, 79.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'26", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 06°45'33" EAST, 90.00 FEET TO SAID POINT "B".

CONTAINING 0.495 ACRES, MORE OR LESS.

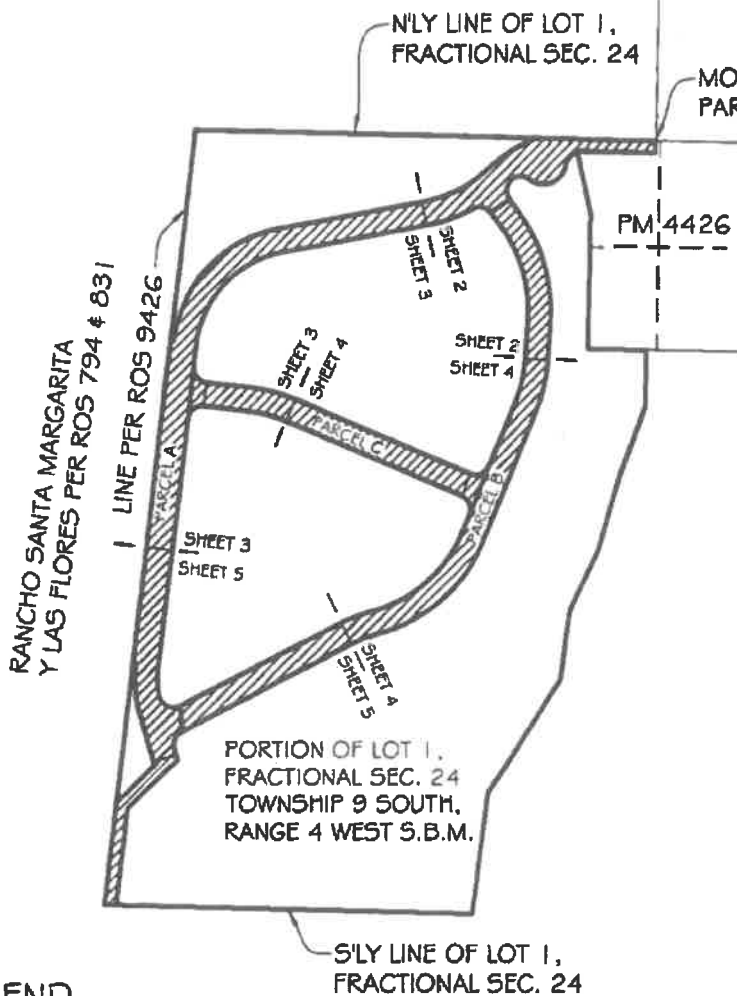
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION

Armand A. Marois 3/18/08  
ARMAND A. MAROIS DATE  
PLS 5941

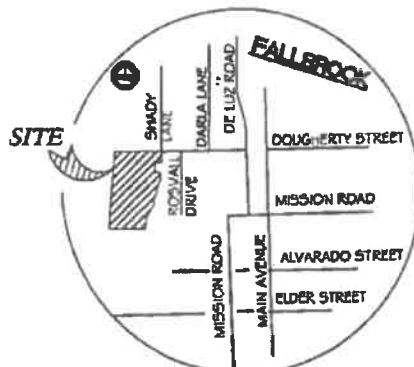


# EXHIBIT B

6791



SCALE 1"=300'



VICINITY MAP


NTS



ARMAND A. MAROIS  
P.L.S. 5941

DATED: 3/18/08

## LEGEND

-  INDICATES EASEMENT FOR PUBLIC UTILITIES, AND INGRESS AND EGRESS (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES
- INDICATES SHEET MATCHLINE
- P.O.C. INDICATES POINT OF COMMENCMENT
- T.P.O.B. INDICATES TRUE POINT OF BEGINNING
- (R) INDICATES RADIAL BEARING

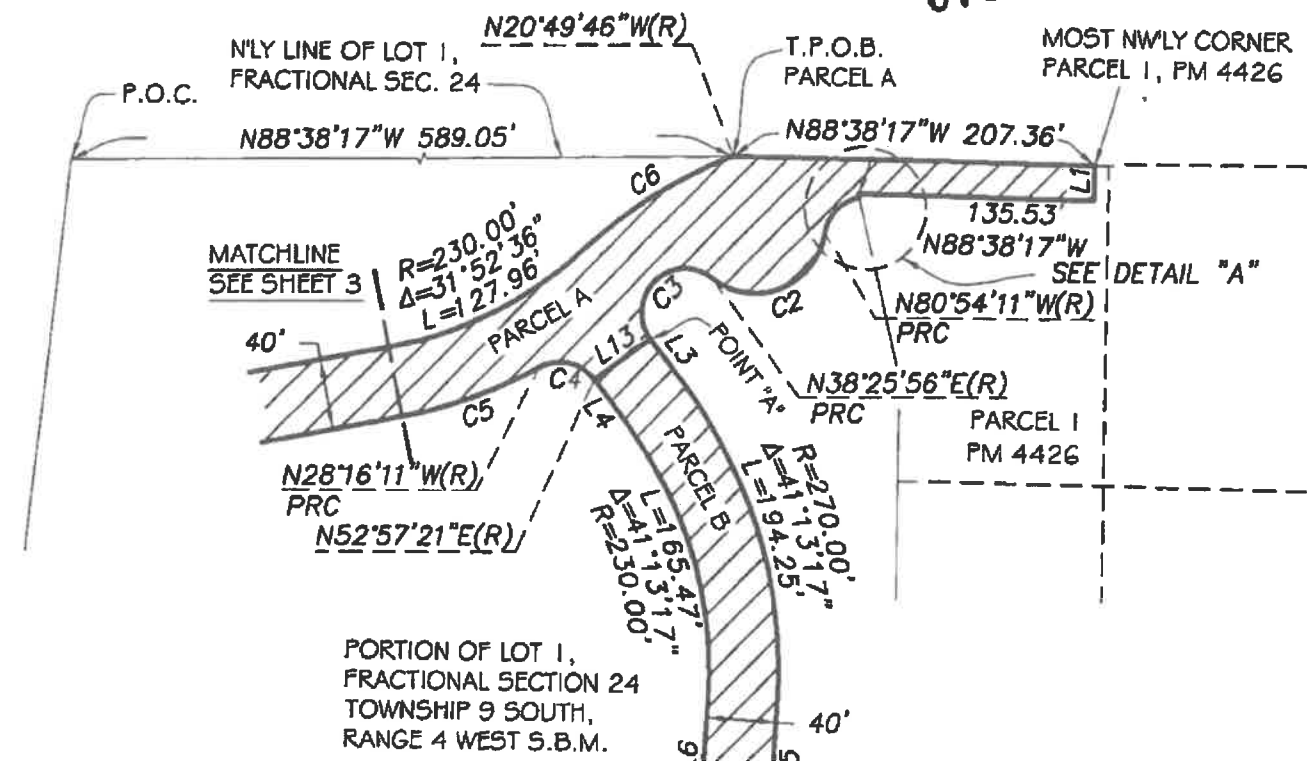
PUBLIC UTILITIES AND  
INGRESS AND EGRESS EASEMENT

DOUGHERTY CITRUS, INC.  
TO  
FALLBROOK PUBLIC  
UTILITY DISTRICT

**bHA, Inc.** 5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400

# EXHIBIT B

6792



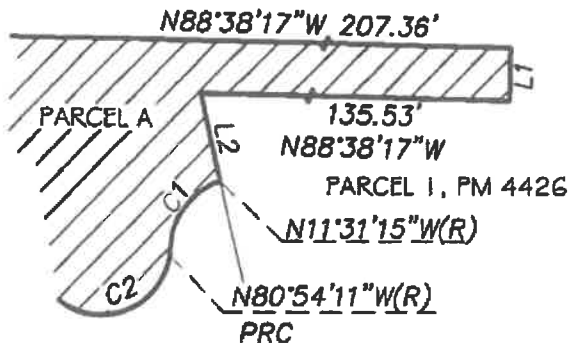
**LEGEND** INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
 TOTAL AREA = 3.357 ACRES

P.O.C. INDICATES POINT OF COMMENCEMENT  
 T.P.O.B. INDICATES TRUE POINT OF BEGINNING



SCALE 1"=100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°03'13"E	20.00'
L2	N12°46'04"W	2.09'
L3	N37°02'39"W	31.64'
L4	N37°02'39"W	33.04'
L5	N04°10'38"E	65.83'
L6	N04°10'38"E	65.83'
L13	N54°57'35"E	40.02'



**DETAIL 'A'**  
 NTS  
 EXAGGERATED FOR CLARITY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.27'	25.00'	69°22'56"
C2	83.31'	40.00'	119°20'07"
C3	72.20'	25.00'	165°28'35"
C4	35.44'	25.00'	81°13'32"
C5	84.40'	270.00'	17°54'36"
C6	100.88'	270.00'	21°24'25"

**bHA, Inc.** 5115 AVENIDA ENCINAS SUITE L  
 CARLSBAD, CA 92008 (760) 931-8700  
 W.O.673-0903-400

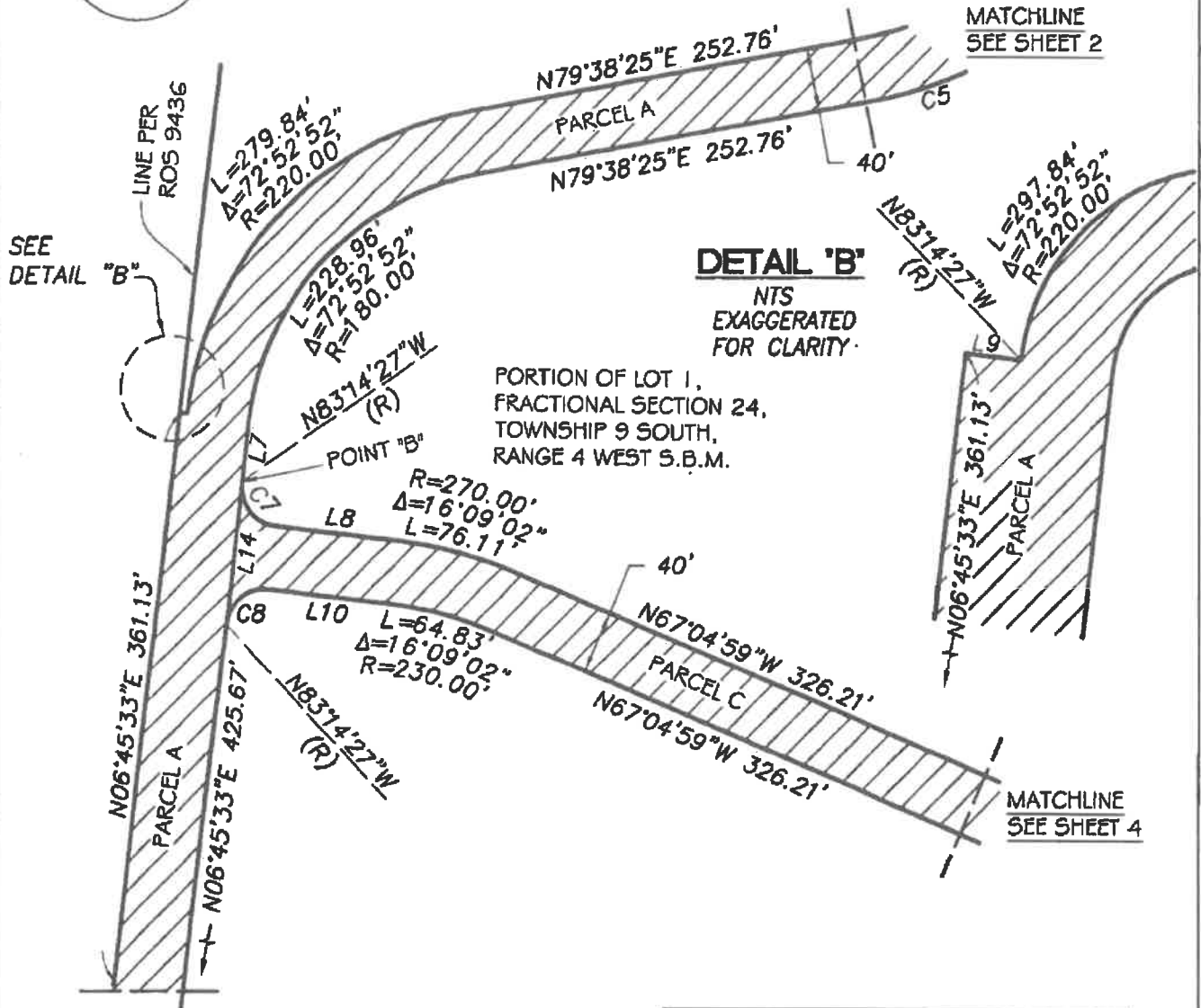
# EXHIBIT B

6793



SCALE 1"=100'

MATCHLINE  
SEE SHEET 2



MATCHLINE  
SEE SHEET 5

MATCHLINE  
SEE SHEET 4

### LEGEND



INDICATES PUBLIC UTILITIES AND  
INGRESS AND EGRESS EASEMENT  
(WIDTH VARIES) TO FALLBROOK PUBLIC  
UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N06°45'33"E	38.62'
L8	N83°14'01"W	79.40'
L9	N83°14'27"W	5.05'
L10	N83°14'01"W	79.39'
L14	N06°45'33"W	90.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	39.27'	25.00'	89°59'34"
C8	39.27'	25.00'	90°00'26"

**bHA, Inc.**

5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400

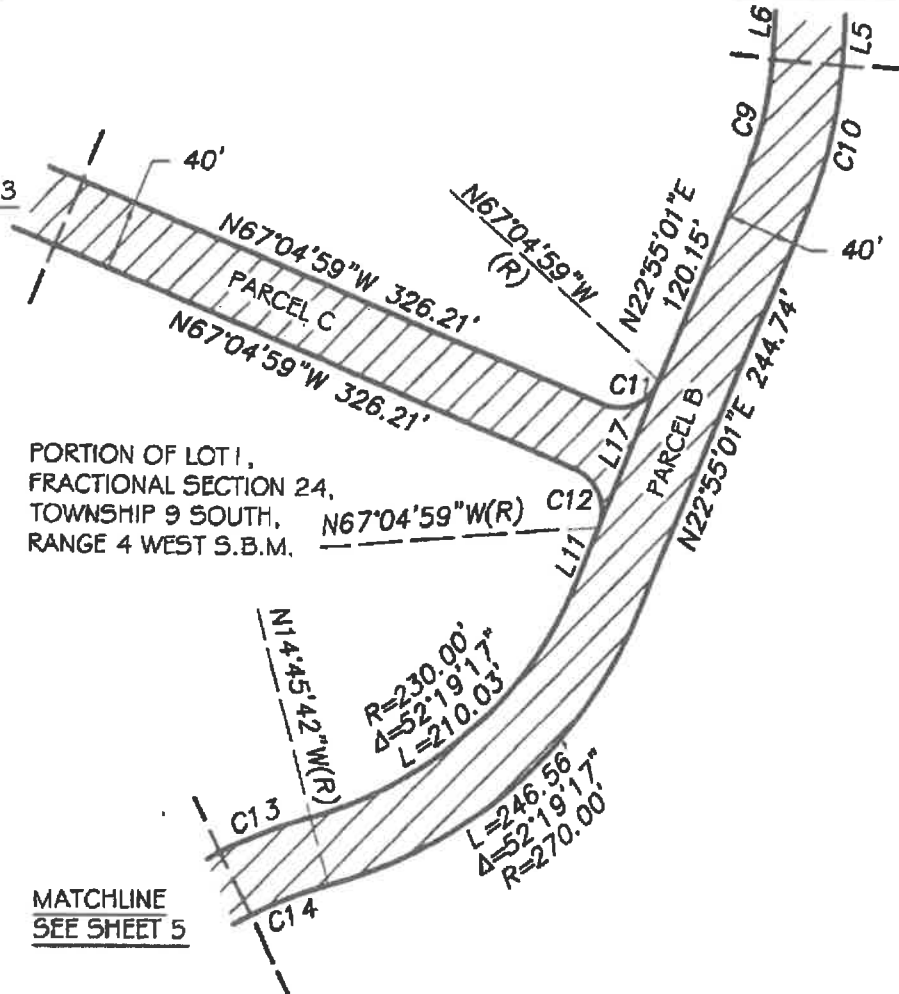
# EXHIBIT B



SCALE 1"=100'

6794  
MATCHLINE  
SEE SHEET 2

MATCHLINE  
SEE SHEET 3



PORTION OF LOT 1,  
FRACTIONAL SECTION 24,  
TOWNSHIP 9 SOUTH,  
RANGE 4 WEST S.B.M.

MATCHLINE  
SEE SHEET 5

## LEGEND



INDICATES PUBLIC UTILITIES AND  
INGRESS AND EGRESS EASEMENT  
(WIDTH VARIES) TO FALLBROOK  
PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N22°55'01"E	34.58'
L17	N22°55'01"E	90.00'

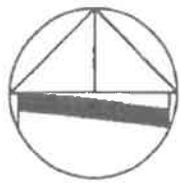
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	75.23'	230.00'	18°44'23"
C10	88.31'	270.00'	18°44'23"
C11	39.27'	25.00'	90°00'00"
C12	39.27'	25.00'	90°00'00"
C13	57.73'	270.00'	12°15'01"
C14	49.18'	230.00'	12°15'01"

**bHA, Inc.**

5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400

# EXHIBIT B

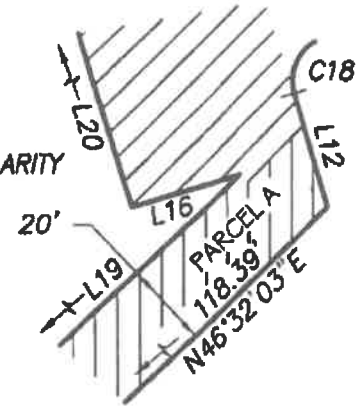
6795



SCALE 1"=100'

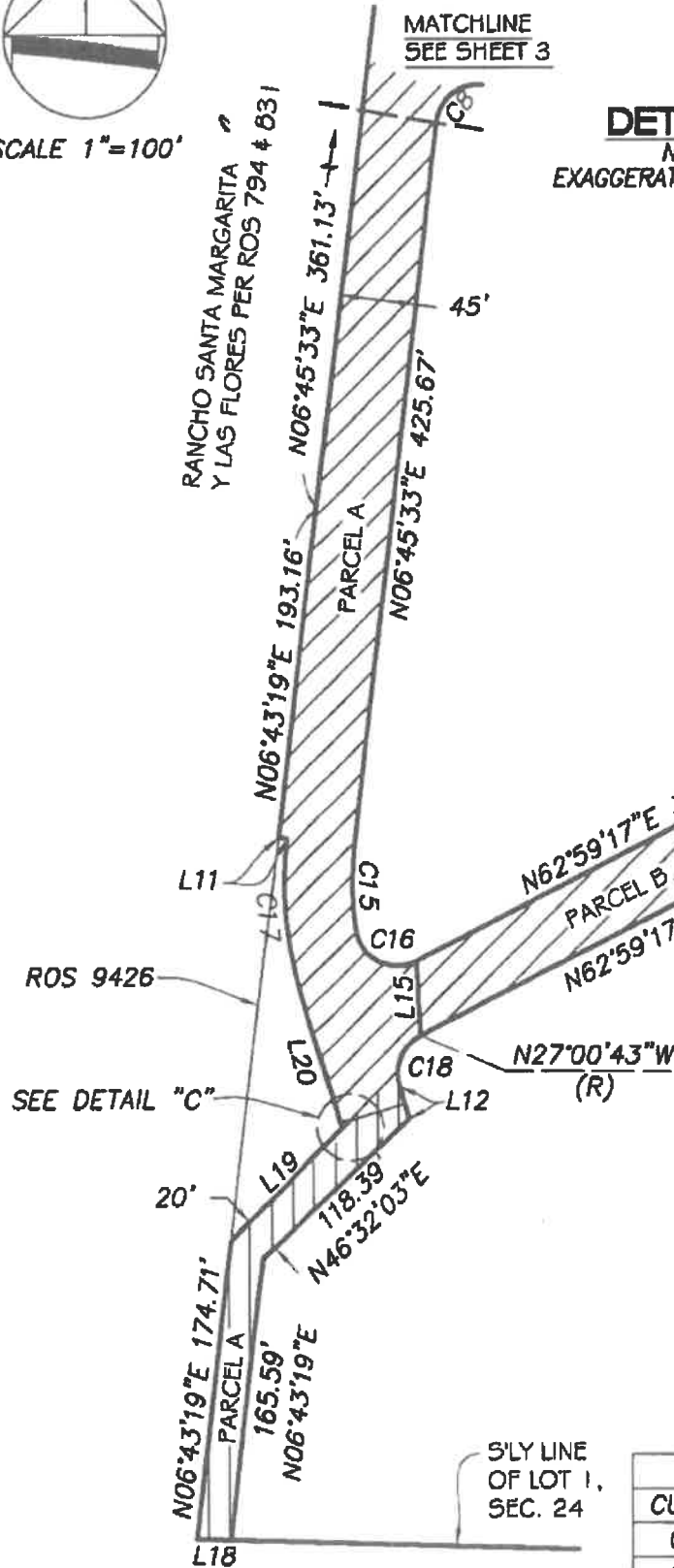
MATCHLINE  
SEE SHEET 3

**DETAIL 'C'**  
NTS  
EXAGGERATED FOR CLARITY



**LEGEND**

INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT (WIDTH VARIES) TO FALLBROOK PUBLIC UTILITY DISTRICT  
TOTAL AREA = 3.357 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L11	N83°16'41"W	4.92'
L12	N17°00'43"W	19.43'
L13	N54°57'35"E	90.02'
L14	N06°45'33"E	90.00'
L15	N03°20'09"W	43.68'
L16	N72°59'17"E	5.10'
L17	N22°55'01"E	90.00'
L18	N88°39'24"W	20.09'
L19	N46°32'03"E	96.60'
L20	N17°00'43"W	83.62'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	48.44'	180.00'	15°25'06"
C16	47.28'	25.00'	108°21'10"
C17	91.27'	220.00'	23°46'16"
C18	34.91'	25.00'	80°00'00"

**bHA, Inc.**

5115 AVENIDA ENCINAS SUITE L  
CARLSBAD, CA. 92008 (760) 931-8700  
W.O.673-0903-400



**This page intentionally left blank.**

**M E M O**

**TO:** Engineering & Operations Committee  
**FROM:** Jason Cavender, Operations Manager  
**DATE:** February 17, 2021  
**SUBJECT:** Engineering and Operations Key Performance Indicators

---

Purpose

To provide information to the Board on the Key Performance Indicators (KPIs) that have been developed for Engineering and Operations.

Summary

The primary purpose for developing and tracking KPIs is to provide a performance measurement system that gives management the ability to analyze data, make better decisions, and improve the organization. District KPIs are largely focus on Capital Improvement Projects (CIP), Preventative Maintenance (PM), leak response, and regulatory compliance.

Recommended Action

This is an information item. No board action needed.

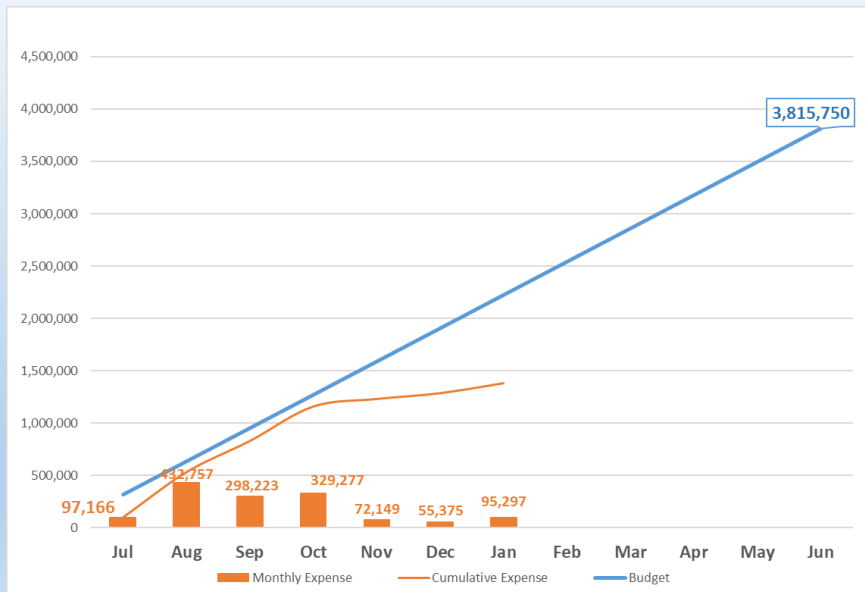


# Fallbrook Public Utility District

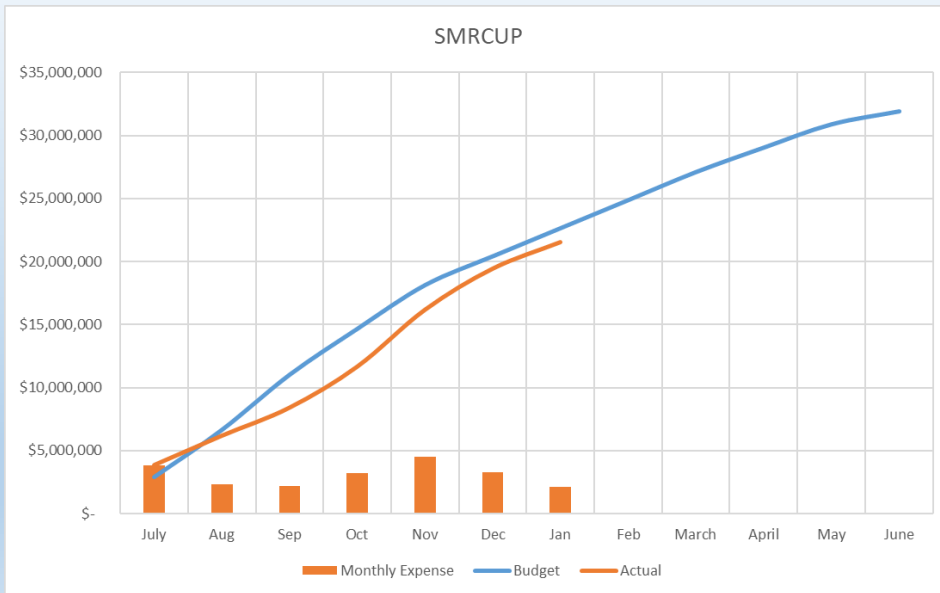
## Engineering and Operations FY21

Board Meeting February 2021

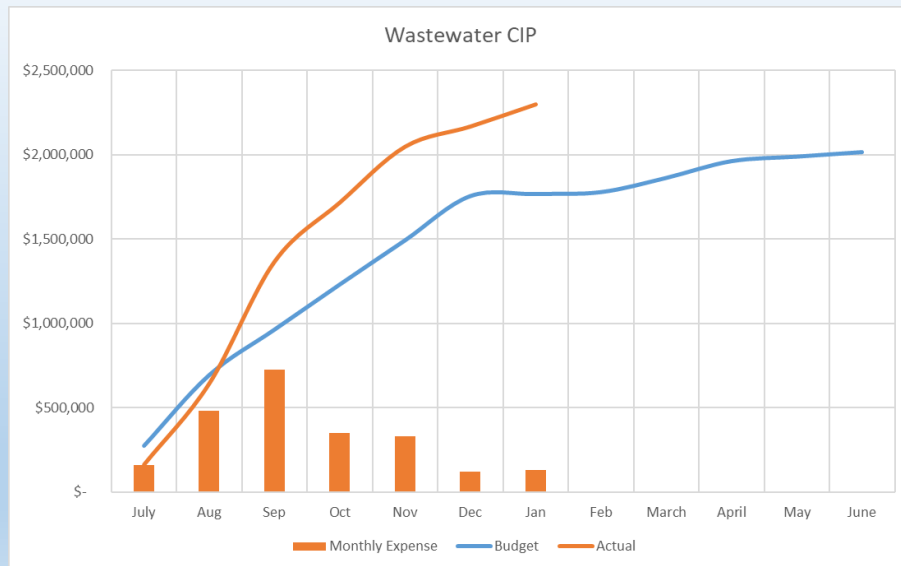
### Water PAYGO CIP FY21



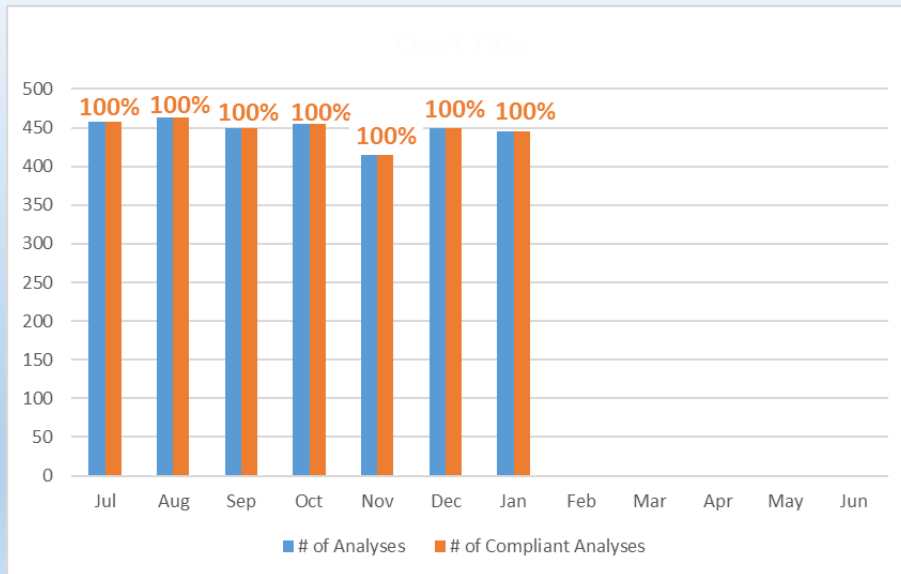
## Water SMRCUP CIP FY21



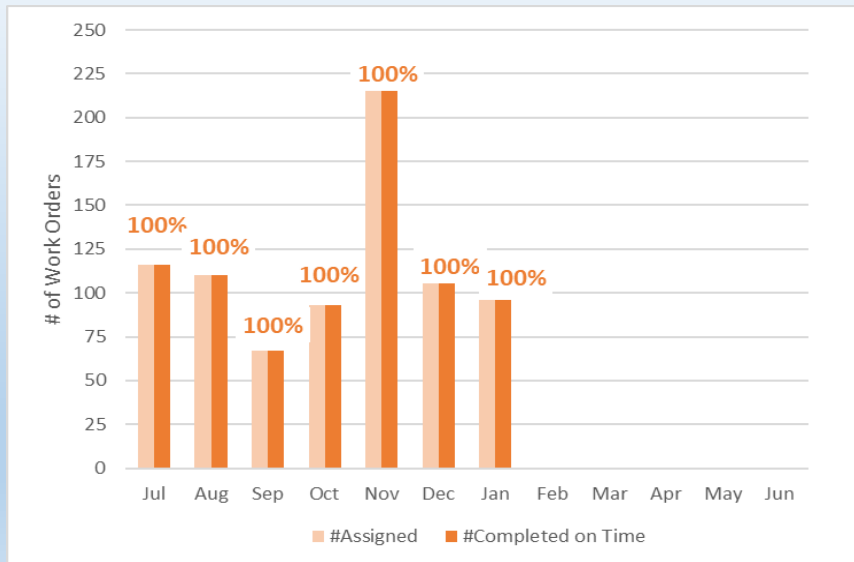
## Wastewater System CIP FY21



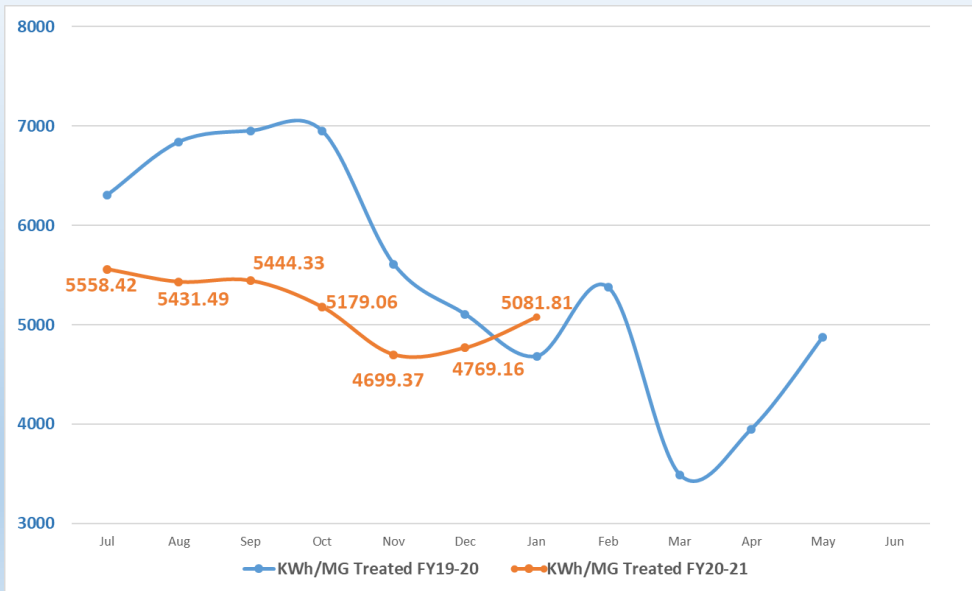
## Wastewater System Regulatory Compliance



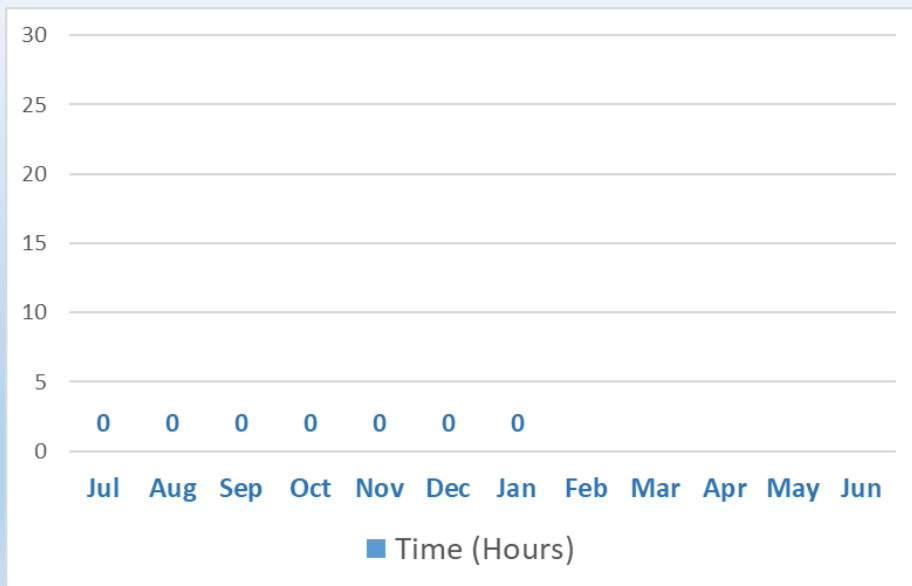
## Reclamation Plant – Preventative Maintenance Work Orders



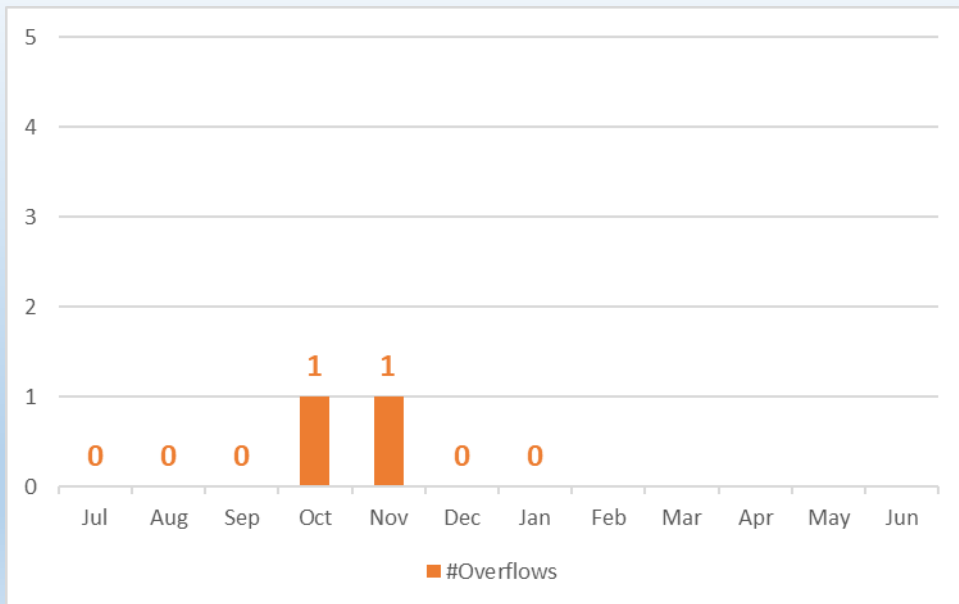
### Reclamation Plant – Energy Usage (KWh/MG Treated)



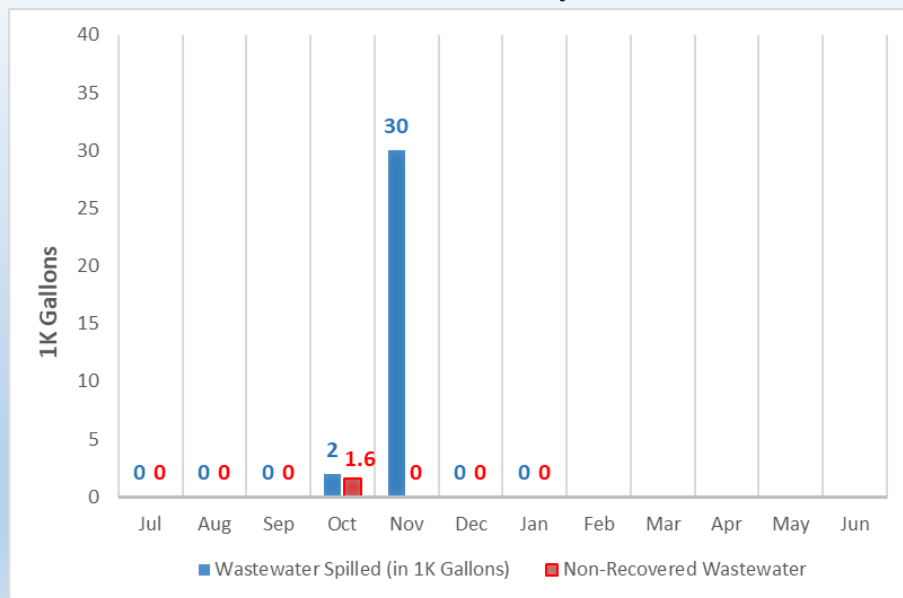
### Recycled Water – Time out of Service (Hours)



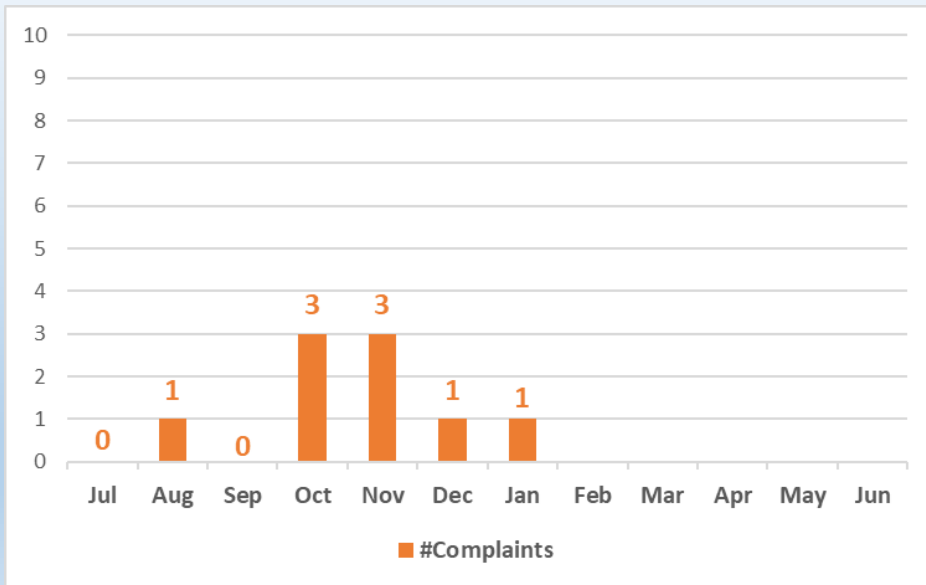
## Sewer Overflows



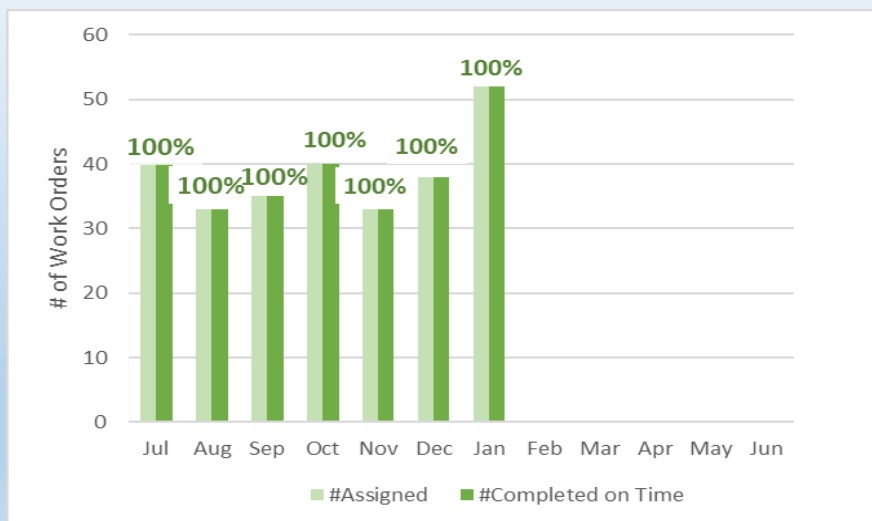
## Wastewater Spilled



## Wastewater System Odor Complaints

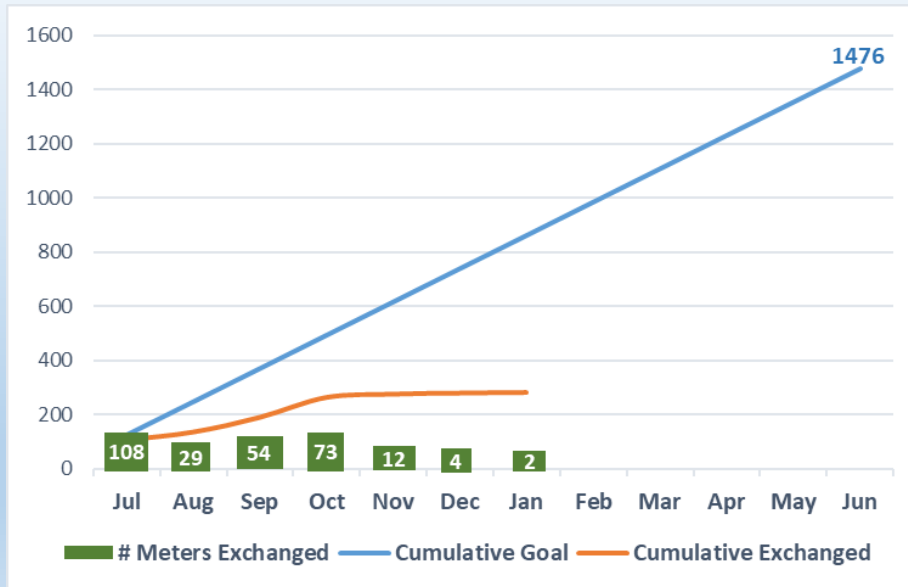


## Collections – Preventative Maintenance Work Orders

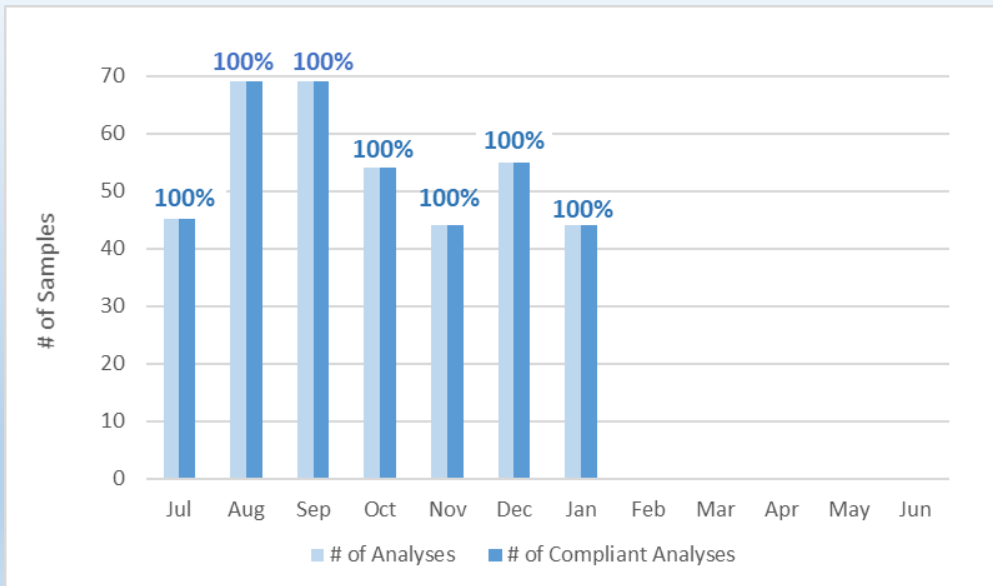




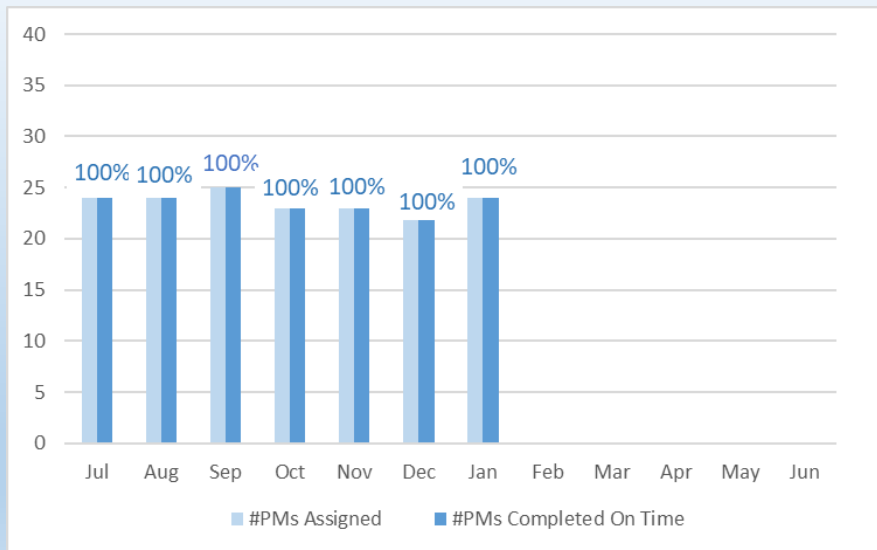
## Meter Exchange



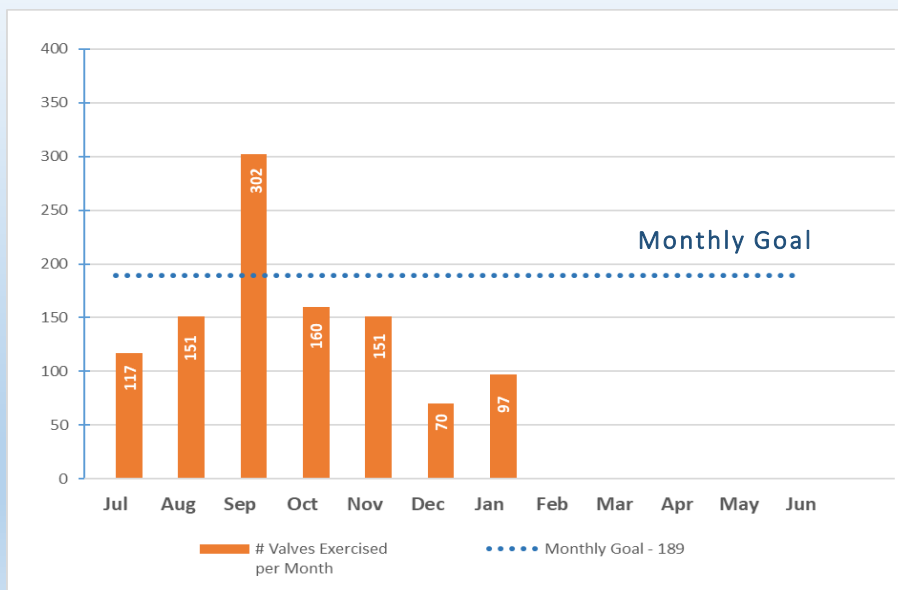
## Water System Regulatory Compliance



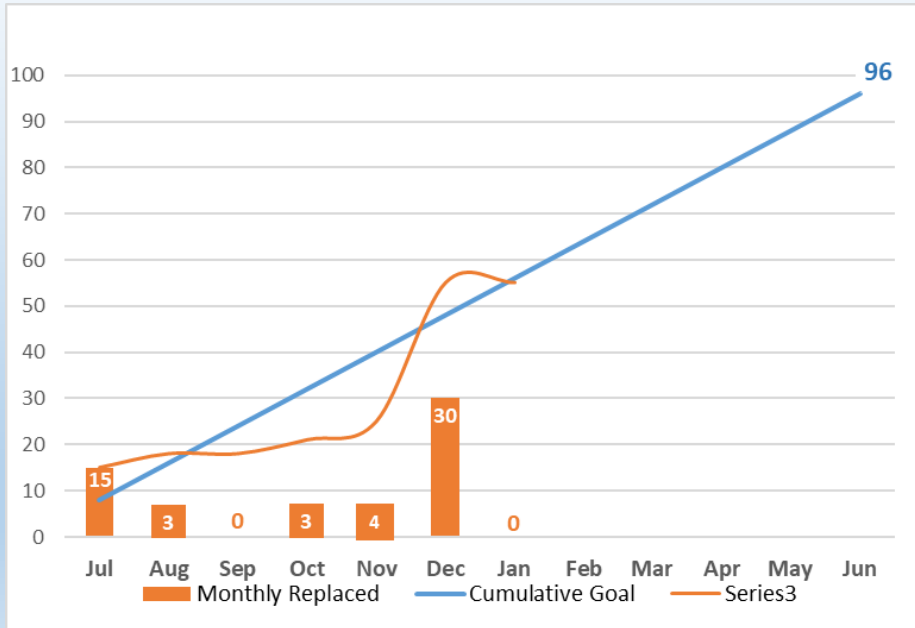
## Water Preventative Maintenance Work Orders



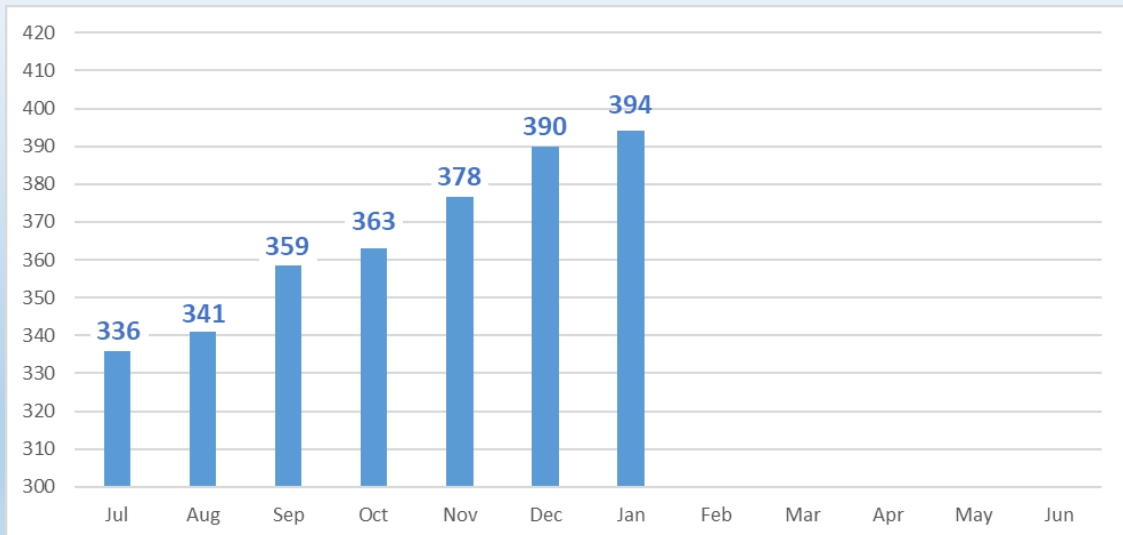
## Valve Exercise Program



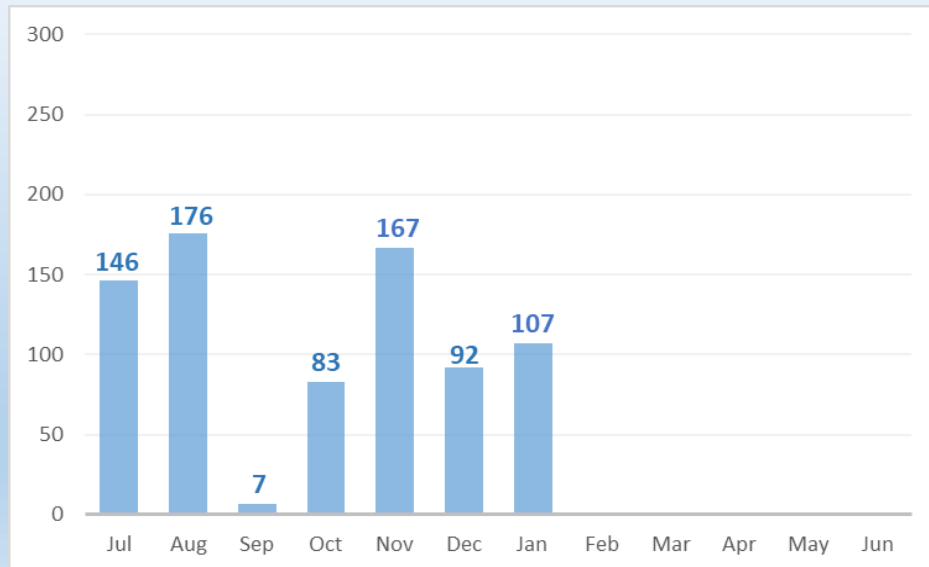
## Valves Replaced



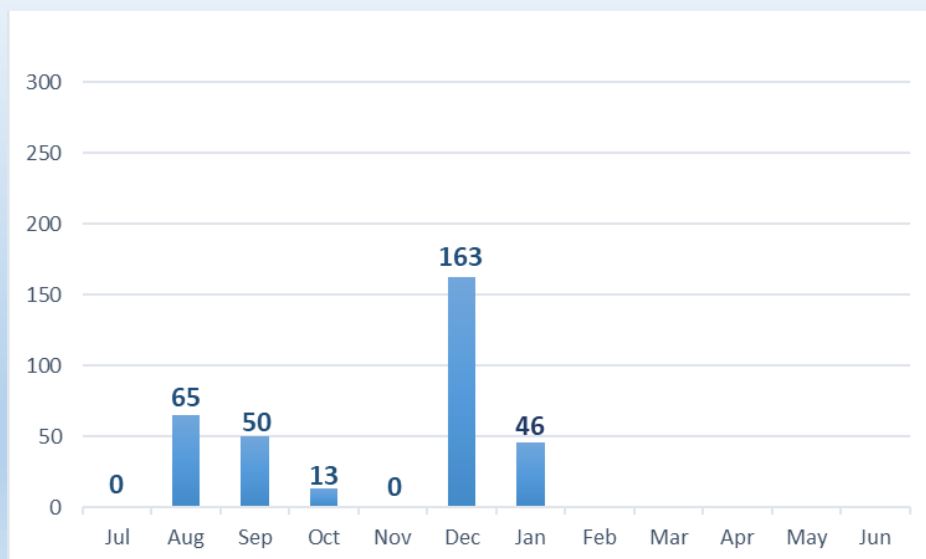
## Rolling Total Broken Valves



## Planned Outages > 4 Hours # of Customers Affected



## Unplanned Disruption > 4 Hours # of Customers Affected



## M E M O

**TO:** Engineering & Operations Committee  
**FROM:** Kevin Collins, Purchasing/Warehouse Supervisor  
**DATE:** February 17, 2021  
**SUBJECT:** Request for Approval to Purchase One Boom Truck Crane

---

Description

This request is for the Engineering & Operations Committee to recommend approval to the Board to purchase one boom truck crane from Velocity Truck Centers.

Purpose

Vehicle 1324, a 1987 Dresser crane, is due for replacement. This equipment has served more than 30 years in the District fleet and is no longer CARB compliant. In addition, due to its age, parts are getting difficult to obtain, resulting in more expense and longer downtime when repairs are needed. This is the oldest piece of equipment in the District fleet and will need extensive costly repairs in order to extend its service life. The crane is a key component to the valve replacement program and is used to replace valve clusters safely. The crane is also regularly used at the Water Reclamation Plant for repairs and maintenance.

After reviewing available options, staff determined a boom truck crane would be most efficient as a replacement. By utilizing a boom truck, staff will be able to drive the crane to the work site with all materials loaded on the bed. As the design of this boom truck is smaller, more maneuverability will be possible on some of Fallbrook's more condensed roads. Finally, because the boom truck can drive easily on surface streets, a separate truck and trailer will not be required to transport the crane, saving fuel costs and wear-and-tear on other fleet assets.

The RFQ for this procurement was sent to five vendors on January 27th – two responses were received. Of those two responses, Velocity Truck Centers was the low bid at \$314,627.03

Budgetary Impact

This crane was specified for purchase in the FY 20-21 Adopted Annual Budget; a total of \$250,000 was earmarked out of \$566,000 for overall fleet funding. If approved, the crane will cost \$64,627.03 more than originally projected.

Recently, the board approved the purchase of 4 trucks from Courtesy Chevrolet in the amount of \$112,860.13, which was a savings of \$87,139.87 from its original projection (\$200,000). That savings will be applied towards this crane purchase, ensuring the totality of fleet procurements will remain within the overall \$566,000 total.

After purchasing this boom truck crane, \$138,512.84 will remain in the overall fleet budget.

Recommended Action

The Committee recommend that the Board approve the purchase of one boom truck crane from Velocity Truck Centers in the amount of \$314,627.03.



**Vehicle/Equipment Evaluation Form**

**Vehicle VIN:** 5043-5001/4D 219821 U009705

**Vehicle or Equipment #:** 1324

**Make:** Dresser

**Model:** 150FA

**Year:** 1987

**Mileage:** N/A

**Hours of Operation:** 3834

**Date of Evaluation:** 2/10/2021

System	Points	Comments
Mileage/Hours	4	Over 3,000 hours
Annual Maintenance Cost	2	
Year	4	Oldest piece of heavy equipment in fleet
Downtime	2	Hard to obtain parts for



POINT RANGES	
Under 3 points	Condition I : EXCELLENT
4 – 7 points	Condition II : GOOD
8 – 11 points	Condition III : QUALIFIES FOR REPLACEMENT
12 or more	Condition IV : IMMEDIATE ATTENTION NEEDED

Mileage:

Under 15,000 miles – 0 points  
 15,001 – 35,000 miles – 1 point  
 35,001 – 50,000 miles – 2 points  
 50,001 – 75,000 miles – 3 points  
 75,001 miles or more – 4 points

Annual Maintenance Cost:

Under \$1,500 – 0 points  
 \$1,501 - \$3,000 – 1 point  
 \$3,001 - \$5,000 – 2 points  
 \$5,001 - \$7,500 – 3 points  
 \$7,501 or more – 4 points

Year:

Less than 3 years old – 0 points  
 4 – 7 years old – 1 point  
 8 – 11 years old – 2 points  
 12 – 15 years old – 3 points  
 15 years old or more – 4 points

Downtime:

Less than 1 week out of 1 year – 0 points  
 More than 1 week but less than 2 weeks out of 1 year – 1 point  
 More than 2 weeks but less than 3 weeks out of 1 year – 2 points  
 More than 3 weeks but less than 4 weeks out of 1 year – 3 points  
 More than 4 weeks out of 1 year – 4 points