

**RECLAMATION DISTRICT 2059  
BRADFORD ISLAND  
ASSESSMENT  
ENGINEER'S REPORT  
FEBRUARY 2010**



**BY  
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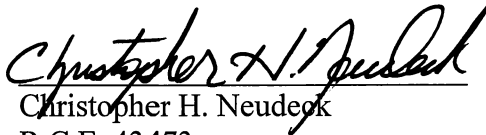
**RECLAMATION DISTRICT NO. 2059  
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**Certificates**

Pursuant to the directions of the Board of Trustees of Reclamation District No. 2059 (Bradford Island), and in accordance with Article XIID of the California Constitution, and the Proposition 218 Omnibus Implementation Act (Gov. Code, § 53750 et seq.), the undersigned respectfully submits the enclosed Engineer's Report. The undersigned certify that they are Professional Engineers registered in the State of California.

DATED: FEB 25,, 2010

Kjeldsen, Sinnock & Neudeck, Inc

  
Christopher H. Neudeck  
R.C.E. 43473



2/25/10

ENGINEERING STAMP

The enclosed Engineer's Report was approved and confirmed by the Board of Trustees for Reclamation District No. 2059 (Bradford Island) on the 2nd day of March, 2010.

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## **Introduction and Background**

Reclamation District No. 2059 (Bradford Island), hereinafter referred to as RD 2059, is located in Contra Costa County, California, on the east and north shore of the San Joaquin River and approximately 3 miles northeast of the City of Oakley. RD 2059 contains approximately 2,150 acres and is bounded by the San Joaquin River and Burns Cutoff on the West and North, False River on the South and Fishermen's Cut on the East.

Currently the land within the District is devoted to agricultural, commercial and residential uses with some utility easements and/or gas wells. There are approximately 67 parcels occupying approximately 2,150 assessable acres including approximately 7 gas wells located within RD 2059. As of to this date, the parcels include 60 agricultural parcels occupying 2,014 acres, 2 residential parcels occupying 0.74 acres, 1 vacant parcel occupying 0.78 acres and 4 District owned parcels occupying 155 acres.

RD 2059 is responsible for maintaining the District works that include the 7.5 miles of flood protection levees along the perimeter of Bradford Island, 7.3 miles of interior drainage canals and a drainage pump station located at Station 60+00. The location of these District works is shown in Exhibit D of this Report. In addition to the District Works the District contracts with the Ferry Authority for ferry service to and from the Island.

RD 2059 has historically funded its maintenance operation by means of assessments on the lands within the District based on an assessment valuation roll. The current existing annual assessment is approximately \$162,625.00. With the ever-increasing costs of operating and maintaining Bradford Island the Board of Trustees of RD 2059 has elected to seek to increase its assessments so as to provide adequate funding for the ongoing maintenance of drainage and levee works, to provide for the rehabilitation or improvement of levees and to maintain the levee waterside rock slope protection.

As a result of the new requirements imposed by Proposition 218, which added Article XIID to the State Constitution, RD 2059 elected to analyze its proposed assessment with regard to the special benefits associated with the services it provides to each parcel in RD 2059. This Engineer's Report presents the results of the analysis.

## **RD 2059 Works**

**Exhibit A** is RD 2059's budget projected to the year 2029

**Exhibit B**, vicinity map, shows the location of Bradford Island in Contra Costa County.

**Exhibit C** shows the jurisdictional boundary of RD 2059.

**Exhibit D** is a map of the District Works. RD 2059 operates and maintains for the benefit of the lands within Bradford Island 7.5 miles of levees, 7.3 miles of interior drainage canals, drainage pump station and ferry service through the Ferry Authority as described above.



**Exhibit E**, the Ownership and Parcel Map, shows the division of land by the Contra Costa County Assessor into parcels that are used for the basis of assessment.

**Exhibit F** is a Utility/Gas Well Map showing the location and type of utilities and gas wells within Bradford Island.

**Exhibit G** is a complete listing of each use code and description grouped by land use (Classification).

**Exhibit H** is a complete assessment roll including each assessable parcel, parcel area, assessment rate and maximum assessment for the parcel.

### **Benefit of Works**

RD 2059's flood control works provide benefits to all residents, lands, improvements, and businesses within Bradford Island. The primary benefit is protection from floodwaters, both from the streams, creeks, rivers, and bypasses which empty into the Sacramento-San Joaquin Delta and from extreme high tides. Such benefit includes the continuation of access, as well as prevention of damage. Benefits also accrue from the continued maintenance and operation of the drainage and pump systems, which are associated with drainage of the interior of the Island. Water from rainfall, seepage and irrigation runoff is collected in ditches, canals and pumped into the adjoining waterways.

### **Basis of Assessment**

RD 2059 is a special district which does not provide general governmental services, and all of the benefits it provides are special benefits. The rates of assessment reflect the proportion in which the types and uses of property found within RD 2059 enjoy those benefits. The classifications in the rate schedule set forth those types and uses that are significant in RD 2059 and are associated with the land designation assigned by the County Assessor. The classifications are also sufficiently broad so as to include all property to be assessed. The judgment to proportionality has been made as objectively as possible.

The relative benefits are based on all the services provided by the District, which most importantly include levee maintenance and drainage. Levee maintenance includes patrolling, levee inspection, placing erosion protection, placing and maintaining all weather road material on the levees, maintaining freeboard and slopes, controlling vegetation and rodents and performing periodic levee improvement/rehabilitation projects. Drainage services include the cost of power for pumping, operations and maintenance of the pump station, pump repair, pump replacement and sump and canal cleaning. The cost of these services and the supporting administration and overhead are proportioned to each parcel by applying an assessment to each parcel.

Improving the level of flood protection by way of rehabilitating and improving the levees to meet the Corps of Engineers PL 84-99 standards within the timeframe desired cannot be supported based on the revenue generating potential from agricultural and open space uses. The benefit of such upgrading extends primarily to the higher uses.

The relationship between the ratios and rates set forth under the section titled “Assessment Rates” represents the opinion of the undersigned as to the proportionality of benefit. The proposed assessment schedule ratios are substantially proportionate to those of other reclamation districts in the Sacramento-San Joaquin Delta area with similar uses.

RD 2059’s proposed annual budget is approximately \$409,675. Historically the annual budget has been funded through the District’s annual assessment together with reimbursements from the State Levee Subventions Program, carry over revenue from prior years’ budgets. **Exhibit A** is a copy of the proposed budget, which takes into account RD 2059’s estimated maximum future expenses. The proposed maximum assessment of approximately \$313,950 is anticipated to meet the District’s budget needs through Fiscal Year 2015-16. Beyond Fiscal Year 2015-16 the District’s budget will be unbalanced provided a different annual maximum assessment rate is not set pursuant to a further election.

### **Assessment Ratios and Maximum Assessments**

The rate schedule is divided into six main classifications: 1) Agricultural, 2) Residential, 3) Commercial, 4) Vacant Property, 5) Mineral Rights, 6) Utilities, and 7) Gas Wells. These classifications are based on Contra Costa County Assessor’s Use Code Designations. The assessment rate ranges from \$45.38/acre to \$1,089.00/acre depending on the parcel’s classification (land use).

#### **Agricultural Uses:**

This classification includes parcels of land that are considered to be in agricultural, ranched or farmed use. Agricultural parcels of land contribute to the agricultural economy. There is a risk of loss to human life of residents and persons working the land, to crops, to livestock and to real and personal property on these parcels. The benefits are proportional to the acreage.

#### **Residential Uses:**

This classification describes parcels of land with residential uses. The risk of loss to human life, property, income and/or use of the land associated with these parcels increases with land area. As the parcel size increases, the land area, the number of occupants, the size or number of structures or personal property, the income and/or use of the land increases, so the assessment rate is proportional to the parcel’s acreage. On account of the absence of commercial or industrial structures and activity on such parcels and the absence, or less intensive, income and use potential of such parcels as compared to the Commercial, Industrial and Other classifications, the risk of loss to human life, property, income and/or use of the land associated with these parcels is deemed less than the Commercial classification.

#### **Commercial/Industrial Uses:**

This classification includes parcels of land including but not limited to those used for commercial, retail and industrial businesses, storage yards and buildings, stores, and urban type uses, etc. The risk of loss to human life and property associated with these parcels generally increases with land area. As the land area increases, the number of

employees, the size and density of structures and the amount of personal property typically increases, so the assessment is proportional to the parcel's acreage.

### **Vacant Lands:**

This classification describes parcels of land that are considered to be vacant with no occupied use per the county assessor for all of the classifications listed herein. There is a minimal risk to human life and little risk to personal property on a vacant parcel. There is a risk to the future use of the parcel for productive uses, and the total benefit received is considered to be equivalent to half that of an agricultural parcel.

### **Mineral Rights:**

This classification describes parcels with below grade gas reserves per the county assessor for all of the classifications listed herein. There is no risk to human life and to personal property. RD 2059's maintenance, operation and improvement of its levee system provide continued access to the lands above the reserves by preventing inundation, destabilization and/or interruption by flood waters. Access to the land above the reserves is much easier and faster by vehicle over roads and dry land. The benefit to the reserves from the District's works is considered to be equivalent to a third that of an agricultural parcel.

### **Utilities:**

This classification consists of easements and fee properties including those used for transmission of power, gas, fuel and water/wastewater.

RD 2059's maintenance, operation and improvement of its levee system provide a benefit to the continued use of these utilities by preventing their inundation, destabilization and/or interruption by flood waters. Access for maintenance of these facilities is much easier and faster by vehicle over roads and dry land. In the event of a levee break at or near where the facilities cross or parallel the levee could expose foundations and/or improvements to such an extent that failure of the improvements would occur. The benefit to a utility from the District's works is similar to that received by other interior parcels with a commercial use.

The portions of lands covered by easements are assessed at one-half that of the unencumbered portion to reflect the impact of the easement.

### **Gas Wells:**

Gas wells are located with Bradford Island. These wells are used to pump gas/fuel from below ground reserves and/or to inject gas into below ground storage. The machinery to operate the wells is at ground level, which would be submerged if a flood occurred.

Gas wells receive the benefit of the District works through the continuous operation and maintenance of the District works. This benefit accrues from the access over dry land for continuous maintenance and operation of the gas wells. The cost of such operation and maintenance of these wells would be considerably more if the island were to flood. The benefit to a gas well from the District's works is similar to that received by other interior parcels with a commercial use.

### Assessment Ratios:

All assessment ratios are comparative to Agricultural Use as the base ratio.

The maximum annual assessment ratio and rate per acre for each classification is proposed as follows:

The annual rates of assessment are proposed as follows:

USE CODES	DESCRIPTION	ASSESSMENT RATE	ASSESSMENT RATIO
38,60,61,62,63,64,65,66,67,68,69,78,86	Agricultural Lands	\$90.75/acre	1
11,12,13,14,15,16,18,19,21,22,23,24,25,26,27,28,29,87,88	Residential Lands	\$544.50/acre	6
31,32,33,34,35,36,37,39,40,41,42,43,44,45,46,47,48,49,51,52,53,54,55,56,57,58,59,70,71,72,73,74,75,76,77,79,81,82,83,84,85,89,90	Commercial/Industrial Lands	\$1,089.00/acre	12
10, 17, 20, 30, 50	Vacant Lands	\$45.38/acre	0.5
N/A	Utilities	\$1,089.00/acre	12
80	Mineral Rights	\$66.25/acre	0.73
N/A	Gas Wells*	\$1,089.00/acre	12

\*Gas Well assessment is based on an area of 1.2 acre per gas well.

Commencing with fiscal year 2010-2011, the Board of Trustees of Reclamation District No. 2059 – Bradford Island proposes to increase the annual assessment to the new, maximum annual assessment rates set forth above. These maximum annual assessment rates shall be subject to an annual increase of 1.5%. These new, proposed maximum annual assessment rates shall expire after fiscal year 2015-2016, whereupon the maximum annual assessment rates shall revert back to the 2009-2010 maximum annual assessment rates.

The proposed maximum annual assessment rates shall revert back to the 2009-2010 maximum annual assessment rates effective 2012-2013 should Reclamation District No. 2059 - Bradford Island fail to complete the following capital improvement on or before September 30, 2011, subject to extension by events of force majeure (the inability of Reclamation District No. 2059 - Bradford Island to obtain financing for the outlined capital improvement of replacing the existing pumps and pump station in subparagraph 1 herein below is not included as an event of force majeure):

1. Replace the existing pumps and pump station located on Bradford Island with new pumps and a new pump station in accordance with plans and

specifications as prepared by a professional engineering firm to be retained by Reclamation District No. 2059 - Bradford Island.

### **Minimum Parcel for Assessment**

Each separate parcel within Bradford Island receives a minimum benefit from the flood protection provided by RD 2059. This minimum benefit is explained as the continued existence of the parcel as dry land, or a non-flooded parcel. Parcels are charged on a per acre basis, with the minimum of \$30.00 per acre.

### **Exhibits**

- A. Budget of RD 2059
- B. Vicinity Map of RD 2059
- C. Boundary Map of RD 2059
- D. District Works
- E. Utilities and Gas Wells
- F. Ownership and Parcel Map
- G. Assessment Roll
- H. Use Code Listing

EXHIBIT A  
RECLAMATION DISTRICT NO. 2059 - BRADFORD ISLAND  
FISCAL YEAR 2010-2030 BUDGET WORKSHEET

		FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024
<b>EXPENSES</b>															
<b>GENERAL FUND</b>															
<b>Administrative</b>															
County Assessment Administration	\$	2,000.00	\$ 2,080.00	\$ 2,163.20	\$ 2,249.73	\$ 2,339.72	\$ 2,433.31	\$ 2,530.64	\$ 2,631.86	\$ 2,737.14	\$ 2,846.62	\$ 2,960.49	\$ 3,078.91	\$ 3,202.06	\$ 3,330.15
Administration	\$	15,000.00	\$ 15,600.00	\$ 16,224.00	\$ 16,872.96	\$ 17,547.88	\$ 18,249.79	\$ 18,979.79	\$ 19,738.98	\$ 20,528.54	\$ 21,349.68	\$ 22,203.66	\$ 23,091.81	\$ 24,015.48	\$ 24,976.10
Accounting & Auditing	\$	6,000.00	\$ 6,240.00	\$ 6,489.60	\$ 6,749.18	\$ 7,019.15	\$ 7,299.92	\$ 7,591.91	\$ 7,895.59	\$ 8,211.41	\$ 8,539.87	\$ 8,881.47	\$ 9,236.72	\$ 9,606.19	\$ 9,990.44
Program Manager	\$	6,000.00	\$ 6,120.00	\$ 6,242.40	\$ 6,367.25	\$ 6,494.59	\$ 6,624.48	\$ 6,756.97	\$ 6,892.11	\$ 7,029.96	\$ 7,170.56	\$ 7,313.97	\$ 7,460.25	\$ 7,609.45	\$ 7,761.64
<b>SUBTOTAL</b>	<b>\$</b>	<b>29,000.00</b>	<b>\$ 30,040.00</b>	<b>\$ 31,119.20</b>	<b>\$ 32,239.12</b>	<b>\$ 33,401.34</b>	<b>\$ 34,607.50</b>	<b>\$ 35,859.31</b>	<b>\$ 37,158.54</b>	<b>\$ 38,507.04</b>	<b>\$ 39,906.73</b>	<b>\$ 41,359.59</b>	<b>\$ 42,867.69</b>	<b>\$ 44,433.19</b>	<b>\$ 46,058.33</b>
<b>Consultants</b>															
General Engineering	\$	2,500.00	\$ 2,600.00	\$ 2,704.00	\$ 2,812.16	\$ 2,924.65	\$ 3,041.63	\$ 3,163.30	\$ 3,289.83	\$ 3,421.42	\$ 3,558.28	\$ 3,700.61	\$ 3,848.64	\$ 4,002.58	\$ 4,162.68
Legal	\$	35,000.00	\$ 36,400.00	\$ 37,856.00	\$ 39,370.24	\$ 40,945.05	\$ 42,582.85	\$ 44,286.17	\$ 46,057.61	\$ 47,899.92	\$ 49,815.91	\$ 51,808.55	\$ 53,880.89	\$ 56,036.13	\$ 58,277.57
<b>SUBTOTAL</b>	<b>\$</b>	<b>37,500.00</b>	<b>\$ 39,000.00</b>	<b>\$ 40,560.00</b>	<b>\$ 42,182.40</b>	<b>\$ 43,869.70</b>	<b>\$ 45,624.80</b>	<b>\$ 47,449.46</b>	<b>\$ 49,347.44</b>	<b>\$ 51,321.34</b>	<b>\$ 53,374.19</b>	<b>\$ 55,509.16</b>	<b>\$ 57,729.53</b>	<b>\$ 60,038.71</b>	<b>\$ 62,440.26</b>
<b>Other</b>															
Insurance	\$	5,500.00	\$ 6,050.00	\$ 6,655.00	\$ 7,320.50	\$ 8,052.55	\$ 8,857.81	\$ 9,743.59	\$ 10,717.94	\$ 11,789.74	\$ 12,968.71	\$ 14,265.58	\$ 15,692.14	\$ 17,261.36	\$ 18,987.49
Accounting for Ferry	\$	4,800.00	\$ 4,992.00	\$ 5,191.68	\$ 5,399.35	\$ 5,615.32	\$ 5,839.93	\$ 6,073.53	\$ 6,316.47	\$ 6,569.13	\$ 6,831.90	\$ 7,105.17	\$ 7,389.38	\$ 7,684.95	\$ 7,992.35
Delta Ferry Authority	\$	94,000.00	\$ 97,760.00	\$ 101,670.40	\$ 105,737.22	\$ 109,966.70	\$ 114,365.37	\$ 118,939.99	\$ 123,697.59	\$ 128,645.49	\$ 133,791.31	\$ 139,142.96	\$ 144,708.68	\$ 150,497.03	\$ 156,516.91
Reserve Contingency	\$	9,975.00	\$ 10,356.00	\$ 10,751.88	\$ 11,163.23	\$ 11,590.66	\$ 12,034.80	\$ 12,496.32	\$ 12,975.90	\$ 13,474.26	\$ 13,992.14	\$ 14,530.31	\$ 15,089.58	\$ 15,670.78	\$ 16,274.79
<b>SUBTOTAL</b>	<b>\$</b>	<b>114,275.00</b>	<b>\$ 119,158.00</b>	<b>\$ 124,268.96</b>	<b>\$ 129,620.29</b>	<b>\$ 135,225.23</b>	<b>\$ 141,097.91</b>	<b>\$ 147,253.42</b>	<b>\$ 153,707.90</b>	<b>\$ 160,478.62</b>	<b>\$ 167,584.06</b>	<b>\$ 175,044.03</b>	<b>\$ 182,879.79</b>	<b>\$ 191,114.12</b>	<b>\$ 198,771.54</b>
<b>TOTAL GENERAL FUND</b>	<b>\$</b>	<b>180,775.00</b>	<b>\$ 188,198.00</b>	<b>\$ 195,948.16</b>	<b>\$ 204,041.81</b>	<b>\$ 212,496.27</b>	<b>\$ 221,329.89</b>	<b>\$ 230,562.20</b>	<b>\$ 240,213.89</b>	<b>\$ 250,307.00</b>	<b>\$ 260,864.98</b>	<b>\$ 271,912.78</b>	<b>\$ 283,477.00</b>	<b>\$ 295,586.02</b>	<b>\$ 308,270.13</b>
<b>RECURRING EXPENSES</b>															
<b>Levee</b>															
Weed & Rodent Control	\$	16,554.36	\$ 17,382.08	\$ 18,251.18	\$ 19,163.74	\$ 20,121.93	\$ 21,128.02	\$ 22,184.43	\$ 23,293.65	\$ 24,458.33	\$ 25,681.25	\$ 26,965.31	\$ 28,313.57	\$ 29,729.25	\$ 31,215.71
Road Maintenance	\$	16,646.00	\$ 17,478.30	\$ 18,352.22	\$ 19,269.83	\$ 20,233.32	\$ 21,244.98	\$ 22,307.23	\$ 23,422.59	\$ 24,593.72	\$ 25,823.41	\$ 27,114.58	\$ 28,470.31	\$ 29,893.82	\$ 31,388.52
Erosion Protection	\$	40,600.00	\$ 42,630.00	\$ 44,761.50	\$ 46,999.58	\$ 49,349.55	\$ 51,817.03	\$ 54,407.88	\$ 57,128.28	\$ 59,984.69	\$ 62,983.93	\$ 66,133.12	\$ 69,439.78	\$ 72,911.77	\$ 76,557.36
Flood Protection	\$	34,800.00	\$ 36,540.00	\$ 38,367.00	\$ 40,285.35	\$ 42,299.62	\$ 44,414.60	\$ 46,635.33	\$ 48,967.09	\$ 51,415.45	\$ 53,986.22	\$ 56,685.53	\$ 59,519.81	\$ 62,495.80	\$ 65,620.59
<b>SUBTOTAL</b>	<b>\$</b>	<b>108,600.36</b>	<b>\$ 114,030.38</b>	<b>\$ 119,731.90</b>	<b>\$ 125,718.49</b>	<b>\$ 132,004.42</b>	<b>\$ 138,604.64</b>	<b>\$ 145,534.87</b>	<b>\$ 152,811.61</b>	<b>\$ 160,452.19</b>	<b>\$ 168,474.80</b>	<b>\$ 176,898.54</b>	<b>\$ 185,743.47</b>	<b>\$ 195,030.64</b>	<b>\$ 204,782.18</b>
<b>Drainage</b>															
Utilities	\$	10,000.00	\$ 10,500.00	\$ 11,025.00	\$ 11,576.25	\$ 12,155.06	\$ 12,762.82	\$ 13,400.96	\$ 14,071.00	\$ 14,774.55	\$ 15,513.28	\$ 16,288.95	\$ 17,103.39	\$ 17,958.56	\$ 18,856.49
Pump Station Operation & Maintenance	\$	-	\$ 6,264.00	\$ 6,577.20	\$ 6,906.06	\$ 7,251.36	\$ 7,613.93	\$ 7,994.63	\$ 8,394.36	\$ 8,814.08	\$ 9,254.78	\$ 9,717.52	\$ 10,203.40	\$ 10,713.57	\$ 11,249.24
Ditch Cleaning	\$	-	\$ 7,505.97	\$ 7,881.27	\$ 8,275.34	\$ 8,689.10	\$ 9,123.56	\$ 9,579.74	\$ 10,058.72	\$ 10,561.66	\$ 11,089.74	\$ 11,644.23	\$ 12,226.44	\$ 12,837.76	\$ 13,479.65
<b>SUBTOTAL</b>	<b>\$</b>	<b>10,000.00</b>	<b>\$ 24,269.97</b>	<b>\$ 25,483.47</b>	<b>\$ 26,757.65</b>	<b>\$ 28,095.53</b>	<b>\$ 29,500.30</b>	<b>\$ 30,975.32</b>	<b>\$ 32,524.09</b>	<b>\$ 34,150.29</b>	<b>\$ 35,857.80</b>	<b>\$ 37,650.69</b>	<b>\$ 39,533.23</b>	<b>\$ 41,509.89</b>	<b>\$ 43,585.39</b>
<b>TOTAL RECURRING EXPENSES</b>	<b>\$</b>	<b>118,600.36</b>	<b>\$ 121,536.35</b>	<b>\$ 127,613.17</b>	<b>\$ 133,993.83</b>	<b>\$ 140,693.52</b>	<b>\$ 147,728.19</b>	<b>\$ 155,114.60</b>	<b>\$ 162,870.33</b>	<b>\$ 171,013.85</b>	<b>\$ 179,564.54</b>	<b>\$ 188,542.77</b>	<b>\$ 197,969.91</b>	<b>\$ 207,868.41</b>	<b>\$ 218,261.83</b>
<b>MAJOR PROJECTS</b>															
Pump Station Relocation/Reconstruction	\$	682,062.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Initial Ditch Cleaning & Culvert Repair	\$	148,593.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prop 218 Proceeding	\$	32,020.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expanded Ferry Service	\$	-	\$ 15,000.00	\$ 15,600.00	\$ 16,224.00	\$ 16,872.96	\$ 17,547.88	\$ 18,249.79	\$ 18,979.79	\$ 19,738.98	\$ 20,528.54	\$ 21,349.68	\$ 22,203.66	\$ 23,091.81	\$ 24,015.48
<b>TOTAL IMPROVEMENT PROJECTS</b>	<b>\$</b>	<b>862,676.28</b>	<b>\$ 15,000.00</b>	<b>\$ 15,600.00</b>	<b>\$ 16,224.00</b>	<b>\$ 16,872.96</b>	<b>\$ 17,547.88</b>	<b>\$ 18,249.79</b>	<b>\$ 18,979.79</b>	<b>\$ 19,738.98</b>	<b>\$ 20,528.54</b>	<b>\$ 21,349.68</b>	<b>\$ 22,203.66</b>	<b>\$ 23,091.81</b>	<b>\$ 24,015.48</b>
<b>DEBT SERVICE</b>															
Principal & Interest on short term loan	\$	-	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00	\$ 95,300.00
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<b>TOTAL IMPROVEMENT PROJECTS</b>	<b>\$</b>	<b>-</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>	<b>\$ 95,300.00</b>
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>1,162,051.64</b>	<b>\$ 420,034.35</b>	<b>\$ 434,461.33</b>	<b>\$ 449,559.64</b>	<b>\$ 465,362.75</b>	<b>\$ 481,905.97</b>	<b>\$ 499,226.59</b>	<b>\$ 517,364.01</b>	<b>\$ 536,359.83</b>	<b>\$ 556,258.06</b>	<b>\$ 577,105.22</b>	<b>\$ 598,950.58</b>	<b>\$ 621,846.24</b>	<b>\$ 645,847.44</b>
<b>INCOME</b>															
Proposed Assessments	\$	313,950.00	\$ 318,659.25	\$ 323,439.14	\$ 328,290.73	\$ 333,215.09	\$ 338,213.31	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00
Interest	\$	-	\$ 4,199.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ferry Toll	\$	7,500.00	\$ 7,500.00	\$ 7,800.00	\$ 8,112.00	\$ 8,436.48	\$ 8,773.94	\$ 9,124.90	\$ 9,489.89	\$ 9,869.49	\$ 10,264.27	\$ 10,674.84	\$ 11,101.83	\$ 11,545.91	\$ 12,007.74
Permit fees	\$	3,500.00	\$ 3,500.00	\$ 3,640.00	\$ 3,785.60	\$ 3,937.02	\$ 4,094.50	\$ 4,258.29	\$ 4,428.62	\$ 4,605.76	\$ 4,789.99	\$ 4,981.59	\$ 5,180.85	\$ 5,388.09	\$ 5,603.61
Misc. Income-Sand & Fees	\$	3,500.00	\$ 3,500.00	\$ 3,640.00	\$ 3,785.60	\$ 3,937.02	\$ 4,094.50	\$ 4,258.29	\$ 4,428.62	\$ 4,605.76	\$ 4,789.99	\$ 4,981.59	\$ 5,180.85	\$ 5,388.09	\$ 5,603.61
Short Term Loan (15 year at 8% interest rate)	\$	862,676.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subvention Reimbursement	\$	75,900.27	\$ 79,972.78	\$ 84,248.92	\$ 88,738.87	\$ 93,453.31	\$ 98,403.48	\$ 103,601.15	\$ 109,058.71	\$ 114,789.14	\$ 120,806.10	\$ 127,123.91	\$ 133,757.60	\$ 140,722.98	\$ 148,036.63
<b>GROSS INCOME</b>	<b>\$</b>	<b>1,267,026.55</b>	<b>\$ 417,331.03</b>	<b>\$ 422,768.06</b>	<b>\$ 432,712.79</b>	<b>\$ 442,978.93</b>	<b>\$ 453,579.74</b>	<b>\$ 283,867.62</b>	<b>\$ 290,030.84</b>	<b>\$ 296,495.16</b>	<b>\$ 303,275.35</b>	<b>\$ 310,386.93</b>	<b>\$ 317,846.14</b>	<b>\$ 325,670.07</b>	<b>\$ 333,876.60</b>
<b>NET INCOME(LOSS)</b>	<b>\$</b>	<b>104,974.91</b>	<b>\$ (2,703.32)</b>	<b>\$ (11,693.27)</b>	<b>\$ (16,846.84)</b>	<b>\$ (22,383.82)</b>	<b>\$ (28,326.23)</b>	<b>\$ (215,358.98)</b>	<b>\$ (227,333.17)</b>	<b>\$ (239,864.67)</b>	<b>\$ (252,982.70)</b>	<b>\$ (266,718.30)</b>	<b>\$ (281,104.43)</b>	<b>\$ (296,176.17)</b>	<b>\$ (311,970.84)</b>
<b>Remaining Cash Balance</b>	<b>\$</b>	<b>104,974.91</b>	<b>\$ 102,271.59</b>	<b>\$ 90,578.32</b>	<b>\$ 73,731.48</b>	<b>\$ 51,347.66</b>	<b>\$ 23,021.43</b>	<b>\$ (192,337.54)</b>	<b>\$ (419,670.72)</b>	<b>\$ (659,535.39)</b>	<b>\$ (912,518.10)</b>	<b>\$ (1,179,236.39)</b>	<b>\$ (1,460,340.82)</b>	<b>\$ (1,756,517.00)</b>	<b>\$ (2,068,487.84)</b>

NOTES

1. Each year the District will undertake a special project, such as placing riprap along the waterside levee slope to control site specific erosion, or the construction of a toe berm along the landside levee toe in those places where erosion is threatening to damage the levee crown road to the point where only one way traffic can pass the damaged location. This toe berm could be raised at specific intervals to provide enough levee width to maintain two way traffic along the levee crest road. Other important projects involving extraordinary maintenance will be under taken from time to time.

2. The reserve contingency is 15% of the annual sum of the adminisitrative and consultant costs.

3. The proposed maximum assessment will terminate at the end of fiscal year 2015-2016. Starting in Fiscal year 2016-2017 the maximum assessments will revert back to the current assessments.

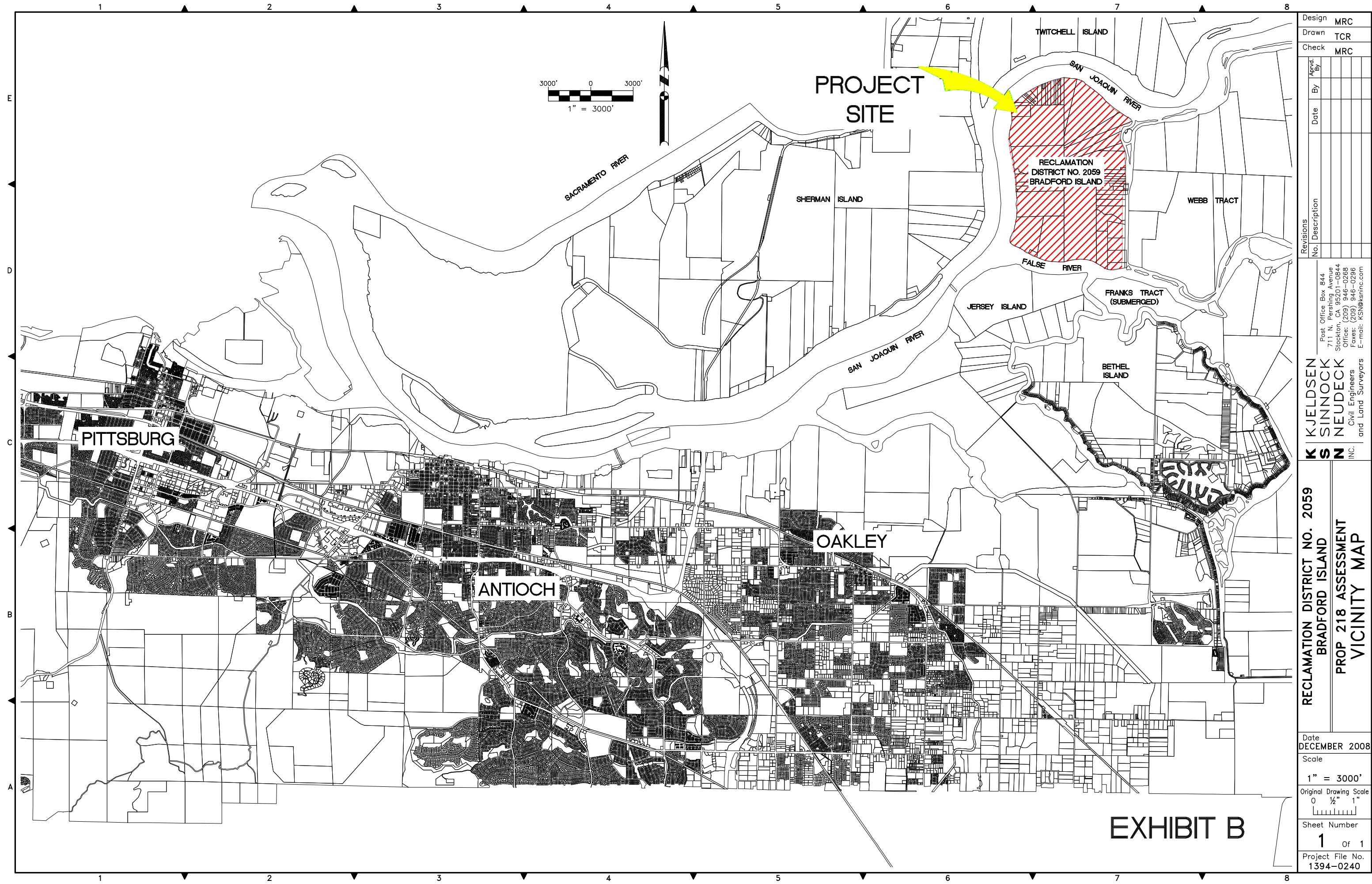
Annual % Increase	
County Assessment Administration	4.0%
General Engineering	4.0%
General Legal	4.0%
Insurance	10.0%
Levee General Maintenance	5.0%
Interest	4.0%
Utilities	4.0%
Assessments, estimated cost increase rate	1.5%
Estimated inflation rate	4.0%

EXHIBIT A  
RECLAMATION DISTRICT NO. 2059 - BRADFORD ISLAND  
FISCAL YEAR 2010-2030 BUDGET WORKSHEET

FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031	TOTALS	AVERAGES
\$ 3,463.35	\$ 3,601.89	\$ 3,745.96	\$ 3,895.80	\$ 4,051.63	\$ 4,213.70	\$ 4,382.25	\$ 63,938.40	\$ 3,044.69
\$ 25,975.15	\$ 27,014.15	\$ 28,094.72	\$ 29,218.51	\$ 30,387.25	\$ 31,602.74	\$ 32,866.85	\$ 479,538.03	\$ 22,835.14
\$ 10,390.06	\$ 10,805.66	\$ 11,237.89	\$ 11,687.40	\$ 12,154.90	\$ 12,641.10	\$ 13,146.74	\$ 191,815.21	\$ 9,134.06
\$ 7,916.87	\$ 8,075.21	\$ 8,236.71	\$ 8,401.45	\$ 8,569.48	\$ 8,740.87	\$ 8,915.68	\$ 154,699.90	\$ 7,366.66
\$ 47,745.43	\$ 49,496.91	\$ 51,315.28	\$ 53,203.16	\$ 55,163.26	\$ 57,198.40	\$ 59,311.52	\$ 889,991.54	\$ 42,380.55
\$ 4,329.19	\$ 4,502.36	\$ 4,682.45	\$ 4,869.75	\$ 5,064.54	\$ 5,267.12	\$ 5,477.81	\$ 79,923.00	\$ 3,805.86
\$ 60,608.68	\$ 63,033.02	\$ 65,554.34	\$ 68,176.52	\$ 70,903.58	\$ 73,739.72	\$ 76,689.31	\$ 1,118,922.06	\$ 53,282.00
\$ 64,937.87	\$ 67,535.38	\$ 70,236.80	\$ 73,046.27	\$ 75,968.12	\$ 79,006.84	\$ 82,167.12	\$ 1,198,845.06	\$ 57,087.86
\$ 20,886.24	\$ 22,974.86	\$ 25,272.35	\$ 27,799.59	\$ 30,579.55	\$ 33,637.50	\$ 37,001.25	\$ 352,013.75	\$ 16,762.56
\$ 8,312.05	\$ 8,644.53	\$ 8,990.31	\$ 9,349.92	\$ 9,723.92	\$ 10,112.88	\$ 10,517.39	\$ 153,452.17	\$ 7,307.25
\$ 162,777.59	\$ 169,288.69	\$ 176,060.24	\$ 183,102.65	\$ 190,426.75	\$ 198,043.82	\$ 205,965.58	\$ 3,005,104.96	\$ 143,100.24
\$ 16,902.49	\$ 17,554.84	\$ 18,232.81	\$ 18,937.41	\$ 19,669.71	\$ 20,430.79	\$ 21,221.80	\$ 313,325.49	\$ 14,920.26
\$ 208,878.37	\$ 218,462.93	\$ 228,555.71	\$ 239,189.57	\$ 250,399.92	\$ 262,224.98	\$ 274,706.01	\$ 3,823,896.37	\$ 182,090.30
\$ 321,561.67	\$ 335,495.22	\$ 350,107.79	\$ 365,439.00	\$ 381,531.30	\$ 398,430.23	\$ 416,184.65	\$ 5,912,732.97	\$ 281,558.71
\$ 32,776.50	\$ 34,415.33	\$ 36,136.09	\$ 37,942.90	\$ 39,840.04	\$ 41,832.04	\$ 43,923.65	\$ 591,309.35	\$ 28,157.59
\$ 32,957.94	\$ 34,605.84	\$ 36,336.13	\$ 38,152.94	\$ 40,060.58	\$ 42,063.61	\$ 44,166.79	\$ 594,582.67	\$ 28,313.46
\$ 80,385.22	\$ 84,404.48	\$ 88,624.71	\$ 93,055.94	\$ 97,708.74	\$ 102,594.18	\$ 107,723.89	\$ 1,450,201.62	\$ 69,057.22
\$ 68,901.62	\$ 72,346.70	\$ 75,964.04	\$ 79,762.24	\$ 83,750.35	\$ 87,937.87	\$ 92,334.76	\$ 1,243,029.96	\$ 59,191.90
\$ 215,021.28	\$ 225,772.35	\$ 237,060.97	\$ 248,914.01	\$ 261,359.72	\$ 274,427.70	\$ 288,149.09	\$ 3,879,123.61	\$ 277,080.26
\$ 19,799.32	\$ 20,789.28	\$ 21,828.75	\$ 22,920.18	\$ 24,066.19	\$ 25,269.50	\$ 26,532.98	\$ 357,192.52	\$ 17,009.17
\$ 11,811.71	\$ 12,402.29	\$ 13,022.41	\$ 13,673.53	\$ 14,357.20	\$ 15,075.06	\$ 15,828.82	\$ 207,125.14	\$ 9,863.10
\$ 14,153.63	\$ 14,861.31	\$ 15,604.38	\$ 16,384.60	\$ 17,203.83	\$ 18,064.02	\$ 18,967.22	\$ 248,192.17	\$ 12,409.61
\$ 45,764.65	\$ 48,052.89	\$ 50,455.53	\$ 52,978.31	\$ 55,627.22	\$ 58,408.58	\$ 61,329.01	\$ 812,509.82	\$ 58,036.42
\$ 229,174.92	\$ 240,633.66	\$ 252,665.35	\$ 265,298.61	\$ 278,563.54	\$ 292,491.72	\$ 307,116.31	\$ 4,137,315.78	\$ 558,638.97
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\$ 24,976.10	\$ 25,975.15	\$ 27,014.15	\$ 28,094.72	\$ 29,218.51	\$ 30,387.25	\$ 31,602.74	\$ 446,671.18	\$ 21,270.06
\$ 24,976.10	\$ 25,975.15	\$ 27,014.15	\$ 28,094.72	\$ 29,218.51	\$ 30,387.25	\$ 31,602.74	\$ 1,309,347.46	\$ 21,270.06
\$ 95,300.00	\$ 95,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,429,500.00	\$ 68,071.43
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\$ 95,300.00	\$ 95,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,429,500.00	\$ -
\$ 671,012.69	\$ 697,404.03	\$ 629,787.29	\$ 658,832.33	\$ 689,313.35	\$ 721,309.20	\$ 754,903.69	\$ 12,788,896.21	\$ 608,995.06
\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 162,625.00	\$ 4,395,142.51	\$ 209,292.50
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,199.00	\$ 199.95
\$ 12,488.05	\$ 12,987.57	\$ 13,507.08	\$ 14,047.36	\$ 14,609.25	\$ 15,193.62	\$ 15,801.37	\$ 230,835.59	\$ 10,992.17
\$ 5,827.76	\$ 6,060.87	\$ 6,303.30	\$ 6,555.43	\$ 6,817.65	\$ 7,090.36	\$ 7,373.97	\$ 107,723.28	\$ 5,129.68
\$ 5,827.76	\$ 6,060.87	\$ 6,303.30	\$ 6,555.43	\$ 6,817.65	\$ 7,090.36	\$ 7,373.97	\$ 107,723.28	\$ 5,129.68
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 862,676.28	\$ 41,079.82
\$ 155,715.96	\$ 163,779.26	\$ 172,245.72	\$ 181,135.51	\$ 190,469.79	\$ 200,270.78	\$ 210,561.81	\$ 2,792,792.70	\$ 132,990.13
\$ 342,484.53	\$ 351,513.57	\$ 360,984.41	\$ 370,918.74	\$ 381,339.34	\$ 392,270.12	\$ 403,736.13	\$ 8,501,092.63	\$ 404,813.93
\$ (328,528.16)	\$ (345,890.46)	\$ (268,802.88)	\$ (287,913.59)	\$ (307,974.01)	\$ (329,039.08)	\$ (351,167.56)	\$ (4,287,803.57)	\$ (204,181.12)
\$ (2,397,015.99)	\$ (2,742,906.45)	\$ (3,011,709.33)	\$ (3,299,622.92)	\$ (3,607,596.93)	\$ (3,936,636.01)	\$ (4,287,803.57)		



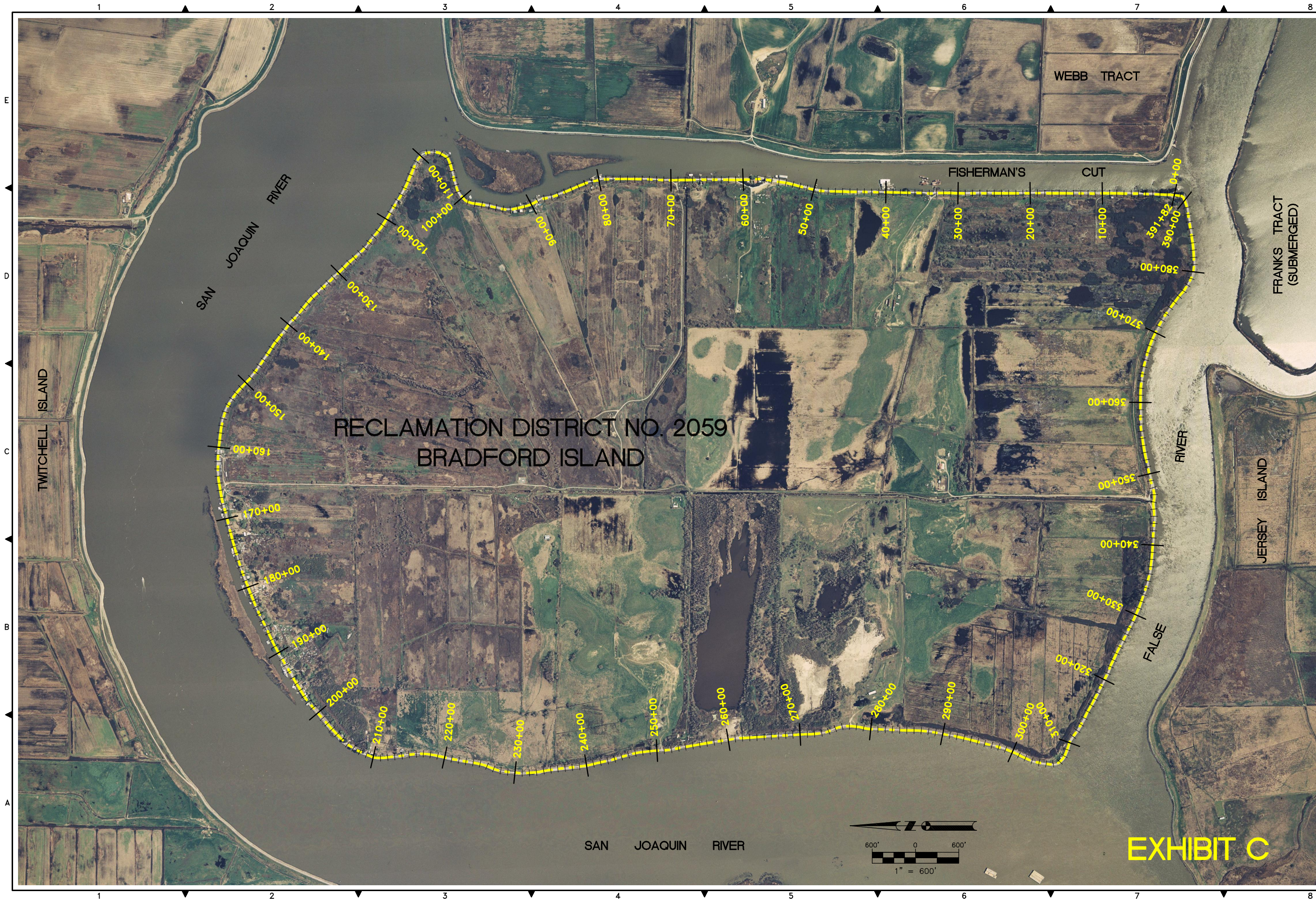
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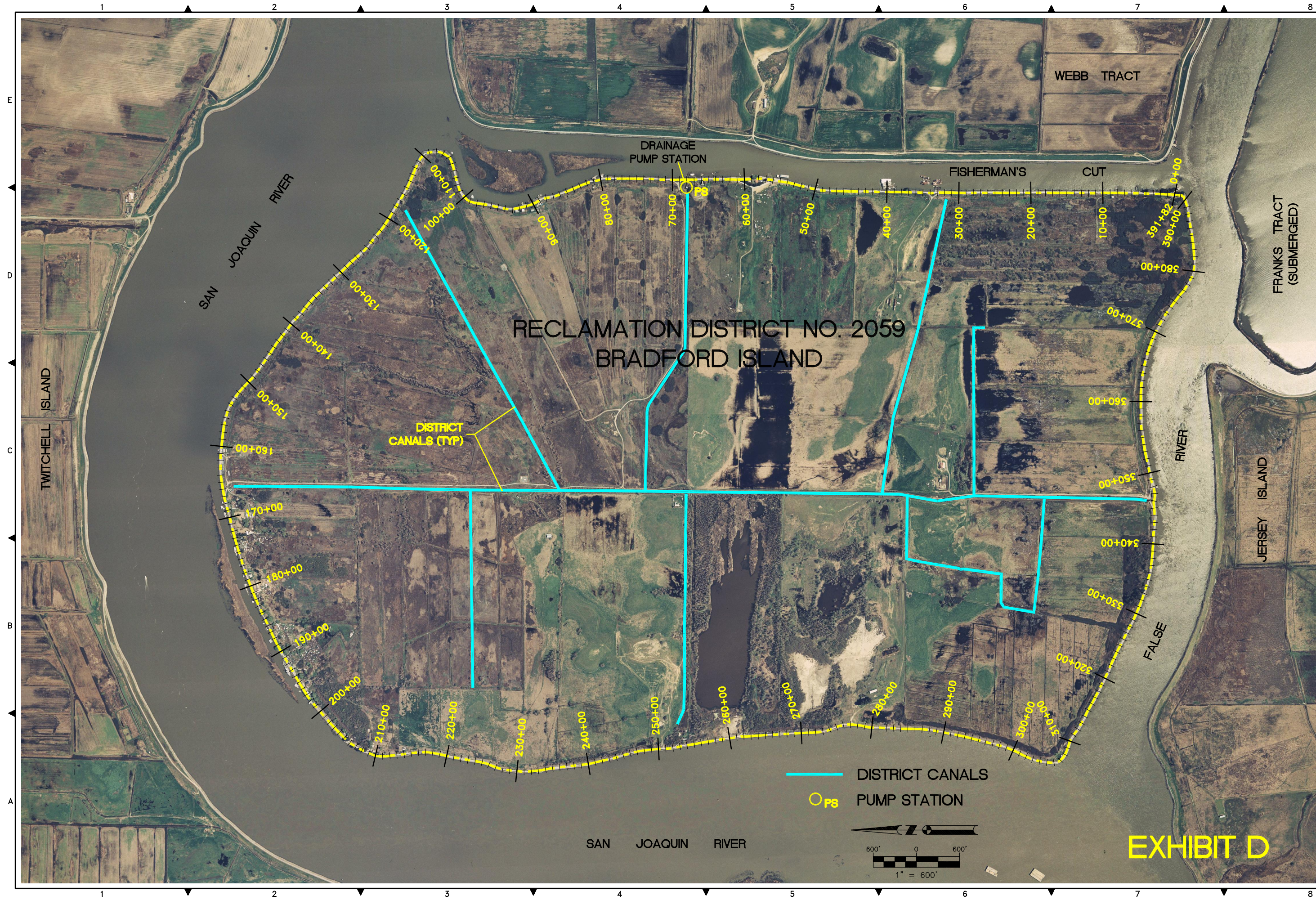
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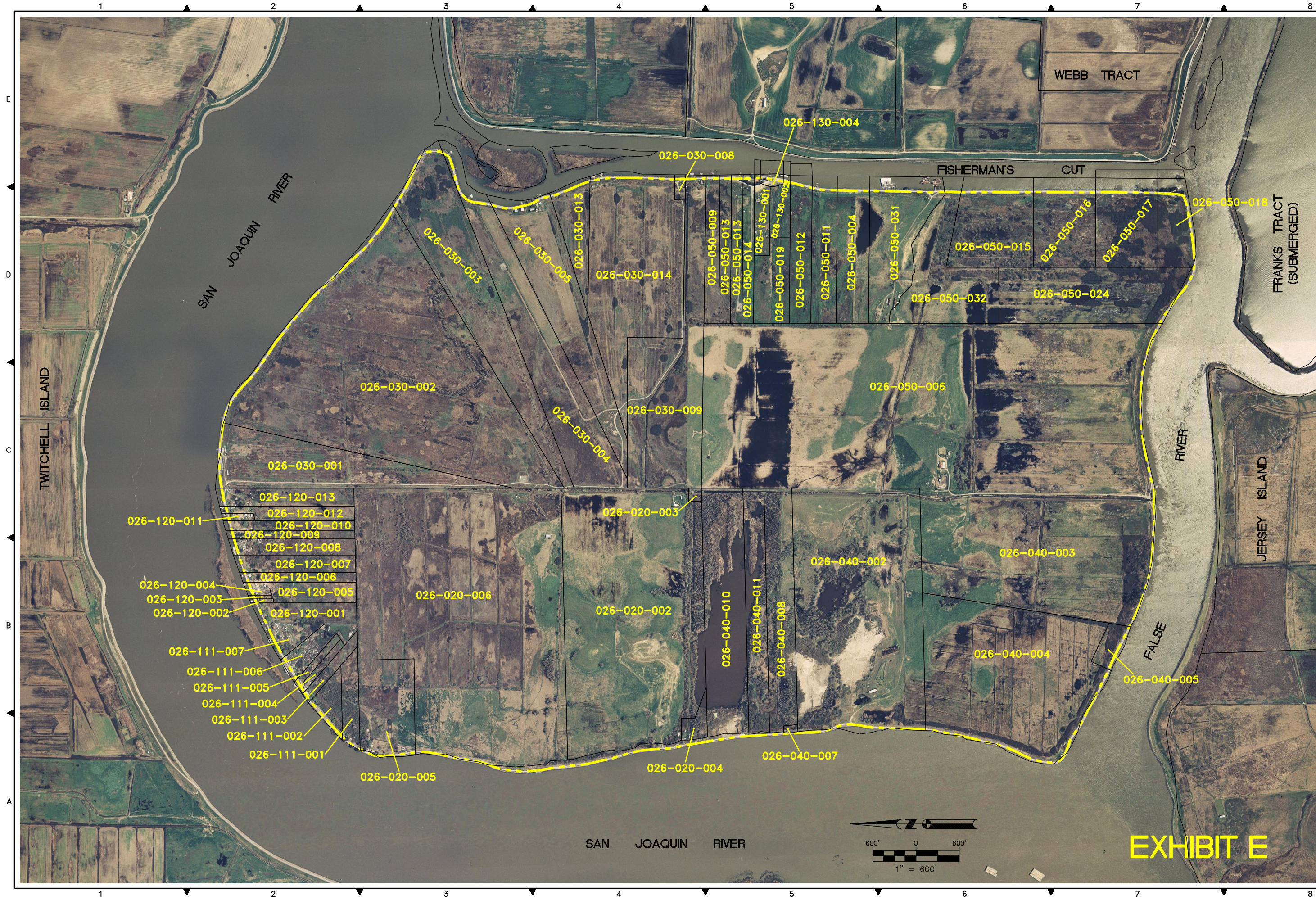
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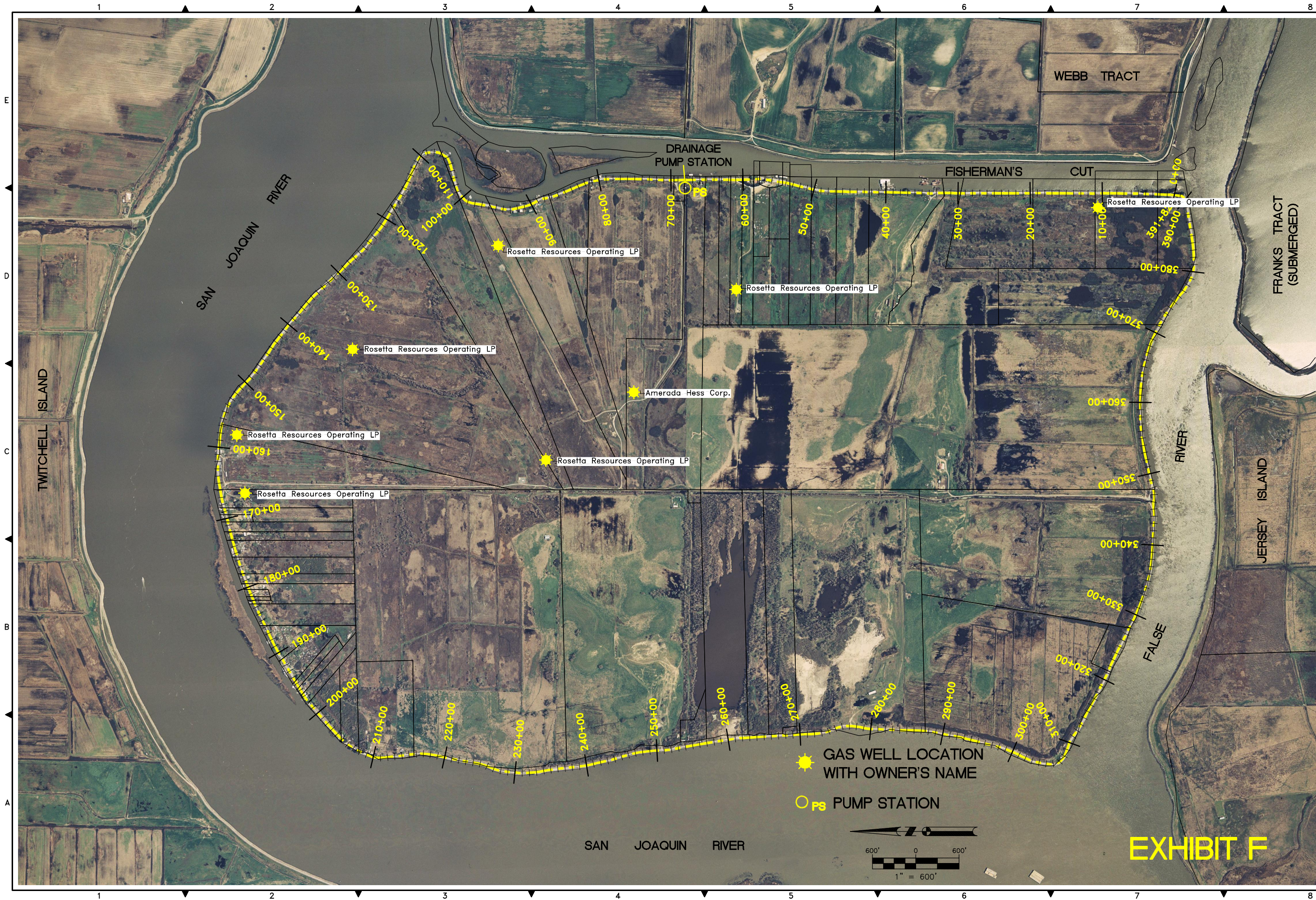
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Design	MRC
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Revisions	
No.	Description
By	Date
App'd. By	
KJELDSEN SINNOCK NEUDECK INC. Civil Engineers and Land Surveyors	
Post Office Box 844 711 N. Pacific Avenue Stockton, CA 95201-0844 Office: (209) 946-0268 Fax: (209) 946-0266 E-mail: KS@ksninc.com	
RECLAMATION DISTRICT NO. 2059	DATE
BRADFORD ISLAND	DECEMBER 2008
PROP 218 ASSESSMENT	Scale
PARCEL MAP	1" = 600'
	Original Drawing Scale
	0 1/2" 1"
	Sheet Number
	1 Of 1
	Project File No.
	1394-0240



FILE SPEC: P:\1394-Bradford\0240\_Prop 218 Assessment\05\_Civil\310\_Eng-Rpt\Exhibits\Exhibit\_C-F.dwg  
PLOT DATE: Dec 03, 2008 - 7:54am



Design		MRC	
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Revisions		By	
No.	Description	Date	By



**Exhibit G**  
**RECLAMATION DISTRICT 2059**  
**BRADFORD ISLAND**  
**Assessment Roll**

<b>APN</b>	<b>Affective Area</b>	<b>Assessee</b>	<b>Classification</b>	<b>Maximum Assessment Rate per Ac</b>	<b>Maximum Assessment</b>
026020002	149.00	BRADFORD RECLAMATION DISTRICT	DISTRICT OWNED	\$0.00	\$0.00
026020003	1.00	CROW RICHARD A & ADELEN R	AGRICULTURAL	\$90.75	\$90.75
026020004	2.29	BRADFORD RECLAMATION DISTRICT	DISTRICT OWNED	\$0.00	\$0.00
026020005	10.00	ARCHIMEDE ANTHONY	AGRICULTURAL	\$90.75	\$907.50
026020006	244.41	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$22,180.21
026030001	50.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$4,319.70
026030001E	2.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$45.38	\$90.75
026030001W	2.40	ROSETTA RESOURCES OPERATING LP	GAS_WELL	\$1,089.00	\$2,613.60
026030002	200.00	PHONG TRAN	AGRICULTURAL	\$90.75	\$18,041.10
026030002E	1.00	PHONG TRAN	AGRICULTURAL	\$45.38	\$45.38
026030002W	1.20	ROSETTA RESOURCES OPERATING LP	GAS_WELL	\$1,089.00	\$1,306.80
026030003	50.00	STOCKTON PORT DISTRICT	AGRICULTURAL	\$90.75	\$4,428.60
026030003E	1.00	STOCKTON PORT DISTRICT	AGRICULTURAL	\$45.38	\$45.38
026030003W	1.20	ROSETTA RESOURCES OPERATING LP	GAS_WELL	\$1,089.00	\$1,306.80
026030004	50.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$4,428.60
026030004E	1.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$45.38	\$45.38
026030004W	1.20	ROSETTA RESOURCES OPERATING LP	GAS_WELL	\$1,089.00	\$1,306.80
026030005	50.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$4,537.50
026030008	1.00	NELSON RAYMOND L & ROSA	AGRICULTURAL	\$90.75	\$90.75
026030009	50.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$4,428.60
026030009E	1.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$45.38	\$45.38
026030009W	1.20	AMERADA HESS CORP	GAS_WELL	\$1,089.00	\$1,306.80
026030013	16.00	SHERMAN JANIS I & ROBERT M	AGRICULTURAL	\$90.75	\$1,452.00
026030014	69.00	TORES LAWRENCE S & JANIS L	AGRICULTURAL	\$90.75	\$6,261.75
026040002	135.57	STOCKTON PORT DISTRICT	AGRICULTURAL	\$90.75	\$12,302.98
026040003	123.28	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$11,187.66

E - Portion of parcel encumbered by an easement or gas well

W -Gas Well

APN	Affective Area	Assessee	Classification	Maximum Assessment Rate per Ac	Maximum Assessment
026040004	120.00	CUNNINGHAM SMITH & KAREN	AGRICULTURAL	\$90.75	\$10,890.00
026040005	3.28	RECLAMATION DISTRICT #2059	DISTRICT OWNED	\$0.00	\$0.00
026040007	0.46	RECLAMATION DISTRICT #2059	DISTRICT OWNED	\$0.00	\$0.00
026040008	29.89	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$2,712.52
026040010	47.00	VALLEY DUCKS	AGRICULTURAL	\$90.75	\$4,265.25
026040011	23.32	DAVIES ROBERT J & JOAN	AGRICULTURAL	\$90.75	\$2,116.29
026050004	20.00	TAMAYO JEFFERY & SARA	AGRICULTURAL	\$90.75	\$1,815.00
026050006	334.90	PAUL SOSNOWSKI J	AGRICULTURAL	\$90.75	\$30,392.18
026050009	7.50	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$680.63
026050011	15.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$1,361.25
026050012	15.00	HAMMAN LOUIS MICHAEL	AGRICULTURAL	\$90.75	\$1,361.25
026050013	15.00	WRIGHT DONALD D	AGRICULTURAL	\$90.75	\$1,252.35
026050013E	1.00	WRIGHT DONALD D	AGRICULTURAL	\$45.38	\$45.38
026050013W	1.20	ROSETTA RESOURCES OPERATING LP	GAS_WELL	\$1,089.00	\$1,306.80
026050014	7.50	BEHNEMAN CARL	AGRICULTURAL	\$90.75	\$680.63
026050015	26.96	OROZCO GILBERT & LINDA	AGRICULTURAL	\$90.75	\$2,446.17
026050016	25.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$2,268.75
026050017	25.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$2,159.85
026050017E	1.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$45.38	\$45.38
026050017W	1.20	ROSETTA RESOURCES OPERATING LP	GAS_WELL	\$1,089.00	\$1,306.80
026050018	25.00	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$2,268.75
026050019	12.00	LEWIS EUGENE C & ESTHER H	AGRICULTURAL	\$90.75	\$1,089.00
026050024	40.00	LANDGRAF ILSE	AGRICULTURAL	\$90.75	\$3,630.00
026050031	28.00	SKARRY MICHAEL	AGRICULTURAL	\$90.75	\$2,541.00
026050032	34.18	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$3,101.84
026100800	806.41	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$53,422.65
026100801	50.00	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$3,312.38
026100802	50.00	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$3,312.38
026100803	50.00	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$3,312.38
026100804	173.82	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$11,515.14
026100805	232.74	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$15,418.44

E - Portion of parcel encumbered by an easement or gas well

W -Gas Well



APN	Affective Area	Assessee	Classification	Maximum Assessment Rate per Ac	Maximum Assessment
026100806	458.18	ROSETTA RESOURCES OPERATING LP	MINERAL_RIGHTS	\$66.25	\$30,353.28
026111001	6.87	MCPHERSON DONALD M & SUSAN E	AGRICULTURAL	\$90.75	\$623.45
026111002	5.56	LUONG DEREK	AGRICULTURAL	\$90.75	\$504.57
026111003	3.70	LUONG DEREK	AGRICULTURAL	\$90.75	\$335.78
026111004	1.99	HALL ALVIN P & ROSE MARY	AGRICULTURAL	\$90.75	\$180.59
026111005	1.99	HALL ALVIN P & ROSE MARY	AGRICULTURAL	\$90.75	\$180.59
026111006	7.00	WARREN WOODROW W	AGRICULTURAL	\$90.75	\$635.25
026111007	5.15	MACDONALD ROBERT	AGRICULTURAL	\$90.75	\$467.36
026120001	9.68	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$878.46
026120002	0.37	FOSTER STEPHANIE A	RESIDENTIAL	\$544.50	\$201.46
026120003	0.37	COLA SALVADORE & ALLENE	RESIDENTIAL	\$544.50	\$201.46
026120004	0.78	SOSNOWSKI & ASSOCIATES INC	VACANT	\$45.38	\$35.39
026120005	8.96	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$813.12
026120006	5.00	HOLCOMB BROYA E & PHYLLIS E	AGRICULTURAL	\$90.75	\$453.75
026120007	8.86	KUHNE SCOTT W & CATE	AGRICULTURAL	\$90.75	\$804.05
026120008	9.23	MARIANI RODNEY A	AGRICULTURAL	\$90.75	\$837.62
026120009	4.90	FLEUMER MATTHEW W & JAN	AGRICULTURAL	\$90.75	\$444.68
026120010	4.89	CRAIG MICHAEL A & SUZANNE H	AGRICULTURAL	\$90.75	\$443.77
026120011	1.01	CRAIG MICHAEL A	AGRICULTURAL	\$90.75	\$91.66
026120012	8.70	SOSNOWSKI & ASSOCIATES INC	AGRICULTURAL	\$90.75	\$789.53
026120013	9.60	99 SPORTSMENS CLUB INC	AGRICULTURAL	\$90.75	\$871.20
026130001	5.02	LEWIS EUGENE C & ESTHER H	AGRICULTURAL	\$90.75	\$455.48
026130002	5.07	CUNNINGHAM SMITH & KAREN	AGRICULTURAL	\$90.75	\$460.01
026130004	1.15	LEWIS EUGENE C & ESTHER H	AGRICULTURAL	\$90.75	\$104.36
<b>Total:</b>	4,011.13				\$313,968.00

E - Portion of parcel encumbered by an easement or gas well

W -Gas Well

**Exhibit H**

**RECLAMATION DISTRICT 2059**

**BRADFORD ISLAND**

**Use Code Listing**

USE CODE	Land Use Description	Classification
10	Vacant, Unbuildable	VACANT
11	Single Family, 1 Res on 1 Site & Duets wo/ Common Areas	RESIDENTIAL
12	Single Family, 1 Res on 2 or More Sites	RESIDENTIAL
13	Single Family, 2 or More Res on 1 or More Sites	RESIDENTIAL
14	Single Family, On other than Single Family Land	RESIDENTIAL
15	Miscellaneous Improvements, 1 Site	RESIDENTIAL
16	Misc. Imps. On 2 or More Sites; includes trees & Vines	RESIDENTIAL
17	Vacant, 1 Site (Includes PUD sites)	VACANT
18	Vacant, 2 or More Sites	RESIDENTIAL
19	Single Family Res, Detached w/Common Area (normal subdiv. Typ	RESIDENTIAL
20	Vacant	VACANT
21	Duplex	RESIDENTIAL
22	Triplex	RESIDENTIAL
23	Fourplex	RESIDENTIAL
24	Combinations; e.g., Single and a Double, etc.	RESIDENTIAL
25	Apartments, 5-12 uints, inclusive	RESIDENTIAL
26	Apartments, 13-24 units, inclusive	RESIDENTIAL
27	Apartments, 25-59 units, inclusive	RESIDENTIAL
28	Apartments, 60 units or more	RESIDENTIAL
29	Attached PUDs, Cluster Homes, Co-ops, Condos, Townhouses, etc.	RESIDENTIAL
30	Vacant Land	COMMERCIAL
31	Commercial Stores (not Supermarkets)	COMMERCIAL
32	Small Grocery Stores (7-11, Mon & Pop, Quick-Stop)	COMMERCIAL
33	Office Buildings	COMMERCIAL
34	Medical, Dental	COMMERCIAL

USE CODE	Land Use Description	Classification
35	Service Stations; CarWashes; Bulk Plants; Mini Lube	COMMERCIAL
36	Auto Repair	COMMERCIAL
37	Community Facilities; Recreational; Swim Pool Assn.	COMMERCIAL
38	Golf Courses	AGRICULTURAL
39	Bowling Alleys	COMMERCIAL
40	Boat Harbors (14)	COMMERCIAL
41	Supermarkets (not in shopping centers)	COMMERCIAL
42	Shopping Centers (all pcls incl vac for future shopping centers)	COMMERCIAL
43	Financial Bldgs (ins Title Companies, Banks, S & L)	COMMERCIAL
44	Motels, Hotels (-4) & Mobile Home Parks (-7)	COMMERCIAL
45	Theaters	COMMERCIAL
46	Drive-in restaurants (hamburger, taco, etc.)	COMMERCIAL
47	Restaurants (not drive-in; inside service only)	COMMERCIAL
48	Multiple and Commercial; Miscellaneously improved	COMMERCIAL
49	Auto Agencies	COMMERCIAL
50	Vacant Land	COMMERCIAL
51	Industrial Park (with Structures)	COMMERCIAL
52	Research and Development, with or without structures; flexible use	COMMERCIAL
53	Light Industrial	COMMERCIAL
54	Heavy industrial (-5) Alpha	COMMERCIAL
55	Mini-Warehouse (Public Storage)	COMMERCIAL
56	Misc. Imps. Including T&V on Light or Heavy Industrial	COMMERCIAL
57	Unassigned	COMMERCIAL
58	Unassigned	COMMERCIAL
59	Pipeline Rights-Of-Way	COMMERCIAL
60	Unassigned	AGRICULTURAL
61	Rural, Residential Improved 1 Ac to 10 Ac	AGRICULTURAL
62	Rural, with or without Misc. Structures 1 ac to 10 Ac	AGRICULTURAL
63	Urban Acreage 10 Ac to 40 Ac	AGRICULTURAL
64	Urban Acreage 40 Ac and over	AGRICULTURAL

USE CODE	Land Use Description	Classification
65	Orchards, Vineyards, Row Crops, Irrig. Past. 10 Ac up to 40 Ac	AGRICULTURAL
66	Orchards, Vineyards, Row Crops, Irrig. Past. 40 Ac & over	AGRICULTURAL
67	Dry Farming, Farming, Grazing & Pasturing 10 Ac to 40 Ac	AGRICULTURAL
68	Dry Farming, Farming, Grazing & Pasturing 40 Ac & over	AGRICULTURAL
69	Agricultural Preserves	AGRICULTURAL
70	Intermediate Care Facil. (Rehab, Skilled Nursing) (-7)	COMMERCIAL
71	Churches	COMMERCIAL
72	Schools & Colleges (public or private, with or without improvement	COMMERCIAL
73	Acute Care Hospitals, with or without imps	COMMERCIAL
74	Cemeteries (-7) & Mortuaries (-3)	COMMERCIAL
75	Fraternal and Service Organizations; Group Homes, Shelters	COMMERCIAL
76	Residential Care Facil. (congregate Housing, assisted living) (-7)	COMMERCIAL
77	Cultural Uses (Libraries, Museums)	COMMERCIAL
78	Parks and Playgrounds	AGRICULTURAL
79	Government-owned, with or without bldgs (Fed, State, County, Cit	COMMERCIAL
80	Mineral Rights (productive/non-productive)	MINERAL_RIGHTS
81	Private Roads	COMMERCIAL
82	Pipelines and Canals	COMMERCIAL
83	State Board Assessed Parcels	COMMERCIAL
84	Utilities, with or without bldgs (not assessed by SBE)	COMMERCIAL
85	Public and Private Parking	COMMERCIAL
86	Taxable Municipality-Owned Property (Section 11)	AGRICULTURAL
87	Common Area pcls in PUD (Open Spaces, Rec. Facilities)	RESIDENTIAL
88	Manufactured Housing (-4) Accessories, (-7)MH on local property	RESIDENTIAL
89	Other; Split parcels in different tax code areas	COMMERCIAL
90	Awaiting assignment	COMMERCIAL
OE		EASEMENT
OW		GAS_WELL