



Byron-Bethany Irrigation District
REGULAR MEETING OF THE
BOARD OF DIRECTORS

BOARD MEETING

Tuesday, April 15, 2025
10:00 A.M.

DISTRICT HEADQUARTERS
7995 Bruns Road / Byron, California 94514-1625
Telephone: 209-835-0375 / Facsimile: 209-835-2869

TIM MAGGIORE
Director
Division III

PETE PETROVICH
Director
Division I

MARK MAGGIORE
Director
Division II

AMANJIT SINGH SANDHU
Director
Division IV



CHARLES TUSO
President
Division V

TOM PEREIRA
Director
Division VI

JACK ALVAREZ
Vice-President
Division VII

EDWIN PATTISON
General Manager

AGENDA

Regular Meeting of the Board of Directors In Person Meeting 7995 Bruns Road, Byron, CA 94514

April 15, 2025
10:00 AM

The Board may act on any of the items listed on this agenda regardless of whether an item is described as an action item, a report, or an informational or discussion item. As provided under Government Code section 54954.3, subdivision (a), during a Regular Meeting members of the public may address the Board concerning any item on the agenda or on any matter within the jurisdiction of the Byron-Bethany Irrigation District by filling out a speaker request form, available at the Auditorium or conference room entrance, and submitting the speaker form to the District Secretary/General Manager. Comments will be taken during the "Public Comment" section of the agenda.

This facility complies with the Americans with Disabilities Act. If any special accommodations are needed for you to participate, please contact the District Secretary/General Manager not less than 24 hours prior to the start of the Board meeting.

Agendas, agenda-packet materials, and other supporting documents are available for inspection at the District headquarters. A fee will be charged for copies.

Food will be available for staff and Board members during the half-hour before the Board meeting. If Board members are present, they will not discuss District business.

- I. CALL MEETING TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. ADOPTION OF THE AGENDA AND CONSIDERATION OF ADDITIONS OR CORRECTIONS TO THE AGENDA OF ITEMS, AS AUTHORIZED BY GOVERNMENT CODE SECTION 54950 et seq.**
- V. PUBLIC COMMENT (Please observe a two-minute time limit)**

This section of the agenda is provided so that the public may express comments on any item on the agenda or on matters within the District's jurisdiction not listed on the agenda. Unless extended by the Board President, public comment is limited to no more than two (2) minutes per person and twenty (20) minutes total for all speakers. Board members may refer a matter to staff, or direct staff to place a matter of business on a future agenda.

VI. CONSENT CALENDAR

The following items are routine and non-controversial and can be acted on in one consolidated motion as recommended, or at the request of any Director all or some of the items may be removed from the Consent Calendar and separately considered.

1. Approve Meeting Minute Summary of March 18, 2025.
2. Accept Treasurer's Reports and Reconciliations for the Month of March 2025.
3. Approve Check Registers for the Month of March 2025.
4. Approve Easement Quitclaim Deed to Indus Wall Street, LLC for 28-foot Easement over San Joaquin County Assessor Parcel Number 233-066-140.

VII. DISCUSSION/ACTION CALENDAR

5. Discussion/Action to Consider Adoption of Emergency Resolution for Wicklund Cut Pump Station.
6. Discussion/Action to Consider Approval of Resolution Establishing 2025 Water Rates.
7. Discussion/Action to Consider Approval of Resolution Updating Healthcare Coverage for Directors and/or Employees.
8. Discussion/Action to Consider Authorizing the District's General Manager and the District's Consultant Frances Mizuno to Negotiate a Potential Water Transfer to Cross Valley Water Contractor.
9. Discussion/Action to Consider Approval and Execution of Pipeline Easement Agreement with South Parcel Investor, LLC in West Side Service Area as part International Park of Commerce.

VIII. COMMUNICATION /REPORTS / COMMENTS

Directors
Consultants
General Counsel
General Manager

IX. CLOSED SESSION

10. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (one case under Govt. Code, § 54956.9, subsection (d)(1)): *State Water Resources Curtailment Cases*, case No. 22CV402030 (CJJP No. 5229)
11. Conference With Real Property Negotiators to Discuss the Terms of a Potential Water Transfer (Govt. Code section 54956.8).

X. ADJOURNMENT

CHARLES TUSO
President
Division V

JACK ALVAREZ
Vice President
Division VII

MARK MAGGIORE
Director
Division II

AMANJIT SINGH SANDHU
Director
Division IV



AGENDA ITEM NO: 1

TIM MAGGIORE
Director
Division III

TOM PEREIRA
Director
Division VI

PETE PETROVICH
Director
Division I

EDWIN PATTISON
General Manager

MINUTE SUMMARY

Regular Meeting of the Board of Directors In Person Meeting Tuesday, March 18, 2025 10:00 AM

PLEDGE OF ALLEGIANCE

CALL TO ORDER – ROLL CALL 10:00 a.m.

Adoption of the agenda and to consider additions or corrections to the agenda of items, as authorized by government code section 54950 et seq.

(M/S/C Petrovich/T.Maggiore) M.Maggiore, T.Maggiore, Petrovich, Sandhu and Tusso; Absent: Alvarez, Pereira)

PUBLIC COMMENT (Please observe a three-minute time limit)

This section of the agenda is provided so that the public may express comments on any item within the District's jurisdiction not listed on the agenda. Board members may refer a matter to staff, or follow Board procedures to direct staff to place a matter of business on a future agenda. The public may express comments on agenda items at the time of Board consideration.

General Manager Ed Pattison introduced Mr. Federico Barajas, San Luis Delta-Mendota Water Authority's Executive Director. Mr. Barajas joined the Board meeting to discuss major efforts underway at the Water Authority, such as the Sisk Dam Expansion Project, Delta Mendota Canal improvements, the Healthy Rivers and Landscapes (HRL) program, and the current water supply allocation for the Central Valley Project.

CONSENT CALENDAR

1. Approve Meeting Minute Summary of February 18, 2025.
2. Accept Treasurer's Reports and Reconciliations for the Month of February 2025.
3. Approve Check Registers for the Month of February 2025.

Adoption of the Consent Calendar

(M/S/C T.Maggiore/Sandhu) M.Maggiore, T.Maggiore, Petrovich, Sandhu and Tusso; Absent: Alvarez, Pereira)

DISCUSSION/ACTION CALENDAR

4. Discussion/action to Consider Approval of Resolution Establishing 2025 water rates.

General Manager Ed Pattison and Assistant General Manager Nader Shareghi briefly summarized the 2025 proposed water rates to the Board of Directors. The District is proposing to keep the rates the same as last year with the exception of the CVP customer rates that are tied to the CVP rates provided by the United States Bureau of Reclamation. In addition, the Lien Recording Fee is recommended to increase to \$350 per lien to reimburse BBID cost for filing the lien for unpaid bills. GM Pattison added that the CVP water allocation will likely increase in the months ahead, which will drop the CVP price per acre-foot.

Adoption of resolution to establish the Base Water Rates and O&M charges for 2025.

(M/S/C T.Maggiore/Petrovich) M.Maggiore, T.Maggiore, Petrovich, Sandhu and Tusó; Absent: Alvarez, Pereira)

5. Discussion/action to Consider Approval of Resolution Updating Healthcare Coverage for Directors and/or Employees.

Due to multiple director absences, General Manager Ed Pattison recommended to bring this item back to the Board of Directors in the next upcoming meeting.

6. Discussion/action to Consider Approval of Resolution Adopting Revised Definitions of Irrigation Water and Municipal and Industrial Water in District's Rules and Regulations.

General Counsel Mike Vergara & Aly Ackerman proposed revisions to the terms "irrigation water" and "municipal and industrial water" in the District Rules and Regulations (Rules) to improve the precision of each term and to clarify the circumstances under which a municipal and industrial (M&I) water service agreement is required under the Rules. The amended definitions make it clearer that water supplied to irrigate agricultural operations and their associated homesteads' lawns, trees, and gardens are distinct from water supplied to commercial facilities for irrigating landscaping.

Approve the proposed revisions to the terms "irrigation water" and "municipal and industrial water" in the District Rules and Regulations.

(M/S/C Tusó/Sandhu) M.Maggiore, T.Maggiore, Petrovich, Sandhu and Tusó; Absent: Alvarez, Pereira)

7. Discussion/action to Consider Executing Grant of Easement from Prologis, L.P. to District for Relocated Irrigation Pipeline Along Future Pavillion and Promontory Parkways.

General Counsel Mike Vergara & Aly Ackerman proposed the Grant of Easement from Prologis to BBID for irrigation pipeline, as part of Prologis' development of the International Park of Commerce (IPC). Prologis is constructing new roadways in the District's West Side Service Area, which requires moving and/or realigning current irrigation infrastructure. Staff recommended deferring this decision on this item due to lack of ownership information. The direction is to request that Prologis provide the District with written confirmation that the owner agrees to the terms of the easement as is or puts the District in contact with their counsel to confirm before proceeding.

8. Discussion/action to Consider Including Value of Easement over Byron-Brentwood-Knightsen Cemetery District Property in Easement Quitclaim Process.

General Counsel Mike Vergara & Aly Ackerman presented an overview of an old easement associated with the Knightsen Cemetery District. This easement supported an old, abandoned BBID pipeline that runs along the Cemetery's property in a southwest-northeast direction. The easement and pipeline are not currently used, nor have they been used over the past 15 years. Additionally, Ms. Aly Ackerman explained to the Board that staff does not believe that relinquishing the easement will impact current or future District operations. The Cemetery, through its contractor, approached the District requesting the District to quitclaim its interest in the easement. To date, the Cemetery has not executed the Quitclaim Cost Reimbursement Agreement. The Board of Directors agreed to not

proceed with a Quitclaim Cost Reimbursement Agreement and the Cemetery will prepare the deed and cover all costs associated with the quitclaim.

(M/S/C Petrovich/T.Maggiore) M.Maggiore, T.Maggiore, Petrovich, Sandhu and Tusó; Absent: Alvarez, Pereira)

REPORTS / DIRECTOR COMMENTS

Nick Janes, J'COMM, reported on his working efforts on the water conservation presentation, in preparation for the meeting with Department of Water Resources (DWR) on April 4, 2025. Eric Neill, Hazen & Sawyer, reported to the Board of Directors his efforts regarding drainage agreements in the West-Side Service Area and the capacity in the West Side Service Area's (WSSA) Upper Main Canal (UMC). Mr. Neill stated that the Toll Brother's connection to the WSSA UMC is proceeding and should be completed later this year. Assistant General Manager Nader Shareghi reported to the Board staff's work on encroachment permits and the need to consistently and accurately ensure what projects are being worked on and who is working over District property. General Manager Ed Pattison briefly mentioned the Washington D.C. series of meetings seeking federal funding for the Wicklund Cut Pump Station Improvement Project.

The Board entered Closed Session at 12:00 P.M. to discuss:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (one case under Govt. Code, § 54956.9, subsection (d)(1)): *State Water Resources Curtailment Cases*, case No. 22CV402030 (CJJP No. 5229)

The Board returned to Open Session at 12:08 P.M.
No reportable action.

ADJOURNMENT 12:10 p.m.

Submitted on March 31, 2025

Approved on April 15, 2025

Ms. Ilona Ruiz, Board Secretary

Mr. Charles Tusó, President

ATTENDANCE

Directors Present:

Charles Tusó	Division V
Amanjit Sandhu	Division IV
Pete Petrovich	Division I
Mark Maggiore	Division II
Tim Maggiore	Division III

ABSENT:

Jack Alvarez	Division VII
Tom Pereira	Division VI

Staff/Consultants/Present:

Ed Pattison, General Manager
Nader Shareghi, Assistant General Manager
Ilona Ruiz, Board Secretary
Michael Vergara, SSD Law
Aly Ackerman, SSD Law
Brad Mizuno, Water Specialist
Nick Janes, J'Comm, Inc.
Kris Pickel, J'Comm, Inc.
David Vaz, Operations/Maintenance Supervisor
Julia Gavrilenko, District Accountant
Eric Neill, Hazen & Sawyer
Federico Barajas, SLD MWA

BYRON BETHANY IRRIGATION DISTRICT
Treasurer's Monthly Report of Investments as of March 2025
Unaudited For Management Purposes Only

ADENDA 2

Investment	Transfer Account (1010C)	Transfer Account (1010D)	Payroll Account (1011A)	Investment Acct (1026)	Investment Acct (1003)	Investment Acct (1002)	Investment Acct (1017)	Petty Cash (1080)	
Institution	OVCB Muni	OVCB Liquidity Plus	OVCB Payroll	King Capital Advisors****	LAIF	CAMP	Comerica JPMorgan Chase	On-Hand	Total
Interest Rate	0.000%	3.600%	0.000%	4.420%	4.620%	4.470%	3.270%		
Maturity				05/26/26			04/30/29		
Portfolio	1.59%	0.35%	0.00%	57.80%	4.20%	35.49%	0.58%		100.00%
Beginning Balance	\$600,001.00	\$951,550.07	\$0.00	\$21,761,103.49	\$1,586,089.70	\$13,367,247.15	\$211,685.14	\$200.00	\$38,477,876.55
Activity	(\$1,257,418.79)	(\$1,022,391.77)	(\$178,556.04)	\$0.00	\$0.00	\$0.00	\$0.00	(\$40.00)	(\$2,458,406.60)
Deposits	\$1,257,417.79	\$201,775.67	\$178,556.04	\$90,316.39	\$0.00	\$50,730.89	\$6,477.88	\$0.00	\$1,785,274.66
CLOSING BALANCE	\$600,000.00	\$130,933.97	\$0.00	\$21,851,419.88	\$1,586,089.70	\$13,417,978.04	\$218,163.02	\$160.00	\$37,804,744.61
RESERVES								Account Code	Total
The above investments include the following Reserves:									
Insurance/SIR Reserve								GL 3103	\$105,000.00
Rolling Stock Replacement Reserve								GL 3105	\$100,000.00
Construction Equipment Replacement Reserve								GL 3106	\$100,000.00
Groundwater Management Program								GL 3107	\$200,000.00
OME & GA Reserve								GL 3110	\$3,406,249.64
Mountain House Infrastructure Replacement								GL 3123	\$2,000,000.00
CVP Service Area Capital Improvement								GL 3122	\$50,000.00
PERS Contribution Contingency								GL 3117	\$500,000.00
Capital Improvement Plan - Ten year CIP Plan								GL 3102	\$1,476,085.52
Legal Reserve								GL 3100	\$1,000,000.00
2017 Series Debt Payment Reserve								GL 3124	\$1,600,000.00
2018 Revenue Bonds Debt Payment Reserve								GL 3125	\$1,000,000.00
2021 Revenue Bonds Debt Payment Reserve								GL 3126	\$1,000,000.00
TOTAL RESERVES									\$12,537,335.16
TOTAL CASH									\$37,804,744.61
(Less) Designated Reserves									(\$12,537,335.16)
UNDESIGNATED RESERVES									\$25,267,409.45
* No investments were made pursuant to Subdivision (I) of Section 53601, 53601.1, and Subdivision (I) Section 53635 of the Government Code. ** All investments were made in accordance with the Treasurer's annual statement of investment policy and Board instruction. *** The amounts and maturities of the investments will enable the District to fund its cash flow requirements during the next six months (Gov't Code Sec. 53646 (b) (3)).									

Byron-Bethany Irrigation District
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2025

	Current Month Actual	Year to Date Actual	Year to Date Budget	Variance	Variance %
Revenues					
CVP AG - BBID Overhead	0.00	0.00	200,000.00	(200,000.00)	0.00%
CVP M&I - BBID Overhead	5,814.90	10,050.83	110,000.00	(99,949.17)	9.14%
Construction Water	0.00	3,175.00	30,000.00	(26,825.00)	10.58%
Mountain House Water	49,853.05	112,545.18	1,200,000.00	(1,087,454.82)	9.38%
Tracy Hills Water Sales	469,614.60	469,614.60	316,414.35	153,200.25	148.42%
BOR AG	0.00	0.00	60,000.00	(60,000.00)	0.00%
BOR M/I	1,840.15	3,180.63	17,000.00	(13,819.37)	18.71%
CVPIA Restoration (M&I)	1,733.55	2,996.37	32,000.00	(29,003.63)	9.36%
CVPIA Restoration (Ag)	0.00	0.00	28,000.00	(28,000.00)	0.00%
SLDMWA O&M	1,673.65	2,858.13	77,000.00	(74,141.87)	3.71%
Byron Ag Service Area	0.00	0.00	550,000.00	(550,000.00)	0.00%
Byron M&I Service Area	0.00	0.00	3,500.00	(3,500.00)	0.00%
Bethany Ag Service Area	0.00	0.00	340,000.00	(340,000.00)	0.00%
Bethany M&I Service Area (MEP)	2,817.35	5,049.08	27,000.00	(21,950.92)	18.70%
USBR Trinity PUD Assessment	0.00	0.00	15.00	(15.00)	0.00%
West Side Ag Service Area WSSA	0.00	360.00	910,000.00	(909,640.00)	0.04%
Grounwater Pumping SBSurcharge	812.50	1,404.38	42,000.00	(40,595.62)	3.34%
Encroachment Permit Fee	0.00	6,000.00	0.00	6,000.00	
Gas Tax Refund	0.00	3,255.50	2,934.63	320.87	110.93%
WIIN Act Debt Recovery	7,935.20	13,715.69	500,000.00	(486,284.31)	2.74%
Administration Costs - Fees	0.00	50.00	500.00	(450.00)	10.00%
Easement Detachment Fees	0.00	8,114.00	0.00	8,114.00	
Interest on Bank Accounts	149,245.57	408,105.21	1,500,000.00	(1,091,894.79)	27.21%
Stand-by Revenue	(95.44)	86,797.60	83,395.60	3,402.00	104.08%
WSSA Stand-by Revenue	0.00	139,243.00	139,243.00	0.00	100.00%
CVPSA Ag O&M Charge	0.00	16,386.42	13,964.57	2,421.85	117.34%
CVPSA M & I O&M Charge	0.00	135,167.95	135,167.95	0.00	100.00%
CVPSA M/I with AG Alloc Charge	0.00	64,573.53	64,298.97	274.56	100.43%
Alameda Property Tax Revenue	167.12	167.12	240,000.00	(239,832.88)	0.07%
Contra Costa Property Tax Rev	0.00	0.00	480,000.00	(480,000.00)	0.00%
San Joaquin 46701 Zn2 Prop Tax	0.00	17,087.00	5,900,000.00	(5,882,913.00)	0.29%
San Joaquin 47101 Zn3 Prop Tax	0.00	1,764.09	1,900.00	(135.91)	92.85%
Reimburse SLDMWA Assess	4,799.60	8,295.93	200,000.00	(191,704.07)	4.15%
Supplemental Water CVPSA	0.00	0.00	15,000.00	(15,000.00)	0.00%
PG&E Power(CVPSA)Reimbursed	0.00	0.00	90,000.00	(90,000.00)	0.00%
O&M Labor Recovery	2,080.00	6,800.00	70,000.00	(63,200.00)	9.71%
O & M Materials Recovery	8,776.87	10,304.44	20,000.00	(9,695.56)	51.52%
Drainage Fees WSSA	0.00	56,305.25	55,555.25	750.00	101.35%
Engineering Recovery	0.00	0.00	70,000.00	(70,000.00)	0.00%
Admin Labor Recovery	2,100.00	4,799.83	25,200.00	(20,400.17)	19.05%
Reimburse Director's Benefit	0.00	0.00	25,000.00	(25,000.00)	0.00%
Legal Cost Recovery	0.00	25,000.00	130,000.00	(105,000.00)	19.23%
Rental Unit	1,310.00	3,930.00	15,720.00	(11,790.00)	25.00%
Agricultural Leases	12,675.00	12,675.00	12,675.00	0.00	100.00%

Byron-Bethany Irrigation District
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2025

	Current Month Actual	Year to Date Actual	Year to Date Budget	Variance	Variance %
Other Income	0.00	54.19	0.00	54.19	
Total Revenues	723,153.67	1,639,825.95	13,733,484.32	(12,093,658.37)	11.94%
Expenses					
CIP	71,401.64	224,155.99	2,000,000.00	(1,775,844.01)	11.21%
Automotive Equipment	130,833.99	146,484.44	0	146,484.44	
BOR AG	25,137.06	40,650.48	500,000.00	(459,349.52)	8.13%
BOR M/I	2,130.75	4,789.38	40,000.00	(35,210.62)	11.97%
CVPSA Restoration (M&I)	2,697.40	6,150.76	18,000.00	(11,849.24)	34.17%
CVPSA Restoration (Ag)	19,932.70	22,950.05	162,000.00	(139,049.95)	14.17%
SLDMWA O&M	10,212.32	11,309.82	122,000.00	(110,690.18)	9.27%
SLDMWA OM WSSA	0.00	0.00	2,000.00	(2,000.00)	0.00%
USBR Trinity PUD Assess REIMB	0.00	0.00	615.00	(615.00)	0.00%
O&M Auto & General Liability	0.00	0.00	59,000.00	(59,000.00)	0.00%
Transformer Maintenance	0.00	0.00	3,000.00	(3,000.00)	0.00%
Maintenance Trans. Lines/Poles	0.00	0.00	10,000.00	(10,000.00)	0.00%
Pump Control Panels	0.00	0.00	3,500.00	(3,500.00)	0.00%
Sub-Station	0.00	0.00	3,500.00	(3,500.00)	0.00%
SLDMWA Membership Assessment	0.00	0.00	40,000.00	(40,000.00)	0.00%
SWRCB User Fee (CVPSA)	0.00	0.00	43,000.00	(43,000.00)	0.00%
Supplemental Water Purchase	50,000.00	50,000.00	50,000.00	0.00	100.00%
Pump/Motor Maintenance	0.00	17,266.94	37,000.00	(19,733.06)	46.67%
Pump/Motor Lube	0.00	0.00	1,500.00	(1,500.00)	0.00%
SCADA/Telemetry-Auto Control	8,492.00	8,492.00	110,000.00	(101,508.00)	7.72%
Motor Control Maintenance	0.00	0.00	20,000.00	(20,000.00)	0.00%
PWRPA ASA Power	10,988.07	22,406.15	350,000.00	(327,593.85)	6.40%
PWRPA P3	313.16	638.58	15,000.00	(14,361.42)	4.26%
PG&E Power	3,681.63	7,773.90	145,000.00	(137,226.10)	5.36%
PG&E Power(CVPSA)	2,801.08	4,050.30	220,000.00	(215,949.70)	1.84%
PG&E Power WSSA	430.64	1,265.45	6,500.00	(5,234.55)	19.47%
Emergency Generators	0.00	0.00	25,000.00	(25,000.00)	0.00%
WAPA Power	8,802.55	23,353.95	180,000.00	(156,646.05)	12.97%
WAPA Restoration	2,634.07	7,902.21	15,000.00	(7,097.79)	52.68%
Bonds Continuing Compliance	0.00	900.00	18,000.00	(17,100.00)	5.00%
Assistant General Manager	20,400.00	61,200.00	265,200.00	(204,000.00)	23.08%
O&M Employee Relations	288.33	288.33	1,500.00	(1,211.67)	19.22%
WWTF Chief Operator	0.00	0.00	20,000.00	(20,000.00)	0.00%
O&M Labor Full Time	95,684.38	247,250.81	1,509,571.00	(1,262,320.19)	16.38%
O&M Part Time Labor	2,490.00	2,490.00	0.00	2,490.00	
O&M Other Compensation	4,220.06	41,337.76	230,409.00	(189,071.24)	17.94%
O&M Health Insurance	20,217.38	56,937.82	310,817.00	(253,879.18)	18.32%
O&M Dental Insurance	492.60	1,346.44	6,699.00	(5,352.56)	20.10%
O&M Vision Insurance	278.40	760.96	3,786.00	(3,025.04)	20.10%
O&M Retirement (PERS)	15,128.32	73,065.58	284,285.00	(211,219.42)	25.70%

Byron-Bethany Irrigation District
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2025

	Current Month	Year to Date	Year to Date		
	Actual	Actual	Budget	Variance	Variance %
O&M Worker's Comp	0.00	0.00	53,000.00	(53,000.00)	0.00%
O&M Medicare	1,525.40	4,316.88	23,932.00	(19,615.12)	18.04%
O&M Social Security	6,522.56	18,458.59	101,088.00	(82,629.41)	18.26%
O&M Life Insurance	412.51	1,190.61	6,381.00	(5,190.39)	18.66%
O&M Longevity	720.00	2,135.00	9,360.00	(7,225.00)	22.81%
O&M Licenses	320.00	960.00	6,630.00	(5,670.00)	14.48%
O&M Overtime	4,257.70	6,035.36	130,000.00	(123,964.64)	4.64%
O&M - Employee Assist Program	37.20	101.68	506.00	(404.32)	20.09%
Canal Maintenance	0.00	0.00	20,000.00	(20,000.00)	0.00%
Canal Maintenance WSSA	0.00	0.00	5,000.00	(5,000.00)	0.00%
Station Maintenance	626.30	2,700.13	15,000.00	(12,299.87)	18.00%
Station Maintenance WSSA	0.00	0.00	6,000.00	(6,000.00)	0.00%
Laterals/Structures	0.00	0.00	5,000.00	(5,000.00)	0.00%
Laterals/Structures(CVPSA)	0.00	0.00	5,000.00	(5,000.00)	0.00%
Material/Hardware/Fasteners	8,736.62	10,527.25	25,000.00	(14,472.75)	42.11%
Sub laterals/Pipelines	2,837.49	4,852.53	10,000.00	(5,147.47)	48.53%
Sub laterals/Pipelines WSSA	0.00	694.26	5,000.00	(4,305.74)	13.89%
Canal Gate Maintenance	68.15	68.15	10,000.00	(9,931.85)	0.68%
Canal Gate Maintenance (CVPSA)	0.00	0.00	2,000.00	(2,000.00)	0.00%
Canal Gate Maintenance (WSSA)	54.89	54.89	2,000.00	(1,945.11)	2.74%
Surface Drains	17.81	17.81	5,000.00	(4,982.19)	0.36%
Tile Drains	0.00	0.00	2,500.00	(2,500.00)	0.00%
Canal Crossings	0.00	0.00	2,000.00	(2,000.00)	0.00%
Communications	1,277.08	5,043.38	21,000.00	(15,956.62)	24.02%
Communications WSSA	698.14	2,049.31	7,500.00	(5,450.69)	27.32%
Small Tools & Equipment	649.95	967.44	10,000.00	(9,032.56)	9.67%
Building Maintenance	470.88	614.18	40,000.00	(39,385.82)	1.54%
Building Maintenance WSSA	0.00	0.00	1,500.00	(1,500.00)	0.00%
Grounds Maintenance	3,390.11	5,570.11	16,600.00	(11,029.89)	33.55%
Fire System	840.19	2,346.46	9,500.00	(7,153.54)	24.70%
Security System	0.00	135.00	7,000.00	(6,865.00)	1.93%
HVAC Service Supplies	0.00	0.00	5,500.00	(5,500.00)	0.00%
Janitorial Services/Supply	2,275.29	4,847.65	23,000.00	(18,152.35)	21.08%
Pest Management	156.00	388.00	2,000.00	(1,612.00)	19.40%
Grounds Maintenance WSSA	365.00	1,095.00	4,700.00	(3,605.00)	23.30%
Janitorial Serv/Supply WSSA	100.00	300.00	3,000.00	(2,700.00)	10.00%
Uniforms/Clothing Allowance	417.85	5,070.28	12,500.00	(7,429.72)	40.56%
Shop Supplies	418.22	2,427.82	7,000.00	(4,572.18)	34.68%
Welding Shop & Supplies	217.00	1,609.01	10,000.00	(8,390.99)	16.09%
Meter Shop	0.00	0.00	1,000.00	(1,000.00)	0.00%
WSSA Shop & Supplies	165.84	668.58	5,000.00	(4,331.42)	13.37%
Vehicle Maintenance	1,985.35	4,824.46	36,000.00	(31,175.54)	13.40%
Equipment Maint.	165.47	5,261.45	27,000.00	(21,738.55)	19.49%
Fuel/Lube/Oil/Tires	9,055.69	23,656.31	120,000.00	(96,343.69)	19.71%
MileageReimbursement	127.68	206.44	1,200.00	(993.56)	17.20%

Byron-Bethany Irrigation District
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2025

	Current Month	Year to Date	Year to Date		
	Actual	Actual	Budget	Variance	Variance %
Waste Oil Disposal	137.00	137.00	1,000.00	(863.00)	13.70%
Canal Fences	0.00	0.00	2,500.00	(2,500.00)	0.00%
Rodent Control	375.00	1,939.23	5,000.00	(3,060.77)	38.78%
Right of Way Weed Control	0.00	70.67	50,000.00	(49,929.33)	0.14%
Weed Burning	0.00	0.00	4,000.00	(4,000.00)	0.00%
Aquatic Weed Control	0.00	7,827.25	90,000.00	(82,172.75)	8.70%
Road Maint. & Right of Way	0.00	0.00	5,000.00	(5,000.00)	0.00%
Water Quality Testing	0.00	0.00	5,000.00	(5,000.00)	0.00%
Flow Meter Repairs	0.00	0.00	20,000.00	(20,000.00)	0.00%
Flow Meter Repairs(CVPSA)	0.00	0.00	4,000.00	(4,000.00)	0.00%
Safety Supplies/Equipment	645.74	4,502.99	15,000.00	(10,497.01)	30.02%
Worker Safety Training	0.00	1,190.00	4,500.00	(3,310.00)	26.44%
Physical Exams	0.00	210.00	4,000.00	(3,790.00)	5.25%
Engineering	33,379.24	136,118.29	600,000.00	(463,881.71)	22.69%
GSA Implementation	2,173.38	20,548.38	40,000.00	(19,451.62)	51.37%
O&M Continuing Education	380.00	880.00	25,000.00	(24,120.00)	3.52%
Permits/Licenses(CVPSA)	0.00	0.00	1,000.00	(1,000.00)	0.00%
Propane Facilities	0.00	90.00	2,500.00	(2,410.00)	3.60%
Refuse/Disposal	0.00	949.61	4,500.00	(3,550.39)	21.10%
Bottled Water Service	482.12	1,180.55	6,000.00	(4,819.45)	19.68%
General Manager	23,460.00	70,380.00	319,142.00	(248,762.00)	22.05%
Admin Support Staff	14,826.60	43,134.35	242,860.00	(199,725.65)	17.76%
Admin Other Compensation	3,858.70	12,969.31	86,010.00	(73,040.69)	15.08%
Admin Health Insurance	8,096.30	24,288.90	126,878.00	(102,589.10)	19.14%
Admin Dental Insurance	197.04	591.12	2,759.00	(2,167.88)	21.43%
Admin Vision Insurance	111.36	334.08	1,559.00	(1,224.92)	21.43%
Admin Retirement (PERS)	11,258.42	21,838.38	100,730.00	(78,891.62)	21.68%
Admin Worker's Comp	26.00	78.00	5,000.00	(4,922.00)	1.56%
Senior Administrative Analyst	0.00	0.00	108,925.00	(108,925.00)	0.00%
Admin Social Security	4,734.27	13,648.27	67,320.00	(53,671.73)	20.27%
Admin Medicare	1,107.24	3,191.98	15,744.00	(12,552.02)	20.27%
Admin Life Insurance	357.30	1,071.90	5,104.00	(4,032.10)	21.00%
Admin Longevity	210.00	570.00	2,655.00	(2,085.00)	21.47%
Admin License	40.00	120.00	520.00	(400.00)	23.08%
Vehicle Stipend	500.00	1,500.00	6,500.00	(5,000.00)	23.08%
Water Resources Specialist	11,464.00	28,660.00	155,000.00	(126,340.00)	18.49%
Admin Employee Relations	62.00	62.00	500.00	(438.00)	12.40%
State Unemployment Insurance	90.98	1,083.43	3,000.00	(1,916.57)	36.11%
FUTA Tax	36.39	433.38	1,000.00	(566.62)	43.34%
Office Supplies	46.96	239.97	7,000.00	(6,760.03)	3.43%
Payroll Services	535.09	1,928.18	8,000.00	(6,071.82)	24.10%
Postage	0.00	104.24	1,800.00	(1,695.76)	5.79%
Printing, Forms, Maps, Etc	0.00	0.00	1,500.00	(1,500.00)	0.00%
Printing (Legal)	0.00	190.70	800.00	(609.30)	23.84%
WSSA Utilities	173.22	838.44	4,500.00	(3,661.56)	18.63%

Byron-Bethany Irrigation District
Income Statement
Compared with Budget
For the Three Months Ending March 31, 2025

	Current Month	Year to Date	Year to Date		
	Actual	Actual	Budget	Variance	Variance %
DHQ Telephone	1,090.40	3,117.96	15,000.00	(11,882.04)	20.79%
Bank Fees	0.00	35.00	200.00	(165.00)	17.50%
Dir -Employee Assist Program	14.88	44.64	179.00	(134.36)	24.94%
Admin-Employee Assist Program	14.88	44.64	208.00	(163.36)	21.46%
Cyber Liability Program	0.00	0.00	2,000.00	(2,000.00)	0.00%
Admin Auto & Liability Program	0.00	0.00	42,000.00	(42,000.00)	0.00%
Property Insurance	0.00	0.00	77,000.00	(77,000.00)	0.00%
Business Systems Services	891.12	2,632.26	12,500.00	(9,867.74)	21.06%
Pension Fund - 401A	1,173.00	2,881.61	15,207.00	(12,325.39)	18.95%
Retiree's Health Insurance	9,772.22	29,316.66	118,244.00	(88,927.34)	24.79%
State Emp. Training Tax	6.07	72.25	200.00	(127.75)	36.13%
Director's Fees/ Expenses	1,813.37	3,119.66	15,000.00	(11,880.34)	20.80%
Director's Benefits	10,606.64	31,819.92	117,529.00	(85,709.08)	27.07%
District Officials'	3,616.96	7,848.35	35,000.00	(27,151.65)	22.42%
Legal Services	143,613.46	300,254.38	2,784,000.00	(2,483,745.62)	10.78%
CVPSA - Legal	80.40	402.40	40,000.00	(39,597.60)	1.01%
Auditing	0.00	2,000.00	45,000.00	(43,000.00)	4.44%
Actuarial Services	0.00	0.00	8,500.00	(8,500.00)	0.00%
Election	0.00	0.00	1,000.00	(1,000.00)	0.00%
Record Retention	0.00	0.00	250.00	(250.00)	0.00%
Rental Unit	0.00	81.00	2,000.00	(1,919.00)	4.05%
Permits, Dues & Subscriptions	0.00	1,460.40	57,000.00	(55,539.60)	2.56%
Permits, Dues & Subs WSSA	0.00	767.74	4,200.00	(3,432.26)	18.28%
Admin. Continuing Education	0.00	300.00	10,000.00	(9,700.00)	3.00%
Recording Fees	40.00	40.00	250.00	(210.00)	16.00%
Interest Expense	0.00	0.00	170,921.90	(170,921.90)	0.00%
Hardware/Software	4,138.51	16,228.38	100,000.00	(83,771.62)	16.23%
Hardware/Software WSSA	0.00	0.00	2,000.00	(2,000.00)	0.00%
Public Outreach	4,900.00	14,879.76	78,800.00	(63,920.24)	18.88%
Website	2,305.77	6,505.77	25,400.00	(18,894.23)	25.61%
State/Federal Representation	17,500.00	42,630.00	215,000.00	(172,370.00)	19.83%
HR Consulting	0.00	0.00	3,000.00	(3,000.00)	0.00%
Total Expenses	878,942.93	2,073,795.50	13,814,673.90	(11,740,878.40)	15.01%
Net Income	(\$ 155,789.26)	(\$ 433,969.55)	(\$ 81,189.58)	(352,779.97)	534.51%

Byron-Bethany Irrigation District
Balance Sheet
March 31, 2025

ASSETS

Current Assets		
CAMP - CA Asset Mngmnt Program	\$	13,417,978.04
Cash-L.A.I.F. State Treasurer		1,586,089.70
OVCB Muni		590,771.62
Liquidity Plus		130,933.97
Comerica		218,163.02
Investments		21,851,419.88
Petty Cash		160.00
Petty Cash - WSSA		100.00
Accts Receivable		619,453.59
Accts Receivable - Other		16,126.20
Prepaid Insurance		61,229.89
		<hr/>
Total Current Assets		38,492,425.91
Property and Equipment		
Allowance for Depreciation		(22,669,192.66)
Allowance for Depreciation WSSA		(3,824,351.34)
District Lands		2,043,265.52
General Properties		16,500,707.44
CVPSA Distribution System		809,239.71
Pumping Plant		27,694,854.47
Telemetry/SCADA		261,167.19
Office Equipment		165,421.91
Automotive Equipment		1,664,468.47
General Tools & Equipment		1,527,161.78
PL 984 Project		2,123,774.17
Mariposa Energy Plant		4,716,153.80
General Properties WSSA		5,400,391.91
General Equipment WSSA		694,864.65
Drainage Systems		594,983.66
CIP Disposal		884,912.61
Work in Progress		530,634.44
		<hr/>
Total Property and Equipment		39,118,457.73
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>77,610,883.64</u>

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable	\$ 207,198.29
Health Insurance Payable	(1,548.93)
Deferred Comp - Payable	2,200.00
Accrued Vacation	108,533.04
Dental Insurance Payable	(1,469.18)
Supplem Life Insurance Payable	(240.00)
Social Security Tax Payable	(1.24)
Medicare Withholding Tax Pay	(0.29)
FUTA Tax Payable	(2,366.72)
Local Tax - CASDI Payable	(0.18)
Accrued Interest	91,191.48
Net Pension Liability	1,028,979.00

Unaudited - For Management Purposes Only

Byron-Bethany Irrigation District
Balance Sheet
March 31, 2025

Deferred Inflows	70,730.00	
Deferred Outflows	(451,795.00)	
Deferred Outflows Contribution	(61,845.00)	
Net OPEB Liability/Asset	310,773.00	
Deferred Inflows (OPEB)	1,773,014.00	
Deferred Outflows (OPEB)	(182,201.00)	
CalPERS Contributions Accrual	63,834.96	
	<hr/>	
Total Current Liabilities		2,954,986.23
Long-Term Liabilities		
2018 Enterprise Revenue Bond	3,300,000.00	
2017 Revenue Refi Bond	772,000.01	
2021 Enterprise Revenue Bond	2,773,000.00	
	<hr/>	
Total Long-Term Liabilities		6,845,000.01
		<hr/>
Total Liabilities		9,799,986.24
Capital		
Retained Earnings	22,495,130.36	
Legal Reserve	1,000,000.00	
10 Year CIP Reserve	1,476,085.52	
Insurance/SIR Reserve	105,000.00	
Rolling Stock Replacement Res.	100,000.00	
Construction Equipment Replace	100,000.00	
Groundwater Mgmt Program Res	200,000.00	
Op & Maint, Eng. & Gen. Admin.	3,406,249.64	
PERS Contribution Contingency	500,000.00	
CVPSA Capital Improve Reserve	50,000.00	
RWSA Infrastructure Replacement	2,000,000.00	
2017 Series Debt Payment Reser	1,600,000.00	
2018 Revenue Bonds Debt Pmt Re	1,000,000.00	
2021 Rev. Bonds Debt Reserve	1,000,000.00	
Net Investment in Capital Asse	32,793,281.00	
Net Income	(14,849.12)	
	<hr/>	
Total Capital		67,810,897.40
		<hr/>
Total Liabilities & Capital	\$	77,610,883.64
		<hr/>

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1010C - OVCB Muni

Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance				570,248.23
Add: Cash Receipts				207,208.67
Less: Cash Disbursements				(819,361.04)
Add (Less) Other				632,675.76
Ending GL Balance				590,771.62
Ending Bank Balance				600,000.00
Add back deposits in transit				
Total deposits in transit				
(Less) outstanding checks				
	Jan 7, 2025	47146	(467.74)	
	Mar 18, 2025	47331	(8,492.00)	
	Mar 18, 2025	47334	(173.22)	
	Mar 18, 2025	47340	(95.42)	
Total outstanding checks				(9,228.38)
Add (Less) Other				
Total other				
Unreconciled difference				0.00
Ending GL Balance				590,771.62



OAK VALLEY COMMUNITY BANK
TRACY
1034 NORTH CENTRAL AVE.
TRACY CA 95376
(209) 834-3340

BYRON BETHANY IRRIGATION DISTRICT
MUNI ACCOUNT
7995 BRUNS ROAD
BYRON CA 94514-1625

ACCOUNT NUMBER:
STATEMENT DATE: 3/31/25
PAGE: 1 OF 3

WEB SITE: www.ovcb.com
www.escbank.com

TOLL FREE NUMBER: 866-844-7500

ECONOMY CHECKING-PUBLIC

BYRON BETHANY IRRIGATION DISTRICT
MUNI ACCOUNT

Acct

Beginning Balance	3/01/25	600,001.00	
Deposits / Misc Credits	22	1,257,417.79	
Withdrawals / Misc Debits	103	1,257,418.79	
** Ending Balance	3/31/25	600,000.00	**
Service Charge		.00	

Enclosures 87

DEPOSITS/CREDITS

Date	Deposits	Withdrawals	Activity Description
3/03	294.00		Trnsfr from Checking Acct Ending in 0095
3/04	26,997.02		Trnsfr from Checking Acct Ending in 0095
3/05	194.75		Trnsfr from Checking Acct Ending in 0095
3/06	20,698.00		Trnsfr from Checking Acct Ending in 0095
3/07	66,081.64		DEPOSIT
3/10	12,154.00		Trnsfr from Checking Acct Ending in 0095
3/11	24,942.26		Trnsfr from Checking Acct Ending in 0095
3/12	73,951.15		Trnsfr from Checking Acct Ending in 0095
3/12	25,000.00		ORIG:RPG PACIFIC GATEWAY PARK DEVELOPMEN TRN:P202503120097096
3/13	268,804.65		Trnsfr from Checking Acct Ending in 0095
3/14	88,661.55		Trnsfr from Checking Acct Ending in 0095
3/17	37,667.70		Trnsfr from Checking Acct Ending in 0095
3/18	2,817.35		MARIPOSA ENERGY,/MELPMT RMR*IV*0000016941 27418**2817.35*2817 .35\
3/19	136,361.36		Trnsfr from Checking Acct Ending in 0095
3/20	10,105.40		Trnsfr from Checking Acct Ending in 0095
3/21	98,270.64		DEPOSIT
3/24	145,809.77		Trnsfr from Checking Acct Ending in 0095
3/25	26,587.85		Trnsfr from Checking Acct Ending in 0095
3/26	43,112.66		Trnsfr from Checking Acct Ending in 0095
3/27	104,847.24		Trnsfr from Checking Acct Ending in 0095
3/28	42,856.39		DEPOSIT
3/31	1,202.41		Trnsfr from Checking Acct Ending in 0095

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1010D - Liquidity Plus
Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	951,550.07
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	<u>(820,616.10)</u>
Ending GL Balance	<u>130,933.97</u>
Ending Bank Balance	130,933.97
Add back deposits in transit	<u> </u>
Total deposits in transit	
(Less) outstanding checks	<u> </u>
Total outstanding checks	
Add (Less) Other	<u> </u>
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u>130,933.97</u>



OAK VALLEY COMMUNITY BANK
TRACY
1034 NORTH CENTRAL AVE.
TRACY CA 95376
(209) 834-3340

BYRON BETHANY IRRIGATION DISTRICT
7995 BRUNS ROAD
BYRON CA 94514-1625

ACCOUNT NUMBER:
STATEMENT DATE: 3/31/25
PAGE: 1 OF 2

WEB SITE: www.ovcb.com
www.escbank.com

TOLL FREE NUMBER: 866-844-7500

OAK TREE CHECKING-PUBLIC

BYRON BETHANY IRRIGATION DISTRICT

Acct

Beginning Balance	3/01/25	951,550.07	
Deposits / Misc Credits	5	201,775.67	
Withdrawals / Misc Debits	17	1,022,391.77	
** Ending Balance	3/31/25	130,933.97	**
Service Charge		.00	
Interest Paid Thru	3/31/25	1,720.41	
Interest Paid Year To Date		8,869.57	
Minimum Balance		88,123	

DEPOSITS/CREDITS

Date	Deposits	Withdrawals	Activity Description
3/07	65,975.64		Trnsfr from Checking Acct Ending in 0060
3/18	2,477.91		Trnsfr from Checking Acct Ending in 0060
3/21	89,308.76		Trnsfr from Checking Acct Ending in 0060
3/28	42,292.95		Trnsfr from Checking Acct Ending in 0060
3/31	1,720.41		INTEREST EARNED

OTHER WITHDRAWALS/DEBITS

Date	Deposits	Withdrawals	Activity Description
3/03		294.00	Trnsfr to Checking Acct Ending in 0060
3/04		26,997.02	Trnsfr to Checking Acct Ending in 0060
3/05		194.75	Trnsfr to Checking Acct Ending in 0060
3/06		20,698.00	Trnsfr to Checking Acct Ending in 0060
3/10		12,154.00	Trnsfr to Checking Acct Ending in 0060
3/11		24,942.26	Trnsfr to Checking Acct Ending in 0060
3/12		73,951.15	Trnsfr to Checking Acct Ending in 0060
3/13		268,804.65	Trnsfr to Checking Acct Ending in 0060
3/14		88,661.55	Trnsfr to Checking Acct Ending in 0060
3/17		37,667.70	Trnsfr to Checking Acct Ending in 0060
3/19		136,361.36	Trnsfr to Checking Acct Ending in 0060
3/20		10,105.40	Trnsfr to Checking Acct Ending in 0060
3/24		145,809.77	Trnsfr to Checking Acct Ending in 0060

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1011A - OVCB Payroll
Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance		
Add: Cash Receipts		
Less: Cash Disbursements		
Add (Less) Other		<u> </u>
Ending GL Balance		<u> </u>
Ending Bank Balance		<u> </u>
Add back deposits in transit	<u> </u>	
Total deposits in transit		
(Less) outstanding checks	<u> </u>	
Total outstanding checks		
Add (Less) Other	<u> </u>	
Total other		
Unreconciled difference		<u> 0.00</u>
Ending GL Balance		<u> </u>



OAK VALLEY COMMUNITY BANK
TRACY
1034 NORTH CENTRAL AVE.
TRACY CA 95376
(209) 834-3340

BYRON BETHANY IRRIGATION DISTRICT
PAYROLL ACCOUNT
7995 BRUNS ROAD
BYRON CA 94514-1625

ACCOUNT NUMBER:
STATEMENT DATE: 3/31/25
PAGE: 1 OF 1

WEB SITE: www.ovcb.com
www.escbank.com

TOLL FREE NUMBER: 866-844-7500

ECONOMY CHECKING-PUBLIC

BYRON BETHANY IRRIGATION DISTRICT
PAYROLL ACCOUNT

Acct

Beginning Balance	3/01/25	.00	
Deposits / Misc Credits	5	178,556.04	
Withdrawals / Misc Debits	8	178,556.04	
** Ending Balance	3/31/25	.00	**
Service Charge		.00	

DEPOSITS/CREDITS

Date	Deposits	Withdrawals	Activity Description
3/13	85,517.04		Trnsfr from Checking Acct Ending in 0060
3/14	212.80		Trnsfr from Checking Acct Ending in 0060
3/20	71.66		Trnsfr from Checking Acct Ending in 0060
3/27	92,503.91		Trnsfr from Checking Acct Ending in 0060
3/28	250.63		Trnsfr from Checking Acct Ending in 0060

OTHER WITHDRAWALS/DEBITS

Date	Deposits	Withdrawals	Activity Description
3/13		28,891.89	PAYCHEX TPS/TAXES
3/13		56,625.15	PAYCHEX - RCX/PAYROLL
3/14		212.80	PAYCHEX EIB/INVOICE
3/20		71.66	PAYCHEX-OAB/INVOICE
3/27		70.00	PAYCHEX CGS/GARNISH
3/27		30,560.55	PAYCHEX TPS/TAXES
3/27		61,873.36	PAYCHEX - RCX/PAYROLL
3/28		250.63	PAYCHEX EIB/INVOICE

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
3/13	.00	3/20	.00	3/28	.00
3/14	.00	3/27	.00		

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1026 - Investments

Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	21,761,103.49
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	<u>90,316.39</u>
Ending GL Balance	<u>21,851,419.88</u>
Ending Bank Balance	<u>21,851,419.88</u>
Add back deposits in transit	<u> </u>
Total deposits in transit	
(Less) outstanding checks	<u> </u>
Total outstanding checks	
Add (Less) Other	<u> </u>
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u><u>21,851,419.88</u></u>

Statement for the Period March 1, 2025 to March 31, 2025

BYRON-BETHANY IRRIGATION DISTRICT - Unincorporated Assn
Account Number:



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.
Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$21,761,103.49	\$21,601,193.82
Additions and Withdrawals	\$0.00	\$0.00
Misc. & Corporate Actions	\$0.00	\$0.00
Income	\$57,981.37	\$199,850.03
Taxes, Fees and Expenses	\$0.00	\$0.00
Change in Value	\$32,335.02	\$50,376.03
ENDING VALUE (AS OF 03/31/25)	\$21,851,419.88	\$21,851,419.88
Total Accrued Interest	\$216,275.02	
Ending Value with Accrued Interest	\$22,067,694.90	

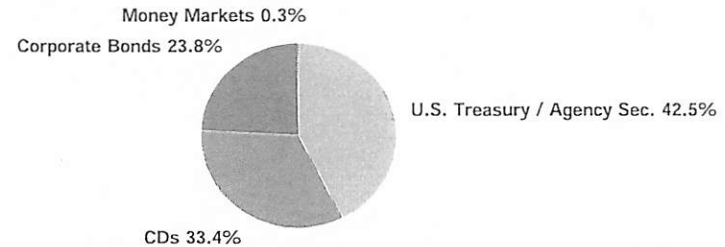
Refer to Miscellaneous Footnotes for more information on Change in Value.

INCOME	Current Period	Year-to-Date
TAXABLE		
Taxable Dividends	\$588.90	\$12,052.45
Taxable Interest	\$57,392.47	\$187,797.58
TOTAL TAXABLE	\$57,981.37	\$199,850.03
TOTAL INCOME	\$57,981.37	\$199,850.03

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

REALIZED GAIN (LOSS)	Current Period	Year-to-Date
Short Term Gain	\$0.00	\$0.00
Short Term Loss	\$0.00	\$0.00
Disallowed Short Term Loss	\$0.00	\$0.00
TOTAL SHORT TERM GAIN (LOSS)	\$0.00	\$0.00

ACCOUNT ALLOCATION



	Percent	Prior Period	Current Period
Money Markets	0.3 %	\$293,048.34	\$53,547.97
Bank Deposits	0.0	\$0.00	\$2,471.24
CDs	33.4	\$7,280,915.00	\$7,300,676.02
Corporate Bonds	23.8	\$4,910,839.90	\$5,209,428.15
U.S. Treasury / Agency Sec.	42.5	\$9,276,300.25	\$9,285,296.50
TOTAL	100.0 %	\$21,761,103.49	\$21,851,419.88

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

3/31/25

Byron-Bethany ID Portfolio

<u>Issuer</u>	<u>Type</u>	<u>Price</u>	<u>CPN</u>	<u>AMOUNT</u>	<u>YIELD</u>	<u>Cash Flow</u>	<u>MAT.</u>	<u>Cusip#</u>	<u>Settle</u>	<u>CALL</u>
FIDELITY GOV'T MMKT	CASH	\$1.00	4.03%	\$53,547	4.03%	\$ 2,157.94	4/2/2025	FDRXX	DAILY	
INSURED MMKT	CASH	\$1.00	0.25%	\$2,471	0.25%	\$ 6.18	4/2/2025	QIDPQ	DAILY	
CAMP	CASH	\$1.00	4.47%	\$13,321,134	4.47%	\$ 595,454.69	4/2/2025	CAMP	DAILY	
LAIF	CASH	\$1.00	4.33%	\$1,586,089	4.33%	\$ 68,677.65	4/2/2025	LAIF	DAILY	
OVCB	CASH		2.47%	\$1,551,000	2.47%	\$ 38,309.70	4/2/2025	OVCB	DAILY	
Wells Fago Bank NA	CD	\$100.000	4.750%	\$249,000	4.75%	\$ 11,827.50	4/21/2025	949764BA1	4/19/2023	N/A
First NB of Omaha	CD	\$100.000	4.700%	\$244,000	4.70%	\$ 11,468.00	4/21/2025	332135KX9	4/19/2023	N/A
FREDDIE MAC	AG	\$99.220	4.050%	\$500,000	4.40%	\$ 20,250.00	8/28/2025	3134GXR63	4/25/2023	NC1MQT
Greenstate CU	CD	\$100.000	4.750%	\$249,000	4.75%	\$ 11,827.50	10/28/2025	39573LDW5	4/28/2023	N/A
FED FARM CREDIT BANK	AG	\$99.525	4.125%	\$500,000	4.30%	\$ 20,625.00	12/12/2025	3133ENK82	1/31/2023	NC9moAT
FED FARM CREDIT BANK	AG	\$99.625	4.125%	\$500,000	4.32%	\$ 20,625.00	1/22/2026	3133EPW68	1/31/2024	N/A
Mountain America FCB	CD	\$100.000	4.700%	\$249,000	4.70%	\$ 11,703.00	4/28/2026	62384RAT3	4/28/2023	N/A
FNB Middle Tennessee	CD	\$100.000	4.500%	\$244,000	4.50%	\$ 10,980.00	5/11/2026	32116QBJ4	5/11/2026	N/A
Lakeside Bank	CD	\$100.000	4.500%	\$249,000	4.50%	\$ 11,205.00	5/12/2026	51210SUT2	5/12/2023	N/A
CIBC USA Bank	CD	\$100.000	4.600%	\$244,000	4.60%	\$ 11,224.00	5/15/2026	12547CBH0	5/16/2023	N/A
Alma Bank	CD	\$100.000	4.500%	\$249,000	4.50%	\$ 11,205.00	5/19/2026	020080CN5	5/19/2023	N/A
FED HOME LOAN BANK	AG	\$99.000	4.000%	\$255,000	4.30%	\$ 10,200.00	9/8/2026	3130ASZS1	2/9/2023	NC9moQT
First United B&T	CD	\$100.000	4.000%	\$249,000	4.00%	\$ 9,960.00	2/8/2027	33742CCS4	2/8/2023	N/A
America's CU	CD	\$100.000	4.000%	\$249,000	4.00%	\$ 9,960.00	4/30/2027	03065AAZ6	10/31/2024	N/A
Liberty First Credit Union	CD	\$100.000	4.500%	\$249,000	4.50%	\$ 11,205.00	4/26/2027	530520AJ4	4/25/2023	N/A
UBS Bank USA	CD	\$100.000	4.500%	\$249,000	4.50%	\$ 11,205.00	4/26/2027	90355GCW4	4/26/2023	N/A
American Express A2/A-	CORP	\$97.675	3.300%	\$500,000	4.36%	\$ 16,500.00	5/3/2027	025816CP2	1/3/2025	N/A
Global Federal CU	CD	\$100.000	4.600%	\$249,000	4.60%	\$ 11,454.00	5/12/2027	37892MAF1	5/12/2023	N/A
Univest Bank	CD	\$100.000	4.450%	\$249,000	4.45%	\$ 11,080.50	5/12/2027	91527PBX4	5/12/2023	N/A
FREDDIE MAC	AG	\$100.123	4.750%	\$500,000	4.72%	\$ 23,750.00	7/12/2027	3134GYPF3	4/20/2023	NC15MOAN
Workers FCU	CD	\$100.000	4.000%	\$249,000	4.00%	\$ 9,960.00	8/30/2027	98138MCK4	8/30/2024	N/A
Ally Bank	CD	\$100.000	3.750%	\$245,000	3.75%	\$ 9,187.50	9/27/2027	02007G3R2	9/26/2024	N/A
FAMCA	AG	\$98.840	3.580%	\$500,000	4.00%	\$ 17,900.00	10/7/2027	31424WPZ9	10/29/2024	N/A
Toyota - A1/A+	CORP	\$100.000	4.350%	\$500,000	4.35%	\$ 21,750.00	10/22/2027	89236TMU6	12/13/2024	NC22mo 2X
Texas Exchange Bank	CD	\$100.000	4.000%	\$249,000	4.00%	\$ 9,960.00	12/10/2027	88241TTV2	10/28/2024	N/A
MS Private Bank	CD	\$100.000	4.400%	\$244,000	4.40%	\$ 10,736.00	1/21/2028	61768UCE5	1/30/2023	NC1YS/A
Austin Telco FCU	CD	\$100.000	4.750%	\$249,000	4.75%	\$ 11,827.50	1/27/2028	052392CN5	1/27/2023	N/A
MS Bank NA	CD	\$100.000	4.650%	\$244,000	4.65%	\$ 11,346.00	2/18/2028	61773TSD6	2/21/2023	NC1YS/A

3/31/25

Byron-Bethany ID Portfolio

BMW Bank NA	CD	\$100.000	4.300%	\$244,000	4.30%	\$	10,492.00	4/21/2028	05580AY81	4/21/2023	N/A
Discover Bank	CD	\$100.000	4.350%	\$244,000	4.35%	\$	10,614.00	4/24/2028	2546734D5	4/26/2023	N/A
USALLIANCE FCU	CD	\$100.000	4.650%	\$249,000	4.65%	\$	11,578.50	4/28/2028	90352RCZ6	4/28/2023	N/A
Bank of NY - Aa3/A/AA-	CORP	\$97.655	3.850%	\$350,000	4.63%	\$	13,475.00	4/28/2028	06406RAH0	1/14/2025	N/A
Cy-Fair FCU	CD	\$100.000	4.500%	\$249,000	4.50%	\$	11,205.00	5/12/2028	23248UAB3	5/12/2023	N/A
Capital One NA	CD	\$100.000	4.400%	\$244,000	4.40%	\$	10,736.00	5/17/2028	14042RVS7	5/17/2023	N/A
Timberland Bank	CD	\$100.000	5.050%	\$100,000	5.05%	\$	5,050.00	5/17/2028	88709RAH2	5/17/2023	NC3MoMTLY
Medallion Bank	CD	\$100.000	5.000%	\$248,000	5.00%	\$	12,400.00	5/24/2028	58404DSE2	5/24/2023	NC1YMTL
Comcast A3/A-	CORP	\$98.430	4.150%	\$350,000	4.60%	\$	14,525.00	10/15/2028	20030NCT6	12/20/2024	CLB 7/15/28
FED. FARM CREDIT BANK	AG	\$100.000	5.110%	\$500,000	5.11%	\$	25,550.00	8/14/2028	3133EPTA3	9/7/2023	NC2Y AT
Synchrony Bank	CD	\$100.000	5.000%	\$243,000	5.00%	\$	12,150.00	11/3/2028	87165H3Y4	11/3/2023	N/A
FANNIE MAE	AG	\$100.545	4.550%	\$500,000	4.40%	\$	22,750.00	11/20/2028	3135GAZA2	12/19/2024	NC23mo1X
State Bank IN (Chicago)	CD	\$100.000	5.000%	\$243,000	5.00%	\$	12,150.00	11/24/2028	8562834U7	11/24/2023	N/A
FED HOME LOAN BANK	AG	\$100.680	4.750%	\$500,000	4.60%	\$	23,750.00	3/22/2029	3130BOK81	4/1/2024	NC3y1X
FED HOME LOAN BANK	AG	\$100.000	5.050%	\$515,000	5.05%	\$	26,007.50	4/9/2029	3130BORG6	4/18/2024	NC18m1X
FED. FARM CREDIT BANK	AG	\$100.000	5.000%	\$565,000	5.00%	\$	28,250.00	4/9/2029	3133ERAC5	4/12/2024	NC2Y AT
Home Depot A2/A	CORP	\$100.790	4.750%	\$350,000	4.55%	\$	16,625.00	6/25/2029	437076DC3	12/20/2024	CLB 5/25/29
FREDDIE MAC	AG	\$99.490	4.625%	\$665,000	4.74%	\$	30,756.25	6/27/2029	3134H12P7	6/27/2024	NC1Y ANN
Citibank NA Aa3/A+	CORP	\$99.340	4.838%	\$350,000	5.00%	\$	16,933.00	8/6/2029	17325FBK3	1/14/2025	N/A
FREDDIE MAC	AG	\$99.320	4.000%	\$600,000	4.15%	\$	24,000.00	8/14/2029	3134HAEB5	8/14/2024	NC9MoAN
FREDDIE MAC	AG	\$99.500	4.000%	\$280,000	4.11%	\$	11,200.00	8/14/2029	3134HAED1	8/22/2024	NC1yr2X
FHLB	AG	\$99.530	4.000%	\$550,000	4.11%	\$	22,000.00	9/11/2029	3130B2UP8	10/22/2024	NC17moAN
FAMCA	AG	\$100.410	3.970%	\$305,000	3.88%	\$	12,108.50	9/18/2029	31424WNX6	9/20/2024	NC2yrQTR
Bank Hapoalim NY	CD	\$100.000	3.800%	\$245,000	3.80%	\$	9,310.00	9/18/2029	06251FAM1	9/18/2024	N/A
FED HOME LOAN BANK	AG	\$100.000	4.100%	\$500,000	4.10%	\$	20,500.00	10/9/2029	3130B3CC5	10/29/2024	NC 2.5y 1X
FREDDIE MAC	AG	\$99.850	4.500%	\$580,000	4.53%	\$	26,100.00	10/17/2029	3134HAST1	11/15/2024	NC6mo4X
Caterpillar A2/A	CORP	\$100.880	4.700%	\$250,000	4.50%	\$	11,750.00	11/15/2029	14913UAU4	11/21/2024	N/A
Prudential Financial A3/A	CORP	\$100.000	4.500%	\$270,000	4.50%	\$	12,150.00	11/15/2029	74432BAL2	11/29/2024	N/A
ConocoPhillips (A2/A-/A)	CORP	\$100.000	4.700%	\$500,000	4.70%	\$	23,500.00	1/15/2030	20826FBJ4	1/30/2025	N/A
FAMCA	AG	\$100.540	4.790%	\$500,000	4.67%	\$	23,950.00	1/28/2030	31424WUD2	2/5/2025	NC2yrQTR
JP Morgan Chase (A1/A/AA-)	CORP	\$100.000	5.000%	\$500,000	5.00%	\$	25,000.00	2/4/2030	48135NSU1	2/4/2025	NC1Y S/A
IBM Corp (A3/A-/A-)	CORP	\$100.220	4.800%	\$500,000	4.75%	\$	24,000.00	2/10/2030	459200LG4	2/10/2025	N/A
US Bank (A3/A/A)	CORP	\$100.000	5.100%	\$500,000	5.10%	\$	25,500.00	2/28/2030	91159XBB0	2/28/2025	NC1Y S/A
Capital Impact Part. (A+/A+)	CORP	\$100.000	5.200%	\$295,000	5.20%	\$	15,340.00	3/15/2030	14020AE67	3/13/2025	N/A

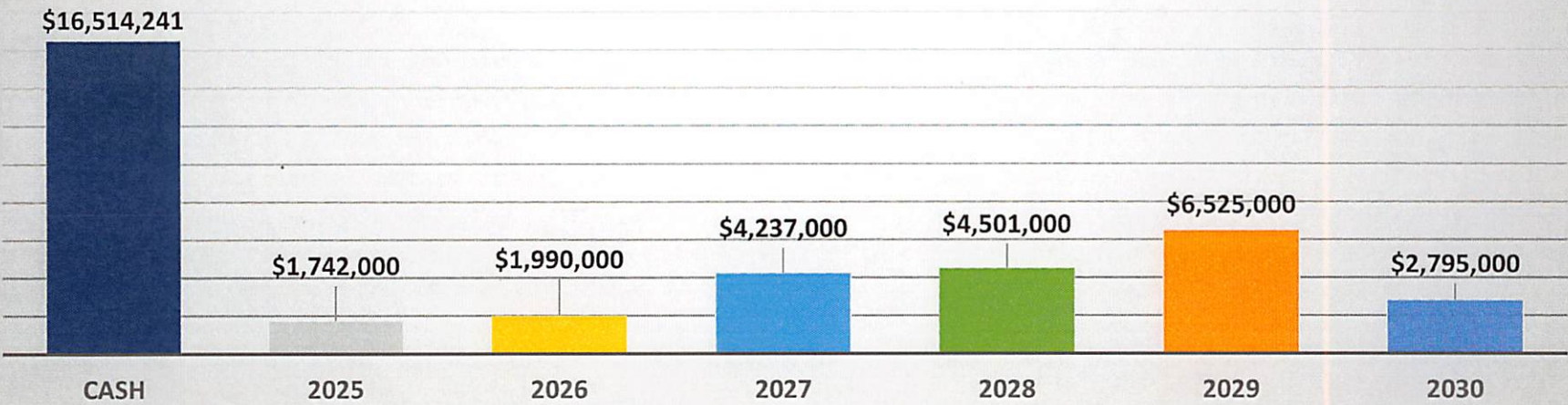
Byron-Bethany ID Portfolio

Total & Average 4.38% \$38,304,241 4.42% \$ 1,676,933.42 1.82 YRS



Investment	Avg Yield	Yr 1- Cash Flow	Maturity	Amount	Percentage
\$38,304,241	4.42%	\$1,676,933	CASH	\$16,514,241	43%
Avg. Yield Port. Only		4.53%	2025	\$1,742,000	5%
Avg. WAM Port. Only		3.16 YRS	2026	\$1,990,000	5%
Asset Type	Percent	AMT	2027	\$4,237,000	11%
CASH	43%	\$16,514,241	2028	\$4,501,000	12%
US Agency	24%	\$9,315,000	2029	\$6,525,000	17%
CDs	19%	\$7,260,000	2030	\$2,795,000	7%
CORP	14%	\$5,215,000	WAM	1.82 YRS	100%
Total	100%	\$38,304,241			

Expected Dollar Amount From Maturities



Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1003 - Cash-L.A.I.F. State Treasurer
Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	1,586,089.70
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	
Ending GL Balance	<u>1,586,089.70</u>
Ending Bank Balance	<u>1,586,089.70</u>
Add back deposits in transit	
Total deposits in transit	
(Less) outstanding checks	
Total outstanding checks	
Add (Less) Other	
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u>1,586,089.70</u>

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

April 04, 2025

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

BYRON BETHANY IRRIGATION DISTRICT

SECRETARY
7995 BRUNS ROAD
BYRON, CA 94514

[Tran Type Definitions](#)

//

Account Number:

March 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	1,586,089.70
Total Withdrawal:	0.00	Ending Balance:	1,586,089.70

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1002 - CAMP - CA Asset Mngmnt Program
Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	13,367,247.15
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	<u>50,730.89</u>
Ending GL Balance	<u>13,417,978.04</u>
Ending Bank Balance	13,417,978.04
Add back deposits in transit	<u> </u>
Total deposits in transit	
(Less) outstanding checks	<u> </u>
Total outstanding checks	
Add (Less) Other	<u> </u>
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u>13,417,978.04</u>



Account Statement

For the Month Ending **March 31, 2025**

Byron Bethany Irrigation District - Byron Bethany Irrigation District - [REDACTED]

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CAMP Pool					
Opening Balance					13,367,247.15
03/31/25	04/01/25	Accrual Income Div Reinvestment - Distributions	1.00	50,730.89	13,417,978.04
Closing Balance					13,417,978.04

	Month of March	Fiscal YTD January-March		
Opening Balance	13,367,247.15	10,275,446.34	Closing Balance	13,417,978.04
Purchases	50,730.89	3,142,531.70	Average Monthly Balance	13,368,883.63
Redemptions (Excl. Checks)	0.00	0.00	Monthly Distribution Yield	4.47%
Check Disbursements	0.00	0.00		
Closing Balance	13,417,978.04	13,417,978.04		
Cash Dividends and Income	50,730.89	142,531.70		

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1017 - Comerica

Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	211,685.14
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	<u>6,477.88</u>
Ending GL Balance	<u>218,163.02</u>
Ending Bank Balance	<u>218,163.02</u>
Add back deposits in transit	_____
Total deposits in transit	
(Less) outstanding checks	_____
Total outstanding checks	
Add (Less) Other	_____
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u>218,163.02</u>



Your Ameriprise statement

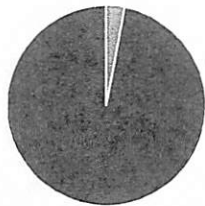
for January 1, 2025 to March 31, 2025

PREPARED FOR BYRON-BETHANY ID

Value of your investment accounts

	This period	This year
Beginning value	\$211,685.14	\$211,685.14
Net deposits & withdrawals	\$0.00	\$0.00
Dividends, interest & income	\$2.88	\$2.88
Change in value	\$6,475.00	\$6,475.00
Ending value	\$218,163.02	\$218,163.02

Your asset allocation



Asset class	Value on Mar 31, 2025	Percent of assets
Cash & cash investments*	\$6,863.02	3.1%
Fixed income	\$211,300.00	96.9%
Total assets	\$218,163.02	100%

*Cash investments includes cash held inside pooled investments (e.g. mutual funds), as part of a manager's investment strategy, and is not directly accessible unless you sell some of that investment. For details visit ameriprise.com/allocation.

LE00E0

Your personal advisor

Chris Theut

TR Financial Group

A financial advisory practice of Ameriprise Financial Services, LLC

39400 Woodward Ave Ste 255

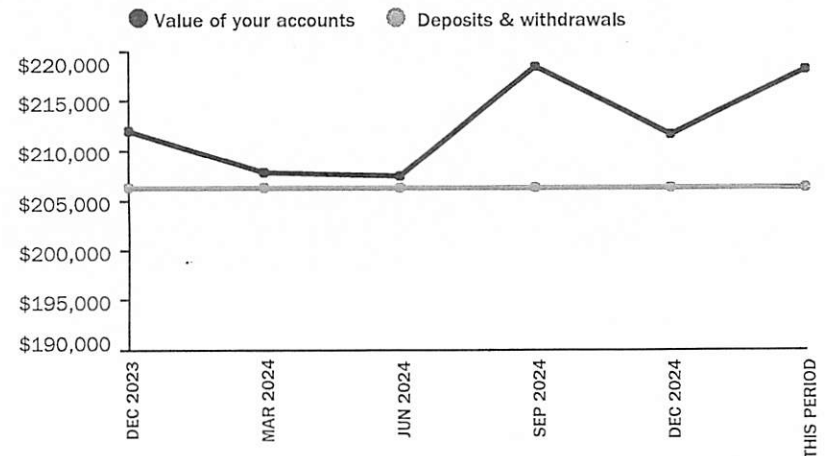
Bloomfield Hills, MI 48304-5150

248.645.4173


Chris.Theut@comericafinancialadvisors.com

www.ameripriseadvisors.com/chris.theut

Value of your investment accounts over time



This chart provides a five-year view of your account values. The black line shows the value of your accounts, while the gray line shows your net contributions (deposits less withdrawals).

 Get all the details online at ameriprise.com. Click the Portfolio tab to find your latest account value, activity and asset allocation. Your Ameriprise financial advisor can help you understand how the stated account value shown here may differ from the amount you'd receive if you sold your assets (after any tax withholding, outstanding loans, pending transactions and potential fees).

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Financial



Securities offered through Ameriprise Financial Services, LLC. Member FINRA/SIPC.

Byron-Bethany Irrigation District
Account Reconciliation
As of Mar 31, 2025
1080 - Petty Cash

Bank Statement Date: March 31, 2025

Filter Criteria includes: Report is printed in Detail Format.

Beginning GL Balance	200.00
Add: Cash Receipts	
Less: Cash Disbursements	
Add (Less) Other	<u>(40.00)</u>
Ending GL Balance	<u>160.00</u>
Ending Bank Balance	<u>160.00</u>
Add back deposits in transit	<u> </u>
Total deposits in transit	
(Less) outstanding checks	<u> </u>
Total outstanding checks	
Add (Less) Other	<u> </u>
Total other	
Unreconciled difference	<u>0.00</u>
Ending GL Balance	<u>160.00</u>

Byron Bethany Irrigation District
Petty Cash Reconciliation

Beg. Balance
\$200.00

Date	Description	Debit	Credit	GL	Running Balance
3/5/2025	CCC Recorder - Lien Release Fees		40.00	6332	\$160.00
					\$160.00

Currency on Hand	Quantity	Total
\$0.01	x	-
\$0.05	x	21
\$0.10	x	47
\$0.25	x	49
\$1.00	x	7
\$1.00	x	10
\$5.00	x	1
\$10.00	x	-
\$20.00	x	1
\$50.00	x	-
\$100.00	x	1
Total Cash on Hand		160.00

Prepared By: Julia Gavrilenko

Checked By: Ilona Malgorzata Ruiz

Date: 4/4/2025

Date: 4/4/2025

Approved By:

Date:

Byron-Bethany Irrigation District
Check Register
For the Period From Mar 1, 2025 to Mar 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Ac	Amount
47303	3/4/25	Hunt Equipment, LLC DBA	1010C	749.94
47304	3/4/25	Enviromental Systems Research Institute	1010C	825.00
47305	3/4/25	Home Depot Credit Services	1010C	3,054.95
47306	3/4/25	Stericycle, Inc.	1010C	302.23
47270	3/5/25	Annette Elissagaray	1010C	25,000.00
47271	3/5/25	Alhambra Water Service	1010C	420.29
47272	3/5/25	Annette J. Ormonde	1010C	3,125.00
47273	3/5/25	California Welding Supply	1010C	502.03
47274	3/5/25	City of Tracy	1010C	151.53
47275	3/5/25	Central Valley Community Bank	1010C	8,360.88
47276	3/5/25	Central Valley Project Water Assoc	1010C	1,254.40
47277	3/5/25	Dahl-Beck Electric	1010C	16,764.91
47278	3/5/25	ECCO Equipment Company, LLC	1010C	1,600.00
47279	3/5/25	Exponent, Inc.	1010C	2,795.00
47280	3/5/25	Foley & Lardner LLP	1010C	10,000.00
47281	3/5/25	Hazen & Sawyer	1010C	11,864.77
47282	3/5/25	Janet Alvarez	1010C	3,125.00
47283	3/5/25	P. Jack Alvarez	1010C	15,625.00
47284	3/5/25	McCauley Ag Services	1010C	76.00
47285	3/5/25	Margaret G. Guidi	1010C	3,125.00
47286	3/5/25	PDM Steel Service Centers, Inc	1010C	979.01
47287	3/5/25	Pacific Gas & Electric WSSA	1010C	385.06
47288	3/5/25	Somach, Simmons & Dunn	1010C	152,784.17
47289	3/5/25	Western Area Power Administration	1010C	2,634.07
47290	3/5/25	U.S. BANK, NATIONAL ASSOCIATION	1010C	4,577.40
47291	3/5/25	White Cap, L.P.	1010C	694.26
47292	3/5/25	Laurina Rocha	1010C	100.00
47294	3/5/25	Pacific Gas & Electric 4120	1010C	1,117.29
47295	3/5/25	Pitney Bowes Global Financial Svcs, LLC	1010C	182.54
47296	3/5/25	Bureau of Reclamation	1010C	1,066.76
47297	3/5/25	J-COMM Inc	1010C	7,000.00
47298	3/5/25	Pacific Gas & Electric 2085	1010C	2,002.93

Byron-Bethany Irrigation District
Check Register
For the Period From Mar 1, 2025 to Mar 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Ac	Amount
47299	3/5/25	Rescue 74 CPR	1010C	1,190.00
47300	3/5/25	PWRPA	1010C	11,301.23
47301	3/5/25	UBEO West LLC	1010C	133.37
47302	3/5/25	Rossana Talavera	1010C	1,325.00
47307	3/5/25	ACWA Joint Powers Insurance Authority	1010C	57,764.41
47308	3/5/25	California Advocates	1010C	7,500.00
47293	3/5/25	Lingo	1010C	155.90
47309	3/6/25	Arnaudo Construction, Inc.	1010C	80,730.00
47310	3/6/25	Brentwood Ace Hardware	1010C	194.79
47311	3/6/25	Bureau of Reclamation	1010C	10,000.00
47312	3/6/25	California Welding Supply	1010C	196.00
47313	3/6/25	Beckley, Inc	1010C	1,018.68
47315	3/6/25	Jorgensen Company	1010C	2,315.17
47316	3/6/25	Mizuno Consulting, Inc.	1010C	8,312.50
47317	3/6/25	CENCAL Auto & Truck Parts Inc.	1010C	614.40
47318	3/6/25	Pape Machinery	1010C	2,108.88
47319	3/6/25	Plus IT, Inc.	1010C	1,469.69
47320	3/6/25	Ramos Oil Co., Inc.	1010C	4,605.06
47321	3/6/25	Dornoch Inc.	1010C	184.72
47322	3/6/25	UniFirst Corporation	1010C	681.81
47323	3/6/25	Christian Denney	1010C	1,230.00
47314	3/6/25	Equipco Sales and Service	1010C	8,703.74
47342	3/12/25	Delta Cable & Supply, Inc.	1010C	326.84
47347	3/17/25	AT&T	1010C	192.95
47348	3/17/25	Rossana Talavera	1010C	600.00
47324	3/18/25	Gregory Arroyos	1010C	70.00
47325	3/18/25	Comcast	1010C	132.85
47326	3/18/25	CoreLogic Solutions, LLC	1010C	297.00
47327	3/18/25	Creative Outdoor Environments, Inc.	1010C	1,455.00
47328	3/18/25	Pacific Gas & Electric WSSA	1010C	75.87
47329	3/18/25	UBEO West LLC	1010C	611.29
47330	3/18/25	Richardson & Company, LLP	1010C	2,000.00

Byron-Bethany Irrigation District
Check Register
For the Period From Mar 1, 2025 to Mar 31, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Ac	Amount
47331	3/18/25	Schneider Electric Systems USA, Inc.	1010C	8,492.00
47332	3/18/25	Somach, Simmons & Dunn	1010C	136,362.36
47333	3/18/25	AT & T Mobility	1010C	152.49
47334	3/18/25	Tracy Delta Solid Waste Management, Inc	1010C	173.22
47335	3/18/25	AT & T Mobility	1010C	531.13
47336	3/18/25	American Chevrolet-Geo, Inc	1010C	130,833.99
47337	3/18/25	Asbury Environmental Services	1010C	137.00
47338	3/18/25	Bay Alarm Company	1010C	863.46
47339	3/18/25	Bureau of Reclamation	1010C	37,599.31
47340	3/18/25	G & L Irrigation and Farm Supply	1010C	95.42
47343	3/18/25	Lingo	1010C	311.81
47344	3/18/25	Quality Communications	1010C	462.95
47345	3/18/25	Resource Building Materials	1010C	5,935.35
47346	3/18/25	Resource Building Materials	1010C	6,407.98
47349	3/18/25	Christian Denney	1010C	1,260.00
Total				<u>819,361.04</u>

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/1/25	241304	Monthly Managed Services - 18 PkC/Laptop, 3 Servers	523.95	
3/1/25	241304	Plus IT, Inc.		523.95
		Garbage Service WSSA - Service address: 20100		
3/1/25	30107438	Wicklund, Tracy, CA - March 2025	173.22	
3/1/25	30107438	Tracy Delta Solid Waste Management, Inc		173.22
		Mobile Data plan & Usage for the Period: 2/2/2025 -		
3/1/25	829215163X03092025	3/1/2025 WSSA, Account #829215163	152.49	
3/1/25	829215163X03092025	AT & T Mobility		152.49
3/3/25	03032025	A&E Farms Groundwater Well Agreement (2025)	25,000.00	
3/3/25	03032025	Annette Elissagaray		25,000.00
3/3/25	03032025	A&E Farms Groundwater Well Agreement (2025)	3,125.00	
3/3/25	03032025	Janet Alvarez		3,125.00
3/3/25	03032025	A&E Farms Groundwater Well Agreement (2025)	15,625.00	
3/3/25	03032025	P. Jack Alvarez		15,625.00
3/3/25	03032025	A&E Farms Groundwater Well Agreement (2025)	3,125.00	
3/3/25	03032025	Annette J. Ormonde		3,125.00
3/3/25	03032025	A&E Farms Groundwater Well Agreement (2025)	3,125.00	
3/3/25	03032025	Margaret G. Guidi		3,125.00
		Communications, Outreach and Public Affairs for March		
3/3/25	030325	2025	4,900.00	
3/3/25	030325	Website Services for February 2025	2,100.00	
3/3/25	030325	J-COMM Inc		7,000.00
3/3/25	19746270	Patio and Yard Remodeling	6,407.98	
3/3/25	19746270	Resource Building Materials		6,407.98
		Monitoring Fee - Fire & Sprinkler Inspection Services		
3/3/25	22067038	4/1/2025 - 6/30/2025	863.46	
3/3/25	22067038	Bay Alarm Company		863.46
3/3/25	240BBID0225	PWRPA - ASA Power for the Period of February 2025	10,988.07	
3/3/25	240BBID0225	PWRPA P3 - Funding for the Period of February 2025	313.16	
3/3/25	240BBID0225	PWRPA		11,301.23
3/3/25	25224	Fees for Professional Legal Services March 2025	7,500.00	
3/3/25	25224	California Advocates		7,500.00
3/3/25	4812883	Contract Usage Charge for 1/1/2025 - 2/28/2025	133.37	
3/3/25	4812883	UBEO West LLC		133.37
3/3/25	56034	Remote Service - Password Reset for Nick	62.50	
3/3/25	56034	Plus IT, Inc.		62.50
3/4/25	03042025	Janitorial Fee For: 2/12, 2/18, 2/24, and 3/4/25	1,200.00	
3/4/25	03042025	Janitorial Fee For: 2/24/25 (Modular Home)	125.00	
3/4/25	03042025	Rossana Talavera		1,325.00
3/4/25	0705438	April 2025		
3/4/25	0705438	ALV01 - Director Health Benefits	2,073.58	
3/4/25	0705438	ALV01 - Director Dental Benefits	68.97	
3/4/25	0705438	ALV01 - Director Vision Benefits	18.56	
3/4/25	0705438	ALV01 - Director Life Benefits	9.50	
3/4/25	0705438	ALV01 - Director Employee Assistance Program	2.48	
3/4/25	0705438	ARR01 - O&M Health Benefits	1,857.16	
3/4/25	0705438	ARR01 - O&M Dental Benefits	65.68	
3/4/25	0705438	ARR01 - O&M Vision Benefits	37.12	
3/4/25	0705438	ARR01 - O&M Life Benefits	23.46	
3/4/25	0705438	ARR01 - O&M Employee Assistance Program	4.96	
3/4/25	0705438	CER01 - O&M Health Benefits	928.58	
3/4/25	0705438	CER01 - O&M Dental Benefits	32.84	
3/4/25	0705438	CER01 - O&M Vision Benefits	18.56	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/4/25	0705438	CER01 - O&M Life Benefits	35.12	
3/4/25	0705438	CER01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	DAV01 - O&M Health Benefits	928.58	
3/4/25	0705438	DAV01 - O&M Dental Benefits	32.84	
3/4/25	0705438	DAV01 - O&M Vision Benefits	18.56	
3/4/25	0705438	DAV01 - O&M Life Benefits	13.13	
3/4/25	0705438	DAV01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	FAR01 - O&M Health Benefits	1,555.19	
3/4/25	0705438	FAR01 - O&M Health Benefits Liability	518.39	
3/4/25	0705438	FAR01 - O&M Dental Benefits	32.84	
3/4/25	0705438	FAR01 - O&M Dental Benefits Liability	36.13	
3/4/25	0705438	FAR01 - O&M Vision Benefits	18.56	
3/4/25	0705438	FAR01 - O&M Life Benefits	39.26	
3/4/25	0705438	FAR01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	GAV01 - Admin Health Benefits	928.58	
3/4/25	0705438	GAV01 - Admin Dental Benefits	32.84	
3/4/25	0705438	GAV01 - Admin Vision Benefits	18.56	
3/4/25	0705438	GAV01 - Admin Life Benefits	34.00	
3/4/25	0705438	GAV01 - Admin Employee Assistance Program	2.48	
3/4/25	0705438	RUI01 - Admin Health Benefits	928.58	
3/4/25	0705438	RUI01 - Admin Dental Benefits Liability	36.13	
3/4/25	0705438	RUI01 - Admin Dental Benefits	32.84	
3/4/25	0705438	RUI01 - Admin Vision Benefits	18.56	
3/4/25	0705438	RUI01 - Admin Life Benefits	13.13	
3/4/25	0705438	RUI01 - Admin Employee Assistance Program	2.48	
3/4/25	0705438	MAG10 - Director Health Benefits	2,747.49	
3/4/25	0705438	MAG10 - Director Dental Benefits	128.32	
3/4/25	0705438	MAG10 - Director Vision Benefits	18.56	
3/4/25	0705438	MAG10 - Director Life Benefits	7.10	
3/4/25	0705438	MAG10 - Director Employee Assistance Program	2.48	
3/4/25	0705438	MAG11 - Director Health Benefits	1,036.79	
3/4/25	0705438	MAG11 - Director Dental Benefits	68.97	
3/4/25	0705438	MAG11 - Director Vision Benefits	18.56	
3/4/25	0705438	MAG11 - Director Life Benefits	9.50	
3/4/25	0705438	MAG11 - Director Employee Assistance Program	2.48	
3/4/25	0705438	MAR01 - O&M Health Benefits	2,108.19	
3/4/25	0705438	MAR01 - O&M Health Benefits Liability	702.73	
3/4/25	0705438	MAR01 - O&M Dental Benefits	32.84	
3/4/25	0705438	MAR01 - O&M Dental Benefits Liability	36.13	
3/4/25	0705438	MAR01 - O&M Vision Benefits	18.56	
3/4/25	0705438	MAR01 - O&M Life Benefits	70.95	
3/4/25	0705438	MAR01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	MAR02 - O&M Health Benefits	1,405.46	
3/4/25	0705438	MAR02 - O&M Dental Benefits	32.84	
3/4/25	0705438	MAR02 - O&M Dental Benefits Liability	36.13	
3/4/25	0705438	MAR02 - O&M Vision Benefits	18.56	
3/4/25	0705438	MAR02 - O&M Life Benefits	12.08	
3/4/25	0705438	MAR02 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	MEH01 - O&M Health Benefits	1,405.46	
3/4/25	0705438	MEH01 - O&M Dental Benefits	32.84	
3/4/25	0705438	MEH01 - O&M Vision Benefits	18.56	
3/4/25	0705438	MEH01 - O&M Life Benefits	66.05	
3/4/25	0705438	MEH01 - O&M Employee Assistance Program	2.48	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/4/25	0705438	Mizuno - Admin Health Benefits	1,036.79	
3/4/25	0705438	Mizuno - Admin Dental Benefits	32.84	
3/4/25	0705438	Mizuno - Admin Vision Benefits	18.56	
3/4/25	0705438	Mizuno - Admin Life Benefits	26.00	
3/4/25	0705438	Mizuno - Admin Employee Assistance Program	2.48	
3/4/25	0705438	NAV01 - O&M Health Benefits	1,405.46	
3/4/25	0705438	NAV01 - O&M Dental Benefits	32.84	
3/4/25	0705438	NAV01 - O&M Vision Benefits	18.56	
3/4/25	0705438	NAV01 - O&M Life Benefits	13.52	
3/4/25	0705438	NAV01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	ORO01 - O&M Health Benefits	1,755.02	
3/4/25	0705438	ORO01 - O&M Health Benefits Liability	826.43	
3/4/25	0705438	ORO01 - O&M Dental Benefits	32.84	
3/4/25	0705438	ORO01 - O&M Dental Benefits Liability	95.48	
3/4/25	0705438	ORO01 - O&M Vision Benefits	18.56	
3/4/25	0705438	ORO01 - O&M Life Benefits	17.44	
3/4/25	0705438	ORO01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	Padilla - O&M Health Benefits	1,036.79	
3/4/25	0705438	Padilla - O&M Dental Benefits	32.84	
3/4/25	0705438	Padilla - O&M Vision Benefits	18.56	
3/4/25	0705438	Padilla - O&M Life Benefits	10.82	
3/4/25	0705438	Padilla - O&M Employee Assistance Program	2.48	
3/4/25	0705438	PAT01 - Admin Health Benefits	1,892.14	
3/4/25	0705438	PAT01 - Admin Health Benefits Liability	855.35	
3/4/25	0705438	PAT01 - Admin Dental Benefits	32.84	
3/4/25	0705438	PAT01 - Admin Dental Benefits Liability	95.48	
3/4/25	0705438	PAT01 - Admin Vision Benefits	18.56	
3/4/25	0705438	PAT01 - Admin Life Benefits	104.00	
3/4/25	0705438	PAT01 - Admin Employee Assistance Program	2.48	
3/4/25	0705438	PER01 - Director Health Benefits	1,036.79	
3/4/25	0705438	PER01 - Director Dental Benefits	32.84	
3/4/25	0705438	PER01 - Director Vision Benefits	18.56	
3/4/25	0705438	PER01 - Director Life Benefits	7.10	
3/4/25	0705438	PER01 - Director Employee Assistance Program	2.48	
3/4/25	0705438	PET10 - Director Health Benefits	1,036.79	
3/4/25	0705438	PET10 - Director Dental Benefits	68.97	
3/4/25	0705438	PET10 - Director Vision Benefits	18.56	
3/4/25	0705438	PET10 - Director Life Benefits	10.25	
3/4/25	0705438	PET10 - Director Employee Assistance Program	2.48	
3/4/25	0705438	PET01 - Admin Health Benefits	1,555.19	
3/4/25	0705438	PET01 - Admin Health Benefits Liability	518.39	
3/4/25	0705438	PET01 - Admin Dental Benefits	32.84	
3/4/25	0705438	PET01 - Admin Dental Benefits Liability	36.13	
3/4/25	0705438	PET01 - Admin Vision Benefits	18.56	
3/4/25	0705438	PET01 - Admin Life Benefits	54.17	
3/4/25	0705438	PET01 - Admin Employee Assistance Program	2.48	
3/4/25	0705438	RES01 - O&M Health Benefits	928.58	
3/4/25	0705438	RES01 - O&M Dental Benefits	32.84	
3/4/25	0705438	RES01 - O&M Vision Benefits	18.56	
3/4/25	0705438	RES01 - O&M Life Benefits	26.00	
3/4/25	0705438	RES01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	SHA01 - Admin Health Benefits	1,755.02	
3/4/25	0705438	SHA01 - Admin Health Benefits Liability	826.43	

Byron-Bethany Irrigation District
Purchase Journal
For the Period From Mar 1, 2025 to Mar 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/4/25	0705438	SHA01 - Admin Dental Benefits	32.84	
3/4/25	0705438	SHA01 - Admin Dental Benefits Liability	95.48	
3/4/25	0705438	SHA01 - Admin Vision Benefits	18.56	
3/4/25	0705438	SHA01 - Admin Supplemental Life Benefits Liability	130.00	
3/4/25	0705438	SHA01 - Admin Life Benefits	152.00	
3/4/25	0705438	SHA01 - Admin Employee Assistance Program	2.48	
3/4/25	0705438	CLA01 - O&M Health Benefits	1,392.87	
3/4/25	0705438	CLA01 - O&M Health Benefits Liability	464.29	
3/4/25	0705438	CLA01 - O&M Dental Benefits	32.84	
3/4/25	0705438	CLA01 - O&M Dental Benefits Liability	36.13	
3/4/25	0705438	CLA01 - O&M Vision Benefits	18.56	
3/4/25	0705438	CLA01 - O&M Life Benefits	25.52	
3/4/25	0705438	CLA01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	TUS15 - Director Health Benefits	2,073.58	
3/4/25	0705438	TUS15 - Director Dental Benefits	68.97	
3/4/25	0705438	TUS15 - Director Vision Benefits	18.56	
3/4/25	0705438	TUS15 - Director Life Benefits	9.77	
3/4/25	0705438	TUS15 - Director Employee Assistance Program	2.48	
3/4/25	0705438	VAZ01 - O&M Health Benefits	1,755.02	
3/4/25	0705438	VAZ01 - O&M Health Benefits Liability	826.43	
3/4/25	0705438	VAZ01 - O&M Dental Benefits	32.84	
3/4/25	0705438	VAZ01 - O&M Dental Benefits Liability	95.48	
3/4/25	0705438	VAZ01 - O&M Vision Benefits	18.56	
3/4/25	0705438	VAZ01 - O&M Life Benefits	34.00	
3/4/25	0705438	VAZ01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	VEG01 - O&M Health Benefits	1,755.02	
3/4/25	0705438	VEG01 - O&M Health Benefits Liability	826.43	
3/4/25	0705438	VEG01 - O&M Dental Benefits	32.84	
3/4/25	0705438	VEG01 - O&M Dental Benefits Liability	36.13	
3/4/25	0705438	VEG01 - Admin Vision Benefits	18.56	
3/4/25	0705438	VEG01 - O&M Life Benefits	25.16	
3/4/25	0705438	VEG01 - O&M Employee Assistance Program	2.48	
3/4/25	0705438	Arnaudo - Retiree Health Benefits	512.45	
3/4/25	0705438	Bedford - Retiree Health Benefits	1,024.90	
3/4/25	0705438	Carson - Retiree Health Benefits	512.45	
3/4/25	0705438	Griffith - Retiree Health Benefits	1,036.79	
3/4/25	0705438	KAG01 - Retiree Health Benefits	512.45	
3/4/25	0705438	Kleinert - Retiree Health Benefits	1,024.90	
3/4/25	0705438	Kopp - Retiree Health Benefits	512.45	
3/4/25	0705438	Martinez - Retiree Health Benefits	1,024.90	
3/4/25	0705438	Pombo - Retiree Health Benefits	1,549.24	
3/4/25	0705438	Serpa - Retiree Health Benefits	1,036.79	
3/4/25	0705438	Shoemaker - Retiree Health Benefits	512.45	
3/4/25	0705438	Zahn - Retiree Health Benefits	512.45	
3/4/25	0705438	ACWA Joint Powers Insurance Authority		57,764.41
3/4/25	S78867	New YSI Meter - BSD	8,703.74	
3/4/25	S78867	Equipco Sales and Service		8,703.74
		Unleaded (\$3.231 per gallon) Clear Diesel (\$3.595 per gallon)	1,675.97	
3/5/25	0189899	Ramos Oil Co., Inc.		1,675.97
		Consulting and/or Professional Services for the period of: February 2025 - Water Transfers, Sisk Dam Expansion, Mngmnt of CVP Water, Train New Staff	8,312.50	
3/5/25	2025-3			

Byron-Bethany Irrigation District
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For the Period From Mar 1, 2025 to Mar 31, 2025

Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/5/25	2025-3	Mizuno Consulting, Inc.		8,312.50
		Pacific Gas & Electric Charges Account #4159610850-0		
3/6/25	03062025	1/29/25 - 2/27/25	75.87	
3/6/25	03062025	Pacific Gas & Electric WSSA		75.87
3/6/25	03062025	O&M Intern General Labor 2/24/25-3/5/25	1,230.00	
3/6/25	03062025	Christian Denney		1,230.00
3/6/25	2360145580	DHQ Janitorial Supplies	45.96	
3/6/25	2360145580	Weekly Uniform Service for the week ending 2/27/2025	154.20	
3/6/25	2360145580	UniFirst Corporation		200.16
3/6/25	56039	Remote Service - Carol Email Issue	62.50	
3/6/25	56039	Plus IT, Inc.		62.50
3/7/25	19746271	Patio and Yard Remodeling	5,935.35	
3/7/25	19746271	Resource Building Materials		5,935.35
		Mobile Data plan & Usage for the Period: 3/8/2025 -		
3/7/25	287253183134X031525	4/7/2025; Account #287253183134	531.13	
3/7/25	287253183134X031525	AT & T Mobility		531.13
3/8/25	INV-6438	Monthly Service Charge for DHQ Landlines - March 2025	462.95	
3/8/25	INV-6438	Quality Communications		462.95
3/10/25	000023153222	WSSA Shop Phone Service 2/10/2025 - 3/9/2025	67.58	
3/10/25	000023153222	Acct #9391053473		
3/10/25	000023153222	AT&T		67.58
3/10/25	000023153223	WSSA Office Phone Service 2/10/2025 - 3/9/2025	125.37	
3/10/25	000023153223	Acct #9391053474		
3/10/25	000023153223	AT&T		125.37
3/10/25	119378	Shop Supplies - WSSA	25.74	
3/10/25	119378	CENCAL Auto & Truck Parts Inc.		25.74
3/10/25	119417	Battery - Unit #73-15	202.00	
3/10/25	119417	CENCAL Auto & Truck Parts Inc.		202.00
		Landscape Grounds Maintenance for the period of: March		
3/10/25	2503-64	2025	1,090.00	
3/10/25	2503-64	Creative Outdoor Environments, Inc.		1,090.00
		Landscape Grounds Maintenance for the period of: March		
3/10/25	2503-65	2025 - WSSA Office	365.00	
3/10/25	2503-65	Creative Outdoor Environments, Inc.		365.00
3/11/25	3023446	Professional Legal Services (General) - February 2025	33,560.69	
3/11/25	3023446	Somach, Simmons & Dunn		33,560.69
3/11/25	3023447	Professional Legal Services (Legislation) - February 2025	2,724.01	
3/11/25	3023447	Somach, Simmons & Dunn		2,724.01
		Professional Legal Services (Warren Act Contracts) -		
3/11/25	3023448	February 2025	154.00	
3/11/25	3023448	Somach, Simmons & Dunn		154.00
3/11/25	3023449	Professional Legal Services (CVP Issues) - February 2025	80.40	
3/11/25	3023449	Somach, Simmons & Dunn		80.40
3/11/25	3023450	Professional Legal Services (Data Center) - February 2025	92.00	
3/11/25	3023450	Somach, Simmons & Dunn		92.00
		Professional Legal Services (Coordinated Petitions) -		
3/11/25	3023451	February 2025	65,756.26	
3/11/25	3023451	Somach, Simmons & Dunn		65,756.26
3/11/25	3023452	Professional Legal Services (Toll Brothers) - February 2025	62.00	
3/11/25	3023452	Somach, Simmons & Dunn		62.00
3/11/25	3023453	Professional Legal Services (Prologis) - February 2025	9,965.00	
3/11/25	3023453	Somach, Simmons & Dunn		9,965.00

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Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/11/25	3023454	Professional Legal Services (Gladstone Water Transfers) - February 2025	770.00	
3/11/25	3023454	Somach, Simmons & Dunn		770.00
3/11/25	3023455	Professional Legal Services (DCP Water Right Change Petition) - February 2025	18,826.00	
3/11/25	3023455	Somach, Simmons & Dunn		18,826.00
3/11/25	3023456	Professional Legal Services (LVE) - February 2025	1,462.00	
3/11/25	3023456	Somach, Simmons & Dunn		1,462.00
3/11/25	3023457	Professional Legal Services (Pacific Gateway) - February 2025	2,076.00	
3/11/25	3023457	Somach, Simmons & Dunn		2,076.00
3/11/25	3023458	Professional Legal Services (Offill Easement) - February 2025	834.00	
3/11/25	3023458	Somach, Simmons & Dunn		834.00
3/11/25	95274644	Geo SCADA Customer FIRST - Standard Level Support Unit - 3/1/2025 - 2/28/2026	8,492.00	
3/11/25	95274644	Schneider Electric Systems USA, Inc.		8,492.00
3/12/25	0191149	Unleaded (\$3.137 per gallon) Clear Diesel (\$3.517 per gallon)	1,517.55	
3/12/25	0191149	Ramos Oil Co., Inc.		1,517.55
3/12/25	03122025	Purchase of 3 2025 Chevrolet Silverado 1500 - Units #75-25, 20-25, and 25-25	130,833.99	
3/12/25	03122025	American Chevrolet-Geo, Inc		130,833.99
3/12/25	39480852	Contract Usage Charge for 4/1/2025 - 4/30/2025	456.31	
3/12/25	39480852	UBEO West LLC		456.31
3/13/25	2360147213	DHQ Janitorial Supplies	45.95	
3/13/25	2360147213	Weekly Uniform Service for the week ending 3/13/2025	176.37	
3/13/25	2360147213	UniFirst Corporation		222.32
3/13/25	9362	Materials for the Patio and Yard Remodeling	95.42	
3/13/25	9362	G & L Irrigation and Farm Supply		95.42
3/13/25	CM_2360147213	Weekly Uniform Service		233.89
3/13/25	CM_2360147213	UniFirst Corporation	233.89	
3/13/25	I500-01190746	Used Oil Service Charge	137.00	
3/13/25	I500-01190746	Asbury Environmental Services		137.00
3/14/25	031425-785	Ag Water Reclamation Charge	25,137.06	
3/14/25	031425-785	M&I Water Reclamation Charge	2,130.75	
3/14/25	031425-785	CVPIA Ag Restoration Charge	8,331.25	
3/14/25	031425-785	CVPIA M&I Restoration Charge	2,000.25	
3/14/25	031425-785	Contract No. 14-06-200-785-LTR1-P		
3/14/25	031425-785	Bureau of Reclamation		37,599.31
3/14/25	1-26054	Tires - Unit #24-24	1,496.04	
3/14/25	1-26054	Beckley, Inc		1,496.04
3/14/25	118043	Engineering and/or Professional Services for the period of: February 2025 - Water Conservation Project	6,379.24	
3/14/25	118043	Provost & Prichard Consulting Group		6,379.24
3/14/25	119751	Oil & Fuel Filter for Fire Pump - Returned		23.27
3/14/25	119751	CENCAL Auto & Truck Parts Inc.	23.27	
3/14/25	119752	Shop Supplies	154.65	
3/14/25	119752	CENCAL Auto & Truck Parts Inc.		154.65
3/16/25	34373006	Monthly Service Charge for 490 Hoffman Line (Account #412466573) 3/17/2025 - 4/16/2025	311.81	
3/16/25	34373006	Lingo		311.81
3/17/25	03172025	Janitorial Fee For: 3/11/25 & 3/18/25	600.00	

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Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/17/25	03172025	Rossana Talavera		600.00
3/17/25	03172025	O&M Intern General Labor 3/6/25-3/17/25	1,260.00	
3/17/25	03172025	Christian Denney		1,260.00
3/17/25	119842	Seal - Unit #92	5.15	
3/17/25	119842	CENCAL Auto & Truck Parts Inc.		5.15
3/17/25	199766CH048-13	Engineering and/or Professional Services for the period of 12/28/2024 - 2/28/2025 - District Engineering Services	134.00	
3/17/25	199766CH048-13	CH2M HILL Engineers, Inc		134.00
3/17/25	199766CH048-28	Engineering and/or Professional Services for the period of 12/28/2024 - 2/28/2025 Aquatic Pesticides - District	1,682.25	
3/17/25	199766CH048-28	CH2M HILL Engineers, Inc		1,682.25
3/17/25	51028222	Professional Services regarding Strategic Counseling - Services through February 28, 2025	10,000.00	
3/17/25	51028222	Foley & Lardner LLP		10,000.00
3/17/25	9365	Materials for the Patio and Yard Remodeling	74.02	
3/17/25	9365	G & L Irrigation and Farm Supply		74.02
3/18/25	8010178914	Shred It Service Dates: 3/4/25, 3/11/25	301.44	
3/18/25	8010178914	Stericycle, Inc.		301.44
3/18/25	AR15786	Groundwater Support Services for November 2024 - February 2025	2,173.38	
3/18/25	AR15786	City of Brentwood		2,173.38
3/18/25	ARR01Feb-Mar2025	Reimbursement of Business Use of Personal Cell Phone for: February - March 2025	70.00	
3/18/25	ARR01Feb-Mar2025	Gregory Arroyos		70.00
3/19/25	0192423	Unleaded (\$3.395 per gallon)	893.58	
3/19/25	0192423	Ramos Oil Co., Inc.		893.58
3/19/25	13700933	Monthly Pest Control Service at BBID: 3/19/2025	76.00	
3/19/25	13700933	McCauley Ag Services		76.00
3/19/25	13700946	Bi Monthly Pest Control Service: 3/19/2025 - 7777 Bruns Rd	80.00	
3/19/25	13700946	McCauley Ag Services		80.00
3/19/25	90089144	to convey and/or store Non-Project Water (PLOA 23-WC-20-6130)	1,502.55	
3/19/25	90089144	Bureau of Reclamation		1,502.55
3/20/25	20134-000-71	Engineering and/or Professional Services for the period of February 2025 - General On Call Engineering Services (Project #20134-001)	6,983.75	
3/20/25	20134-000-71	Engineering and/or Professional Services for the period of February 2025 - DCSC (Project 20134-015-200) Toll Brothers-Tracy Lakes	2,422.50	
3/20/25	20134-000-71	Engineering and/or Professional Services for the period of February 2025 - DCSC (Project 20134-015-201) LPV Quitclaim	191.25	
3/20/25	20134-000-71	Engineering and/or Professional Services for the period of February 2025 - DCSC (Project 20134-015-203) Prologis	2,560.00	
3/20/25	20134-000-71	Engineering and/or Professional Services for the period of February 2025 - DCSC (Project 20134-015-204) Triway Development	2,027.50	
3/20/25	20134-000-71	Engineering and/or Professional Services for the period of February 2025 - Wicklund Pump Station Replacement Feasibility Study (Project 20134-016)	2,686.25	
3/20/25	20134-000-71	Hazen & Sawyer		16,871.25
3/20/25	2360148880	DHQ Janitorial Supplies	45.95	
3/20/25	2360148880	Weekly Uniform Service for the week ending 3/20/2025	176.37	

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Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/20/25	2360148880	UniFirst Corporation		222.32
3/20/25	EO&M000030425	FY2026 CVP O&M Program 6th Billing	7,300.00	
3/20/25	EO&M000030425	U.S. BANK, NATIONAL ASSOCIATION		7,300.00
3/21/25	03212025	Rotary Hammer & Screws for Maintenance	439.14	
3/21/25	03212025	Flat Chisel & Parawedge for Maintenance	47.72	
3/21/25	03212025	Shop Supplies for WSSA - Electrical Tape, Scaper & Doormat	78.46	
3/21/25	03212025	Grounds Materials for DHQ Fence (40 acres)	651.17	
3/21/25	03212025	Landscape Materials for DHQ Garden	482.61	
3/21/25	03212025	Paint & Lumber for DHQ Fence (40 acres)	784.27	
3/21/25	03212025	Repair/Maintenance of Y-Gates	68.15	
3/21/25	03212025	Lumber for DHQ Fence (40 acres)	409.08	
3/21/25	03212025	Shop Supplies for WSSA - Stakes	61.64	
3/21/25	03212025	Hex Bolts for WSSA Drains	17.81	
3/21/25	03212025	Glass Foam, Gloves, Towels for Spray Truck	165.47	
3/21/25	03212025	DHQ Maintenance Supplies - Pavers for DHQ Patio	808.18	
3/21/25	03212025	Materials for Gate Maintenance at WSSA	54.89	
3/21/25	03212025	Outdoor Ceiling Fans for DHQ Patio	509.52	
3/21/25	03212025	General Maintenance & Repair Materials - Weir	32.88	
3/21/25	03212025	Return for DHQ Fence (40 acres)		27.02
3/21/25	03212025	Home Depot Credit Services		4,583.97
3/22/25	March 2025	Janitorial Fee For: 3/8/25 & 3/22/25 - WSSA	100.00	
3/22/25	March 2025	Laurina Rocha		100.00
3/23/25	10440271 032325	Bottled Water Deliveries on 3/5/25, 3/19/25	482.12	
3/23/25	10440271 032325	Alhambra Water Service		482.12
3/26/25	0193782	Unleaded (\$3.409 per gallon) Clear Diesel (\$3.505 per gallon)	2,767.78	
3/26/25	0193782	Ramos Oil Co., Inc.		2,767.78
3/26/25	03262025	Internet Service for the period 4/6/25 - 5/5/25	132.85	
3/26/25	03262025	Account #8155 60 053 0156887		
3/26/25	03262025	Comcast		132.85
3/26/25	25-6	Awning Electrical - Installed 6 Plugs & 3 Fans for New Awning	10,440.00	
3/26/25	25-6	JLT2 Electric		10,440.00
3/26/25	591254	Professional Legal Services through February 2025 - BBID		
3/26/25	591254	Water Rights Consulting; Project #: 2101802.000	7,331.50	
3/26/25	NNPB000030325R	Exponent, Inc.		7,331.50
3/26/25	NNPB000030325R	Restoration on WAPA Power for the Month of March 2025	2,634.07	
3/26/25	NNPB000030325R	Western Area Power Administration		2,634.07
3/27/25	03272025	Pacific Gas & Electric Charges Account #4120785230 Irrigation Pump-Walnuts for Service Period 2/20/2025 - 3/20/2025	19.98	
3/27/25	03272025	Pacific Gas & Electric Charges Account #4122301135 Sandhu MP17.59 for Service Period	1,509.62	
3/27/25	03272025	Pacific Gas & Electric Charges Account #4120100230 WO DM C OTL for Service Period	19.98	
3/27/25	03272025	Pacific Gas & Electric Charges Account #4120785189 Spatafore AT DM C & Lammers Rd for Service Period	19.98	
3/27/25	03272025	Pacific Gas & Electric Charges Account #4120785354 Tatla MP19.15 Chrisman Road	335.60	
3/27/25	03272025	Pacific Gas & Electric Charges Account #4129023266 Delta Mendota Canal	26.55	

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Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/27/25	03272025	Pacific Gas & Electric Charges Account #412684479		
3/27/25	03272025	Pumping Cost for Well on Corral Hollow	869.37	
3/27/25	03272025	Pacific Gas & Electric 4120		2,801.08
3/27/25	03272025	Pacific Gas & Electric Charges Account #9158717444-1 -		
3/27/25	03272025	2/18/25-3/18/25	354.77	
3/27/25	03272025	Pacific Gas & Electric WSSA		354.77
3/27/25	13607	Pipeline Repair at Brentwood/Marsh Creek - Cross Pumps		
3/27/25	13607	CP1	788.44	
3/27/25	13607	M&L Trucking		788.44
3/27/25	1808151394	0785P 354450- M&I Restoration Delivery 2025/02	697.15	
3/27/25	1808151394	Bureau of Reclamation		697.15
3/27/25	1808151395	0785P 354447- Ag Restoration Delivery Adj. 2025/02	6,614.16	
3/27/25	1808151395	Bureau of Reclamation		6,614.16
3/27/25	1808151397	0785P 356173- Ag Restoration Delivery 2025/02	4,987.29	
3/27/25	1808151397	Bureau of Reclamation		4,987.29
3/27/25	2360150475	DHQ Janitorial Supplies	45.97	
3/27/25	2360150475	Weekly Uniform Service for the week ending 3/27/2025	144.80	
3/27/25	2360150475	UniFirst Corporation		190.77
3/27/25	34385080	Monthly Service Charge for 490 Hoffman Line (Account		
3/27/25	34385080	#412466573) 3/27/2025 - 4/26/2025	159.74	
3/27/25	34385080	Lingo		159.74
3/28/25	03282025	Mileage and Expense Reimbursement for: 1/13/2025 -		
3/28/25	03282025	3/28/2025	127.68	
3/28/25	03282025	Ilona Ruiz		127.68
3/28/25	03282025	Adobe - Monthly Adobe Subscription	24.98	
3/28/25	03282025	Microsoft Subscription	187.50	
3/28/25	03282025	SiriusXM	36.96	
3/28/25	03282025	Mister Car Wash	32.99	
3/28/25	03282025	Directv - Satellite Service for the period 1/28/2025 -		
3/28/25	03282025	2/27/2025	116.99	
3/28/25	03282025	Clover.com - Safety Signs	160.84	
3/28/25	03282025	AT&T - Tablets for WDOs	301.08	
3/28/25	03282025	Trader Joe's - CPR & Sexual Harassment Training Snacks	120.36	
3/28/25	03282025	Sage - Annual Subscription	2,976.00	
3/28/25	03282025	Digital Space - BBID's Website	205.77	
3/28/25	03282025	Grainger - PS 2S Transducer	626.30	
3/28/25	03282025	Nccco Services - Crane Operator Certification - Cameron		
3/28/25	03282025	Davis	380.00	
3/28/25	03282025	Trader Joe's - 3/18/25 Board Meeting	53.56	
3/28/25	03282025	Mountain Mike's Pizza - CPR Training	167.97	
3/28/25	03282025	Flow Measurement Expenses - February 26-28, 2025,		
3/28/25	03282025	Nader Shareghi	369.83	
3/28/25	03282025	Shell - Gas	100.04	
3/28/25	03282025	Tractor Supply - Potato Forks	163.09	
3/28/25	03282025	Bill Brandt Ford - Parts for Unit #60-20	239.25	
3/28/25	03282025	Thai Cafe - Admin Lunch	62.00	
3/28/25	03282025	Washington DC Trip - GM	3,247.13	
3/28/25	03282025	Jersey Mike's Subs - 3/18/25 Board Meeting	159.81	
3/28/25	03282025	Costco - Janitorial Supplies	166.46	
3/28/25	03282025	O'Reilly Auto Parts - Shop Supplies	83.66	
3/28/25	03282025	Vodaland - Patio and Yard Remodeling	1,027.19	
3/28/25	03282025	Amazon.com - Ceiling Fans for the Patio	1,012.43	

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Date	Invoice/CM #	Line Description	Debit Amount	Credit Amount
3/28/25	03282025	Amazon.com - Dining Tables for the Patio	2,764.44	
3/28/25	03282025	Amazon.com - Office Supplies	46.96	
3/28/25	03282025	Amazon.com - First Aid Supplies	484.90	
3/28/25	03282025	Amazon.com - A pump for the Water Feature	470.88	
3/28/25	03282025	Amazon.com - Water Fountain for the Patio	399.27	
3/28/25	03282025	Amazon.com - Dining Chairs for the Patio	822.84	
3/28/25	03282025	Amazon.com - Latex Gloves	141.36	
3/28/25	03282025	Amazon.com - Shop Towels	38.55	
3/28/25	03282025	Amazon.com - Floor Mats for the Vehicle	195.72	
3/28/25	03282025	Amazon.com - Vehicles Accessories	1,343.23	
3/28/25	03282025	Taqueria Diaz - BSD 3/20/25 Board Meeting	39.15	
		NomadInternet - WSSA Pump House Office Monthly		
3/28/25	03282025	Internet Service	219.85	
3/28/25	03282025	Central Valley Community Bank		18,989.34
3/28/25	2573	Quarterly Pigeon Abatement	375.00	
3/28/25	2573	Avitec Bird Control Inc.		375.00
3/28/25	2741	Telephone Answering Service for: January - March 2025	522.00	
3/28/25	2741	All Bay Answering Service		522.00
		Pipeline Repair at Brentwood/Marsh Creek - Cross Pumps		
3/28/25	63517	CP1	1,715.27	
3/28/25	63517	Bob Harkrader and Sons Trucking, Inc.		1,715.27
3/31/25	#2 Kellogg Bridge	Application #2 - BBID Kellogg Bridge	81,470.00	
3/31/25	#2 Kellogg Bridge	Arnaudo Construction, Inc.		81,470.00
		Pacific Gas & Electric Charges Account #7267502832 490		
3/31/25	03312025	Hoffman Ln for Period: 2/24/2025 - 3/24/2025	353.07	
		Pacific Gas & Electric Charges Account #2085093362 6P		
3/31/25	03312025	N/Marsh Creek Rd	268.18	
		Pacific Gas & Electric Charges Account #2085093666 WS		
3/31/25	03312025	Bethany Canal 3P	28.61	
		Pacific Gas & Electric Charges Account #2085093230		
3/31/25	03312025	SIM34 N/S Hwy 4 OPP	25.04	
		Pacific Gas & Electric Charges Account #2085093194 W		
3/31/25	03312025	SPRR S Hoffman Ln	19.97	
		Pacific Gas & Electric Charges Account #2080801459 2200		
3/31/25	03312025	Hoffman Ln	119.63	
		Pacific Gas & Electric Charges Account #2086930222 2200		
3/31/25	03312025	Hoffman Ln Pump Station	2,596.69	
		Pacific Gas & Electric Charges Account #2085093357 7777		
3/31/25	03312025	Bruns Rd	234.22	
		Pacific Gas & Electric Charges Account #2084691543		
3/31/25	03312025	Herdlyn Rd & Byron Rd	36.22	
3/31/25	03312025	Pacific Gas & Electric 2085		3,681.63
3/31/25	113757	Service on 3/28/25 - Replace the Breakway	571.74	
3/31/25	113757	Hunt Equipment, LLC DBA		571.74
3/31/25	201273	Welding Supplies	217.00	
3/31/25	201273	California Welding Supply		217.00
		Pipeline Repair at Brentwood/Marsh Creek - Cross Pumps		
3/31/25	INV-099582	CP1	333.78	
3/31/25	INV-099582	Irrigation Resources Linden		333.78
			692,930.72	692,930.72



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: SOMACH, SIMMONS & DUNN

DATE: APRIL 15, 2025

SUBJECT: EASEMENT QUITCLAIM DEED TO INDUS WALL STREET, LLC FOR
28-FOOT EASEMENT OVER SAN JOAQUIN COUNTY ASSESSOR
PARCEL NUMBER 233-066-140

RECOMMENDATION

Approve the attached Quitclaim Deed for a twenty-eight foot "public utilities, irrigation ditch, flume or pipe easement" over San Joaquin County Assessor Parcel Number 233-066-140 (Property). The Property is located at 1654 Wall Street, Tracy, CA 95367 and situated in the Byron-Bethany Irrigation District's (District) West Side Service Area.

DISCUSSION

Property owners seek to clear title to the Property as part of improvements that require permits from the City of Tracy. Based on the information provided to the District, it is not clear whether the easement subject to the Quitclaim Deed is held exclusively by the District, or extends to other public utilities. The Quitclaim Deed, however, allows the District to convey whatever interest it has in the easement without making any warranties regarding the scope such interest. District staff confirmed that the District does not currently use the easement, and it is not necessary for future District use(s).

BACKGROUND

Property owners approached District staff in late summer 2024, requesting that the District consider quitclaiming the easement. Since that time, District staff and counsel

worked with the Property owners to confirm their ownership of the Property, as well as the location and current and future possible District uses of the easement. Following the Board of Director's approval of the form Quitclaim Reimbursement Agreement, Property owners executed such Reimbursement Agreement, such that the District's costs associated with the request are paid by the Property owner.

FISCAL IMPACT

None at this time.

ATTACHMENTS

EASEMENT QUITCLAIM DEED TO INDUS WALL STREET, LLC

Recording requested by (name):

Byron-Bethany Irrigation District

When recorded mail to
and mail tax statements to:

Byron-Bethany Irrigation District

c/o Ed Pattison

7995 Bruns Road

Byron, CA 94514

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No. (APN):

233-066-140

Documentary Transfer Tax: \$ _____

If exempt, enter R&T code: _____

Explanation: _____

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- ☒ Transfer is exempt from fee per GC § 27388.1(a)(2):
☒ recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax
☐ recorded concurrently "in connection with" a transfer of
residential dwelling to an owner-occupier
☐ Transfer is exempt from fee per GC 27388.1(a)(1):
☐ Fee cap of \$225.00 reached ☐ Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

Byron-Bethany Irrigation District

(Disclaiming Party(ies)) hereby quitclaim(s) to

Indus Wall Street, LLC

(Property Owner(s)) the following real property in the City of Tracy,

County of San Joaquin, California (insert legal description):

An existing twenty-eight-foot "public utilities, irrigation ditch, flume or pipe easement" situated on Assessor Parcel Number 233-066-140 as shown (as "Parcel 2") on the parcel map filed on January 26, 2007 at 3:08 p.m., in Book 24 of Parcel Maps, at page 82B, San Joaquin County Records and attached hereto as Exhibit A.

Date: _____

(Signature of declarant)

(Print name)

Date: _____

(Signature of declarant)

(Print name)

Exhibit A

Parcel Map

24-82

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS PARCEL MAP AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PARCEL MAP.

Mena C. Farakos, Trustee 12-30-06
MENA C. FARAKOS, AS TRUSTEE OF THE
MENA C. FARAKOS REVOCABLE TRUST DATE

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MENA C. FARAKOS ON AUGUST 2, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 30TH DAY OF OCTOBER, 2006.

Dan R. Schack
DAN R. SCHACK R.C.E. 32158
REGISTRATION EXPIRATION DATE: 12/31/08

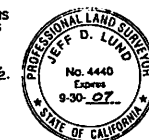


COUNTY SURVEYOR'S STATEMENT:

I, THOMAS R. FLINN, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

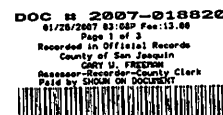
DATED THIS 27TH DAY OF DECEMBER, 2006.

TH. Flinn
for THOMAS R. FLINN R.C.E. 23341
COUNTY SURVEYOR
REGISTRATION EXPIRATION DATE: 12-31-07



NOTES:

- 1 - REFER TO CITY OF TRACY 19-06-MS.
- 2 - APPROVAL OF THIS PARCEL MAP IS SUBJECT TO THE CITY OF TRACY PUBLIC WORKS DEPARTMENT CONDITIONS TITLED "TENTATIVE PARCEL MAP CONDITIONS OF APPROVAL 19-06-MS DATED DECEMBER 12, 2006, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF TRACY, CALIFORNIA."



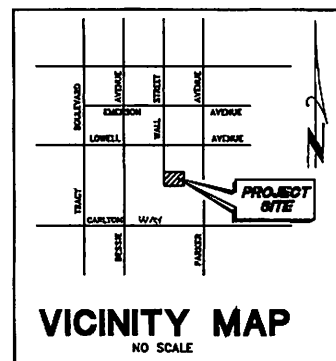
STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON 10-30-06, BEFORE ME, Bruce Curran, A NOTARY PUBLIC,

PERSONALLY APPEARED MENA C. FARAKOS, Trustee,
PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY
AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE
INSTRUMENT.

WITNESS MY HAND:

Bruce Curran
NOTARY PUBLIC IN AND FOR THE
ABOVE-MENTIONED STATE AND COUNTY
MY COMMISSION EXPIRES: 4-16-07



PARCEL MAP

LOT 163, PARKER VILLAS, NO.3
MAPS & PLATS, VOLUME 10, PAGE 120,
SECTION 21, T.2S., R.5E., M.D.B.&M.,
CITY OF TRACY,
SAN JOAQUIN COUNTY - CALIFORNIA
OCTOBER 2006 - SCALE AS NOTED
SHEET 1 of 3

Schack & Company, Inc.
Civil Engineering Building Design Surveying

CITY ENGINEER'S STATEMENT:

I, KULDEEP SHARMA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS PARCEL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLES 10 AND 12 OF THE TRACY MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED.

DATED THIS 2nd DAY OF January, 2007.

Kuldeep C. Sharma
KULDEEP SHARMA R.C.E. 37188
CITY ENGINEER
REGISTRATION EXPIRATION DATE: 6/30/08



CITY CLERK'S STATEMENT:

I, SANDRA EDWARDS, CITY CLERK OF THE CITY OF TRACY, CALIFORNIA, HEREBY STATE THAT THIS PARCEL MAP WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND CITY ENGINEER ON DEC. 12, 2006 IN COMPLIANCE WITH TITLES 10 AND 12 OF THE TRACY MUNICIPAL CODE, AND THAT I HEREBY ACCEPT, ON BEHALF OF THE PUBLIC FOR PUBLIC USE, ALL OFFERS OF DEDICATION OF EASEMENTS SHOWN HEREON, PURSUANT TO THE AUTHORITY CONFERRED UPON ME BY THE CITY COUNCIL RESOLUTION NO. 1670, ADOPTED AUGUST 6, 1968, BOOK 3231 OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AT PAGES 581 THROUGH 583.

DATED THIS 2nd DAY OF January, 2007.

Sandra Edwards (for)
SANDRA EDWARDS, CITY CLERK
AND CLERK OF THE CITY COUNCIL



RECORDER'S STATEMENT:

FILED THIS 26 DAY OF January, 2007
AT 3:08 P.M. IN BOOK 24 OF PARCEL MAPS, AT
PAGE 88, AT THE REQUEST OF DAN R. SCHACK.

FEES: \$13.00

Gary W. Freeman Christina Moreno
GARY W. FREEMAN ASSISTANT/DEPUTY RECORDER
ASSASSIN-RECORDER-
COUNTY CLERK

24-82

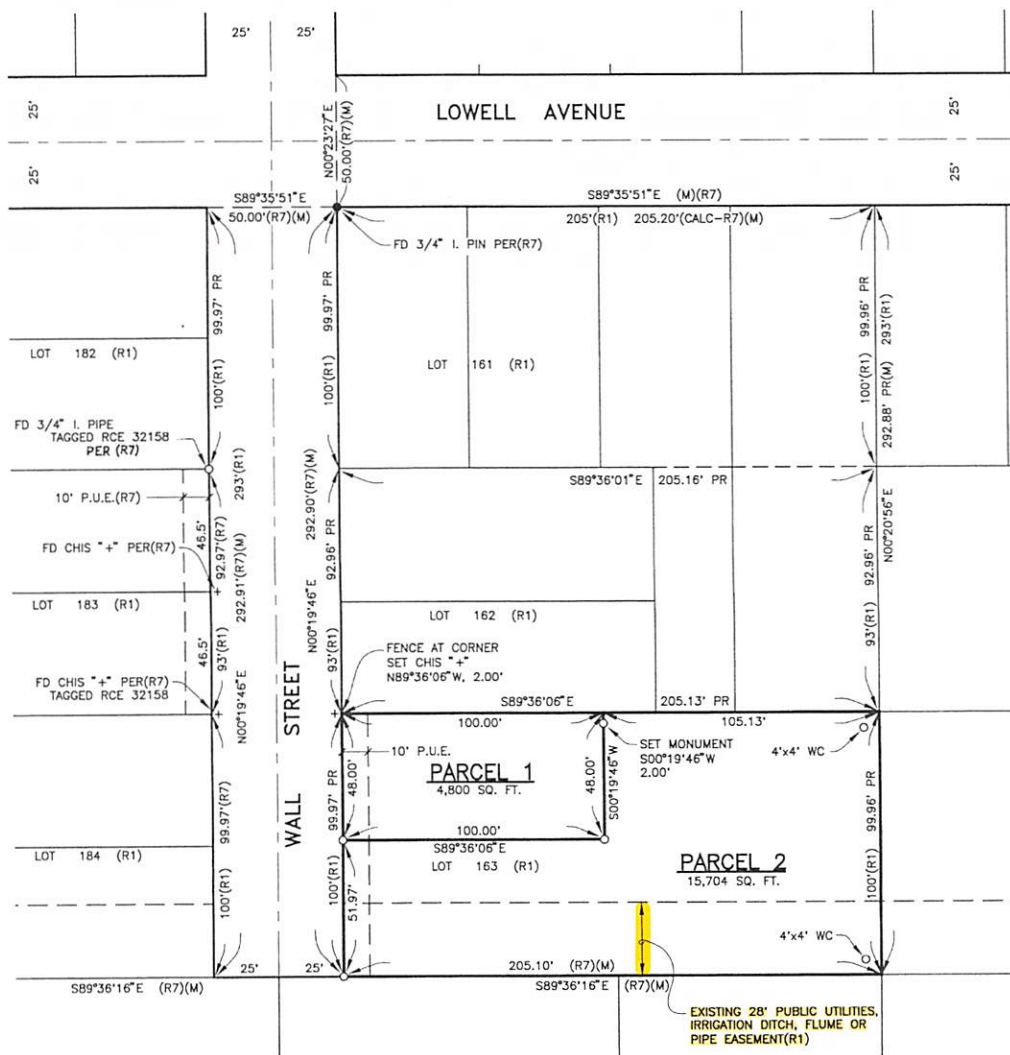
24-82A

24-82B

PARCEL MAP

LOT 163, PARKER VILLAS, NO. 3
 MAPS & PLATS, VOLUME 10, PAGE 120,
 SECTION 21, T.2.S., R.5.E., M.D.B. & M.
 CITY OF TRACY
 SAN JOAQUIN COUNTY - CALIFORNIA
 OCTOBER 2006 - SCALE 1"=30'
 SHEET 3 of 3

 **Schack & Company, Inc.**
 Civil Engineering Building Design Surveying



PARCEL DETAIL
 SCALE: 1"=30'



LEGEND:

FD. MONUMENT, AS NOTED.
 SET 3/4" X 30" LONG IRON PIPE TAGGED R.C.E. 32158
 OR MONUMENT AS NOTED
 S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 M.&P. MAPS AND PLATS, VOLUME AND PAGE, SAN JOAQUIN COUNTY RECORDS
 R.S. RECORD OF SURVEY, BOOK AND PAGE, SAN JOAQUIN COUNTY RECORDS
 P.M. PARCEL MAP, BOOK AND PAGE, SAN JOAQUIN COUNTY RECORDS
 O.R. OFFICIAL RECORD, BOOK AND PAGE, SAN JOAQUIN COUNTY RECORDS
 I.N. INSTRUMENT NUMBER, SAN JOAQUIN COUNTY RECORDS
 SFN SEARCHED, FOUND NOTHING
 (R1) INDICATES ADJOINING/UNDERLYING RECORDED/FILED DOCUMENTS
 (CALC) CALCULATED FROM RECORD/MEASURED DATA
 I. PIPE IRON PIPE
 WC WITNESS CORNER
 I. PIN IRON PIN
 P.U.E. PUBLIC UTILITY EASEMENT
 (M) MEASURED DATA
 NOTE: ALL DISTANCES ARE MEASURED, UNLESS OTHERWISE NOTED.
 SQ. FT. SQUARE FEET
 OA OVERALL DISTANCE
 PR PRO-RATED MEASURED DISTANCE PER (R1)

BASIS OF BEARINGS:

THE LINE BEARING N89°36'11"W BETWEEN CITY OF TRACY CONTROL MONUMENTS GPS21 AND GPS20 OF THE CITY OF TRACY MODIFIED GRID SYSTEM AS CALCULATED FROM THE CITY OF TRACY REPORT ON GPS SURVEY PREPARED BY ASSOCIATED CONSULTANTS GROUP, INC., ON FILE WITH THE CITY OF TRACY PUBLIC WORKS DEPARTMENT, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON. COORDINATES SHOWN ARE BASED ON THE CITY OF TRACY MODIFIED GRID SYSTEM.

REFERENCES:

(R1) M.&P. 10-120, "PARKER VILLAS" NO. 3, S.J.C.R.
 (R2) R.S. 30-93, S.J.C.R.
 (R3) R.S. 32-1, S.J.C.R.
 (R4) M.&P. 10-91 "PARKER VILLAS", S.J.C.R.
 (R5) UNFILED SURVEY BY RICHARD M. BISHOP
 DATED MAY 1985 (SEE R2 ABOVE)
 (R6) P.M. 22-195, S.J.C.R.
 (R7) P.M. 23-186, S.J.C.R.

24-82B



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: EDWIN PATTISON, GENERAL MANAGER, AND NADER SHAREGHI, P.E., ASSISTANT GENERAL MANAGER

DATE: APRIL 15, 2025

SUBJECT: EMERGENCY DECLARATION FOR WICKLUND CUT PUMP STATION

RECOMMENDATION

Staff recommend that the Board of Directors (Board) adopt a resolution declaring a state of emergency, pursuant to California Public Contract Code (PCC) Section 1102, for the Wicklund Cut Pump Station due to a critical equipment failure requiring immediate action to ensure uninterrupted water delivery to Byron-Bethany Irrigation District's (BBID) West Side Service Area (WSSA).

DISCUSSION

Wicklund Cut Pump Station is currently experiencing a significant operational issue due to a downed transformer providing power to its main variable frequency drive (VFD) pump. As a result, the station is reliant on a backup generator to maintain operations. Without prompt repair or replacement of the transformer, there is a substantial risk that the pump station could lose functionality, cause potential under or over pumping, or halt water deliveries to farmers and landowners in WSSA.

If the Board approves Resolution 2025-09, it will authorize an emergency declaration under California Public Contract Code Section 1102, enabling Byron-Bethany Irrigation District (BBID) to waive standard bidding and environmental requirements, thus accelerating the procurement and repair process, as well as enhancing opportunities for state and federal grant funding.

BACKGROUND

Wicklund Cut Pump Station, built in 1917, has been delivering reliable water to irrigated agriculture from Old River, via Wicklund Cut to BBID's West Side Area for over a century. Its aging pumps and obsolete parts have prompted a prioritized Capital Improvement Project leveraging potential state and grant federal funding, collaboration with local project partners, and District resources to modernize its failing infrastructure. In 2006, two VFD's and supporting infrastructure were installed to improve efficient water deliveries to West Side growers. The transformer appears to be undersized for the operation of the two VFD pumps and appears to be responsible for the current failure. Despite past attempts to mitigate this situation, the current emergency requires immediate adjustments and upsizing. California Public Contract Code (PCC) Section 1102 defines "emergency" as a sudden, unexpected occurrence posing a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services. The current transformer failure necessitates immediate action to sustain operations. Given ongoing work to upgrade the facility, such as the recently completed feasibility study, staff is working with multiple engineers to find an immediate solution that will also serve the long-term needs of a permanent fix to the upgraded pump station, a dual purpose, beneficial solution to ensure the value to BBID and its customers.

FISCAL IMPACT

The repair costs will depend on the procurement of available material and any associated emergency services needed. A cost estimate will follow procurement.

ATTACHMENTS

1. California Public Contract Code (PCC) Section 1102



RESOLUTION NO. 2025-09

RESOLUTION FOR EMERGENCY DECLARING AT WICKLUND CUT PUMP STATION

WHEREAS, Wicklund Cut Pump Station, constructed in 1917, is a critical facility delivering post-1914 water from Old River via Wicklund Cut to farmers and landowners within the Byron-Bethany Irrigation District's (BBID) West Side Service Area (WSSA); and

WHEREAS, its aging pumps and obsolete parts have prompted a prioritized Capital Improvement Project (CIP) leveraging potential state and federal grant opportunities, regional partners, and District resources to modernize its failing infrastructure; and

WHEREAS, two variable frequency drive (VFD) pumps and supporting infrastructure were installed in 2010 has experienced a sudden and unexpected transformer failure, requiring immediate action; and

WHEREAS, California Public Contract Code (PCC) Section 1102 defines an "emergency" as a sudden, unexpected event requiring immediate action to prevent harm to life, health, property, or public services, and this failure qualifies; and

WHEREAS, PCC Section 1102 allows BBID to bypass standard bidding processes and environmental regulations, thereby expediting procurement and repairs; and

WHEREAS, the Board of Directors (Board) finds that prompt action is essential to mitigate the ongoing threat to Wicklund Cut Pump Station that delivers water to BBID's West Side Service Area,

NOW THEREFORE, BE IT RESOLVED, the Board of Directors (Board) hereby adopts the resolution authorizing an emergency declaration under California Public Contract Code (PCC) Section 1102 effective April 15, 2025:

1. The General Manager, Edwin Pattison, is authorized to take immediate action to procure and repair or replace the transformer, bypassing standard bidding and environmental requirements as permitted by PCC Section 1102

PASSED AND ADOPTED by the Byron-Bethany Irrigation District Board of Directors at a meeting held on April 15, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

April 15, 2025

Charles Tusso
President, Byron-Bethany Irrigation
District Board of Directors

Secretary's Certification

I, Ilona Ruiz, Secretary of the Board of Directors of the Byron-Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Meeting of April 15, 2025, at which time a quorum was present, and no motion to amend or rescind the above resolution was made.

Ilona Ruiz, Board Secretary



State of California

PUBLIC CONTRACT CODE

Section 1102

1102. "Emergency," as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.

(Added by Stats. 1994, Ch. 803, Sec. 1. Effective January 1, 1995.)



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: NADER SHAREGHI, P.E., ASSISTANT GENERAL MANAGER

DATE: April 15, 2025

SUBJECT: AMENDING THE CONSUMPTIVE BASED WATER RATES AND
OPERATION & MAINTENANCE (O&M) CHARGES FOR 2025

RECOMMENDATION

Adopt revised resolution to establish the Base Water Rates and Operation and Maintenance charges for 2025 for Byron Bethany Irrigation District (BBID).

DISCUSSION

This item is being brought back to the BBID Board of Directors to revise and lower the Central Valley Project water rates to BBID customers. The staff report and the resolution from last month's Board meeting did not include the revised (reduced) rates for the CVP customers. The revised Resolution makes the correction by reducing these rates and adding a rate for the Musco Olive.

The Board of Directors for BBID has the authority to establish the water rates to cover the costs for the purchase of water, and the operation and maintenance of its facilities. The water rates for CVP water contractors are established by the United States Bureau of Reclamation each February based on estimated water allocations. BBID calculates the CVP customer rates based upon the rates established by the Bureau of Reclamation.

BACKGROUND

The Board adopted a resolution to establish the water rates for BBID at the last Board meeting. The District had proposed to keep the rates the same as last year with the exception of the CVP customer rates that are tied to the CVP rates provided by the US Bureau of Reclamation and the Lein Recording Fee that was increased to \$350 per lien.

- Byron & Bethany Agricultural Service Areas Agricultural Water Rate, with a minimum charge of one acre-foot per turn-on\$65.00 per acre-foot;
- Out of District Byron & Bethany Service Area Agricultural Water Rate ..130.00 per acre-foot;
- West Side Service Area Agricultural Water Rate, with a minimum charge of one acre-foot per turn-on\$85.00 per acre-foot;
- West Side Service Area Agricultural Water Rate (Detached Lands)\$115 per acre-foot;
- Out of District West Side Service Area Agricultural Water Rate\$170.00 per acre-foot;
- Industrial Raw Water Rate for sand-mining purposes, within the Byron Service Area.....\$100.00 per acre-foot;
- Wheeling Fees, both surface and groundwater all Service Areas\$65.00 per acre-foot;
- Annual Flat Rate Water Service Charge (Interruptible), within the Byron & Bethany Agricultural Service Areas, based on 2 acres or less \$120.00 per year;
- Annual Flat Rate Water Service Charge (Interruptible), within the West Side Service Area, based on 2 acres or less..... \$500.00 per year;
- Construction Water.....\$15.00 per unit (3500 gallons)
Within the Central Valley Project Service Area the USBR & SLDMWA rates apply;
- Central Valley Project (CVP) Service Area Water Agricultural Rate.....\$248.22 per acre-foot;^a
- Central Valley Project (CVP) Service Area Water M&I Rate.....\$308.46 per acre-foot;^a
- Central Valley Project (CVP) Service Area Water M&I Rate Musco Olive.....\$313.47 per acre-foot;^a
- Byron & Bethany Service Area Water Availability Stand-by Charge\$8.00 per acre;
- West Side Service Area Water Availability Stand-by Charge.....\$25.00 per acre;
- Central Valley Project (CVP) Service Area Stand-by Charge Category 1\$5.15 per acre;
- Central Valley Project (CVP) Service Area Stand-by Charge Category 2\$66.00 per acre;
- Central Valley Project (CVP) Service Area Stand-by Charge Category 3\$145.50 per acre;
- Out of irrigation season water rate charges will be calculated based on service area and power pumping costs to serve the water to the grower's side gate and may include carriage water losses.
- Lien Recording Fees.....\$350.00 per lien

^a CVP water rates are based on the San Luis& Delta-Mendota Water Authority CVP O&M Water Rates adopted by the SLDMWA Board (See February 6, 2025, SLDMWA Board Meeting Budget Adoption), which are a function of the United States Bureau of Reclamation Water Allocation Determination for Water Year 2025-26).

- RWSA1 Municipal and Industrial Wholesale Water Rates.....\$236.36 per acre-foot
- RWSA2 Municipal and Industrial Wholesale Water Rates.....\$344.04 per acre-foot

FISCAL IMPACT

Adjusting the rates will allow BBID to appropriately recover the cost of Operations and Maintenance of its facilities and the payment for the purchase of CVP water.

ATTACHMENTS

Revised Resolution No. 2025-05: A Resolution of the Board of Directors of Byron-Bethany Irrigation District Authorizing the establishment of consumptive based water rates and operation and maintenance (O&M) charges for 2025



RESOLUTION NO. 2025-05 (REVISED)

**ESTABLISHMENT OF CONSUMPTIVE BASED
WATER RATES AND OPERATION & MAINTENANCE (O&M) CHARGES FOR 2025**

WHEREAS, the Board of Directors of BYRON-BETHANY IRRIGATION DISTRICT has the authority to establish rates and charges for the operation of the DISTRICT;

BE IT RESOLVED, the Board hereby orders the following rates and charges for 2025:

- Byron & Bethany Agricultural Service Areas Agricultural Water Rate, with a minimum charge of one acre-foot per turn-on\$65.00 per acre-foot;
- Out of District Byron & Bethany Service Area Agricultural Water Rate130.00 per acre-foot;
- West Side Service Area Agricultural Water Rate, with a minimum charge of one acre-foot per turn-on.....\$85.00 per acre-foot;
- West Side Service Area Agricultural Water Rate (Detached Lands)\$115 per acre-foot;
- Out of District West Side Service Area Agricultural Water Rate\$170.00 per acre-foot;
- Industrial Raw Water Rate for sand-mining purposes, within the Byron Service Area.....\$100.00 per acre-foot;
- Wheeling Fees, both surface and groundwater all Service Areas\$65.00 per acre-foot;
- Annual Flat Rate Water Service Charge (Interruptible), within the Byron & Bethany Agricultural Service Areas, based on 2 acres or less\$120.00 per year;
- Annual Flat Rate Water Service Charge (Interruptible), within the West Side Service Area, based on 2 acres or less.....\$500.00 per year;
- Construction Water.....\$15.00 per unit (3500 gallons)
Within the Central Valley Project Service Area the USBR & SLDMWA rates apply;
- Central Valley Project (CVP) Service Area Water Agricultural Rate.....\$248.22 per acre-foot;^a
- Central Valley Project (CVP) Service Area Water M&I Rate.....\$308.46 per acre-foot;^a
- Central Valley Project (CVP) Service Area Water M&I Rate Musco Olive.....\$313.47 per acre-foot;^a

- Byron & Bethany Service Area Water Availability Stand-by Charge.....\$8.00 per acre;
- West Side Service Area Water Availability Stand-by Charge.....\$25.00 per acre;
- Central Valley Project (CVP) Service Area Stand-by Charge Category 1\$5.15 per acre;
- Central Valley Project (CVP) Service Area Stand-by Charge Category 2\$66.00 per acre;
- Central Valley Project (CVP) Service Area Stand-by Charge Category 3\$145.50 per acre;
- Out of irrigation season water rate charges will be calculated based on service area and power pumping costs to serve the water to the grower's side gate and may include carriage water losses.
- Lien Recording Fees.....\$350.00 per lien

^a CVP water rates are based on the San Luis & Delta-Mendota Water Authority CVP O&M Water Rates adopted by the SLDMWA Board (See February 6, 2025, SLDMWA Board Meeting Budget Adoption), which are a function of the United States Bureau of Reclamation Water Allocation Determination for Water Year 2025-26).

- RWSA1 Municipal and Industrial Wholesale Water Rates.....\$236.36 per acre-foot
- RWSA2 Municipal and Industrial Wholesale Water Rates.....\$344.04 per acre-foot

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Board of Directors of Byron-Bethany Irrigation District April 15, 2025 by the following vote:

Ayes:

Noes:

Abstained:

Absent:

Mr. Charles Tusso, President

Secretary's Certification

I, Ilona Ruiz, Board Secretary of the Board of Directors of the Byron-Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Meeting of April 15, 2025 at which time a quorum was present, and no motion to amend or rescind the above resolution was made.

Ilona Ruiz, Board Secretary



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: EDWIN PATTISON, GENERAL MANAGER; BRAD MIZUNO, WATER RESOURCES SPECIALIST

DATE: APRIL 15, 2025

SUBJECT: HEALTHCARE COVERAGE THROUGH ASSOCIATION OF CALIFORNIA WATER AGENCIES JOINT POWERS INSURANCE AUTHORITY

RECOMMENDATION

Staff recommends that the Byron Bethany Irrigation District (BBID or District) Board of Directors (Board) adopt the two following resolutions:

- Resolution 2025-06, establishing *retiree* healthcare coverage for qualified employees, directors, and their spouses through the Association of California Water Agencies Joint Powers Insurance Authority (ACWA JPIA) healthcare insurance program; and
- Resolution 2025-07, establishing healthcare coverage for *active directors* and their spouses through the ACWA JPIA healthcare insurance program.

DISCUSSION

Per the Board's request, staff included this agenda item regarding healthcare coverage for directors and their spouses – retired and currently serving – to recognize the dedicated leadership and service directors offer Byron-Bethany Irrigation District (District) and to provide reasonable and supportive healthcare benefits in accordance with the District's values.

Resolution 2025-06: This Resolution will consolidate and conform the District's *retiree* healthcare coverage policies established under prior, pre-consolidation resolutions from the District and the former West Side Irrigation District (WSID). If adopted, this Resolution will also align the District's retiree healthcare coverage to the ACWA JPIA healthcare insurance program (see ACWA JPIA Retirement Policy Requirements) and supersede prior, conflicting BBID and WSID resolutions regarding retiree healthcare coverage, as well as BBID's 2006 Board adopted Ethics Policy and Guidelines containing language regarding "Health Benefits for Directors (Page 8 of 15)."

Resolution 2025-06 uses Government Code section 53201's cut-off date for directors taking office – prior to January 1, 1994 – as the date to qualify for District retiree healthcare coverage. It also clarifies eligibility for directors elected on or after January 1, 1995, offering them a 36-month COBRA/Cal-Cobra self-pay option in accordance with federal and state COBRA requirements. Resolution 2025-06 further establishes a retiree spouse benefit, whereby the District funds 50% of the spouse's healthcare coverage, with the spouse responsible for the remaining 50%. Additionally, it provides a surviving spouse benefit, ensuring that, if eligible, a retired director's qualifying spouse receives the same healthcare contribution as the retiree following the retiree's death. Also, the Resolution adopts the former WSID's lifetime duration and mandatory Medicare enrollment provisions. Lastly, Resolution 2025-06 outlines employee retirement eligibility, requiring employees hired before January 1, 1992, to have 15 years of continuous service, be covered by the District's approved health insurance at the time of retirement, and reach age 55, while those hired on or after that date need 20 years of service, approved District health insurance coverage, and must reach age 60.

The topics for consideration by the BBID Board are as follows: (1) Retired director and employee's coverage, eligible spousal coverage, and at what percentage; and (2) surviving spouse coverage for director and employee. Once these topics are determined and integrated into the Resolution, Resolution 2025-06 will become the District's policy for retiree healthcare coverage, effective April 15, 2025.

Resolution 2025-07: Currently, the District provides healthcare coverage for the active director and bills the director fifty percent (50%) for the director's eligible spouse. In at least one case, however, the District pays dependent healthcare coverage, which the Board seeks to clarify and/or correct under the new policy. As drafted, Resolution 2025-07 will establish the District's policy for healthcare coverage for *active* directors and their eligible spouses, which the Board may revise to include District healthcare coverage for eligible dependents, or grandfather existing coverage for current directors. Topics to discuss: (1) establish 100% coverage for *active* directors and 50% for their spouses; and (2) whether to include dependent coverage. If approved by the Board, Resolution 2025-07 will serve as the District's policy for healthcare coverage of active directors and their spouses, effective April 15, 2025.

BACKGROUND

Resolution 2025-06: In 2008, the District adopted Resolution 2008-17 titled: "Relating to Retiree Healthcare Coverage for Retired Employees and Directors," focusing on healthcare coverage for retired employees and directors only. Prior to consolidation with the District, the former WSID adopted "Resolution Relating to Health Insurance for Retired Qualified Employees and Directors," providing healthcare coverage for retired directors and eligible spouses and effective in 2012. The District consolidated with the former WSID in 2020, carrying over established former WSID policies, including the healthcare coverage for spouses.

Resolution 2025-07: In the absence of any Board policies related to healthcare coverage for Board Members, Staff utilized the District's outlined in the Employee Handbook and the Directors' Ethics Guidelines, as approved in 2006, to develop healthcare coverage for directors (i.e., one-hundred percent (100%) for healthcare and fifty percent (50%) for dental coverage, as well as full premium coverage for vision).

FISCAL IMPACT

Resolution 2025-06: At current monthly rates, the cost for a retiree's single coverage is \$512.45, with the spouse responsible for the remaining \$512.45.

Resolution 2025-07: The District's current coverage of fifty percent (50%) for each director's spouse costs \$82,871.38 per year. Extending coverage to Directors' dependents would increase costs by \$338.96 per month per Director.

ATTACHMENTS

1. District Resolution 2025-06 Retiree Healthcare Coverage for Qualified Employees, Directors, and Their Spouses
2. District Resolution 2025-07 Healthcare Coverage for Active Directors and Their Spouses
3. District Resolution 2008-17 Relating to Retiree Healthcare Coverage for Retired Employees and Directors
4. Former WSID Resolution Relating to Health Insurance for Retired Qualified Employees and Directors
5. ACWA JPIA Retirement Policy Requirements
6. Directors' Ethics Guidelines, Approved 2006



RESOLUTION NO. 2025-06

RESOLUTION FOR RETIREE HEALTHCARE COVERAGE FOR QUALIFIED EMPLOYEES, DIRECTORS, AND THEIR SPOUSES

WHEREAS, The Board of Directors (Board) of the Byron-Bethany Irrigation District (District) seeks to update the District's policies regarding its retiree healthcare coverage for qualified employees, directors, and their spouses (collectively, "Retiree"); and

WHEREAS, The Board takes such action to recognize the dedicated leadership and service such Retirees provided to the District and to provide reasonable and supportive healthcare benefits in accordance with the District's values;

WHEREAS, The District's current Retiree healthcare coverage policies are based upon two separate, pre-consolidation policies – one adopted by the District and effective in 2008, and the other adopted by the former West Side Irrigation District (former WSID) – with two different scopes of coverage; and

WHEREAS, The District's policy adopted hereunder will align the District's Retirees' healthcare policy with the Association of California Water Agencies Joint Powers Insurance Authority (ACWA JPIA) healthcare insurance program and supersede prior, conflicting resolutions regarding Retiree healthcare coverage;

NOW THEREFORE, BE IT RESOLVED, the Board of Directors hereby adopts the following policies regarding Retiree healthcare coverage, effective April 15, 2025, rescinding all previously adopted resolutions in conflict herewith:

1. The District's Retiree healthcare coverage for a retired director who was elected and served the District (or former WSID) prior to January 1, 1994 shall be one-hundred percent (100%), provided that the retired director:
 - a. Served for at least four (4) consecutive four-year terms (for a total of at least sixteen (16) years); and
 - b. Was covered by the District's approved health insurance plan at the time of retirement; and

- c. Reached the age of 55 prior to retirement as a director; and
 - d. Took office prior to January 1, 1995 and was receiving District provided benefits.
- 2. The District's Retiree healthcare coverage is not available to a retired director who was elected and served on or after January 1, 1995. For such directors and their spouse, the District will offer up to 36-month COBRA/Cal-COBRA self-pay option, in accordance with federal and state COBRA requirements.
- 3. The District's Retiree healthcare coverage for retired employees hired prior to January 1, 1992 is one hundred percent (100%), provided that such employee:
 - a. Was employed by the District (or former WSID) for at least fifteen (15) years of continuous service;
 - b. Was covered by the District's (or former WSID's) approved health insurance plan at the time of retirement; and
 - c. Reached age 55 prior to retirement from the District.
- 4. The District's Retiree healthcare coverage for retired for employees hired on or after January 1, 1992 is one-hundred percent (100%), provided that such employee:
 - a. Was employed by the District (or former WSID) for at least twenty (20) years of continuous service;
 - b. Was covered by the District's approved health insurance plan at the time of retirement; and
 - c. Reached age 60 prior to retirement.
- 5. The spouse of such a retired employee/director shall receive fifty percent (50%) healthcare coverage from the District and be responsible for the remaining fifty percent (50%); provided, however, that the spouse was the spouse of the retired employee at the time of his/her retirement (Qualified Spouse).

6. Upon the death of a retired employee/director receiving healthcare coverage from the District, the District shall provide healthcare coverage for a surviving Qualified Spouse at the same level that the District provided for the retired employee/director, as the surviving Qualified Spouse becomes the primary enrollee.
7. The subsequent spouse of a retired director and/or employee – regardless of election or date and/or tenure of service – is not entitled to any District-provided healthcare coverage.
8. Retirees enrolled in district retiree coverage who reach age 65 and become eligible for Medicare, must enroll in Medicare Parts A & B at their own expense. Medicare enrolled retirees will transition to ACWA JPIA's Medicare Advantage plan. Those retirees who do not enroll in Medicare A & B will no longer be eligible for District retiree medical coverage.

PASSED AND ADOPTED by the Byron-Bethany Irrigation District Board of Directors at a meeting held on April 15, 2025, by the following vote:

Ayes:

Noes:

Abstained:

Absent:

Mr. Charles Tusso, President

Secretary's Certification

I, Ilona Ruiz, Board Secretary of the Board of Directors of the Byron Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Meeting of 15 April, 2025 at which time a quorum was present, and no motion to amend or rescind the above resolution was made.

Ilona Ruiz, Board Secretary



RESOLUTION NO. 2025-07

RESOLUTION PROVIDING HEALTHCARE COVERAGE FOR ACTIVE DIRECTORS AND THEIR SPOUSES

WHEREAS, The Board of Directors (Board) of the Byron-Bethany Irrigation District (District) seeks to update the District's policies regarding its healthcare coverage for active directors and their spouses;

WHEREAS, The Board takes such action to recognize the dedicated leadership and service such directors provide to the District and to provide reasonable and supportive healthcare benefits in accordance with the District's values;

WHEREAS, The District's policy adopted hereunder aligns with the District's healthcare insurance policy with the Association of California Water Agencies Joint Powers Insurance Authority (ACWA JPIA) healthcare insurance program and the District's Employee Handbook; and

WHEREAS, This Resolution establishes the District's new policy to provide one-hundred percent (100%) healthcare coverage for active directors and fifty percent (50%) healthcare coverage for their eligible spouses through the District's ACWA JPIA healthcare insurance program and subject to the ACWA JPIA's policy requirements.

NOW THEREFORE, BE IT RESOLVED, the Board of Directors hereby adopts the following policy regarding active director and spouse healthcare coverage, effective April 15, 2025:

1. The District will provide one-hundred percent (100%) healthcare coverage for its active directors, provided that the director is:
 - a. Currently serving on the District's Board; and
 - b. Enrolled in the District-approved healthcare insurance plan through ACWA JPIA at the time upon which the director seeks coverage from the District.
2. The District will provide fifty percent (50%) healthcare coverage for the current spouse of such a director.

PASSED AND ADOPTED by the Byron-Bethany Irrigation District Board of Directors
at a meeting held on April 15, 2025, by the following vote:

Ayes:

Noes:

Abstained:

Absent:

Mr. Charles Tusso, President

Secretary's Certification

I, Ilona Ruiz, Board Secretary of the Board of Directors of the Byron Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Meeting of 15 April, 2025 at which time a quorum was present, and no motion to amend or rescind the above resolution was made.

Ilona Ruiz, Board Secretary

RESOLUTION 2008-17
Relating to Retiree Healthcare Coverage
For Retired Employees and Directors

WHEREAS, the Board of Directors adopted Resolutions 1987-5 and 1994-7 regarding continuation of health plan for retired employees, including directors, hereinafter referred to as "retiree(s)".

NOW THEREFORE, BE IT RESOLVED, the Board of Directors hereby adopts the following policies regarding retiree healthcare coverage:

1. A regular employee covered by an approved District health plan with no less than fifteen (15) years of continuous service, employed prior to January 1, 1992, reaches the age of 55 and retires from the District.
2. A regular employee covered by an approved District health plan with no less than twenty (20) years of continuous service, employed after January 1, 1992 and retires from the District no less than the age of 60.
3. A Director, duly elected prior to January 1, 1993, having served no less than 4 consecutive four-year terms covered by an approved health plan of Byron Bethany Irrigation District or Plain View Water District and reaches the age of 55 at the time of his or her retirement.
4. No insurance will be provided to a Director whose term in office that begins on or after January 1, 1995 unless the retiree participates on a self-pay basis, and meets the criteria set forth in Section 3 above.
5. If a retiree reaches age 65 and becomes eligible for MediCare or otherwise becomes entitled to governmentally provided or mandated health benefits, the District may replace it's then existing approved healthcare plan with supplemental health insurance of a type and amount to be determined by the District.
6. The District's healthcare plan is provided through the Association of California Water Agencies Health Benefits Authority (ACWA-HBA) and operates pursuant to the then rules and policies of ACWA-HBA.

PASSED AND ADOPTED at Regular Board Meeting of the BYRON BETHANY IRRIGATION DISTRICT, Board of Directors this 16th day of September, 2008 by the following vote:

AYES: Brown, Clemons Fredrickson, Kagehiro, Tennant

NOES:

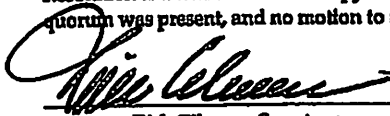
ABSENT: Franco, Maggiore, Musco, Spatafore

ABSTAINED:


Mr. Russell Kagehiro, Vice President

Secretary's Certification

I, Rick Gilmore, Secretary of the Board of Directors of the Byron Bethany Irrigation District, do hereby certify that the foregoing Resolution is a true and correct copy entered into the Minutes of the Regular Board Meeting of September 16, 2008, at which time a quorum was present, and no motion to amend or rescind the above resolution was made.


Rick Gilmore, Secretary

**BEFORE THE BOARD OF DIRECTORS OF THE
WEST SIDE IRRIGATION DISTRICT**

**Resolution Relating to Health Insurance
for Retired Qualified Employees and Directors**

BE IT RESOLVED by the Board of Directors of West Side Irrigation District as Follows:

1. This Resolution becomes effective October 10, 2012 "Effective Date" and all previously adopted resolutions in conflict with it are hereby rescinded. AMENDED February 9, 2011. (added 4.c.); and AMENDED March 9, 2011 (eliminated 5.e); and AMENDED October 10, 2012 (reinstated 5.e).

2. This District shall furnish health insurance to qualified employees and directors and the spouses of such qualified employees and directors upon retirement in accordance with the requirements set forth below. A description of which employees and directors constitute "qualified" employees and directors is set forth in paragraphs 4 and 5 below.

3. Retired qualified employees and directors are referred to herein collectively as "retirees."

4. For an employee and his/her spouse to qualify for the health insurance benefits provided by this Resolution, the employee and spouse must meet the following conditions:

a. Criteria for employees employed prior to June 10, 2009:

1. The employee must have been employed on or after December 1, 1991.
2. The employee must have been employed by the District continuously as either an employee or an independent contractor for at least fourteen (14) years.
3. The employee must be covered by the District's approved health insurance plan at the time of his/her retirement.
4. The employee must have reached age fifty-five (55) prior to retirement.

b. Criteria for employees hired between June 10, 2009 and February 8, 2011:

1. The employee must have been employed by the District continuously for at least twenty-five (25) years.
2. The employee must be covered by the District's approved health insurance plan at the time of his/her retirement.

3. The employee must have reached age sixty (60) prior to retirement.
4. Only the spouse of the qualified employee who was the spouse of the employee at the time that the employee retires is eligible for health insurance benefits upon the retirement of the qualified employee. Should the qualified employee re-marry after retirement, any subsequent spouse shall not be entitled to the health insurance benefits provided by this Resolution.

c. Criteria for employees hired on or after February 9, 2011:

1. Policy Terminated

5. For a director and his/her spouse to qualify for the health insurance benefits provided by this Resolution, the director must meet the following conditions:

a. The director must have been duly elected and serving as a director for the District on or after December 1, 1991.

b. The director must have served at least four (4) consecutive four (4) year terms as a director of the District.

c. The director must be covered by the District's approved health insurance plan at the time of his/her retirement.

d. The director must have reached age fifty-five (55) prior to retirement.

e. Notwithstanding any other provision in this Resolution, no health insurance benefits will be provided to a director or his/her spouse if the director is first elected to a term of office that begins on or after January 1, 1995 unless the director and his/her spouse participates on a self pay basis and meet the criteria set forth in Section 5(a) – (d) above. Section "e." was deleted per board action on March 9, 2011. Section "e." was reinstated per board action on October 10, 2012.

6. Health insurance shall be provided for either the life of the retiree or the life of the retiree's spouse, whichever is longer, subject to the requirements set forth in Sections 4 and 5 above, and subject to the following:

a. If a retiree, or his/her spouse, reaches age sixty-five (65) and becomes eligible for Medicare or Medical or otherwise becomes eligible for governmentally provided or mandated health insurance benefits, the District may replace its then existing approved health insurance coverage with supplemental health insurance of a type and amount to be determined by the District.

b. If a retiree, or his/her spouse, reaches age sixty-five (65) and becomes eligible for Medicare, said retiree, or his/her spouse, is required to obtain at his/her own expense, Medicare Parts A & B to continue to be eligible for District-provided health insurance.

c. The District's health insurance program is purchased through the Association of California Water Agencies and operates pursuant to the rules of that Association. If those rules are changed so as to alter or deny approval of the District's health insurance program for retirees and/or their spouses as described in this Resolution, then the District's program may be changed to conform to the new rules, or terminated, if required.



Retirement Policy Requirements

ACWA JPIA permits employers to provide qualifying employees with post-employment health benefits. Employers are required to establish and maintain a Retiree Policy that meets the requirements established by JPIA and the Insurance Carriers. JPIA staff does not retain each employer's retiree policy information, but may do so upon request to ensure plans are administered consistent with employer policies. All retirement policies require member Board approval and must be presented to JPIA at implementation or when changes are enacted.

JPIA has established base requirements for Retirement Policies. Employer policies may be more or less generous, so long as they do not violate the requirements provided here. Employer policy must be documented and adhered to without exception. The following is a summary of JPIA retiree health plan requirements:

- Employee must be at least age 50 at the time of retirement. Exceptions to the minimum age requirement are not available for early disability retirements.
- Retirees must meet years of service and age requirements in employer's written policies to be eligible for retiree coverage. Employer must require a minimum of five years of service.
- Employer must contribute at least 25% of the retiree only premium for the least cost plan for which the retiree is eligible. (If the employer is on the Incentive rating system, the employer must contribute 50% of the retiree only premium for the least cost plan for which the retiree is eligible.)
- Retirees may not reimburse the employer for the employer share of the premium. This is considered "self-pay" and is prohibited in all JPIA plans, except in the case of COBRA.
- Employer contributions for the retiree's dependents may be at any level.
- Employees must enroll in the plan they wish to retire into during the Open Enrollment period prior to retirement, unless the employer's policy offers Open Enrollment annually to all retirees.
- There can be no lapse in coverage between loss of Active coverage and the date retiree benefits begin. The employee must transfer from active status directly to retired status. Unless on a short-term medical leave allowed by documented employer policy, the employee may not go from Active to COBRA to Retiree benefits eligible.
- If at any time a retiree is removed from the policy, he/she will not be eligible for reinstatement.
- Employer may provide a Surviving Spouse Policy. This should be documented clearly in employer policies. If a Surviving Spouse Policy is not



documented in an Employee Handbook, MOU, or Administrative Code, coverage for a Surviving Spouse is not permitted.

There are many options when constructing a Retirement Policy. It is imperative for an employer, in the process of implementing a *new* policy, to be aware that JPIA will not enroll past retirees who are not currently enrolled in the employer's health plans at the time of transition in JPIA health plans. However, once a policy is in-force the employer should apply the policy consistently and without discrimination to all employees who meet the established criteria. If a retiree does not meet the criteria set forth in the employer's retirement policy, the retiree may exercise his/her applicable COBRA rights.

PLAN SELECTION

Option A: Employees must enroll in the medical plan they wish to remain on post-employment during the Open Enrollment period prior to retirement. Allowed changes:

1. A retiree may disenroll at any time but may not reenroll at a later date.
2. A retiree may delete a dependent at any time but may not reenroll the dependent at a later date, unless #4 below applies.
3. If a retiree is on an Anthem HMO or Kaiser HMO plan and relocates to an address outside of the HMO service area, he/she will be given an opportunity to enroll in a nationwide PPO plan that is available to your retirees. If the retiree moves back into the HMO service area, the retiree may reenroll in the HMO.
4. The retiree may add dependents not previously enrolled only *if* the employer's existing written policy permits the addition *and* there is a HIPAA qualifying event *and* the dependent can show proof of continuous coverage since loss of coverage under JPIA's plan.
5. The retiree may change from the plan with higher monthly retiree premium cost to the plan with lower retiree monthly premium cost *at any time*, but may not switch back.

Option B: Employers may choose to offer Open Enrollment rights to retirees. This must be documented in the employer's written policies. The employer is responsible to distribute all required notices, including Summary of Benefits and Coverages (SBCs) for every plan for which the retiree is eligible, during the annual Open Enrollment period. **Open Enrollment does not permit enrollment of new retirees or new dependents that were not previously enrolled.** Open Enrollment simply permits plan changes for enrolled retirees and dependents. **Should the employer elect to offer Open Enrollment to retirees, all of the above changes are still permissible except #5.** If



Open Enrollment is available, mid-year changes due solely to premium differences are not permitted.

SURVIVING SPOUSE / DEPENDENT PROCEDURES

Participating employers may institute a policy to provide coverage for surviving family members of a retiree who dies while covered under this plan. When such coverage is available, the employer will then provide premium contribution at the same level provided for the enrollee. The surviving spouse becomes the primary enrollee and must receive the same contribution as was given to the retiree. Enrollment of a surviving child is not permitted unless the surviving spouse is and was also enrolled. Coverage will then continue for the enrolled family members until one of the following occurs:

1. Subscription charges are not paid for on the members behalf, or
2. The group cancels coverage for the class of subscribers to which the member belongs, or
3. The agreement between the employer and JPIA terminates, or
4. The child no longer meets all of the conditions of coverage.

Although JPIA provides the option to implement a surviving spouse policy that best suits the individual employer's needs, it is recommended that employers limit the extension of surviving spouse benefits to the spouse who was enrolled on the plan at the time the employee retired.

The following surviving spouse exclusions do not automatically apply to JPIA plans, but may be applied by documented employer policy. These optional employer policies are commonly used to limit ongoing financial liability.

- Employers may choose to limit benefits for surviving spouses so that eligibility ceases upon 1) remarriage or 2) enrollment in another group medical plan.

DIRECTOR RETIREMENT BENEFITS

Government Code Section 53201 states that any director, who takes office on or after January 1, 1995, will not be eligible for benefits upon retirement, regardless of the number of years served. A director who took office prior to that date and whose local employer was providing benefits for retired directors prior to January 1, 1994, would be eligible for benefits upon completion of 12 years of service. The law does allow for the extension of benefits to retired directors providing public funds are not utilized. However, JPIA plans do not permit "self-pay" by any enrollees.



DENTAL AND VISION REQUIREMENTS

For any retiree that is offered continuation of dental and/or vision benefits, the employer must pay at least 50% of the retiree-only portion. The retiree may not reimburse the member agency for the full cost of premiums. This is considered "self-pay" which is prohibited.

MEDICARE ENTITLED RETIREES

Enrollment in both Medicare Part A and Medicare Part B are required upon a retiree's eligibility for Medicare. This must occur when both criteria are met: Medicare eligible and retired. This is true even if the retiree is not eligible for premium-free Medicare Part A due to not having enough qualifying quarters. This applies to spouses of retirees, whether they reach Medicare eligibility before or after the retiree. When the retiree and spouse have different Medicare enrollment status from one another, this is considered a "Mixed Medicare" couple. The pre-Medicare retiree or dependent will remain in the non-Medicare plan, while the Medicare enrolled retiree or dependent will transition to the plan for retirees with Medicare.

Retirees enrolled in post-employment medical coverage will be enrolled in the same plan design as actives until reaching Medicare eligibility.

Anthem Blue Cross / UnitedHealthcare (UHC) – Upon enrollment in Medicare Parts A and B, retirees enrolled in an Anthem plan will automatically transition to the UnitedHealthcare (UHC) Medicare Advantage PPO. These retirees will also be enrolled in Medicare Part D for prescription coverage as part of the ACWA JPIA plan. No action is required on the part of the retiree unless the retiree wishes to waive medical and prescription benefits. Medicare permits enrollment in only one Part D plan. For the retiree to maintain Part D coverage elsewhere, which may or may not be embedded with another medical plan, the retiree would need waive UHC medical and prescription coverage.

Kaiser – Upon enrollment in Medicare Parts A and B, enrolled retirees must assign Medicare benefits to Kaiser and complete a Kaiser Senior Advantage Application to maintain eligibility for the plan. Should the retiree not assign Medicare benefits and complete the Senior Advantage Application form, benefits eligibility will cease. Prescription coverage cannot be separated from medical coverage in the Kaiser Senior Advantage plan. Enrollment in another Part D plan after enrollment in Kaiser Senior Advantage will disenroll the retiree from the Kaiser Senior Advantage plan.

I. Purpose and Scope

The policy of the Byron-Bethany Irrigation District (District) is to maintain the highest ethical standards for its Directors. The proper operation of the District requires that decisions and policy be made within the proper channels of governmental structure, that public office not be used for personal gain, and that Directors remain objective and responsive to the needs of the public they serve. Accordingly, it is the policy of the District that Directors and District employees maintain the highest standard of personal honesty and fairness in carrying out their duties. This policy sets forth the basic ethical standards to be followed by the Board of Directors and employees of the Byron-Bethany Irrigation District. The objectives of this policy are to (1) provide guidance for dealing with ethical issues, (2) heighten awareness of ethics and values as critical elements in Directors' conduct, (3) improve ethical decision-making and values-based management, and (4) identify the responsibilities of the Board of Directors.

II. Responsibilities of Directors

Directors are obligated to uphold the Constitution of the United States and the Constitution of the State of California. Directors will comply with applicable laws regulating their conduct, including conflict of interest, financial disclosure and open government laws. Directors will strive to work in cooperation with other public officials unless prohibited from so doing by law or officially recognized confidentiality of their work.

- A. The Board of Directors is the governing body of the District and acts in a legislative capacity by establishing policy, adopting regulations, setting the budget and authorizing the officers and employees of the District to execute contracts, and to perform acts necessary to carry out the affairs of the District in accordance with the law. The Board does not act in an administrative capacity.
- B. The Board can act by adopting resolutions, and passing motions by the affirmative vote of five directors.
- C. The Board appoints the General Manager, Auditor and other officers prescribed by law. The Board may prescribe the authorities and duties of the officers and employees of the District.

- D. Outside of Board meetings, an individual director has only such duties as may be expressly or impliedly authorized by the Board.

III. Proceedings of the Board

- A. Meetings--Regular and Special. Regular meetings of the Board of Directors shall be held at the District Headquarters on the third Tuesday of each month commencing at 9:00 a.m. Special meetings shall be held on the call of the president or any five directors.
- B. Meetings—Notice. All meetings and hearings of the Board of Directors shall be noticed and held, and may be adjourned or continued in accordance with the Ralph M. Brown Act (Brown Act) and as that Act may from time to time be amended and supplemented.
- C. Meetings—Conduct. The latest edition of Robert’s Rules of Order shall govern the conduct of all meetings and hearings of the Board of Directors.
- D. Officers of the Board—Election—Term. The officers of the Board of Directors shall be a president and a vice president who shall be elected by the directors within the first thirty days after the newly elected members take office in each odd numbered year. Officers of the Board shall hold office for two years and until their successors are elected, unless sooner removed from office by vote of a majority of the entire Board.
- E. Committees. The Board may from time to time establish committees of the Board. No committee shall have more than four directors among its members. The members of each committee shall be appointed, and may be removed, by the President, subject to confirmation by the Board.

IV. Directors’ Compensation and Expense Reimbursement

- A. Attendance at Meetings
 - 1. Directors shall be compensated at the rate of eighty dollars per day for attending meetings of the Board.

2. "A meeting of the Board" includes regular and special meetings, study sessions/workshops, hearings conducted by the Board and any other gathering of a quorum of the directors that meets all of the following requirements:
 - a. The purpose of the meeting is to transact or deliberate on the business of the District;
 - b. Notice is given to each director of the place, date and time of the meeting;
 - c. The meeting is open and public except to the extent that a closed session is permissible under the Brown Act.
3. "A meeting of the Board" also includes meetings of any standing or ad hoc Board or District committee consisting of less than a quorum of the directors, if;
 - a. The committee has been created by, or District participation approved, by the Board of Directors;
 - b. The directors who participate are nominated by the President of the Board and appointed by the Board of Directors;
 - c. Notice is given to each director of the place, date and time of the meetings; and
 - d. The meeting is open and public except as provided by law.

B. Service of Directors

1. Directors shall be compensated for each day of service rendered as a director at the request of the Board at the rate of eighty dollars per day. Requests for a director's service shall be recorded in the minutes of the meetings of the Board.

2. Directors shall be compensated for attendance at conferences and organized educational activities (such as the semiannual ACWA conference); meetings with local government agencies; meetings of joint power authorities of which the District is a member; meetings with state or federal elected officials to discuss legislation sought by the District; or meetings of local agency formation commission if:
 - a. Their attendance is in performance of their official duties;
 - b. The Board approves their participation in advance.
 3. Directors shall be compensated for attendance at meetings requested by the General Manager, the General Manager's designee or the Auditor, regarding specific matters of District business.
 4. At the regular meeting of the Board following any meeting, conference, educational activity or other authorized event, the Director attending the event shall give a brief report of the meeting or event. If more than one Director of the District attended the same meeting or event, a joint report may be made. Reports may be written or oral, but in the event a written report is submitted, the Director shall give a brief oral summary of the report at the meeting following the event.
- C. Limitations. The compensation paid to a director for attending meetings and performing services on any day shall not exceed a total of eighty dollars, and shall not exceed a total of eight days (a total of six hundred forty dollars) in any calendar month.
- D. Changes in Compensation. Increases in the compensation payable to Directors under this policy shall be made by resolution adopted after a noticed public hearing held pursuant to Water Code section 20203. Such resolution shall be effective no earlier than 60 days following adoption. Changes in the maximum rates for reimbursement of expenses shall be made at a public meeting of the Board of Directors.
- E. Reimbursement of Expenses. In addition to compensation, directors shall be reimbursed for their reasonable expenses necessarily incurred in

performing service as authorized under Paragraphs IV.A and B of this policy and in accordance with the following limitations:

1. All expenses must be actually incurred and necessary for the performance of the Directors' duties, and Directors shall exercise prudence in all expenditures.
2. This policy is intended to result in no personal gain or loss to a Director.
3. If a Director expects to spend over three hundred dollars in travel expenses in the performance of official District business, it must be approved by the Board of Directors in advance.
4. Travel must be authorized in advance by the President of the Board of Directors in the case of the General Manager and by the General Manager in the case of a District employee.

F. Allowable Business Expenses

1. Transportation. The means of transportation shall be determined by time and distance factors. Coach airfare and airport transportation service will normally be considered adequate. Taxicabs and rental automobiles will be approved if the circumstances justify their use. If rental automobiles become necessary for ground transportation, midsize cars, when available and suitable, should be used. Use of long-term parking is encouraged.
2. Mileage Reimbursement. Travel by private automobile will be reimbursed at the rate provided by IRS regulations, but not more than the most economical commercial airfare.
3. Lodging. Medium priced single rooms will generally be the maximum allowance for reimbursement at District expense. Government, corporate or special lodging rates should be utilized to reduce lodging expenses whenever possible. When attending a conference or training session out of town, employees and

Directors may stay at the hotel where the event is being held even if the costs exceeds the medium-priced guideline.

4. Meals. Expenses shall be limited to menu items in the mid-price range. Working breakfasts, lunches or dinners will not be paid for unless proper documentation is submitted.
5. Miscellaneous.
 - a. Tips for taxis, meals, baggage handling, etc. shall be limited to the amount customary in general public travel.
 - b. Expenses due to travel necessary in advance of and/or after official business meetings shall be reimbursable for one day before and/or one day after the meeting depending on actual circumstances, but such travel does not necessarily have to occur contiguous to the meeting date(s). Interim expenses incurred, however, will not be reimbursed unless it is more economical to the District to extend the period of travel.
 - c. Any other business related costs not covered in this section must be approved and properly receipted.

G. Non-Allowable Expenses. Non business related expenses will not be paid for with District funds. These include, but are not limited to: laundry; dry cleaning or pressing of personal items; entertainment; magazines; newspapers; alcoholic beverages. Employee luncheons or other meals for non-business purposes and birthday, anniversary, get-well or other recognition type expenses will be paid for by the District only if approved by the Board of Directors.

H. Approval of Expenses

1. Within ten working days after return from travel, or within ten days of the end of the month in which non-travel business expenses are incurred, all expenses must be approved by the General Manager (President of the Board of Directors in the case of the General Manager).

2. If a Director expects to spend over three hundred dollars in travel expenses on District business, it must be approved by the Board of Directors in advance. All business expenses incurred by Directors will be reviewed by the Board of Directors at the time their compensation is approved.
3. Requests for reimbursement shall be accompanied by evidence of payment of such expenses or receipts for all amounts and shall clearly document that the expenses were incurred in connection with an authorized meeting, conference, or in the performance of official duties.

I. Use of District Credit Cards

1. The President of the Board of Directors, General Manager and Superintendent shall be issued a District credit card for payment of business expenses reimbursable by the District.
2. Any business expense incurred by the President of the Board of Directors, General Manager or Superintendent that is properly reimbursable by the District shall be charged to a District credit card.
3. Monthly expenditure reports shall accompany the credit card statement and shall be approved by the General Manager (President of the Board of Directors in the case of the General Manager) and shall be made available for inspection by the Board.

J. Penalties for Violation of Reimbursement Policies. A Director who falsifies an expense report, or claims reimbursement in violation of the expense reimbursement policy, will be subject to one or more of the following penalties:

1. The loss of reimbursement privileges,
2. Restitution to the local agency,
3. Civil penalties for misuse of public resources pursuant to Government Code section 8314,

4. Prosecution for misuse of public resources pursuant to Penal Code section 424.

V. Health Benefits for Directors

- A. Medical. A District sponsored medical plan is offered to all Directors after sixty days of assuming office, with the District paying the premium on behalf of the Director. Directors may include their spouse and dependents in the medical plan, the District shall pay fifty percent of the premium for the Director's dependents. The Director shall pay the other fifty percent of the premium thirty days prior to the date in which the monthly premium is due.
- B. Dental. A District sponsored dental plan is offered to all Directors after sixty days of assuming office, with the District paying the premium on behalf of the Director. Inclusion of dependents in this plan is at the option of the Director and to be paid by the Director. The Director shall pay the premium due thirty days prior to the date in which the monthly premium is due.
- C. Vision. A District sponsored vision care plan is available to all Directors, their spouse and dependents, sixty days after the Director has assumed office. The District shall pay one hundred percent of the premium.
- D. Life. A District sponsored Basic Life and AD&D Benefit Plan (\$10,000 Flat Amount) is available to all Directors with the District paying one hundred percent of the premium.
- E. Employee Assistance Program (EAP): Directors are afforded access to the District sponsored EAP who may be affected with personal problems at no cost to the Director.

VI. Proper Use and Safeguarding of District Property and Resources

Except as specifically authorized, the California Constitution prohibits a Director from making a "gift of public funds" by utilizing or permitting the use of

District-owned vehicles, equipment, telephones, materials or property for his or her personal benefit or profit of third parties. A Director will not ask or require a District employee to perform services for the personal benefit or profit of a Director. Each Director must protect and properly use any District asset within his or her control, including information recorded on paper or in electronic form. Directors will safeguard District property, equipment, moneys, and assets against unauthorized use or removal, as well as from loss due to criminal act or breach of trust.

VII. Use of Confidential Information

- A. A Director is not authorized, without approval of the Board of Directors, to disclose information that qualifies as confidential information to a person not authorized to receive it. Under applicable provisions of law, information qualifies as confidential if it (1) has been received for, or during, a closed session meeting of the Board, (2) is protected from disclosure under the attorney/client or other evidentiary privilege, or (3) is not required to be disclosed under the California Public Records Act.
- B. This section does not prohibit a Director from taking any of the following actions: (1) making a confidential inquiry or complaint to a district attorney or grand jury concerning a perceived violation of law, including disclosing facts to a district attorney or grand jury that are necessary to establish the alleged illegality of an action taken by the District, an elected official or employee, (2) expressing an opinion concerning the propriety or legality of actions taken by the District in closed session, including disclosure of the nature and extent of the allegedly illegal action, or (3) disclosing information acquired during a closed session that is not confidential information. Prior to disclosing confidential information pursuant to (1) or (2), above, however, a Director will first bring the matter to the attention of either the President of the Board or the full Board, to provide the Board an opportunity to cure an alleged violation.
- C. A Director who willfully and knowingly discloses for monetary gain confidential information received in the course of his or her official duties may be guilty of a misdemeanor under Government Code section 1098.

- D. The General Manager is responsible for dissemination of non-confidential public information. Except as provided by the laws of the State of California, no employee of the District shall disclose to the public matters or information affecting the internal operations of the District, nor disclose or discuss draft proposals and policies under consideration of the Board until such time as the Board has duly considered, adopted and approved such policies, programs and information. Release of information regarding internal activities and operations of the District which is inaccurate, misleading, contrary to the policies of the Board, or is intended to interfere with the District's relationship to its customer and the public which it serves may subject an employee to appropriate disciplinary action.

VIII. Conflict of Interest

- A. A Director will not have a financial interest in a contract with the District, or be a purchaser at a sale by the District or a vendor at a purchase made by the District, unless the Director's participation was authorized under Government Code sections 1091 or 1091.5, or other provisions of law. A Director will not participate in the discussion, deliberation or vote on a matter before the Board of Directors, or in any way attempt to use his or her official position to influence a decision of the Board, if he or she has a prohibited interest with respect to the matter, as defined in the Political Reform Act, Government Code sections 81000 et seq., relating to conflicts of interest. Generally, a Director has a financial interest in a matter if it is reasonably foreseeable that the Board decision would have a material financial effect (as defined by Fair Political Practices Commission (FPPC) regulations found at Cal. Code Regs., tit. 2, §§ 18100 et seq.) that is distinguishable from the effect on the public generally on (a) a business entity in which the Director has a direct or indirect investment in the amount specified in FPPC regulations; (b) real property in which the Director has a direct or indirect investment interest, with a value in the amount specified in FPPC regulations; (c) a source of income for the Director in the amount specified in FPPC regulations, within 12 months before the Board decision; (d) a source of gifts to the Director in an amount specified in FPPC regulations within 12 months before the Board decision; or (e) a business entity in which the Director holds a position as a director, trustee, officer, partner, manager or employee. An "indirect interest" means any investment or interest owned by the spouse or

dependent child of the Director, by an agent on behalf of the Director, or by a business entity or trust in which the Director, or the Director's spouse, dependent child or agent, owns directly, indirectly or beneficially a 10% interest or greater. An elected official will not accept honoraria or gifts that exceed the limitations specified in the Fair Political Practices Act or FPPC regulations. Directors will report all gifts, campaign contributions, income and financial information as required under the District's Conflict of Interest Code and the provisions of the Fair Political Practices Act and FPPC regulations.

- B. If a member of the Board believes that he or she may be disqualified from participation in the discussion, deliberations or vote on a particular matter due to a conflict of interest, the following procedure will be followed: (a) if the Director becomes aware of the potential conflict of interest before the Board meeting at which the matter will be discussed or acted on, the Director will notify the District's General Manager and the District's legal counsel of the potential conflict of interest, so that a determination can be made whether it is a disqualifying conflict of interest; (b) if it is not possible for the Director to discuss the potential conflict with the General Manager and the District's legal counsel before the meeting, or if the Director does not become aware of the potential conflict until during the meeting, the Director will immediately disclose the potential conflict during the Board meeting, so that there can be a determination whether it is a disqualifying conflict of interest; and (c) upon a determination that there is a disqualifying conflict of interest, the Director (1) will not participate in the discussion, deliberation or vote on the matter for which a conflict of interest exists, which will be so noted in the Board minutes, and (2) will leave the room until after the discussion, vote and any other disposition of the matter is concluded, unless the matter has been placed on the portion of the agenda reserved for uncontested matters or the Director has been advised that specific FPPC exemption applies.
- C. A Director will not recommend the employment of a relative by the District. A Director will not recommend the employment of a relative to any person known by the Director to be bidding for or negotiating a contract with the District.
- D. A Director who knowingly asks for, accepts or agrees to receive any gift, reward or promise thereof for doing an official act, except as may be

authorized by law, may be guilty of a misdemeanor under Penal Code section 70.

- E. Effective July 1, 2006, no Director who leaves office with the District may represent another person or entity before the District for one year after leaving office. This prohibition is very broad and covers any appearance before the District or one of its committees or any written or oral communication with the District for the purpose of influencing any type of decision. This prohibition is the same as that for certain state officers. The limited exceptions are for the former Director to represent him or herself; represent another person or entity without compensation, or where the former Director is an employee, officer or Director of another public agency, and represents that other public agency.

IX. Soliciting Political Contributions

Directors are prohibited from soliciting political funds or contributions at District facilities, or from District employees. A Director will not accept, solicit or direct a political contribution from (a) District employees, officers, consultants or contractors, or (b) vendors or consultants who have a material financial interest in a contract or other matter while that contract or other matter is pending before the District. A Director will not use the District's seal, trademark, stationery or other indicia of the District's identity, or facsimile thereof, in any solicitation for political contributions contrary to state or federal law.

X. Incompatible Offices

Another aspect of prohibited conflicts of interest is simultaneous holding of two incompatible public offices, unless simultaneous holding of the offices is compelled or expressly authorized by law. When public offices are incompatible, the public officer forfeits the first office upon taking the second.

In 2005, the Legislature added Government Code section 1099, codifying the common law rule against holding incompatible public offices. (Sen. Bill 274 (2005-2006 reg. Sess.)) Under section 1099, offices are incompatible under any of the following circumstances unless the simultaneous holding of the office is compelled or expressly authorized by law:

- Either office may audit, overrule, remove members of, dismiss employees, or supervise the other office or body;
- Based on the powers and jurisdictions of the offices, there is possibility of a significant clash of duties or loyalties between the offices;
- Public policy considerations make it improper for one person to hold both offices.

XI. Director-General Manager Relationship

- A. The Board sets the policy for the District. The District's General Manager and employees of the District are responsible to operate the District by executing regulations, resolutions and motions of the Board, and by performing such duties as may be lawfully imposed upon them by the Board of Directors.

In addition to such duties as may be imposed by the Board, the General Manager shall be responsible for administration of District activities and shall: (1) has full charge and control of the construction, maintenance and operation of the waterworks system of the District, (2) has full power and authority to employ, prescribe the duties of and discharge all employees in the manner provided by law, (3) fix the compensation of employees in the manner provided by law subject to approval of the Board and (4) make reports to the Board on the activities and concerns of the District.

- B. The District's General Manager serves at the pleasure of the Board. The Board will provide policy direction and instructions to the General Manager on matters within the authority of the Board by majority vote of the Board during duly convened Board and Board committee meetings. Members of the Board will deal with matters within the authority of the General Manager through the General Manager, and not through other District employees. Members of the Board will refrain from making requests directly to District employees (rather than to the General Manager) to undertake analyses, perform other work assignments or change the priority of work assignments. Members of the Board may request non-confidential, factual information regarding District operations from District employees.

XII. Improper Activities and the Reporting of Such Activities; Protection of “Whistle Blowers”

- A. The General Manager has primary responsibility for (1) ensuring compliance with the District’s Personnel Manual, and ensuring that District employees do not engage in improper activities, (2) investigating allegations of improper activities, and (3) taking appropriate corrective and disciplinary actions. The Board has a duty to ensure that the General Manager is operating the District according to law and the policies approved by the Board. Directors are encouraged to fulfill their obligation to the public and the District by disclosing to the General Manager, to the extent not expressly prohibited by law, improper activities within their knowledge. Directors will not interfere with the General Manager’s responsibilities in identifying, investigating and correcting improper activities, unless the Board determines that the General Manager is not properly carrying out these responsibilities.
- B. A Director will not directly or indirectly use or attempt to use the authority or influence of his or her position for the purpose of intimidating, threatening, coercing, commanding or influencing any other person for the purpose of preventing such person from acting in good faith to report or otherwise bring to the attention of the General Manager or the Board any information that, if true, would constitute: a work-related violation by a Director or District employee of any law or regulation; gross waste of District funds; gross abuse of authority; a specified and substantial danger to public health or safety due to an act or omission of a District official or employee; use of an District office or position or of District resources for personal gain; or a conflict of interest of a District Director or District employee.
- C. A Director will not use or threaten to use any official authority or influence to effect any action as a reprisal against a District Director or District employee who reports or otherwise brings to the attention of the General Manager any information regarding the subjects described in this section.

XIII. Candidate's Statement

- A. A Director will not include false or misleading information in a candidate's statement for a general District election filed pursuant to Section 13307 of the Elections Code.
- B. Content—Costs. Candidate's statements for inclusion in the voter's pamphlet shall not exceed two hundred words. Each candidate who files a statement shall be charged the actual prorated cost of printing, handling, translating and mailing of the statement. The candidate shall be required to pay the estimated amount of said cost at the time the statement is filed.
- C. Additional Materials Prohibited. No materials on behalf of a candidate other than the candidate's statement shall be mailed with the sample ballot.

XIV. Violation of Ethics Policy

An actual or perceived violation of this policy by a Director should be referred to the President of the Board or the full Board of Directors for investigation and consideration of any appropriate action warranted. In addition to any penalty provided in law, violations for any provision of the Ethics Policy shall be the basis for disciplinary actions by the Board of Directors. Appropriate action depends on the circumstances of the actual or perceived violation. Depending on the type of violation, the Board may determine a specific remedy, including censorship by the Board, or decide to report the violation to an appropriate authority, or pursue any other remedy permitted by law. In all cases, the Board will pursue a course consistent with the public interest and the best interests of the Board and the District.



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: EDWIN PATTISON, GENERAL MANAGER

DATE: APRIL 15, 2025

SUBJECT: AUTHORIZATION TO NEGOTIATE POTENTIAL WATER TRANSFER

RECOMMENDATION

Government Code Section 54956.8 requires that prior to discussing a potential water transfer during closed session, the Board "shall" hold an open session identifying the negotiators, the subject property, and the potential buyer with whom the negotiators may negotiate the transfer.

DISCUSSION

Recently, District staff was approached by Cross Valley Water Contractor (Cross Valley) regarding a potential water transfer. The District's negotiators seek the Board's authorization to engage in negotiations with Cross Valley to execute a water transfer. BBID's water transfer policy is that all in district water demands are satisfied prior to considering any out of district water transfer.

BACKGROUND

As a source of funding for deferred maintenance of essential capital improvements (e.g., Wicklund Cut Pumping Facility), the District continuously looks for opportunities to sell water in excess of District's needs that occur from year to year and seasonally. Recently, District staff became aware of Cross Valley's interest in

negotiating a water transfer with the District's negotiators. With BBBID Board approval, District staff will negotiate a mutually acceptable agreement with Cross Valley.

FISCAL IMPACT

A water transfer to Cross Valley will generate income for the District. Until the terms are negotiated, the amount of income is uncertain.

ATTACHMENTS

None.



BYRON-BETHANY IRRIGATION DISTRICT STAFF REPORT

TO: THE HONORABLE PRESIDENT AND MEMBERS OF THE BOARD

FROM: SOMACH SIMMONS & DUNN

DATE: APRIL 15, 2025

SUBJECT: PROPOSED GRANT OF EASEMENT FROM SOUTH PARCEL INVESTOR, LLC TO BYRON-BETHANY IRRIGATION DISTRICT FOR IRRIGATION PIPELINE

RECOMMENDATION

Approve the grant of easement from South Parcel Investor, LLC (SPI) to Byron-Bethany Irrigation District (District) supporting a relocated lateral irrigation pipeline along future Pavilion and Promontory Parkways.

DISCUSSION

The grant of easement provides the District with an easement for a relocated lateral pipeline that will run north-south along the east side of future Pavilion Parkway, then bend eastward, running east-west along the north side of future Promontory Parkway. These parkways are part of the International Park of Commerce (IPC) development.

The grant of easement includes rights regarding accessing the easement area for specific purposes (e.g., inspection, maintenance, replacement, etc.) and obligations associated with those rights (e.g., insurance and returning the easement area to a suitable state). Staff and General Counsel negotiated the terms of the grant of easement with SPI counsel, as well as Prologis, L.P. (Prologis) counsel, and the terms are acceptable. Approving the easement

facilitates Prologis completing the IPC and constructing the supporting roadways and roundabouts.

BACKGROUND

As part of Prologis' development of the IPC, Prologis is constructing new roadways in the District's West Side Service Area. Such construction necessitates moving some of the District's current irrigation infrastructure to mitigate, as much as feasible, such infrastructure (e.g., pipelines) running beneath future roadways and/or roundabouts, while still retaining the ability to provide water service to parcels north and east of the future roadways. SPI is the current owner of land over which the easement runs; however, such ownership will soon pass to Prologis, then, ultimately to the City of Tracy.

FISCAL IMPACT

None at this time.

ATTACHMENTS

Grant of Easement.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Byron-Bethany Irrigation District
7995 Bruns Rd
Byron, CA 94514
Attn: Edwin Pattison

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is made as of this ____ day of _____, 2025 between South Parcel Investor, LLC, a California Limited Liability Company (Grantor) and Byron-Bethany Irrigation District, an irrigation district organized under California Water Code section 20500 et seq., a California Irrigation District (Grantee).

RECITALS

A. Grantor is the owner of certain real property located in San Joaquin County, State of California, legally described and depicted in **Exhibit A** attached hereto and incorporated herein by this reference (Grantor Property).

B. Grantee is the owner of certain real property located in San Joaquin County, State of California, legally described and depicted in **Exhibit B** attached hereto and incorporated herein by this reference (Grantee Property) and located immediately adjacent to the Grantor Property.

C. Grantee requests from Grantor an easement for the access, construction, operation, maintenance, repair, and replacement of a pipeline for the purpose of conveying, distributing, and delivering water and its attendant infrastructure (collectively, "Water Conveyance Infrastructure") over a portion of the Grantor Property, and Grantor agrees to grant such easement upon the terms and conditions contained herein.

AGREEMENT

1. Grant of Easement. Grantor hereby conveys, creates, and grants to Grantee a non-exclusive, perpetual easement in, over, and across that portion of the Grantor Property described and depicted in **Exhibit C** attached hereto and incorporated herein (Easement Area) for construction, operation, maintenance, repair, and replacement of its Water Conveyance Infrastructure originating on the Grantee Property and traversing portions of Grantor Property, together with a right of access over such portions of the Grantor Property as reasonably required, and as reasonably determined by Grantee from time to time, in connection with Grantee's use of the Easement Area for the uses and purposes set forth herein. The Water Conveyance Infrastructure within the Easement Area

provides water service to properties located adjacent to the Grantor Property and identified and depicted in **Exhibit D** attached hereto (Benefitted Properties). Notwithstanding the foregoing, Grantor and Grantee acknowledge and agree that a separate entity – Prologis, L.P. – is solely responsible for constructing and installing the Water Conveyance Infrastructure within the Easement Area, which shall replace the existing turnouts and pipeline(s) currently located on Grantor's and Grantee's properties.

2. Use by Grantor. Grantor reserves the right to use, or grant any other party the right to use, the Easement Area for any purpose whatsoever, provided, however, that the same does not: (a) materially interfere with or prohibit Grantee's use of the Easement Area for the purposes herein granted; (b) degrade or threaten the operability of the Water Conveyance Infrastructure; (c) threaten the useful life and/or structural integrity of the Water Conveyance Infrastructure; (d) limit Grantee's access to the Water Conveyance Infrastructure, understanding that any future right-of-way improvements shall include appropriate manholes or standpipes for use by BBID; or (e) otherwise limit Grantee's ability to convey and deliver water through and/or with the Water Conveyance Infrastructure. While Grantor hereby expressly reserves the right to construct paved improvements or install minor landscaping improvements over the surface of the Easement Area and to use the Easement Area for private or public right-of-way and/or utility purposes, Grantor shall not construct, place, or otherwise add within the Easement Area: (i) any vertical improvements; (ii) trees, vines, and/or other plants with root structures that extend more than three (3) feet below the surface; and/or (iii) improvements and/or plants of any kind within three (3) feet from the perimeter of a manhole or standpipe providing access to the Water Conveyance Infrastructure.

3. Covenants of Grantee. Grantee covenants that: (a) when any part of the Easement Area or Grantor Property shall be disturbed or altered in any way by Grantee (or Grantee's agents, contractors, direct and indirect employees, or others for whose acts any of them may be liable) in connection with the exercise of its rights hereunder, Grantee, at its sole expense, shall restore the Easement Area and affected Grantor Property by replacing and regrading the granular material(s), which shall be as good or better than the granular material(s) that existed immediately prior to any disturbance or alteration, in a manner suitable to receive the prior form of surface improvement(s), whether paved or landscaped, that shall be installed by Grantor and at Grantor's sole expense; (b) it shall perform all work required and exercise all rights granted hereunder in a prompt, safe, and clean manner and shall minimize any interference with Grantor's Property and operations thereon; (c) it shall at all times comply with applicable laws, rules, regulations, ordinances and rulings; (d) it shall indemnify and hold harmless Grantor, its officers, directors, trustees, managers, shareholders, employees, agents, tenants, successors, and assigns from all losses, costs, damages, claims, liabilities or expenses (including attorneys' fees) directly suffered or incurred by or asserted against any such party by reason of, on account of, or in any way relating to Grantee's use and enjoyment of the Easement Area that occurs subsequent to, and is unrelated to, Prologis L.P.'s installation and connection of the Water Conveyance Infrastructure; and (e) it shall carry commercial general liability insurance insuring against liability for bodily injury and property damage, occasioned by or arising from the work performed by Grantee or its contractors or consultants while accessing the

Easement Area and shall, upon request, furnish certificate(s) of such insurance to Grantor, and such insurance shall name Grantor as an additional insured.

4. Covenants of Grantor. Grantor covenants that it shall depict the Easement Area on any tentative and/or final map that is provided to the City of Tracy for approval, or, in the absence of such map to the City of Tracy, Grantor shall depict the Easement Area on a map that shall be recorded with all subsequent conveyance of Grantor Property and/or the Easement Area for the duration of this Easement.

5. Successors and Assigns. The rights, covenants, and obligations of Grantor and Grantee hereunder will be binding upon and will inure to the benefit of the parties hereto and their respective successors and assigns.

6. Governing Law. This Easement shall be construed and interpreted in accordance with the laws of the State of California.

7. Severability. All terms and conditions of this Easement will be deemed severable. Should any one or more of the terms and conditions hereof be deemed void or unenforceable, then (a) the remaining provisions will have full force and effect, and (b) those provisions deemed void or unenforceable will be interpreted, to the extent possible, to render such provisions enforceable and in a way consistent with the original intent of the parties hereto.

8. Counterparts. This Easement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

9. Remedies. In the event of a breach or threatened breach of any term, covenant or condition of this Easement, the nonbreaching party shall have, in addition to all other legal and equitable remedies available, the right to enforce the provisions hereof by injunctive relief or otherwise, without the necessity of proof of actual damage or inadequacy of any legal remedy. If any legal action or other proceeding is brought to enforce this Easement, or because of an alleged dispute, breach, or default in connection with any of the provisions of this Easement, the successful or prevailing party will be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

10. Notices. Any notice required or desired to be given to either party hereunder shall be deemed given: (a) when delivered personally to that party, or (b) one (1) day after deposit with a nationally recognized overnight courier service, or (c) three (3) days after deposit in the United States mail, as certified mail, return receipt requested, postage prepaid. Notices delivered pursuant to subsections (b) or (c) hereof shall be delivered to the following addresses, all of which information shall be deemed current unless notice is given to the other party of a change hereto pursuant to the notice requirements herein:

If to Grantor: South Parcel Investor, LLC
Derek Benham
Manager
617 2nd Street, Ste. C
Petaluma, CA 94952

With a copy to:

Law Offices of John R. Capron
John R. Capron (capron@pacbell.net)
P.O. Box 3172
Oakland, CA 94609

If to Grantee: Byron-Bethany Irrigation District
General Manager
Edwin Pattison (e.pattison@bbid.com)
7995 Bruns Rd
Byron, CA 94514

With a copy to:

Somach Simmons & Dunn
Michael Vergara (mvergara@somachlaw.com)
500 Capital Mall, Suite 1000
Sacramento, CA 95814

THIS EASEMENT has been executed by Grantor and Grantee as of the date and year first set forth above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

BYRON-BETHANY IRRIGATION
DISTRICT,
a California Irrigation District

Name: _____

Its: _____

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

[illegible]

On _____, before me, _____
 _____ a Notary Public, personally appeared _____
 _____ 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.

(Affix seal here)

Signature of Notary

**SOUTH PARCEL INVESTOR,
LLC,
a California limited liability
company**

By: _____
Name: _____
Its: _____

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 _____)

On _____, before me, _____
 _____ a Notary Public, personally appeared _____
 _____ 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.

(Affix seal here)

Signature of Notary

EXHIBIT A

Legal Description and Depiction Of Grantor Property (noted on map as "Grantor Parcel")

REAL PROPERTY SITUATED IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL ONE AS DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED JUNE 09, 2016, AS DOCUMENT NO. 2016-066743, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY. BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE DESIGNATED REMAINDER PARCEL AS DEPICTED ON TRACT NO. 3769, FILED FOR RECORD ON JULY 30, 2012, IN BOOK 41 OF MAPS AND PLATS, AT PAGE 86, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID DESIGNATED REMAINDER PARCEL, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SECTION 25;

THENCE ALONG SAID WEST SECTION LINE, SOUTH 0° 24' 21" WEST, 14.97 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST SECTION LINE THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 0° 17' 47" EAST, 356.91 FEET, TO A POINT OF CURVATURE,**
- 2) ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35° 03' 03", AN ARC DISTANCE OF 275.29 FEET,**
- 3) SOUTH 35° 20' 50" EAST, 45.41 FEET,**
- 4) SOUTH 25° 09' 30" EAST, 186.26 FEET, TO A POINT OF CURVATURE,**
- 5) ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24° 41' 10", AN ARC DISTANCE OF 129.26 FEET,**
- 6) SOUTH 0° 28' 20" EAST, 133.55 FEET, TO A POINT OF CURVATURE,**
- 7) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 59° 23' 20", AN ARC DISTANCE OF 51.83 FEET,**
- 8) SOUTH 59° 51' 41" EAST, 258.60 FEET, TO A POINT OF CURVATURE, AND**

- 9) ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 01' 47", AN ARC DISTANCE OF 253.33 FEET, TO A POINT OF CUSP ON THE SOUTH LINE OF SAID DESIGNATED REMAINDER PARCEL;

THENCE ALONG LAST DESCRIBED LINE NORTH 88° 53' 28" WEST, 523.38 FEET, TO THE NORTHEASTERLY LINE OF THE WEST SIDE IRRIGATION DISTRICT UPPER MAIN CANAL;

THENCE ALONG SAID NORTHEASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 50° 38' 25" WEST, 251.64 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 25, AND
- 2) ALONG SAID SECTION LINE, NORTH 0° 24' 21" EAST, 6.82 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE AND CONTINUING ALONG THE WEST LINE OF SAID SECTION 25, NORTH 0° 24' 21" EAST, 1142.82 FEET, TO THE POINT OF BEGINNING.

CONTAINING 171,206 SQUARE FEET OR 3.9303 ACRES OF LAND, MORE OR LESS

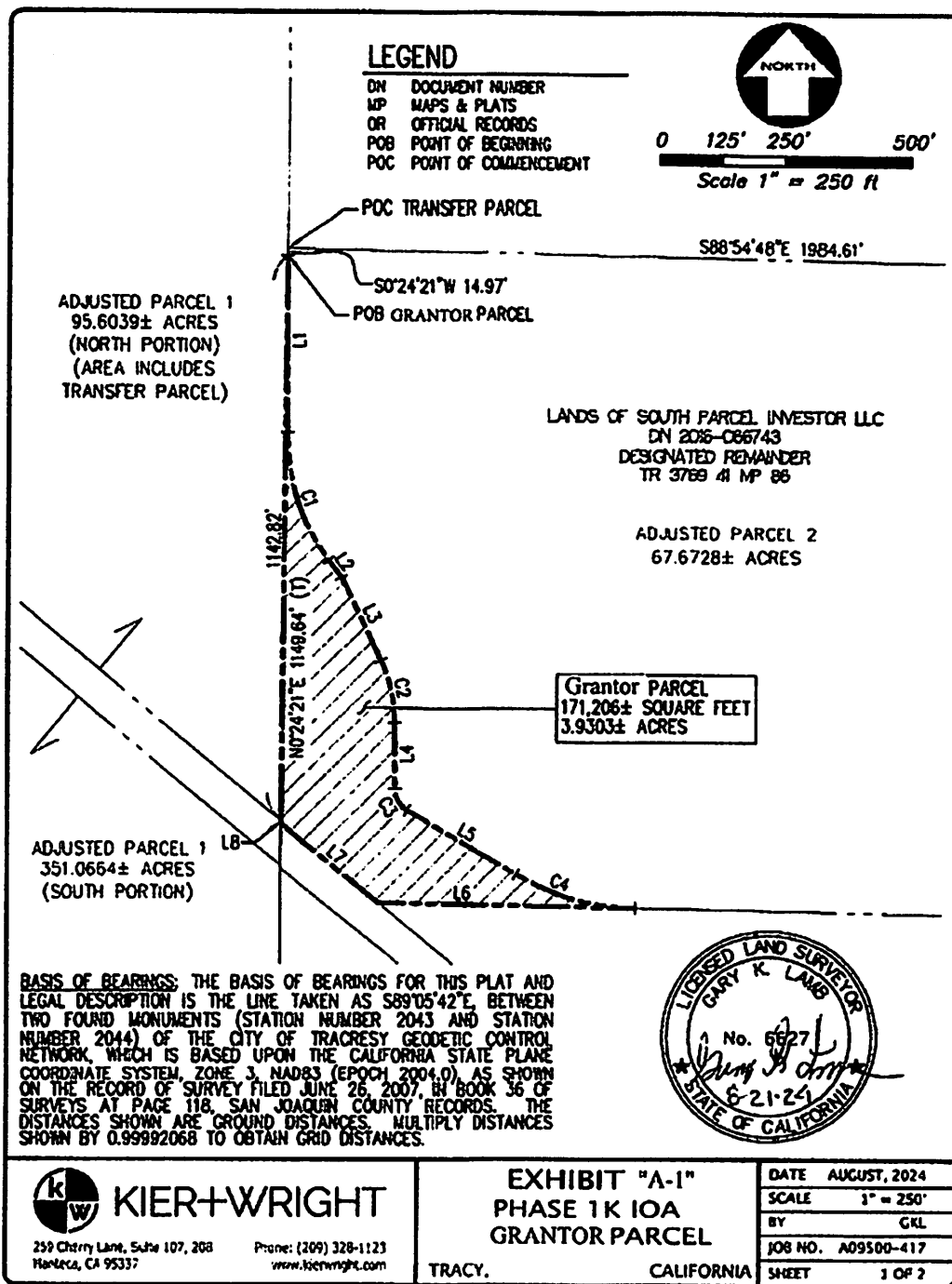
THE BASIS OF BEARINGS FOR THIS PLAT AND LEGAL DESCRIPTION IS THE LINE TAKEN AS S89°05'42"E, BETWEEN TWO FOUND MONUMENTS (STATION NUMBER 2043 AND STATION NUMBER 2044) OF THE CITY OF TRACY GEODETIC CONTROL NETWORK, WHICH IS BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3, NAD83 (EPOCH 2004.0), AS SHOWN ON THE RECORD OF SURVEY FILED JUNE 26, 2007, IN BOOK 36 OF SURVEYS AT PAGE 118, SAN JOAQUIN COUNTY RECORDS. THE DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY DISTANCES SHOWN BY 0.99992068 TO OBTAIN GRID DISTANCES.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.
DESCRIPTION PREPARED BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


GARY K. LAMB, P.L.S. 6627

08-21-24
DATE





Z:\3009\A09500-417\DWG\SURVEY\PLATS\PLAND\EXHIBIT A\A09500-417-1K IOA TRANSFER PARCEL.dwg 8-21-24 07:09:13 AM gmb

EXHIBIT B

Legal Description and Depiction
Of Grantee Property
(noted on map as "BBID Crossing Easement")

REAL PROPERTY SITUATE IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS OF WEST SIDE IRRIGATION DISTRICT, AS DESCRIBED IN THAT GRANT DEED, RECORDED IN BOOK "A" OF DEEDS, VOLUME 372, PAGE 384, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 9, 2016, AS DOCUMENT NO. 2016-066743, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID SECTION 25, AND ON THE NORTHEASTERLY LINE OF SAID WEST SIDE IRRIGATION DISTRICT PROPERTY (372 OR 384);

THENCE LEAVING SAID WESTERLY LINE OF SECTION 25, AND ALONG SAID NORTHEASTERLY LINE, SOUTH 50° 38' 25" EAST, 251.64 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID QUITCLAIM DEED (2016-066743 OR);


THENCE ON A DIRECT EXTENSION WESTERLY OF SAID SOUTHERLY LINE, NORTH 88° 53' 28" WEST, 113.07 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID WEST SIDE IRRIGATION DISTRICT PROPERTY (372 OR 384);

THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 50° 38' 25" WEST, 106.26 FEET, TO A POINT ON THE SAID WESTERLY LINE OF SECTION 25;

THENCE ALONG SAID WESTERLY LINE, NORTH 00° 24' 21" EAST, 90.01 FEET, FEET TO THE POINT OF BEGINNING;

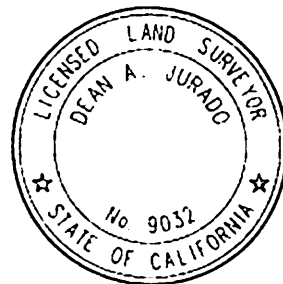
CONTAINING 12,526 SQUARE FEET, OR 0.2876 ACRES OF LAND, MORE OR LESS.

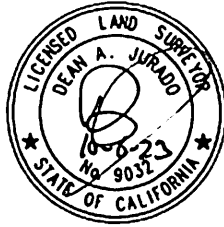
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.



DEAN A. JURADO, LS 9032

106-23
DATE



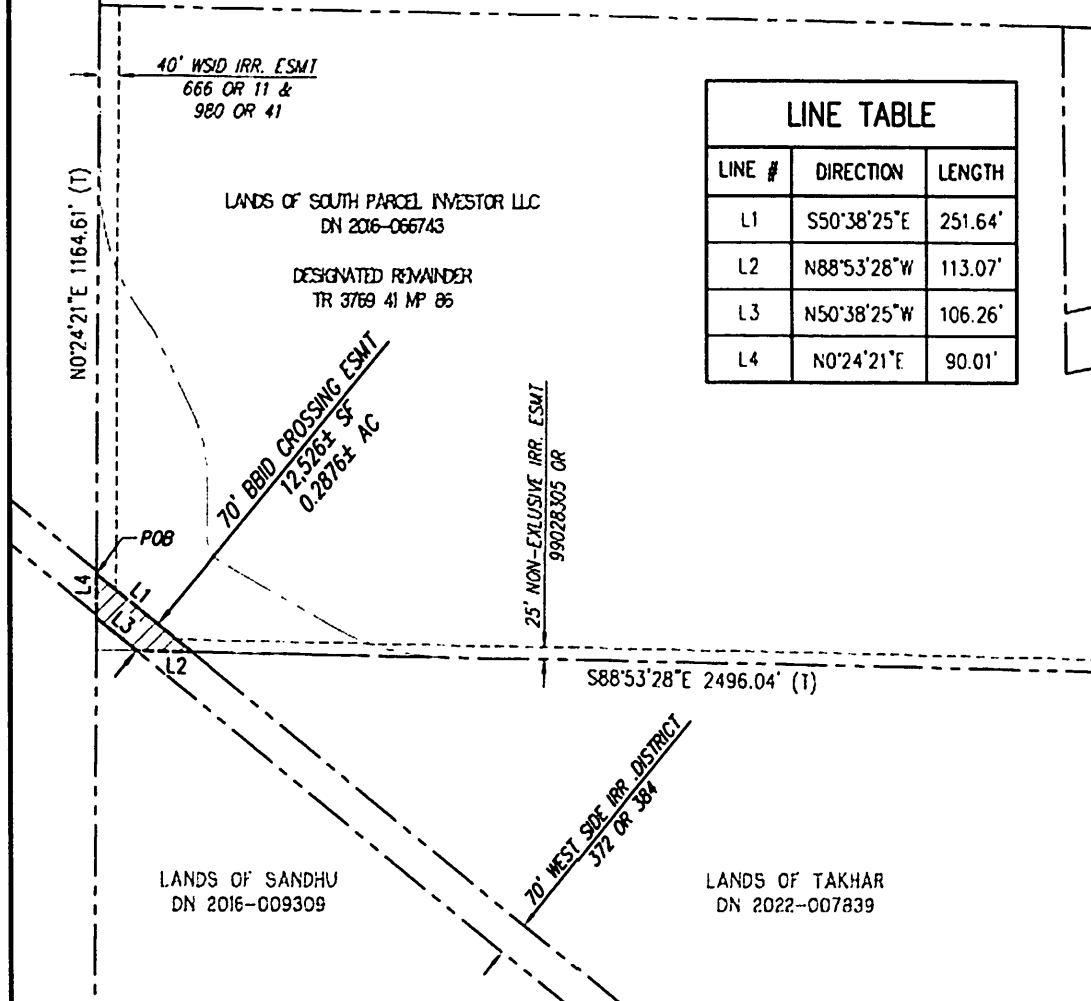


LEGEND

DN DOCUMENT NUMBER
ESMT EASEMENT
IRR IRRIGATION
MP MAPS & PLATS
OR OFFICIAL RECORDS
POB POINT OF BEGINNING
TR TRACT



0 150' 300' 600'
Scale 1" = 300 ft



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S50°38'25"E	251.64'
L2	N88°53'28"W	113.07'
L3	N50°38'25"W	106.26'
L4	NO°24'21"E	90.01'



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EXHIBIT "B" BBID CROSSING EASEMENT 8

TRACY,

CALIFORNIA

DATE OCTOBER, 2023

SCALE 1" = 300'

BY JF

JOB NO. A09500-475

SHEET 1 OF 1

EXHIBIT C

Legal Description and Depiction Of Easement Area (noted on map as "BBID Irrigation Easement")

REAL PROPERTY SITUATE IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JUNE 9, 2016, AS DOCUMENT NO. 2016-066743, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PROPERTY (2016-066743 OR), SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID SECTION 25;

THENCE ALONG THE NORTHERLY LINE OF SAID PROPERTY, SOUTH 88° 54' 48" EAST, 40.00 FEET, TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN 40.00-FOOT-WIDE WEST SIDE IRRIGATION DISTRICT EASEMENT DESCRIBED IN THAT DOCUMENT RECORDED IN BOOK 666, PAGE 11 AND THAT DOCUMENT RECORDED IN BOOK 980, PAGE 41, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

THENCE ALONG SAID EASTERLY LINE SOUTH 00° 24' 21" WEST, 541.43 FEET, TO THE POINT OF BEGINNING;

THENCE LEAVING SAID LINE, THE FOLLOWING EIGHT (8) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 450.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 67° 26' 35" EAST, THROUGH A CENTRAL ANGLE OF 12° 47' 24", AN ARC DISTANCE OF 100.45 FEET,**
- 2) SOUTH 35° 20' 50" EAST, 45.41 FEET,**
- 3) SOUTH 25° 09' 30" EAST, 186.26 FEET,**
- 4) ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 24° 41' 10", AN ARC DISTANCE OF 129.26 FEET,**
- 5) SOUTH 00° 28' 20" EAST, 133.55 FEET,**
- 6) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 59° 23' 20", AN ARC DISTANCE OF 51.83 FEET,**
- 7) SOUTH 59° 51' 41" EAST, 258.60 FEET,**
- 8) ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 01' 47", AN ARC DISTANCE OF 253.33 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PROPERTY (2016-066743 OR).**

THENCE ALONG SAID SOUTHERLY LINE, NORTH 88° 53' 28" WEST, 142.83 FEET;

THENCE LEAVING SAID LINE, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 520.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 17° 03' 05" EAST, THROUGH A CENTRAL ANGLE OF 13° 05' 14", AN ARC DISTANCE OF 118.78 FEET,
- 2) NORTH 59° 51' 41" WEST, 180.65 FEET, AND
- 3) SOUTH 38° 26' 54" WEST, 167.27 FEET, TO A POINT ON THE SAID SOUTHERLY LINE OF SAID PROPERTY (2016-066743 OR).

THENCE ALONG SAID SOUTHERLY LINE, NORTH 88° 53' 28" WEST, 11.64 FEET, TO THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY, NORTH 50° 38' 25" WEST, 10.75 FEET;

THENCE LEAVING SAID LINE, ALONG THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 38° 26' 54" EAST, 171.24 FEET,
- 2) NORTH 59° 51' 41" WEST, 57.74 FEET,
- 3) ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 59° 23' 20", AN ARC DISTANCE OF 72.56 FEET,
- 4) NORTH 00° 28' 20" WEST, 133.55 FEET,
- 5) ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24° 41' 10", AN ARC DISTANCE OF 120.64 FEET,
- 6) NORTH 25° 09' 30" WEST, 184.48 FEET, AND
- 7) NORTH 35° 20' 50" WEST, 99.96 FEET, TO A POINT ON THE SAID EASTERLY LINE OF THE 40.00-FOOT-WIDE EASEMENT.

THENCE ALONG SAID EASTERLY LINE, NORTH 00° 24' 21" EAST, 53.34 FEET, TO THE POINT OF BEGINNING;

CONTAINING 24,550 SQUARE FEET, OR 0.5636 ACRES OF LAND, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


GARY LAMB, LS 6627

06-18-24
DATE



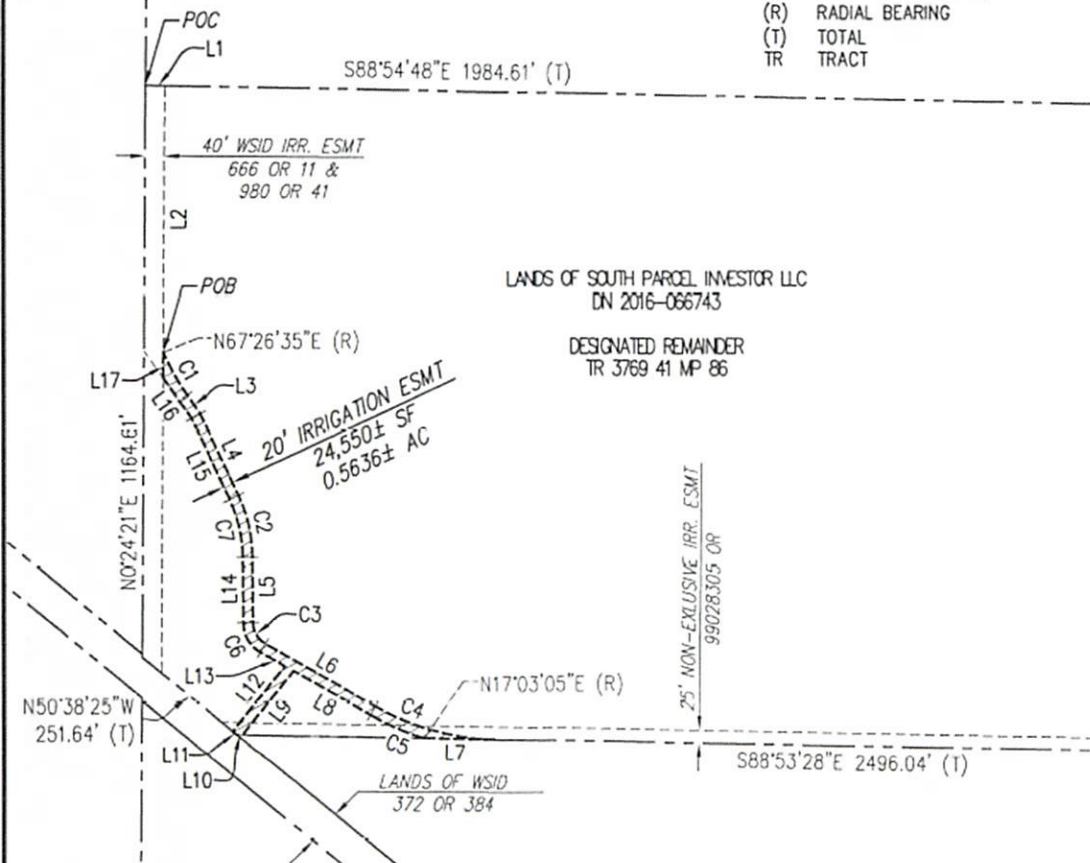


0 150' 300' 600'

Scale 1" = 300 ft

LEGEND

DN	DOCUMENT NUMBER
ESMT	EASEMENT
IRR	IRRIGATION
MP	MAPS & PLATS
NTS	NOT TO SCALE
OR	OFFICIAL RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT+
(R)	RADIAL BEARING
(T)	TOTAL
TR	TRACT



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EXHIBIT "B"
BBID IRRIGATION
EASEMENT, SEC. 25

TRACY,

CALIFORNIA

DATE	JUNE, 2024
SCALE	1" = 300'
BY	GKL
JOB NO.	A09500-4/5
SHEET	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°54'48"E	40.00'
L2	S0°24'21"W	541.43'
L3	S35°20'50"E	45.41'
L4	S25°09'30"E	186.26'
L5	S0°28'20"E	133.55'
L6	S59°51'41"E	258.60'
L7	N88°53'28"W	142.83'
L8	N59°51'41"W	180.65'
L9	S38°26'54"W	167.27'
L10	N88°53'28"W	11.64'
L11	N50°38'25"W	10.75'
L12	N38°26'54"E	171.24'
L13	N59°51'41"W	57.74'
L14	N0°28'20"W	133.55'
L15	N25°09'30"W	184.48'
L16	N35°20'50"W	99.96'
L17	N0°24'21"E	53.34'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	450.00'	12°47'24"	100.45'
C2	300.00'	24°41'10"	129.26'
C3	50.00'	59°23'20"	51.83'
C4	500.00'	29°01'47"	253.33'
C5	520.00'	13°05'14"	118.78'
C6	70.00'	59°23'20"	72.56'
C7	280.00'	24°41'10"	120.64'



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EXHIBIT "B"
BBID IRRIGATION
EASEMENT, SEC. 25

TRACY,

CALIFORNIA

DATE	JUNE, 2024
SCALE	NONE
BY	GKL
JOB NO.	A09500-475
SHEET	2 OF 2

EXHIBIT D

Legal Description of Benefitted Properties

The Land referred to herein below is situated in an Unincorporated Area in the County of San Joaquin, State of California, and is described as follows:

PARCEL ONE:

A PORTION OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE UPPER MAIN CANAL OF THE WEST SIDE IRRIGATION DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN GRANT DEED TO BRIAN J. O'CONNOR, ET AL RECORDED FEBRUARY 19, 1999 RECORDER'S INSTRUMENT NO. [99024031](#), SAN JOAQUIN COUNTY RECORDS, SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 25;

THENCE ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID O'CONNOR PARCEL, SOUTH 00° 02' 00" EAST A DISTANCE OF 1539.23 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UPPER MAIN CANAL OF THE WEST SIDE IRRIGATION DISTRICT;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE ON THE FOLLOWING TWO COURSES:

[1] SOUTH 55° 00' 00" EAST A DISTANCE OF 514.61 FEET; THENCE

[2] SOUTH 43° 46' 00" EAST A DISTANCE OF 106.90 FEET TO THE MOST WESTERLY CORNER OF A 1.55 ACRE PARCEL DESIGNATED AS PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FEBRUARY 27, 1989 IN BOOK OF PARCEL MAPS, [BOOK 16, PAGE 62](#), SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID 1.55 ACRE PARCEL 3 ON THE FOLLOWING THREE COURSES:

[1] NORTH 34° 00' 23" EAST A DISTANCE OF 49.19 FEET; THENCE

[2] SOUTH 87° 28' 37" EAST A DISTANCE OF 199.49 FEET; THENCE

[3] NORTH 79° 38' 00" EAST A DISTANCE OF 26.90 FEET TO THE SOUTHWESTERLY CORNER OF A 5.33 ACRE PARCEL DESIGNATED AS PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 27, 1978 IN BOOK OF PARCEL MAPS, [BOOK 6, PAGE 90](#), SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID 5.33 ACRE PARCEL A ON THE FOLLOWING THREE COURSES:

[1] NORTH 10° 22' 00" WEST A DISTANCE OF 45.00 FEET; THENCE

[2] NORTH 79° 38' 00" EAST A DISTANCE OF 19.26 FEET; THENCE

[3] NORTH 00° 02' 00" WEST A DISTANCE OF 753.57 FEET TO THE NORTHWEST CORNER OF SAID 5.33 ACRE PARCEL A;

THENCE ALONG THE NORTH LINE OF SAID 5.33 ACRE PARCEL A SOUTH 89° 58' 00" EAST A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID 5.33 ACRE PARCEL A; THENCE ALONG THE EAST LINE OF SAID 5.33 ACRE PARCEL A SOUTH 00° 02' 00" WEST A DISTANCE OF 721.47 FEET TO THE CENTER LINE OF A 45.00 FOOT WIDE PRIVATE ROAD RIGHT OF WAY AS SHOWN ON SAID PARCEL MAP FILED IN BOOK OF PARCEL MAPS, [BOOK 16, PAGE 62](#), SAN JOAQUIN COUNTY RECORDS. SAID POINT BEARS NORTH 00° 02' 00" EAST A DISTANCE OF 22.88 FEET FROM THE SOUTHEAST CORNER OF SAID 5.33 ACRE PARCEL A; THENCE ALONG SAID CENTER LINE NORTH 79° 38' 00" EAST A DISTANCE OF 362.60 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID CENTER LINE NORTH 71° 20' 02" EAST A DISTANCE OF 206.78 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF A 1.05 ACRE PARCEL DESIGNATED AS PARCEL A AS SHOWN ON THAT CERTAIN PARCEL MAP FILED AUGUST 19, 1985 IN BOOK OF PARCEL MAPS, [BOOK 13, PAGE 161](#), SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG SAID NORTHWESTERLY PROLONGATION SOUTH 44° 47' 36" EAST A DISTANCE OF 24.88 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID 1.05 ACRE PARCEL A; SAID MOST NORTHWESTERLY CORNER BEING ON THE SOUTHEASTERLY LINE OF SAID 45.00 FOOT WIDE PRIVATE RIGHT OF WAY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 1.05 ACRE PARCEL A BEING ALSO THE SAID SOUTHEASTERLY RIGHT OF WAY LINE ON THE FOLLOWING TWO COURSES:

[1] NORTH 70° 27' 00" EAST A DISTANCE OF 170.70 FEET; THENCE

[2] NORTH 31° 02' 00" EAST A DISTANCE OF 105.00 FEET TO THE MOST NORTHERLY CORNER OF SAID 1.05 ACRE PARCEL A;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ON THE FOLLOWING TWO COURSES:

[1] NORTH 31° 02' 00" EAST A DISTANCE OF 85.00 FEET; THENCE

[2] NORTH 20° 39' 00" EAST A DISTANCE OF 93.02 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN 1.69 ACRE PARCEL DESIGNATED AS PARCEL 1 AS SHOWN ON SAID PARCEL MAP, [BOOK 16, PAGE 62](#), SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, NORTH 69° 21' 00" WEST A DISTANCE OF 209.68 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 00° 02' 00" WEST A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, NORTH 89° 58' 00" EAST A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID NORTHEAST CORNER ALSO BEING ON THE EAST LINE OF A 42.09 ACRE PARCEL DESIGNATED AS PARCEL 2 OF SAID PARCEL MAP, [BOOK 16, PAGE 62](#), SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, NORTH 00° 02' 00" WEST A DISTANCE OF 982.72 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2, SAID NORTHEAST CORNER ALSO BEING ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 25;

THENCE ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 25, ALSO BEING THE NORTH LINE OF SAID 42.09 ACRE PARCEL 2 AND THE NORTH LINE OF A 34.63 ACRE PARCEL DESIGNATED AS PARCEL 4 OF SAID PARCEL MAP, [BOOK 16, PAGE 62](#), SAN JOAQUIN COUNTY RECORDS, NORTH 89° 22' 30" WEST A DISTANCE OF 1935.17 FEET TO THE POINT OF BEGINNING.

South Parcel Property:

The Land referred to herein below is situated in the City of Tracy, County of San Joaquin, State of California, and is described as follows:

ALL THAT PARCEL CONSISTING OF THE FOLLOWING:

TRACT NO. 3769, SUBDIVISIONS OF SAN JOAQUIN COUNTY, TRACY GATEWAY BUSINESS PARK PHASE 2, BEING A SUBDIVISION OF PARCEL A AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN [BOOK 24 OF PARCEL MAPS, PAGE 23](#), SAN JOAQUIN COUNTY RECORDS, SITUATE IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, FILED JULY 30, 2012 IN [BOOK 41 OF MAPS AND PLATS, PAGE 86](#), CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM: LOTS 1, 2, 3 AND A OF SAID SUBDIVISION.

ALSO KNOWN AS DESIGNATED REMAINDER.