



PAJARO VALLEY FIRE PROTECTION DISTRICT
562 CASSERLY RD, WATSONVILLE, CA (831)722-6188

AGENDA & PUBLIC NOTICE

REGULAR MEETING OF THE BOARD OF DIRECTORS

of the

PAJARO VALLEY FIRE PROTECTION DISTRICT

on

Wednesday, September 9, 2026

Meeting to be held at the Pajaro Valley Fire Station

562 Casserly Rd, Watsonville, CA 95076 commencing at 5:00 p.m.

Any member of the public may inspect non-exempt public records related to an agenda item for an open session regular meeting at the Pajaro Valley Fire Protection District Fire Station at 562 Casserly Rd, Watsonville, CA 95076 during business hours, Monday thru Friday 8:00 a.m. to 5:00 p.m. or visit the District's website www.pajarovalleyfire.com

1.0 Call to Order

1.1 Pledge of Allegiance

1.2 Call Meeting to Order - Roll Call

Director Dellamonica, Director Moules, Director Erbe, Director Martone

2.0 Agenda Amendments

Per Government Code §54954.2, the legislative body may take action on items of business not appearing on the posted agenda under any of the three conditions stated below. Prior to discussing any item pursuant to this subdivision, the legislative body shall publicly identify the item.

(1) Upon a determination by a majority vote of the legislative body that an emergency situation exists, as defined in §54956.5.

(2) Upon a determination by a two-thirds vote of the Board members present at the meeting (i.e. 4 if 5 are present) , or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the District after the agenda was posted as specified in subdivision (a) of §54956.5. 1

(3) The item was agendaized at a prior meeting of the Board not more than five calendar days before the date action is taken on the item, and at the prior Board meeting the item was continued to the Board meeting at which action is being taken.

2.1 Additions, Deletions or Late Additions to the Consent Agenda and Regular Agenda from Staff or Members of the Board

3.0 Oral Communications

Public Comment on matters not on the agenda: Public Comment should ordinarily be limited to 3 minutes per person. There can be no deliberation or action on items not on the agenda. The Board may refer a matter to staff or schedule discussion for a future meeting. The public should address the Board on items on the agenda during the Boards consideration of the item.

3.1 Public Oral Communication

3.2 Staff Oral Communication

3.3 Board Oral Communication



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4.0 Consent Agenda

Matters listed under the Consent Agenda will be acted upon by one motion affirming the action recommended. There will be no separate discussion on items unless members of the Board or Staff request the removal of an item for separate action.

1) Board/Staff Member Explanation; 2) Board of Directors Questions; 3) Public Comment; 4) Board Member Deliberation; 5) Decision

4.1 Minutes – Approval of the minutes from the Regular Board meeting on August 12, 2026.

4.2 Claims Disbursement – Expenditure report, Vendor & Deposit summary, Year to Date Financial Report and American Express Statement for August 2026

Motion: Motion to approve all items on the Consent Agenda

Second:

All in favor:

5.0 Presentations

1) Board/Staff Member Explanation; 2) Board of Directors Questions; 3) Public Comment; 4) Board Member Deliberation; 5) Decision

5.1 Pajaro Valley Chief's Report & Run Report for August 2026

5.2 Watsonville Run Report for August 2026

6.0 Committee Reports

Standing Committees are subject to all Brown Act requirements. Ad hoc committees are not subject to the Brown Act noticing and agenda requirements. A written agenda is prepared and posted at least 72 hours prior to standing committee meetings. An opportunity is provided for public input at standing committee meetings. 1) Board/Staff Member Explanation; 2) Board of Directors Questions; 3) Public Comment; 4) Board Member Deliberation

6.1 Reorganization Ad Hoc Committee – Chair Martone & Director Dellamonica
(Committee will give report in section 7.1 Continuing Business)

6.2 Watsonville Fire/Pajaro Valley Fire Contract Ad Hoc Committee – Chair Martone & Director Dellamonica.
(Committee will give report in section 7.2 Continuing Business)

6.3 BESS Ad Hoc Committee - Chair Martone & Director Dellamonica.

7.0 Continuing Business

All items listed in Continuing Business are intended to provide an opportunity for public discussion and board deliberation of each item listed. The following procedure pertains to each Continuing Business Item: 1) Board/Staff Member Explanation; 2) Board of Directors Questions; 3) Public Comment; 4) Board Member Deliberation; 5) Decision.

7.1 Reorganization Committee Report Update

The Board will receive an update from the Reorganization Committee regarding the reorganization with the County of Santa Cruz and Santa Cruz County Fire CSA 48

Recommended Action: Board to receive update, have discussion, give directions to staff and/or make a motion.

Motion:

Second:

Vote:



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7.2 Pajaro Valley FPD / Watsonville FD Fire Service Agreement Update

The Board will receive an update from Watsonville Fire/Pajaro Valley Fire Contract Ad Hoc Committee about the Pajaro Valley Fire/Watsonville City Fire Department Fire Service Agreement.

Recommended Action: Discuss, make a motion and/or give any directions to staff if needed.

Motion:

Second:

Vote:

8.0 New Business

All items listed in New Business are intended to provide an opportunity for public discussion and board deliberation of each item listed. The following procedure pertains to each New Business Item: 1) Board/Staff Member Explanation; 2) Board of Directors Questions; 3) Public Comment; 4) Board Member Deliberation; 5) Decision.

8.1 Appointment of Director to Vacant PVFPD Board Position

Board to review applications and appointment a person to the vacant Director position.

- *Staff Report presented to the Board*
- *Board clarifying questions for staff*
- *PUBLIC HEARING – Board Chair opens public hearing for public comment*
- *Board Chair closes public hearing*
- *Board Discussion and deliberation*
- *Board vote on who to appoint.*

Recommended Action: Adopt by motion to fill the vacant Board of Director position at PVFPD.

Motion: Motion to appoint _____ to the vacant PVFPD Board of Directors position.

Second:

Roll Call Vote:

8.2 Resolution 2026-09 Amended CAL FIRE Contract 2026-2027

The Board will review Resolution 2026-09 Amended CAL FIRE Contract 2026-2027 and the Amended CAL FIRE Contract LG1 Renewal for FY 2026/2027

Recommended Action: Board to make a motion to approve the resolution.

Motion: Motion to approve Resolution 2026-06 Amended CAL FIRE Contract 2026/2027

Second:

Vote:

8.3 California Fire Foundation Grant Acceptance

The Board will review the staff report about the Pajaro Valley Fire Protection District being awarded a grant by the California Fire Foundation

Recommended Action: Board to discuss and make a motion to approve the acceptance of the California Fire Foundation Grant.

Motion: Motion to approve acceptance of the 2026 California Fire Foundation Grant

Second:

Vote:



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8.4 Resolution 2026-08 Final Budget Fiscal Year 2026/2027

Board to review the final budget for Fiscal Year 2026/2027

- *Staff Report Presented to the Board*
- *Board clarifying questions for staff*
- *PUBLIC HEARING – Board Chair opens public hearing for public comment*
- *Board Chair closes public hearing*
- *Board Discussion and deliberation*
- *Board vote on resolution*

Recommended Action: Adopt by motion Resolution 2026-08 Final Budget Fiscal Year 2026/2027.

Motion: Motion to approve Resolution 2026-08 Final Budget Fiscal Year 2026/2027

Second:

Roll Call Vote:

8.5 Pajaro Valley FPD Resolution 2026-10 Updating the District's Conflict of Interest Code

The Board will receive an update from staff and review Resolution 2026-10 Updating of Conflict of Interest Code

Recommended Action: Adopt by motion Resolution 2026-10 Updating the District's Conflict of Interest Code.

Motion: Motion to approve Resolution 2026-10 Updating the District's Conflict of Interest Code

Second:

Vote:

9.0 Correspondence

The Correspondence Listing is established to act as a report of materials received by the Board but may include items requested for inclusion by individual Board members. The Board of Directors has received the following items of correspondence which require no action by the Board. If the Board chooses, they may take any action deemed necessary (i.e. acknowledgement, referral, etc)

9.1 Becky Steinbruner 9-1-26 email regarding Fire Station Land Lease Agreement

9.2 Becky Steinbruner 9-5-26 email regarding in 90 Minto Rd BESS owner

10.0 Adjournment

Motion: Motion to adjourn the Board Meeting.

Second:

All in favor:

Time:

Note: The Board Chair requests that if you have any questions or wish clarification or additional information about any item on the agenda or contained in the attached materials, please call the Fire Chief at (831) 722-6188 before the meeting. Information regarding items on the agenda may be reviewed at that Pajaro Valley Fire Station located at 562 Casserly Rd, Watsonville, CA 95076, or you may view the agenda on our website www.pajarovalleyfire.com

Members of the Pajaro Valley Fire District Board of Directors shall attend meetings in person unless remote participation is permitted by law. In the event that any member of the Board participates in a meeting by teleconference or video conference, pursuant to the Ralph M. Brown Act, Government Code Section 54953, all votes shall be by roll call. Members of the public that wish to attend and/or participate in a meeting may do so in person.



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Americans with Disability Act

The Pajaro Valley Fire station is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and /or participate, please call the district at (831) 722-6188 in advance of the meeting and every effort will be made to accommodate your attendance and participation.



PAJARO VALLEY FIRE PROTECTION DISTRICT
 562 CASSERLY RD, WATSONVILLE, CA (831)722-6188

MINUTES

REGULAR MEETING OF THE BOARD OF DIRECTORS
 of the
 PAJARO VALLEY FIRE PROTECTION DISTRICT
 on
 Wednesday, August 12, 2026

1.0 Call to Order 5:02pm

1.1 Pledge of Allegiance

1.2 Call Meeting to Order - Roll Call

Present: Director Erbe, Director Dellamonica, Director Moules, Director Martone

Absent: Director Sampson

2.0 Agenda Amendments

2.1 Additions, Deletions or Late Additions to the Consent Agenda and Regular Agenda from Staff or Members of the Board

Add item 8.2 - Pajaro Valley FPD Board Vacancy

Add item 8.3 - Board Chair Appointment of a New Member to Finance Committee

Motion: Motion to add items 8.2 and 8.3 to agenda by Director Dellamonica.

Second: Director Moules

All in favor: All

3.0 Oral Communications

3.1 Public Oral Communication- NONE

3.2 Staff Oral Communication - NONE

3.3 Board Oral Communication-

Director Dellamonica stated that September is first responder month at PV Rod and Gun Club. Inviting CalFire and Sheriff's office to dinner on Monday, Sept. 14th at 6:30pm.

4.0 Consent Agenda

4.1 Minutes – Approval of the minutes from the Regular Board meeting on July 8, 2026.

4.2 Claims Disbursement – Expenditure report, Vendor & Deposit summary, Year to Date Financial Report and American Express Statement for July 2026

Motion: Motion to approve all items on the Consent Agenda by Director Erbe

Second: Director Dellamonica

All in favor: all

5.0 Presentations

1) Board/Staff Member Explanation; 2) Board of Directors Questions; 3) Public Comment; 4) Board Member Deliberation; 5) Decision

5.1 Pajaro Valley Chief's Report & Run Report for July 2026

BC Urbani reported on the following:



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- Several vegetation fires occurred in July. Fireworks were heard prior to fires.
- 4591 is back in service.
- Training with Santa Clara County Fire.
- Facilities: contractor started work on septic system.
- Community outreach – Chair Martone attended trash pickup on Paulsen Rd.

Director Dellamonica requested anticipated costs on septic system repair and confirmation if insurance will cover the costs. BC Urbani stated that coverage by the insurance cannot be confirmed until the cause is determined. The repair is budgeted for \$75K. The current estimate is \$52K. BC Urbani gave an overview of the issue with the septic system.

- 5.2 Watsonville Run Report for July 2026
No questions. No public comment.

6.0 **Committee Reports**

- 6.1 Reorganization Ad Hoc Committee – Chair Martone & Director Dellamonica
(Committee will give report in section 7.2 Continuing Business)
- 6.2 Watsonville Fire/Pajaro Valley Fire Contract Ad Hoc Committee – Chair Martone & Director Dellamonica.
(Committee will give report in section 7.1 Continuing Business)
- 6.3 BESS Ad Hoc Committee - Chair Martone & Director Dellamonica. (Committee will give report in section 8.1 Continuing Business)

7.0 **Continuing Business**

7.1 **Pajaro Valley FPD / Watsonville FD Fire Service Agreement Update**

The Board will receive an update from Watsonville Fire/Pajaro Valley Fire Contract Ad Hoc Committee about the Pajaro Valley Fire/Watsonville City Fire Department Fire Service Agreement.

Recommended Action: Discuss, motion and/or give any directions to staff if needed.

Chief Wilson reported that a meeting will be held with Watsonville on Friday at 4pm. The 17th of this month is the expiration date of the contract with Watsonville. Dellamonica spoke on PRA requests he submitted. Response has been extended to the 17th. More information will be available after the meeting with Watsonville.

Motion: No motion required.

7.2 **Reorganization Committee Report Update**

The Board will receive an update from the Reorganization Committee, receive the latest LAFCO Fire Project update and receive an update of the outcome of the County of Santa Cruz Board of Supervisor's meeting held on August 11th.

Recommended Action: Board to receive update, have discussion, give directions to staff and/or make a motion.

Director Dellamonica reported that LAFCO approved staff to issue a will serve letter to the District. This is the last step for the application. The Board is working with LAFCO and other staff to move into the next step of the process. Chief Wilson reported that by the end of April all tasks should be completed. July 1 is the target date for final execution of documents. Director Martone reported that a community meeting will be in late September.

Public Comment:

Becky Steinbruner- resident-asked how the community can stop the action; questioned the cost analysis; expressed concern that the community is not aware of the situation.

Motion: No motion required



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7.3 Capital Outlay Re-allocation Staff Report

The Board will receive a staff report for re-allocating funds from the Capital Outlay fund. Discussion points will be amending of the LG-1 agreement with PVFPD and CAL FIRE to add personnel for 3-person staffing, overtime for 3-person staffing and property/asset purchase for land.

Recommended Action: Board to have discussion, give directions to staff and/or make a motion.

Chief Wilson gave an overview of the budget. Cost impact is \$532K for a 12 month period. The staffing changes cannot be implemented until September. The cost will be \$410K for remainder of the fiscal year. Chief Wilson reviewed the various impacts to the budget and stated that a real estate expert would be needed to proceed with property acquisition.

A discussion was held on staffing and staffing costs to include both regular and overtime pay. Director Martone stated that the County is open to another station on the other side of the District.

Public Comment:

Frank- a resident- asked the location of property being considered. Director Dellamonica reviewed the previous location of the Freedom Fire Station and the original contract. The Board is looking at property within ¼ mile of that area. This would keep money local to District residents and improve the level of service.

Becky Steinbruner-resident- supports 3-0 staffing; expressed concern with County Fire and the build of a station; asked that the fire station is paid for by BESS

Jessica- resident- reported that Watsonville purchased property by Pasilla's Tire and suggested that the property be considered.

Motion to amend the LG-1 agreement with PVFPD and CAL FIRE to add personnel for 3-person staffing, overtime for 3-person staffing and property/asset purchase for land.

Motion: Director Moules

Second: Director Dellamonica

Vote: All

8.0 New Business

8.1 BESS Ad Hoc Committee Report and BESS Fire Code Consultant Staff Report

The Board will receive an update from BESS Ad Hoc Committee and review a Staff Report prepared by the Fire Marshalls Office about using a consultant to help with fire code implementation and standards for BESS facilities.

Recommended Action: Board to receive update, review staff report, have discussion, give directions to staff.

BC Urbani reviewed the report from the consultant. Their recommendation is to obtain a quote from a contractor who will perform a technical review of everything on BESS; determine which standards to adopt; develop internal documents; recommend adoption, timing and sequencing; provide all documents for inspections. They would develop everything needed to oversee a BESS facility.

Director Dellamonica stated that this contractor would help with requirements and studies that are needed to be prepared to work with BESS. BC Urbani stated that he is waiting to hear back from the HazMat team regarding what is needed should facility be built. The contractors work with both first responders and developers and know codes and regulations for both sides. Board and staff discussed the benefits of the contractor.

Public Comment:

Resident- reviewed items in the San Diego code; impacts and decisions regarding the BESS facilities;



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Marlena- resident- spoke on impacts and requirements of the facilities and releases in the community; other counties who may have experience with same;

Margaret Ann- resident- Expressed concern that Minto Rd has limited access; large explosions have been heard from the area of PG&E substation; not the right site for BESS and concern for the community;

Becky Steinbruner- resident- asked if all fire districts in the area are looking at the regulations; spoke on Fire Prevention symposium attendance benefits; spoke on importance of fire marshal review

Director Dellamonica asked for clarification on cost- \$25K to \$50K current. Requested a cap to include the option to request approval to increase the cap.

BC Urbani reviewed the process to approve the contract. Board and staff discussed the process to completion once the contract is approved.

Jessica-resident- stated that her husband will do the work at no cost. Spoke on technology available.

Motion: Motion to direct Fire Marshal to contact contractor for proposal on cost and timeline for completion and report back at the next meeting

Motion: Director Erbe

Second: Director Dellamonica

Vote: Yes

8.2 Pajaro Valley FPD Board Vacancy

The Board will receive an update from staff and Board Chair about the vacancy on the PVFPD board.

Recommended Action: Board to receive update, review staff report, have discussion, give directions to staff.

BC Urbani reported that Director Sampson resigned. He reviewed the process to fill the vacancy with a goal to appoint a new member at next meeting. The notice will be posted at the Fire Station and other locations in the District. Term ending December 2026. Applications will be accepted Aug 13th -31st. Discussion was held on candidates and impacts to this vacancy. The appointed board member would not be able to vote until the October 2026 meeting.

Becky Steinbruner- resident- asked for process to evaluate candidates. Director Martone stated they are asked to submit a resume, and interviews are held.

Motion: No motion required. Directed staff to continue as planned.

8.3 Board Chair Appointment of a New Member to Finance Committee.

The Board will appoint a new member to the Finance Committee for the remainder of 2026.

The Board Chair appointed and the rest of the board agreed that Director Erbe will fill the finance committee vacancy for the remainder of 2026.

9.0 Correspondence - none

10.0 Adjournment

Motion: Motion to adjourn the Board Meeting by Director Moules

Second: Director Erbe

All in favor: All

Time: 6:27pm



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This is to certify that for foregoing is a true copy of the discussions during the Pajaro Valley Fire Protection District Regular Board of Directors meeting, held on August 12th, 2026

Attest:

September 9, 2026

Mike Urbani
Board Secretary

Dave Martone
Board Chair

Tab 4.2 August 2026 Expenditures

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,FundType,Object

Fiscal Month [02] and Post On [current-fiscal-year] and Revenues/Expenditures [XP] and GL Key [683100]

Fiscal Year	Fiscal Month	Post On	Document No	Revenues/Expenditure	GL Key	Object	Amount	Description
Fund Type: 76 – INVESTMT TRUST-LOCAL BOARDS IN								
Object: 52010 – OASDI-SOCIAL SECURITY								
2027	02	8/19/2026	PAYPERIOD 17	Expenditures	683100	52010	-22.95	PAYPERIOD 17 PAYDATE 08212026
Total 52010 – OASDI-SOCIAL SECURITY							-22.95	
Object: 61110 – CLOTHING & PERSONAL SUPPLIES								
2027	02	8/14/2026	187923	Expenditures	683100	61110	-21,516.29	VFA Turnouts
Total 61110 – CLOTHING & PERSONAL SUPPLIES							-21,516.29	
Object: 61222 – TELECOM SERVICES								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	61222	-285.39	Phone/Tablet
2027	02	8/12/2026	25614204	Expenditures	683100	61222	-100.11	Phone ()
2027	02	8/12/2026	25614766	Expenditures	683100	61222	-62.72	Phone (
Total 61222 – TELECOM SERVICES							-448.22	
Object: 61720 – MAINT-MOBILE EQUIPMENT-SERV								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	61720	-30.72	W4551 Repair()
Total 61720 – MAINT-MOBILE EQUIPMENT-SERV							-30.72	
Object: 61730 – MAINT-OTH EQUIP-SERVICES								
2027	02	8/12/2026	274303	Expenditures	683100	61730	-2,095.20	SCBA Hydro-Static Testing
Total 61730 – MAINT-OTH EQUIP-SERVICES							-2,095.20	
Object: 62020 – MEMBERSHIPS								
2027	02	8/12/2026	300001745	Expenditures	683100	62020	-260.00	FDAC Membership 26/27
Total 62020 – MEMBERSHIPS							-260.00	
Object: 62219 – PC SOFTWARE PURCHASES								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	62219	-50.40	Google WS()
Total 62219 – PC SOFTWARE PURCHASES							-50.40	
Object: 62301 – ACCOUNTING AND AUDITING FEES								
2027	02	8/21/2026	JE524649	Expenditures	683100	62301	-50.24	2526 PAYROLL CHARGES
Total 62301 – ACCOUNTING AND AUDITING FEES							-50.24	
Object: 62304 – ATTORNEY								
2027	02	8/26/2026	35065	Expenditures	683100	62304	-700.00	Attorney/Council (3/1-3/31)
2027	02	8/26/2026	35088	Expenditures	683100	62304	-1,000.00	Attorney/Council (4/1-4/30)
Total 62304 – ATTORNEY							-1,700.00	
Object: 62327 – DIRECTORS' FEES								
2027	02	8/19/2026	PAYPERIOD 17	Expenditures	683100	62327	-300.00	PAYPERIOD 17 PAYDATE 08212026
Total 62327 – DIRECTORS' FEES							-300.00	
Object: 62381 – PROF & SPECIAL SERV-OTHER								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	62381	-235.20	TV/Prime ()

Tab 4.2 August 2026 Expenditures

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,FundType,Object

Fiscal Month [02] and Post On [@current-fiscal-year] and Revenues/Expenditures [XP] and GL Key [683100]

Fiscal Year	Fiscal Month	Post On	Document No	Revenues/Expenditure	GL Key	Object	Amount	Description
Fund Type: 76 – INVESTMT TRUST-LOCAL BOARDS IN								
Object: 62381 – PROF & SPECIAL SERV-OTHER								
2027	02	8/12/2026	PVFD080626	Expenditures	683100	62381	-45.90	Board Minutes
2027	02	8/19/2026	67450	Expenditures	683100	62381	-144.00	Fire Plan Review 7/1-7/31/26
Total 62381 – PROF & SPECIAL SERV-OTHER							-425.10	
Object: 62715 – SMALL TOOLS & INSTRUMENTS								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	62715	-37.20	Small Tools ()
Total 62715 – SMALL TOOLS & INSTRUMENTS							-37.20	
Object: 62888 – SPEC DIST EXP-SERVICES								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	62888	-877.95	Dryer ()
Total 62888 – SPEC DIST EXP-SERVICES							-877.95	
Object: 62920 – GAS, OIL, FUEL								
2027	02	8/19/2026	308538	Expenditures	683100	62920	-738.96	Fuel (Account ID:)
Total 62920 – GAS, OIL, FUEL							-738.96	
Object: 63074 – UTILITIES								
2027	02	8/19/2026	9036011	Expenditures	683100	63074	-387.10	Trash/Rec. (-1,216.20
2027	02	8/26/2026	PVFD081426	Expenditures	683100	63074		Gas/Elect ()
Total 63074 – UTILITIES							-1,603.30	
Object: 86209 – MOBILE EQUIPMENT								
2027	02	8/04/2026	PVFD072826	Expenditures	683100	86209	-60.61	B1716 Radio ()
Total 86209 – MOBILE EQUIPMENT							-60.61	
Total 76 – INVESTMT TRUST-LOCAL BOARDS IN							-30,217.14	
							-30,217.14	



Classic Blue Cash® for Business Credit Card

PAJARO VALLEY FIRE

MIKE URBANI

Closing Date 08/28/26 Next Closing Date 09/27/26

Account Ending

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Customer Care: 1-800-521-6121

TTY: Use Relay 711

Website: americanexpress.com

New Balance **\$988.42**
Minimum Payment Due **\$35.00**
Payment Due Date **09/22/26**

Reward Dollars

As of Jul 2026

652.70

For details, please see your
Reward Dollars Summary.

Account Summary

Previous Balance \$1,577.47
Payments/Credits -\$1,577.47
New Charges +\$988.42
Fees +\$0.00
Interest Charged +\$0.00

New Balance **\$988.42**
Minimum Payment Due **\$35.00**

Credit Limit \$15,000.00
Available Credit \$14,011.58
Cash Advance Limit \$500.00
Available Cash \$500.00
Days in Billing Period: 31

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 09/22/26, you may have to pay a late fee of up to \$39.00 and your APRs may be increased to the Penalty APR of 29.99%.

Minimum Payment Warning: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges and each month you pay...	You will pay off the balance shown on this statement in about...	And you will pay an estimated total of...
Only the Minimum Payment Due	3 years	\$1,401

If you would like information about credit counseling services, call 1-888-733-4139.

See page 2 for important information about your account.

Please refer to the **IMPORTANT NOTICES** section.

↓ Please fold on the perforation below, detach and return with your payment ↓



Payment Coupon

Do not staple or use paper clips



Pay by Computer

americanexpress.com/
business



Pay by Phone

1-800-472-9297

Account Ending

Enter 15 digit account # on all payments.
Make check payable to American Express.

MIKE URBANI
PAJARO VALLEY FIRE
562 CASSERLY RD
WATSONVILLE CA 95076

Payment Due Date
09/22/26
New Balance
\$988.42
Minimum Payment Due
\$35.00

See reverse side for instructions
on how to update your address,
phone number, or email.



AMERICAN EXPRESS
PO BOX 60189
CITY OF INDUSTRY CA 91716-0189

\$ _____
Amount Enclosed



Classic Blue Cash® for Business Credit Card

PAJARO VALLEY FIRE
MIKE URBANI
Closing Date 08/28/26

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Account Ending



Customer Care & Billing Inquiries
International Collect
Cash Advance at ATMs Inquiries
Large Print & Braille Statements

1-800-521-6121
1-623-492-7719
1-800-CASH-NOW
1-800-521-6121

Hearing Impaired

Online chat at americanexpress.com or use **Relay dial 711** and **1-800-521-6121**



Website: americanexpress.com

**Customer Care
& Billing Inquiries**
P.O. BOX 981535
EL PASO, TX
79998-1535

Payments
PO BOX 60189
CITY OF INDUSTRY
CA
91716-0189

Payments and Credits

Summary

	Total
Payments	-\$1,577.47
Credits	\$0.00
Total Payments and Credits	-\$1,577.47

Detail

*Indicates posting date

Payments	Amount
08/09/26* MIKE URBANI PAYMENT RECEIVED - THANK YOU	-\$1,577.47

New Charges

Summary

	Total
MIKE URBANI	\$51.40
PHILLIP MATTESON	\$839.27
JACE SANDSTROM	\$97.75
Total New Charges	\$988.42

Detail



MIKE URBANI Card
Ending

	Amount
08/01/26 GOOGLE*WORKSPACE PAJAROVALLEYFIRE.COM COMPUTER NETWORK/INFO CC GOOGLE.COM	\$50.40
08/14/26 SANTA CRUZ SENTINEL CIRC 831-706-3201 SCOTTS VALLEY CA	\$1.00



PHILLIP MATTESON
Card Ending

	Amount
08/01/26 GOOGLE *YOUTUBE TV LARGE DIGITAL GOODS MERCH G.CO/HELPPAY# CA	\$82.99
08/10/26 VZWRLSS APOCC VISB BILL PAYMENT 800-922-0204 FL	\$150.40
08/18/26 AMAZON MARKETPLACE NA PA MERCHANDISE AMZN.COM/BILL WA	\$153.26
08/18/26 AMAZON MARKETPLACE NA PA MERCHANDISE AMZN.COM/BILL WA	\$14.18
08/18/26 SP CONWAY SHIELD +12627821886 NEW BERLIN WI	\$95.60

Continued on reverse

014

Detail Continued

				Amount
08/19/26	SPECTRUM 0110072080126 95076	855-707-7328	MO	\$134.99
08/19/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$168.58
08/19/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$26.18
08/23/26	AMAZON MARKETPLACE NA PA MERCHANDISE	AMZN.COM/BILL	WA	\$13.09



JACE SANDSTROM
Card Ending

				Amount
08/14/26	MYPILOTSTORE.COM 480-556-0500	480-556-0500	AZ	\$97.75

Fees

				Amount
Total Fees for this Period				\$0.00

Interest Charged

				Amount
Total Interest Charged for this Period				\$0.00

About Trailing Interest

You may see interest on your next statement even if you pay the new balance in full and on time and make no new charges. This is called "trailing interest". Trailing interest is the interest charged when, for example, you didn't pay your previous balance in full. When that happens, we charge interest from the first day of the billing period until we receive your payment in full. You can avoid paying interest on purchases by paying your balance in full and on time each month. Please see the "When we charge interest" sub-section in your Card Member Agreement for details.

2026 Fees and Interest Totals Year-to-Date

		Amount
Total Fees in 2026		\$0.00
Total Interest in 2026		\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.
Variable APRs will not exceed 29.99%.

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	21.74% (v)	\$0.00	\$0.00
Cash Advances	28.74% (v)	\$0.00	\$0.00
Total			\$0.00
(v) Variable Rate			

Tab 4.2 August 2026 Revenues

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,Object,FundType
Fiscal Month [02] and Post On [@current-fiscal-year] and Revenues/Expenditures [RV] and GL Key [683100] and Object [41322, 42030, 42380, 42381, 42384, 42450]

Fiscal Year	Fiscal Month	Post On	Document No	Revenues/Expenditure:	GL Key	Object	Amount	Description	Vendor No	Warrant No
Fund Type: 76 – INVESTMT TRUST-LOCAL BOARDS IN										
Object: 41322 – PLAN CHECKING FEES										
2027	02	8/07/2026	DU128047	Revenues	683100	41322	986.00	1660 GREEN VALLEY RD.	C99999	
2027	02	8/13/2026	DU128195	Revenues	683100	41322	781.04	PLN 08/12/2026	C99999	
2027	02	8/25/2026	DU128494	Revenues	683100	41322	534.58	AUG 1-15 2026 CREDIT CARD	C99999	
Total 41322 – PLAN CHECKING FEES							2,301.62			
Total 76 – INVESTMT TRUST-LOCAL BOARDS IN							2,301.62			
							2,301.62			



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

Chief's Report

September 4th, 2026

To: Board of Directors
From: Mike Urbani, Battalion Chief
Subject: June Chief's Report

Emergency Incident Response:

- No significant calls to report

Apparatus:

- Nothing to report

Training:

- Nothing to report

Facilities:

- Repair to septic system is still on going. Contractor is waiting for the ground to dry out

Personnel:

- Nothing to report

Fire Prevention/Community Outreach

- Station crew conducted a fire extinguisher training with H.A. Rider on Freedom Blvd and used the fire district's fire extinguisher prop.

<u>Incident #</u>	<u>Date</u>	<u>Dispatch Time</u>	<u>On Scene</u>	<u>EIapse Time</u>	<u>Unit</u>	<u>Location</u>	<u>Incident Type</u>	<u>RA</u>
 Pajaro Valley Fire Response Times August 01, 2026 to August 31, 2026 Only First On-Scene Unit Shown. Canceled Calls or UTL Not Shown. Pajaro Valley Fire Protection District								
5242	8/1/26	13:59:31	14:05:22	5:51	E4511	239 DUTCHMAN RD ,PAJARO_VALLEY	UNKNOWN TYPE FIRE	PV4
5244	8/1/26	15:20:24	15:23:30	3:06	E1784	=L(36.965033,-121.807217) ,PAJARO_VALLEY	VEGETATION FIRE	PV7BZ
5253	8/1/26	19:20:05	19:32:21	12:16	E4511	2007 GREEN VALLEY RD ,PAJARO_VALLEY	HAZ FOR POWER LINES	K10A
5255	8/1/26	19:52:54	20:00:23	7:29	E4511	2086 GREEN VALLEY RD ,MOUNT_MADONNA	HAZ - ODOR OF GAS	K10A
5267	8/2/26	08:11:16	08:17:46	6:30	E1784	W PHILLIPS RD ,PAJARO_VALLEY	MEDICAL	PV4A
5277	8/2/26	15:40:28	15:46:10	5:42	E4511	HECKER PASS RD / CASSERLY RD	MEDICAL	PV3
5310	8/3/26	18:29:05	18:34:15	5:10	E4412	MANFRE RD ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5315	8/3/26	23:32:33	23:40:08	7:35	E4511	480 CONDIT LN ,PAJARO_VALLEY_WTS	DEBRIS FIRE	PV2A
5329	8/4/26	11:50:40	12:01:55	11:15	E4511	959 RIVERSIDE RD ,PAJARO_VALLEY	HAZ FOR POWER LINES	PV1A
5334	8/4/26	16:24:17	16:28:58	4:41	E4412	MANFRE RD ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5337	8/4/26	16:46:47	16:51:36	4:49	CNTE69	1399 HECKER PASS RD / 7809 POLE LINE RD	VEHICLE ACCIDENT	K12B
5347	8/5/26	09:31:17	09:37:49	6:32	E4511	MADONNA VIEW ,PAJARO_VALLEY	MEDICAL	PV4
5351	8/5/26	11:38:21	11:43:02	4:41	E4511	GOLF VIEW RD ,MOUNT_MADONNA	MEDICAL	K10A
5360	8/5/26	15:02:46	15:12:04	9:18	E4511	RIVERSIDE RD ,PAJARO_VALLEY	MEDICAL	PV1A
5363	8/5/26	16:14:38	16:20:38	6:00	E4511	TRINITY AV ,PAJARO_VALLEY	CODE 2 MEDICAL	PV4
5408	8/7/26	13:17:41	13:24:42	7:01	E1784	VALLECITO LN ,PAJARO_VALLEY	MEDICAL	PV4A
5412	8/7/26	14:41:41	14:44:38	2:57	E4412	61 AIRPORT BL / 125 PAJARO LN	VEHICLE ACCIDENT	PV7A
5417	8/7/26	18:40:48	18:49:09	8:21	B1716	23 DELANEY AV ,PAJARO_VALLEY	DEBRIS FIRE	PV3
5418	8/7/26	18:42:54	18:54:47	11:53	E1784	SANS RD ,PAJARO_VALLEY	MEDICAL	K10
5422	8/7/26	20:32:20	20:39:40	7:20	E1784	2421 FREEDOM BL / 1 KLINSKY LN	VEHICLE ACCIDENT	PV7
5423	8/7/26	21:10:06	21:15:44	5:38	E4412	FREEDOM BL ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5425	8/7/26	22:18:29	22:22:01	3:32	E4412	401 GREEN VALLEY RD / 1 AMESTI RD	VEHICLE ACCIDENT	PV7A
5430	8/8/26	08:44:45	08:47:59	3:14	E336B	VALLECITO LN ,PAJARO_VALLEY	MEDICAL	PV4A
5459	8/9/26	08:13:27	08:33:33	20:06	E4510	116 DOGWOOD DR ,PAJARO_VALLEY_WTS	SMOKE CHECK	PV2A
5482	8/9/26	22:14:03	22:18:17	4:14	E4412	FREEDOM BL ,PAJARO_VALLEY_WTS	MEDICAL	PV7

<u>Incident #</u>	<u>Date</u>	<u>Dispatch Time</u>	<u>On Scene</u>	<u>Elapse Time</u>	<u>Unit</u>	<u>Location</u>	<u>Incident Type</u>	<u>RA</u>
5494	8/10/26	11:00:10	11:08:57	8:47	E336B	BARBARA WY ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5502	8/10/26	13:42:25	13:49:20	6:55	E4510	VALLEY VIEW RD ,MOUNT_MADONNA	MEDICAL	K10A
5511	8/10/26	20:20:08	20:27:42	7:34	E4411	AMESTI RD / PINTO ST	MEDICAL	PV7A
5515	8/10/26	23:05:54	23:12:59	7:05	E4510	E LAKE AV #39 ,PAJARO_VALLEY	MEDICAL	PV3
5518	8/11/26	08:33:07	08:41:10	8:03	E4510	TREMBLEY LN ,PAJARO_VALLEY	MEDICAL	PV4
5533	8/11/26	14:20:40	14:27:29	6:49	E4510	ROE AV ,PAJARO_VALLEY	MEDICAL	PV4
5540	8/11/26	20:49:37	20:54:48	5:11	E4412	DICK PHELPS RD ,PAJARO_VALLEY_WTS	MEDICAL	PV5
5544	8/11/26	23:01:31	23:11:13	9:42	E4510	357 CARLTON RD / 1 PECKHAM RD	VEHICLE ACCIDENT	PV1A
5545	8/11/26	23:27:47	23:32:51	5:04	E4510	RANCHO BRAZIL LN / 151 WHITING RD	MEDICAL	PV3
5565	8/12/26	17:05:41	17:08:00	2:19	E4510	GREEN VALLEY RD	MEDICAL	PV7A
5572	8/12/26	23:41:58	23:45:13	3:15	E4412	201 HOLOHAN RD / 151 GRIMMER RD	VEHICLE ACCIDENT	PV5
5588	8/13/26	13:00:26	13:03:19	2:53	B1716	29 HOLOHAN RD / 61 LAKEN DR	VEHICLE ACCIDENT	PV5
5595	8/13/26	19:18:55	19:26:41	7:46	E1774	VALLECITO LN ,PAJARO_VALLEY	MEDICAL	PV4A
5598	8/13/26	20:26:14	20:28:36	2:22	E4412	401 GREEN VALLEY RD / 1 AMESTI RD	VEHICLE ACCIDENT	PV7A
5601	8/13/26	23:10:18	23:14:55	4:37	E4412	BARBARA WY ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5604	8/14/26	05:44:01	05:49:26	5:25	E4411	215 RIVERSIDE RD / 1 LAKEVIEW RD	VEHICLE ACCIDENT	PV2A
5612	8/14/26	11:51:10	11:57:13	6:03	E1793	W LINDEN RD ,PAJARO_VALLEY	MEDICAL	PV4A
5623	8/14/26	19:52:57	19:58:58	6:01	E4411	25 CUTTER DR ,PAJARO_VALLEY_WTS	RESIDENTIAL STRUC	PV2A
5631	8/14/26	23:19:49	23:27:35	7:46	B1716	1 AMESTI RD / 401 GREEN VALLEY RD	VEHICLE ACCIDENT	PV7A
5634	8/15/26	02:30:50	02:43:06	12:16	E1774	MANFRE RD ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5650	8/15/26	17:47:22	17:54:40	7:18	E4511	PAULSEN RD ,PAJARO_VALLEY	MEDICAL	PV4
5662	8/16/26	05:59:08	06:06:55	7:47	E4412	DEVON CT ,PAJARO_VALLEY_WTS	MEDICAL	PV5
5675	8/16/26	16:26:26	16:29:48	3:22	E4412	EMME LN ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5677	8/16/26	18:45:46	18:48:25	2:39	E4511	601 CASSERLY RD / 1 MOUNT MADONNA RD	VEHICLE ACCIDENT	K10A
5679	8/16/26	19:00:01	19:12:21	12:20	E1774	WHITING RD ,PAJARO_VALLEY	MEDICAL	PV3
5707	8/17/26	18:54:48	19:02:10	7:22	E4511	CARLTON RD ,PAJARO_VALLEY	VEHICLE ACCIDENT	PV1A
5714	8/18/26	02:48:10	03:00:01	11:51	E4511	E LAKE AV ,PAJARO_VALLEY_WTS	CODE 2 MEDICAL	PV5
5719	8/18/26	10:26:05	10:32:20	6:15	E1784	804 MEADOWRIDGE RD ,PAJARO_VALLEY	UNKNOWN TYPE FIRE	K10
5730	8/18/26	16:53:44	16:56:03	2:19	E4511	AMESTI RD ,PAJARO_VALLEY	MEDICAL	PV4A
5731	8/18/26	17:45:56	17:55:59	10:03	E1784	154 MANFRE RD ,PAJARO_VALLEY_WTS	LIFT ASSIST	PV7
5739	8/19/26	04:25:08	04:32:38	7:30	E4412	DEVON CT ,PAJARO_VALLEY_WTS	MEDICAL	PV5
5777	8/20/26	15:09:43	15:15:47	6:04	E4412	DEVON CT ,PAJARO_VALLEY_WTS	MEDICAL	PV5

<u>Incident #</u>	<u>Date</u>	<u>Dispatch Time</u>	<u>On Scene</u>	<u>Elapse Time</u>	<u>Unit</u>	<u>Location</u>	<u>Incident Type</u>	<u>RA</u>
5780	8/20/26	17:19:00	17:24:47	5:47	E4511	PONDEROSA AV ,PAJARO_VALLEY	MEDICAL	PV4
5782	8/20/26	19:42:41	19:46:14	3:33	E1784	1 AIRPORT BL / 301 GREEN VALLEY RD	UNKNOWN TYPE FIRE	PV7A
5792	8/21/26	08:15:26	08:22:48	7:22	E4511	2350 E LAKE AV ,PAJARO_VALLEY (LAKEVIEW	COMMERCIAL ALARM	PV3
5806	8/21/26	19:42:40	19:52:25	9:45	E4511	E LAKE AV ,PAJARO_VALLEY	MEDICAL	PV3
5807	8/21/26	19:43:29	19:59:51	16:22	E1774	GREEN VALLEY RD ,PAJARO_VALLEY	MEDICAL	PV4
5832	8/22/26	12:38:20	12:38:20	0:00	E4511	VALDEZ LN ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5847	8/22/26	19:45:44	19:51:16	5:32	E1784	776 AMESTI RD ,PAJARO_VALLEY	LIFT ASSIST	PV4A
5855	8/23/26	08:59:31	09:05:21	5:50	E4511	PINTO LAKE MOBILE ESTATES @ GREEN	CODE 2 MEDICAL	PV4
5862	8/23/26	12:04:49	12:11:46	6:57	E4511	120 PECKHAM RD ,PAJARO_VALLEY	VEHICLE ACCIDENT	PV1A
5875	8/23/26	20:24:08	20:29:49	5:41	E4412	LUCERNE AV ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5881	8/24/26	07:02:19	07:12:00	9:41	E1784	MANFRE RD ,PAJARO_VALLEY_WTS	MEDICAL	PV7
5893	8/24/26	18:49:11	18:54:45	5:34	E4511	57 TREMBLEY LN ,PAJARO_VALLEY	UNKNOWN TYPE FIRE	PV4
5896	8/24/26	19:45:09	19:55:46	10:37	E4511	SANS RD ,PAJARO_VALLEY	MEDICAL	K10
5897	8/24/26	22:21:25	22:26:47	5:22	E4511	HUGHES RD ,PAJARO_VALLEY	MEDICAL	K10A
5917	8/25/26	17:54:43	18:01:45	7:02	E4511	7809 POLE LINE RD / 1399 HECKER PASS RD	ASSIST VEH ACCIDENT	K12B
5928	8/26/26	09:39:02	09:39:02	0:00	E1784	CALABASAS ELEMENTARY SCHOOL @ 202	COMMERCIAL ALARM	PV7
5948	8/27/26	07:12:21	07:16:05	3:44	E4412	23 BEHLER RD ,PAJARO_VALLEY_WTS	RESIDENTIAL STRUC	PV5
5958	8/27/26	15:44:30	15:48:03	3:33	E4412	CARNATION DR / 219 GREEN VALLEY RD	MEDICAL	PV7A
5962	8/27/26	18:53:17	18:58:16	4:59	E4511	115 CASSERLY RD ,PAJARO_VALLEY	COMMERCIAL ALARM	PV3
5973	8/28/26	01:33:10	01:43:21	10:11	E4511	LITTLEWAY LN ,PAJARO_VALLEY	MEDICAL	PV4
5979	8/28/26	09:55:50	10:02:34	6:44	E1784	CYPRESS LN ,PAJARO_VALLEY	MEDICAL	PV4A
5983	8/28/26	14:24:06	14:30:57	6:51	E4511	DELANEY AV ,PAJARO_VALLEY	MEDICAL	PV3
5988	8/28/26	19:06:17	19:10:14	3:57	E4511	HUGHES RD ,PAJARO_VALLEY	MEDICAL	PV3
5998	8/29/26	07:36:36	07:44:15	7:39	E4412	LAKEN CT ,PAJARO_VALLEY_WTS	MEDICAL	PV5
6006	8/29/26	12:50:52	12:58:54	8:02	E4511	1399 HECKER PASS RD / 7809 POLE LINE RD	ASSIST VEH ACCIDENT	K12B
6013	8/29/26	15:24:40	15:32:31	7:51	E4412	GREEN VALLEY RD	MEDICAL	PV7A
6015	8/29/26	16:23:45	16:28:27	4:42	E4412	BUENA VISTA DR ,PAJARO_VALLEY_WTS	MEDICAL	PV7
6018	8/29/26	17:06:42	17:11:11	4:29	E4412	199 CARNATION DR / 219 GREEN VALLEY RD	VEHICLE ACCIDENT	PV7A
6019	8/29/26	17:11:58	17:19:59	8:01	B39	963 RIVERSIDE RD / 959 CARLTON RD	VEHICLE ACCIDENT	PV1
6024	8/29/26	19:00:34	19:08:00	7:26	E4511	GREEN VALLEY RD ,PAJARO_VALLEY	MEDICAL	K10
6029	8/29/26	20:50:09	20:53:52	3:43	E4411	RIVERSIDE RD ,PAJARO_VALLEY_WTS	MEDICAL	PV2A
6033	8/29/26	22:44:31	22:52:42	8:11	E4511	2350 E LAKE AV #B4 ,PAJARO_VALLEY	COMMERCIAL ALARM	PV3
6044	8/30/26	11:54:19	11:54:19	0:00	E1784	FREEDOM BL ,PAJARO_VALLEY	MEDICAL	PV7BZ

<u>Incident #</u>	<u>Date</u>	<u>Dispatch Time</u>	<u>On Scene</u>	<u>EIapse Time</u>	<u>Unit</u>	<u>Location</u>	<u>Incident Type</u>	<u>RA</u>
6045	8/30/26	12:13:06	12:18:34	5:28	E1784	2718 FREEDOM BL ,PAJARO_VALLEY	PUBLIC ASSIST	PV7BZ
6050	8/30/26	14:46:36	15:01:35	14:59	E4511	RIVERSIDE RD ,PAJARO_VALLEY	MEDICAL	PV1A
6057	8/30/26	21:26:43	21:31:15	4:32	E4412	STEWART AV ,PAJARO_VALLEY_WTS	MEDICAL	PV7A
6058	8/30/26	21:53:34	22:02:18	8:44	E4411	AIRPORT BL / 125 PAJARO LN	MEDICAL	PV7A
6063	8/31/26	05:35:30	05:47:28	11:58	E4511	1 SILLIMAN RD / 1143 RIVERSIDE RD	VEHICLE ACCIDENT	PV1
6064	8/31/26	05:50:19	05:50:19	0:00	ATCE70	1073 RIVERSIDE RD ,PAJARO_VALLEY	VEHICLE ACCIDENT	PV1
6067	8/31/26	09:52:48	09:59:53	7:05	E4511	PINTO LAKE MOBILE ESTATES @	MEDICAL	PV4
6076	8/31/26	19:40:50	19:44:23	3:33	E4412	563 GREEN VALLEY RD	DEBRIS FIRE	PV5

Average Elapsed Minutes:

6:36

Std. Deviation **5.08**

<u>Incident #</u>	<u>Date</u>	<u>Dispatch Time</u>	<u>On Scene</u>	<u>Elastse Time</u>	<u>Unit</u>	<u>Location</u>	<u>Incident Type</u>	<u>RA</u>
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Pajaro Valley Fire Response Times

Pajaro Valley Fire

Protection District

August 01, 2026 to August 31, 2026

September 02, 2026

Only First On-Scene Unit Shown. Cancelled Calls or UTL Not Shown.

5459	8/9/26	08:13:27	08:33:33	20:06	E4510	116 DOGWOOD DR ,PAJARO_VALLEY_WTS	SMOKE CHECK	PV2A
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This call should be excluded. E4510 was dispatched code 2, however ECC started morning report which covered E4510 on scene time and traffic. Actual on scene time would have been approximately 08:20hrs.

5807	8/21/26	19:43:29	19:59:51	16:22	E1774	GREEN VALLEY RD ,PAJARO_VALLEY	MEDICAL	PV4
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This call should be included. E4511 was attached to another incident at this time, the next closest engine was dispatched from FS#49. Response time is accurate.

NEW Average Elapsed Minutes:

6:34

Std. Deviation

5.07



Watsonville Fire Dept.
August 2026 PV Fire Incidents

Dispatch Alarm Date Time	Incident #	Type of Call	Incident Location Address	In Service
8/1/2026 23:36	PAJ2600000706	CANCELLED	321 LAKEVIEW Road PAJARO VALLEY, CA 95076	8/1/2026 23:40
8/3/2026 18:27	PAJ2600000710	BREATHING_PROBLEMS	MANFRE Road PAJARO VALLEY, CA 95076	8/3/2026 18:51
8/3/2026 23:35	PAJ2600000711	CANCELLED	480 CONDIT Lane PAJARO VALLEY, CA 95076	8/3/2026 23:48
8/4/2026 16:22	PAJ2600000714	UNKNOWN_PROBLEM	279 MANFRE Road PAJARO VALLEY, CA 95076	8/4/2026 16:23
8/5/2026 1:03	PAJ2600000716	CANCELLED	BOWKER RD / FREEDOM Boulevard PAJARO VALLEY, CA 95076	8/5/2026 1:12
8/7/2026 14:40	PAJ2600000722	MOTOR_VEHICLE_COLLISION	AIRPORT BL / PAJARO Lane PAJARO VALLEY, CA 95019	8/7/2026 15:34
8/7/2026 20:31	PAJ2600000725	MOTOR_VEHICLE_COLLISION	FREEDOM BL / KLINSKY Lane PAJARO VALLEY, CA 95076	8/7/2026 20:45
8/7/2026 21:07	PAJ2600000726	INJURY	FREEDOM BL / KLINSKY Lane PAJARO VALLEY, CA 95076	8/7/2026 21:27
8/7/2026 22:15	PAJ2600000727	MOTOR_VEHICLE_COLLISION	GREEN VALLEY RD / AMESTI Road PAJARO VALLEY, CA 95076	8/7/2026 22:32
8/9/2026 22:12	PAJ2600000730	ILLNESS	FREEDOM Boulevard PAJARO VALLEY, CA 95019	8/9/2026 22:29
8/10/2026 21:12	PAJ2600000736	SMOKE_INVESTIGATION	82 RIVERSIDE Road PAJARO VALLEY, CA 95076	8/10/2026 21:29
8/10/2026 20:19	PAJ2600000734	PREGNANCY_CHILDBIRTH	AMESTI Road PAJARO VALLEY, CA 95076	8/10/2026 20:54
8/11/2026 20:46	PAJ2600000741	SICK_CASE	DICK PHELPS Road PAJARO VALLEY, CA 95076	8/11/2026 21:37
8/12/2026 8:53	PAJ2600000744	CANCELLED	575 GREEN VALLEY Road PAJARO VALLEY, CA 95076	8/12/2026 9:01
8/12/2026 23:39	PAJ2600000746	MOTOR_VEHICLE_COLLISION	HOLOHAN RD / GRIMMER Road PAJARO VALLEY, CA 95076	8/13/2026 0:06
8/13/2026 12:59	PAJ2600000748	CANCELLED	HOLOHAN RD / LAKEN Drive PAJARO VALLEY, CA 95076	8/13/2026 13:03
8/13/2026 23:07	PAJ2600000751	ALTERED_MENTAL_STATUS	BARBARA Way PAJARO VALLEY, CA 95076	8/13/2026 23:22
8/13/2026 20:21	PAJ2600000750	MOTOR_VEHICLE_COLLISION	GREEN VALLEY RD / AMESTI Road PAJARO VALLEY, CA 95076	8/13/2026 20:54
8/14/2026 19:50	PAJ2600000754	OTHER_FALSE_CALL	25 CUTTER Drive PAJARO VALLEY, CA 95076	8/14/2026 20:11
8/14/2026 5:41	PAJ2600000752	MOTOR_VEHICLE_COLLISION	RIVERSIDE RD / LAKEVIEW Road PAJARO VALLEY, CA 95076	8/14/2026 6:24
8/14/2026 23:18	PAJ2600000755	CANCELLED	AMESTI RD / GREEN VALLEY Road PAJARO VALLEY, CA 95076	8/14/2026 23:32
8/15/2026 2:26	PAJ2600000756	CANCELLED	154 MANFRE Road PAJARO VALLEY, CA 95076	8/15/2026 2:30
8/16/2026 5:57	PAJ2600000758	BREATHING_PROBLEMS	DEVON Court PAJARO VALLEY, CA 95076	8/16/2026 6:34
8/16/2026 16:25	PAJ2600000761	ALTERED_MENTAL_STATUS	EMME Lane PAJARO VALLEY, CA 95019	8/16/2026 16:46
8/19/2026 4:23	PAJ2600000771	CHEST_PAIN_NON_TRAUMA	DEVON Court PAJARO VALLEY, CA 95076	8/19/2026 4:50
8/20/2026 15:08	PAJ2600000773	BREATHING_PROBLEMS	DEVON Court PAJARO VALLEY, CA 95076	8/20/2026 15:30
8/20/2026 19:37	PAJ2600000775	CANCELLED	AIRPORT BL / GREEN VALLEY Road PAJARO VALLEY, CA 95076	8/20/2026 19:40
8/22/2026 12:28	PAJ2600000779	FALL	VALDEZ Lane PAJARO VALLEY, CA 95076	8/22/2026 12:56
8/23/2026 11:06	PAJ2600000784	VEGETATION_GRASS_FIRE	132 PAJARO Lane PAJARO VALLEY, CA 95019	8/23/2026 11:58
8/23/2026 20:22	PAJ2600000786	FALL	LUCERNE Avenue PAJARO VALLEY, CA 95076	8/23/2026 20:49
8/26/2026 9:36	PAJ2600000793	CANCELLED	202 CALABASAS Road PAJARO VALLEY, CA 95076	8/26/2026 9:38
8/27/2026 7:09	PAJ2600000794	CONFINED_COOKING_APPLIANCE_FIRE	23 BEHLER Road PAJARO VALLEY, CA 95076	8/27/2026 7:33

Watsonville Fire Dept.**August 2026 PV Fire Incidents**

Dispatch Alarm Date Time	Incident #	Type of Call	Incident Location Address	In Service
8/27/2026 7:28	PAJ2600000795	CANCELLED	63 LYNWOOD Place PAJARO VALLEY, CA 95076	8/27/2026 7:30
8/29/2026 7:36	PAJ2600000802	SICK_CASE	LAKEN Court PAJARO VALLEY, CA 95076	8/29/2026 8:04
8/29/2026 15:23	PAJ2600000804	CONVULSIONS_SEIZURES	GREEN VALLEY Road PAJARO VALLEY, CA 95076	8/29/2026 15:42
8/29/2026 16:22	PAJ2600000805	SICK_CASE	BUENA VISTA Drive PAJARO VALLEY, CA 95019	8/29/2026 16:44
8/29/2026 20:48	PAJ2600000809	ILLNESS	RIVERSIDE Road PAJARO VALLEY, CA 95076	8/29/2026 21:09
8/30/2026 21:26	PAJ2600000814	ILLNESS	STEWART Avenue PAJARO VALLEY, CA 95019	8/30/2026 22:03
8/30/2026 21:51	PAJ2600000815	FALL	AIRPORT BL / PAJARO Lane PAJARO VALLEY, CA 95019	8/30/2026 22:34
8/31/2026 19:37	PAJ2600000820	TRASH_RUBBISH_FIRE	563 GREEN VALLEY Road PAJARO VALLEY, CA 95076	8/31/2026 19:50



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

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STAFF REPORT

TO: Board of Directors

FROM: Battalion Chief Mike Urbani

DATE: September 4, 2026

SUBJECT: Appointment of Director to Vacant PVFPD Board Position

Purpose

The purpose of this report is to provide the Board with an update about the application received to fill the vacant Director position on the Board.

Background

A Notice of Vacancy for the vacant Director position was posted within the District from August 13, 2026 through August 31, 2026. We were required to post a notice in at least three different locations and for at least 15 days within the District, the notice was displayed at three physical locations: Brothers Market at 3 Hecker Pass Road, the display case in front of the District fire station, and at the public display case at 2904 Freedom Blvd in front of Lito's Coffee. The Notice of Vacancy and corresponding application materials were also posted on the District's website and made available at the fire station.

During the posting period, the District received one application. The application was submitted on August 31, 2026 by Kendall White, a resident within the District. Kendall White's completed application is included in the board packet for review and consideration.

Recommendation

Staff recommend that the Board review the submitted application and consider appointing Kendall White to the vacant position behind former Director John Sampson and fulfill the remainder of his term ending on December 31, 2026. The appointment to fill a board vacancy must be held in open session. The application was submitted within the posted filing period, and the applicant meets the residency requirements.

Fiscal Overview

No Fiscal Impact

Attachments

Kendal White application, Notice of Vacancy and Application Drop Off Tracking Form

APPLICATION FOR APPOINTMENT TO A SPECIAL DISTRICT VACANCY OF THE PAJARO VALLEY FIRE PROTECTION DISTRICT

Instructions

If you are interested in serving on the Pajaro Valley Fire Protection District Board of Directors, please complete this application and return it to: Battalion Chief Mike Urbani at 562 Casserly Road Watsonville, CA. 95076

Date Due: August 31, 2026 at 5:00 p.m.

You will be advised by the district board if your appointment is confirmed. Thank you for your interest.

DISTRICT: Pajaro valley F.P.D. DATE: 8/30/26

NAME: Kendel White AGE (optional): 61

RESIDENCE ADDRESS: 330 Primrose Ln. Watsonville

BUSINESS OR MAILING ADDRESS: Same

PHONE (DAYTIME): 831-901-5243 PHONE (EVENING): Same

E-MAIL: _____

EDUCATION			
Institution	Major	Degree	Year
Salsipuedes K-8th			
Watsonville High			class of 1982

WORK / VOLUNTEER EXPERIENCE				
Organization	City	Position	From	To
K & D Landscaping	Watsonville	Founder	1986	Present
Pajaro Dunes	Watsonville	chef	1983	1989

STATEMENT OF QUALIFICATIONS:

Please briefly describe your qualifications and why you are interested in serving on the Board of Directors.

- Represent my community
- Previous board member for 12 years

CERTIFICATION:

I certify that the information contained in this application is true and correct. I authorize the verification of the information in this application.



Signature



Date



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

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Notice of Vacancy

Interested persons are hereby notified that pursuant to Government Code §1780 there is a vacancy on the

Pajaro Valley Fire Protection District Board of Directors

The position to be filled is for a term ending
December 31, 2026

The seat will go to election in November 2026 for

- ☐ the final two years of the term or
☒ for a new 4-year term.

Applications are available at the
Pajaro Valley Fire Protection District Office located at:
562 Casserly Rd.

Watsonville, CA 95076

Phone: 831-722-6188

Website: pajarovalleyfire.com

Applications are due by: August 31, 2026 by 5 p.m.

Applicants must be a resident and registered voter within the Pajaro Valley Fire Protection District

This district board has 60 days from the date the board is notified of the vacancy or the effective date of the vacancy, whichever is later, to fill the vacancy by appointment or call a special election. Gov. Code §1780

Pursuant to Government Code §1780, this notice will be posted for **15 days in 3 or more** conspicuous locations in the districts from **August 13, 2026 to August 31, 2026.**

Pajaro Valley Fire Protection District

CONFIDENTIAL

Application closing date and time – August 31, 2026 @ 5 p.m.

Application Drop-Off Tracking Form

Applicant Name	Contact Info	Date Received	Received By	Notes
Kendal White	831 901 5243	8/30/2026	Walters	@ 1422

CONFIDENTIAL

**BEFORE THE BOARD OF DIRECTORS
OF THE PAJARO VALLEY FIRE PROTECTION DISTRICT**

RESOLUTION NUMBER 2026-09

**RESOLUTION APPROVING AN AMENDED ONE YEAR COOPERATIVE FIRE
PROTECTION AGREEMENT WITH CALIFORNIA DEPARTMENT OF FORESTRY
AND FIRE PROTECTION ADDING TWO ADDITIONAL FIRE APPARATUS
ENGINEER POSITIONS IN PAJARO VALLEY FIRE PROTECTION DISTRICT'S
COOPERATIVE FIRE PROTECTION CONTRACT**

THE BOARD OF DIRECTORS FINDS, DETERMINES AND DECLARES AS FOLLOWS:

1. An Amended one-year Cooperative Fire Protection Agreement with the California Department of Forestry and Fire Protection (CAL FIRE) to emergency services and administrative support services.
2. Said Cooperative Fire Protection Agreement expires on June 30, 2027.
3. The Board of Directors desires to continue to maintain a Cooperative Fire Protection Agreement with CAL FIRE as authorized by Government Code Section 20811 and Public Resources Code Section 4142 without any interruption of services.

NOW THEREFORE BE IT RESOLVED THAT:

1. The agreement is amended to add two additional Full Time Equivalent Fire Apparatus Engineers. This is an increase of \$514,116.00 from the original agreement of \$2,531,588.00.
2. The Pajaro Valley Fire Protection District hereby authorizes and approves an amended one-year Cooperative Fire Protection Agreement with the California Department of Forestry and Fire Protection (CAL FIRE) commencing on July 1, 2026, and ending on June 30, 2027, in the amount not to exceed \$3,045,704.00.
3. The President Dave Martone of said Board be and hereby is authorized to sign and execute said agreement on behalf of the Pajaro Valley Fire Protection District.
4. The foregoing resolution was duly passed and adopted by the Board of Directors of the Pajaro Valley Fire Protection District at a regular meeting thereof, held on the 9th day of September 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Signature, Board of Directors Member
Dave Martone, Board Chair

*******CERTIFICATE OF RESOLUTION*******

ATTEST:

I Mike Urbani, Secretary/Clerk of the Pajaro Valley Fire Protection District, California do hereby certify that this is a true and correct copy of the original Resolution No. 2026-09.

Witness my hand or the seal of the Pajaro Valley Fire Protection District, on this 9th day of September 2026.

Signature

Secretary

CERTIFICATON

Pajaro Valley Fire Protection District

SEAL OR NOTARY

COOPERATIVE FIRE PROGRAMS
FIRE PROTECTION REIMBURSEMENT AGREEMENT AMENDMENT

LG-1A REV. 1/2024

AGREEMENT
NUMBER

AMENDMENT
NUMBER

☒ CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 3 Pages

1CA07736

1

1. This Agreement is entered into between the State Agency and the Local Agency named below:

STATE AGENCY'S NAME

California Department of Forestry and Fire Protection – (CAL FIRE)

LOCAL AGENCY'S NAME

Pajaro Valley Fire Protection District

2. The term of this Agreement is: July 1, 2026 through June 30, 2027

3. The maximum amount of this Agreement is: \$ 3,045,704.00
Three million, forty-five thousand, seven hundred four dollars and zero cents.

4. The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.

The agreement is amended to add 2.0 FTE Fire Apparatus Engineer positions. This represents an increase over the original agreement of \$514,116.00, from \$2,531,588.00 to \$3,045,704.00. Exhibit D amended to include updated schedules.

All other terms and conditions shall remain the same.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

LOCAL AGENCY

LOCAL AGENCY'S NAME

Pajaro Valley Fire Protection District

BY (Authorized Signature)



DATE SIGNED(Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Dave Martone, Board Chairperson

ADDRESS

562 Casserly Rd., Watsonville, CA 95076

STATE OF CALIFORNIA

AGENCY NAME

California Department of Forestry and Fire Protection

BY (Authorized Signature)



DATE SIGNED(Do not type)

PRINTED NAME AND TITLE OF PERSON SIGNING

Matthew Sully, Deputy Director, Cooperative Fire Protection

ADDRESS P.O. Box 944246, Sacramento, CA 94244-2460

**California Department of General
Services Use Only**

Unit: San Mateo-Santa Cruz

Contract Name: Pajaro Valley Fire Protection District

Agreement Total	\$3,045,704
------------------------	--------------------

Contract No.: 1CA07736-A1

Page No.: 1

Fiscal Year 26/27	
17740 PS Total	\$2,992,456
17740 OE Total	\$53,249

TOTAL	\$3,045,704
--------------	--------------------

Fiscal Year: 2026		Unit: San Mateo-Santa Cruz		Sub Total		\$2,657,362		12.61%		Contract Name: Pajaro Valley Fire Protection District							
Index: 1700				Admin		\$335,093				Contract No.: ICA07736-A1							
PCA: 17740				Total		\$2,992,456				Page No.: 2							
PRC: 4142		Overtime Total: \$152,175															
Comments				This is a Schedule A - 4142 of the Cooperative Agreement, dated July 1, 2026 between Pajaro Valley Fire Protection District and The California Department of Forestry and Fire Protection (CAL FIRE)													
				CAL FIRE Unit Chief		Jed Wilson											
				CAL FIRE Region Chief		George Morris III											
				Staff Benefit Rate as of 7/1/26 for POF Classifications				89.97%									
				Staff Benefit Rate as of 7/1/26 for SAF Classifications				62.10%									
Staff Benefit Rate as of 7/1/26 for MIS Classifications				76.81%													
Number of Positions	Classification/ad-ons (Pick From List)	RET.	Period	Salary Months	Salary Rate	Total Salary	EDWC Rate	EDWC Periods	Total EDWC	Salary Benefits	FFI UI	EDWC Benefits	Total Salary & EDWC	Total Position Cost			
0.9	Battalion Chief	POF	7/1/2026-6/30/2027	12	\$8,930	\$96,442	\$3,639	12	\$39,301	\$86,769	\$0	\$21,600	\$244,112	\$263,678			
0.9	Longevity Pay Differential - 9%	POF		12	\$0	\$8,680			\$0	\$7,809		\$0	\$16,489				
0.9	Education Incentive Pay Differential	POF		12	\$150	\$1,620			\$0	\$1,458		\$0	\$3,078				
		POF			\$0	\$0			\$0	\$0		\$0	\$0				
		POF			\$0	\$0			\$0	\$0		\$0	\$0				
	Overtime	POF							\$0	\$0		\$0	\$0				
3.5	Fire Captain, Range A	POF	7/1/2026-6/30/2027	12	\$7,694	\$323,133	\$3,143	12	\$132,006	\$290,723	\$0	\$72,550	\$818,413	\$885,628			
3.5	Longevity Pay Differential - 9%	POF		12	\$0	\$29,082			\$0	\$26,165		\$0	\$55,247				
3.5	Education Incentive Pay Differential	POF		12	\$150	\$6,300			\$0	\$5,668		\$0	\$11,968				
		POF			\$0	\$0			\$0	\$0		\$0	\$0				
		POF			\$0	\$0			\$0	\$0		\$0	\$0				
	Overtime	POF							\$0	\$0		\$0	\$0				
6	Fire Apparatus Engineer, Range A	POF	7/1/2026-6/30/2027	12	\$6,856	\$493,648	\$2,807	12	\$202,104	\$444,135	\$0	\$111,076	\$1,250,964	\$1,508,056			
6	Longevity Pay Differential - 9%	POF		12	\$0	\$44,428			\$0	\$39,972		\$0	\$84,401				
6	Education Incentive Pay Differential	POF		12	\$150	\$10,800			\$0	\$9,717		\$0	\$20,517				
		POF			\$0	\$0			\$0	\$0		\$0	\$0				
		POF			\$0	\$0			\$0	\$0		\$0	\$0				
	Overtime	POF	7/1/2026-6/30/2027			\$150,000			\$0	\$2,175		\$0	\$152,175				
					\$0	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0			
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
	Overtime								\$0	\$0		\$0	\$0				
					\$0	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0			
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
	Overtime								\$0	\$0		\$0	\$0				
					\$0	\$0	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0			
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
					\$0	\$0			\$0	\$0		\$0	\$0				
	Overtime								\$0	\$0		\$0	\$0				



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

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STAFF REPORT

TO: Board of Directors

FROM: Battalion Chief Mike Urbani

DATE: September 4, 2026

SUBJECT: California Fire Foundation Grant Awarded to Pajaro Valley FPD

Purpose

The purpose of this report is to provide the Board with an update that Pajaro Valley FPD was awarded a grant in the amount \$14,000 by the California Fire Foundation.

Background

In July, we submitted an application to the California Fire Foundation requesting \$22,708.57 for the 2026 Statewide Climate-Related Wildfire and Disaster Prevention and Preparedness Support Grant. On September 3, 2026, we received official notification that we have been awarded a special grant from the California Fire Foundation for preventing, preparing and/or responding to major events, including wildfires and other disasters. The foundation has teamed up with funding partners across the state to help local fire departments, firefighter associations, fire safe councils and other community-based organizations through individual grants worth up to \$15,000. Funding aids grantees in helping their communities address issues that threaten millions of Californians each year. More information is available at cafirefoundation.org. Our award totals \$14,000 and will support the items outlined in our proposal. This project is made possible from a grant awarded in partnership with the California Fire Foundation. We will also have to publicly acknowledge that we received the grant from the California Fire Foundation on our website and social media.

Recommendation

We recommend that the board accept the California Fire Foundation grant award in the amount of \$14,000 for the 2026 Statewide Climate-Related Wildfire and Disaster Prevention and Preparedness Support Grant.

Fiscal Overview

We will receive a check from the California Fire Foundation in the amount of \$14,000. The check has been deposited into our account we will make the purchases that we outlined in our original application not to exceed \$14,000.



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

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PAJARO VALLEY FIRE PROTECTION DISTRICT

STAFF REPORT

TO: Board of Directors

FROM: Battalion Chief, Mike Urbani

DATE: September 4, 2026

SUBJECT: Final Budget 26/27 Fiscal

Purpose

The purpose of this report is to provide the Board with an overview on the Final Budget for Fiscal Year 2026/2027 and the major items that are budgeted to be purchased.

Final Budget Overview

A Notice of Public Hearing for the Final Budget for FY 26/27 was posted in The Pajaronian newspaper on August 28, 2026

Revenue – Operating Budget

- FY 2025/2026 Cash/Fund Balance - \$966,831
 - \$134,838 Unexpected Revenue/Cash Balance
 - CAL FIRE Contract came in \$328,785 under
 - \$503,208 from Operating Budget
 - \$100,000 Contingencies
 - \$133,477 Building & Improvements (Septic Repair)
 - \$27,000 Turnout Purchase
 - \$27,000 Election Expense
 - \$42,582 Mobile Equipment Repairs and Additions
 - 4.5% Increase in Property Tax totaling \$2,467,678
 - Two VFA Grant reimbursements totaling \$20,000
 - California Fire Foundation Grant totaling \$14,000
- Transfer in \$212,124 from Capital Outlay account

Expenditures – Operating Budget

- **Increase staffing to support 3 personnel daily on the engine \$3,045,704**
- CalPERS UAL \$49,669
- Purchase new water rescue PPE, wildland PPE and equipment \$22,500
- California Fire Foundation Grant purchase \$14,000
- Clean Roof Station \$8,000
- Repair downspouts \$1,000



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

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- BESS Finance Consultant \$25,000
- Fire Code Consultant \$50,000
- Unforeseen Reorganization cost \$17,000
- Septic Repairs \$75,000
- New outside storage and improvements \$35,000
- Water Rescue Training \$20,000
- New Station Alert System \$40,000

BEFORE THE BOARD OF DIRECTORS
OF THE
PAJARO VALLEY FIRE PROTECTION DISTRICT

RESOLUTION NO. 2026-08

The following resolution is hereby adopted:

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
PAJARO VALLEY FIRE PROTECTION DISTRICT
ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2026-2027**

WHEREAS, Sections 29080 and 29081 of the Government Code have been complied with; and,

WHEREAS, said required budget hearing was held resulting in adoption of the Final Budget for Fiscal Year 2026-2027 being made;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the Pajaro Valley Fire Protection District that in accordance with Section 29089 of the Government Code, the Final Budget for 2026-2027 is hereby adopted as follows:

Pajaro Valley Fire Protection District Operating

Final 26/27 Budget 683100

Acct#		Final 26/27
	Prior Year Cash/Fund Balance	\$966,831
40100	Prop.Tax Current Sec-Gen	\$2,467,678
40110	Prop.Tax Current Unsec-Gen	\$49,461
40130	Prop.Tax Prior Unsec-Gen	\$2,300
40150	Supplemental Prop. Tax-Current Sec.	\$20,000
40160	Supplemental Prop. Prior Sec.	\$1,000
40196	Fire Protection Tax	\$142,385
40430	Interest	\$10,000
40830	Homeowners Prop. Tax Relief	\$10,591
41322	Plan Check Fees	\$25,000
42030	Fire Protection Services	\$500
42384	Other Revenue (grants)	\$34,318
42462	Operating Transfer In	\$212,124
42450	Sales of Fixed Assets non-taxable	\$0
	Total Revenues (not including cash/fund balance)	\$2,975,357
	Total Funding Available	\$3,942,188

Acct#	Expenditures	Final 26/27
52010	OASDI Social Security	\$150
52015	PERS	\$49,669
54010	Workers Comp. Insurance	\$1,050
	Total Salaries and Benefits	\$50,869
61110	Clothing and Personal Supplies	\$57,016
61217	Radio	\$5,000
61222	Telecom Services	\$6,500
61310	Food	\$5,000
61425	Other Household Expense	\$4,000
61535	Other Insurance	\$26,176
61720	Maint. Mobile Equipment	\$67,500
61730	Maint. Other Equipment	\$8,000
61848	Maint. Structure, Improve.Grounds	\$25,000
61920	Medical Supplies	\$3,500
62020	Memberships	\$2,050
62219	PC Software	\$1,000
62221	Postage	\$500
62223	Supplies	\$3,600
62301	Accounting and Audit Fees	\$42,560
62304	Attorney	\$7,500
62327	Directors Fees	\$6,000
62381	Professional Services	\$3,256,217
62415	Publications Printing Costs	\$1,000
62420	Legal Notices	\$3,000
62715	Small Tools & Instruments	\$5,600
62827	Elections Expenses	\$1,000
62888	Special District Expenses	\$36,000
62914	Training	\$10,000
62920	Gas,Oil,Fuel	\$19,000
62922	Lodging	\$10,000
63074	Utilities	\$20,300
74500	Interest Other	\$300
75231	Contib to other Agencies (LAFCO)	\$3,000
86110	Buildings & Improvements	\$155,000
86209	Mobile Equipment	\$0
90000	Operating Transfer Out	\$0
98700	Contingencies	\$100,000
	Total Services and Supplies	\$3,891,319
	Total Expenditures	\$3,942,188

Final 26/27 Budget 683120

Fleet, Equipment, PPE Replacement & Facility Repair		
Acct#	Description	Final 26/27
	Prior Year fund balance	\$1,435,124
40430	Interest	\$10,000
42462	Transfer in from Operating Budget	\$0
	Total Revenues	\$1,445,124

Acct#	Expenditures	Budgeted Amount
61110	Clothing and Personal Supplies	\$52,000
62715	Small Tools & Instruments	\$157,000
86110	Building and Improvements	\$300,000
86209	Mobile Equipment replacement	\$724,000
90000	Transfer to Operating Budget	\$212,124
	Total Available	\$1,445,124

BE IT FURTHER RESOLVED that all prior Reserves and Designations established by the Board of Directors are hereby rescinded, and;

BE IT FURTHER RESOLVED that the appropriations for each budget unit are on file with the Clerk of the Board.

PASSED AND ADOPTED by the Board of Directors of the Pajaro Valley Fire Protection District, County of Santa Cruz, State of California, this 9th day of September 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair of the Board
Dave Martone

Attested by Board Secretary
Mike Urbani



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

☎ 831.722.6188 📠 831.722.7333 🌐 www.pajarovalleyfire.com

STAFF REPORT

TO: Board of Directors

FROM: Battalion Chief Mike Urbani

DATE: September 4, 2026

SUBJECT: Resolution Approving an Updated Conflict of Interest Code

Purpose

It is recommended that the Board of Directors approve the attached resolution approving the District's revised Conflict of Interest Code.

Background

The Political Reform Act of 1974, approved by the voters, requires State and local government agencies to adopt a Conflict-of-Interest Code ("Conflict Code"). Pajaro Valley Fire Protection District has adopted a Conflict Code. State law also requires the District to periodically update its Conflict Code by adopting by reference the terms of 2 California Code of Regulations §18730, as may, from time to time, be amended by the Fair Political Practices Commission ("FPPC").

The Conflict Code must list each employee and/or Board position within the District that makes or participates in the making of governmental decisions. Individuals employed in these positions are called "designated employees." In addition, certain consultants to public agencies must also file disclosure forms because they make or participate in making governmental decisions on behalf of the District.

The Conflict Code reviewing body for the District is the Board of Directors. Periodically, the Conflict Code reviewing body, by resolution, must update the list of designated employees and/or Board positions shown in the Appendix and make any other changes needed to comply with State law.

The last update to the District's Code of Conduct was Resolution 2010-06 Code of Conduct from July 15th, 2010. For this review cycle, there are updates needed to the designated positions and update language to be included in the Conflict Code. As such, the updated Conflict Code Resolution shows the amendments.

After Board approval, the attached Notice of Intention to Adopt or Amend a Conflict of-Interest Code will be distributed to each Designated Position shown in the Appendix.



Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

☎ 831.722.6188 📠 831.722.7333 🌐 www.pajarovalleyfire.com

If no comments are received during the 45-day comment period, the Conflict-of-Interest Code will be forwarded to the County for filing.

Recommendation

Staff recommend that the Board approve the updated Code of Conduct Resolution

Fiscal Overview

No Fiscal Impact

RESOLUTION 2026-10
RESOLUTION OF THE BOARD OF DIRECTORS OF THE PAJARO VALLEY FIRE PROTECTION
DISTRICT UPDATING THE DISTRICT'S CONFLICT OF INTEREST CODE

WHEREAS, pursuant to a previously adopted Resolution, the Board of Directors of the Pajaro Valley Fire Protection District adopted a Conflict of Interest Code as required by the Political Reform Act of 1974 (California Government Code 81000 et seq.); and

WHEREAS, California Government Code Section 87306.5 requires that the District review its Conflict of Interest Code every even-numbered year and revise it if necessary; and

WHEREAS, the Conflict of Interest Code has been reviewed and the Board finds that changes to the Conflict of Interest Code are necessary at this time.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Pajaro Valley Fire Protection District that the attached Conflict of Interest Code is hereby adopted, in the form presented to the Board of Directors (Attachment A); and

BE IT FURTHER RESOLVED that if no comments are received pursuant to the 45-day written comment period, there will be no additional public hearing on the proposed code; and

BE IT FURTHER RESOLVED that the Secretary of the Board of Directors is directed to transmit a copy of the Amended Conflict of Interest Code ("Code") to the County of Santa Cruz for filing; and

BE IT FURTHER RESOLVED that the effective date of the Code shall be upon its filing with the County and, until then, the Code previously adopted by the District shall continue in full effect.

PASSED AND ADOPTED as a Resolution of the Pajaro Valley Fire Protection District at the regular meeting held on the 9th day of September 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dave Martone
Board President

ATTEST:

Mike Urbani,
Battalion Chief/Secretary

CONFLICT OF INTEREST CODE

PAJARO VALLEY FIRE PROTECTION DISTRICT

The purposes of this Code are to provide for the disclosure of investments, real property, income and business positions of designated District officials and employees that may be materially affected by their official actions and to provide for the disqualification of designated officials and employees from participation in District decisions in which they may have a financial interest.

The Political Reform Act of 1974 (Government Code Sections 81000 et seq.) requires state and local governmental agencies to adopt and promulgate conflict of interest codes. Pajaro Valley Fire Protection District adopted a Conflict of Interest Code as required by the Political Reform Act of 1974.

The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730), which contains the terms of a standard conflict of interest code that can be incorporated by reference in an agency's code. After public notice and hearing it may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendix designating officials and employees and establishing disclosure categories shall constitute the Conflict of Interest Code of the Pajaro Valley Fire Protection District.

Designated officials and employees shall file statements of economic interests with the **Fire Chief, filing official of Pajaro Valley Fire Protection District**. Upon receipt of the statements, the **Fire Chief** shall make and retain copies and forward the originals of these statements to the Santa Cruz County Clerk **as filing officer**

APPENDIX

DESIGNATED OFFICIALS AND EMPLOYEES

<u>Designated Positions</u>	<u>Disclosure Category</u>
Board of Directors	1,2,3,4
Fire Chief	1,2,3,4
Board Secretary	1,2,3,4
Consultants	1,2,3,4

DISCLOSURE CATEGORIES

Category 1. All-Inclusive Reportable Investments

A designated employee in this category shall disclose all reportable investments (worth more than \$2,000):

- (a) Owned by the designated employee, his or her spouse or dependent child;
- (b) Owned by an agent on behalf of the designated employee;
- (c) Owned by any business entity controlled by the designated employee (i.e., any business entity in which the designated employee, his or her agents, spouse and dependent children hold more than a 50% ownership interest);
- (d) Owned by a trust in which the designated employee has a substantial interest (i.e., a trust in which the designated employee, his or her spouse and dependent children have a present or future interest worth more than \$2,000);
- (e) Representing the pro rata share (worth more than \$2,000) of the designated employee, his or her spouse and dependent children, of investments of any business entity or trust in which the designated employee, his or her spouse and dependent children own, directly, indirectly or beneficially, a 10% interest or greater.

“Investment” means any financial interest in or security issued by a Pajaro Valley Fire Protection District-related business entity, including, but not limited to common stock, preferred stock, rights, warrants, options, debt instruments and any partnership or other ownership interest.

A business entity is “Pajaro Valley Fire Protection District-related” if and only if the business entity or any parent, subsidiary or otherwise related business entity: i) has an interest in real

property within the jurisdiction, ii) does business in the Pajaro Valley Fire Protection District, or iii) did business or plans to do business in the Pajaro Valley Fire Protection District at any time during the period commencing two years prior to and ending one year after the time the designated employee is required by this Code to file his or her next Statement of Economic Interests or to disqualify himself or herself with respect to a Pajaro Valley Fire Protection District decision. (The term “parent, subsidiary, or otherwise related business entity” shall be construed as specifically defined by the Commission.)

No asset is deemed an “investment” unless its fair market value exceeds \$2,000.

The term “investment” does not include a time or demand deposit in a financial institution, shares in a credit union, any insurance policy, or any bond or other debt instrument issued by any government or government agency.

Category 2. All-Inclusive Reportable Interests in Real Property

A designated employee in this category shall disclose all interests (worth more than \$2,000) in real property located within the jurisdiction if the interests are:

- (a) Held or owned by the designated employee, his or her spouse and dependent child; or
- (b) The pro rata share (worth more than \$2,000) of interests in real property of any business entity or trust in which the designated employee or spouse owns, directly or indirectly or beneficially, a 10% interest or greater.

“Interest in real property” includes any leasehold, beneficial or ownership interest, or any option to acquire such an interest, in real property, but does not include the principal residence of the filer.

Real property shall be deemed to be “located within the jurisdiction” if the property or any part of it is located within or not more than two miles outside the boundaries of the Pajaro Valley Fire Protection District or within two miles of any land owned or used by the Pajaro Valley Fire Protection District.

Category 3. All-Inclusive Reportable Income

A designated employee in this category shall disclose all income of the designated employee for any Pajaro Valley Fire Protection District-related source **pursuant to the aggregate amount and gift limit outlined in 2 California Code of Regulations Section 18730.** during the reporting period.

- (a) “Income” means, except as provided in subsection b), income of any nature from any Pajaro Valley Fire Protection District-related source, including but not limited to any salary, wage, advance, payment, honorarium, award, gift, including any gift of food or beverage, loan, forgiveness or payment of indebtedness, discount in the price of anything of value unless the discount is available to members of the general public without regard to official status, rebate, reimbursement for expenses, per diem, or contribution to an insurance or pension program paid by any person other than an employer, and including any community property interest in income of a spouse from a Pajaro Valley Fire Protection District-related source. Income of an individual also includes a pro rata share of any income of any Pajaro Valley Fire Protection District related business entity or trust in which the individual or spouse owns, directly, indirectly or beneficially, a ten percent interest or greater.

A source, business entity or trust is “Pajaro Valley Fire Protection District-related” if and only if he, she or it:-(i) resides in the boundaries of the Pajaro Valley Fire Protection District, (ii) has an interest in real property within the boundaries of the Pajaro Valley Fire Protection District, (iii) does business in the Pajaro Valley Fire Protection District at any time during the period commencing two years prior to and ending one year after his or her next Statement of Economic Interests or to disqualify himself or herself with respect to a Pajaro Valley Fire Protection District decision.

- (b) “Income” does not include:

- (1) Campaign contributions required to be reported under Chapter 4 of the Act;
- (2) Salary and reimbursement for expenses or per diem received from a state or local government agency and reimbursement for travel expenses and per diem received from a bona fide educational, academic or charitable organization;
- (3) Gifts of informational material, such as books, pamphlets, reports, calendars or periodicals;
- (4) Gifts which are not used and which, within thirty days after receipt, are returned to the donor or delivered to a charitable organization without being claimed as a charitable contribution for tax purposes;

(5) Gifts from an individual's spouse, child, parent, grandparent, grandchild, brother, sister, parent-in-law, brother-in-law, sister-in-law, aunt, uncle, or first cousin or the spouse of any such person; provided that a gift from any such person shall be considered income if the donor is acting as an agent or intermediary for any person not covered by this paragraph;

(6) Gifts of hospitality involving food, beverages, or lodging provided to the designated employee, if such hospitality has been reciprocated within the filing period. "Reciprocity" as used in this subsection includes the providing by the designated employee to the host of any consideration, including entertainment or household gift of a reasonable similar benefit or value;

(7) Any devise or inheritance;

(8) Interest, dividends or premiums on a time or demand deposit in a financial institution, shares in a credit union or any insurance policy, payments received under any insurance policy, or any bond or other debt instrument issued by any government or government agency;

(9) Dividends, interest or any other return on a security which is registered with the Securities and Exchange Commission of the United States Government; and

(10) Loans by a commercial lending institution in the regular course of business.

- (c) "Honorarium" means a payment for speaking at any event, participating in a panel or seminar or engaging in any similar activity. For purposes of this subsection, free admission, food, beverages and similar nominal benefits provided to a filer at an event at which he or she speaks, participates in a panel or seminar, or performs a similar service, and reimbursement or advance for actual intra-state travel and for necessary accommodations provided directly in connection with the event are not payment and need not be reported by the designated employee.

An honorarium must be reported as a gift unless it is clear from all of the surrounding circumstances that the services provided represented equal or greater value than the payment received. If the services provided were of equal or greater value than the payment received, the honorarium is income, not a gift. When the designated employee claims that the honorarium is not a gift, he shall have the burden of proving that the consideration is of equal or greater value unless the designated employee is a defendant in a criminal action.

A prize or an award shall be disclosed as a gift unless the prize or award is received on the basis of a bona fide competition not related to the designated employee's official status. Prizes or awards which are not disclosed as gifts shall be disclosed as income.

Category 4. Less-Inclusive Reportable Investments

A designated employee in this category shall disclose those, and only those, Category 1

reportable investments which pertain to a business entity, a business activity of which is that of:

- (a) Providing within the last two (2) years, or foreseeable in the future, services, supplies, materials, machinery or equipment to the Pajaro Valley Fire Protection District.
- (b) Conducting a business in the boundaries of the Pajaro Valley Fire Protection District which requires a business license therefore pursuant to ordinances of the Pajaro Valley Fire Protection District.
- (c) Sale, purchase, exchange, lease or rental, or financing, for its own account or as broker, of real property or the development, syndication or subdivision of real property or construction thereon of buildings or structures.

Category 5. Less-Inclusive Reportable Interests in Real Property

A designated employee in this category shall disclose those, and only those, Category 2 reportable interests in real property where the property or any part of it is located within or not more than 500 feet outside the boundaries of the Pajaro Valley Fire Protection District.

Category 6. Less-Inclusive Types of Reportable Income

A designated employee in this category shall disclose those, and only those types of Category 3 reportable income which are derived from a source, an activity of which is that of:

- (a) Providing within the last two (2) years, or foreseeable in the future, services, supplies, materials, machinery or equipment to the Pajaro Valley Fire Protection District.
- (b) Conducting a business in the boundaries of the Pajaro Valley Fire Protection District which requires a business license therefore pursuant to ordinances of the Pajaro Valley Fire Protection District.
- (c) Sale, purchase, exchange, lease or rental, or financing, for its own account or as broker, of real property or the development, syndication, or subdivision, of real property or construction thereon of buildings or structures.

Attachment B - Notice of Intention to Amend a Conflict of Interest Code

**PAJARO VALLEY FIRE PROTECTION DISTRICT
NOTICE OF INTENTION TO AMEND A
CONFLICT OF INTEREST CODE**

NOTICE IS HEREBY GIVEN that the Pajaro Valley Fire Protection District intends to amend a conflict of interest code pursuant to Government Code Section 87300 and 87306. Pursuant to Government Code Section 87302, the code will designate Board members and consultants who must disclose certain investments, income, interests in real property and business positions, and who must disqualify themselves from making or participating in the making of governmental decisions affecting those interests.

A written comment period has been established commencing on September 10, 2026, and terminating on October 25, 2026. Any interested person may present written comments concerning the proposed code no later than October 25, 2026, to the Pajaro Valley Fire Protection District, 562 Casserly Rd, Watsonville, CA 95076. No public hearing on this matter will be held unless any interested person or his or her representative requests no later than 15 days prior to the close of the written comment period, a public hearing.

This year, the Code has been readopted with amendment.

Copies of the proposed code and all the information upon which it is based may be obtained from the Pajaro Valley Fire Protection District. Any inquiries concerning the proposed code should be directed to Pajaro Valley Fire Protection District at (831)722-6188 or mike.urbani@fire.ca.gov.

NOTE: This notice should be filed with the District Board of Directors and served individually on Board members and consultants affected by this code 45 days prior to District action.



Re: Wondering If PVFPD Board Must Send Request Letter re: Transfer of Lease to Santa Cruz County Fire Department?

From Becky Steinbruner <ki6tkb@yahoo.com>

Date Fri 9/4/2026 9:08 AM

To Urbani, Mike@CALFIRE <Mike.Urbani@fire.ca.gov>; Dave Martone <dave.martone@pajarovalleyfire.com>

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Dear Pajaro Valley Fire Protection District Board of Directors,
In addition to the points raised in my previous message regarding the transfer of the Lease Agreement for the 562 Casserly Road property and improvements, I want to also point out Section 31 of the document that states (page 16):

"Only an instrument in writing, signed by both Lessor and Lessee, may amend this lease."

Please include this issue on your Board's next agenda for public discussion.

Thank you.

Sincerely,

Becky Steinbruner

On Friday, September 4, 2026 at 08:56:13 AM PDT, Becky Steinbruner <ki6tkb@yahoo.com> wrote:

Dear Pajaro Valley Fire District Board of Directors,
As part of the annexation of PVFPD, the County of Santa Cruz Board of Supervisors approved a Will Serve Letter on August 11, 2026. In that document, it stated that the County would assume the \$1/year Lease Agreement for the property at 562 Casserly Road, Watsonville.

In reviewing the Amended Lease Agreement (attached below), recorded in 2004, Section 6 "Subletting and Assignment", it states that any subletting or transfer must be first approved by the Lessor, Salsipuedes Foothill Firefighters Association, a California Non-Profit Organization. (pages 3-4 of the Agreement):

Lessee wishes to sublease this lease, or any interest herein, Lessee shall first submit a written request for consent to Lessor, which request shall contain the following information:

- A. The name and address of the proposed sub lessee.*
- B. The legal status of the proposed sub lessee (i.e. whether individual, general partnership, limited partnership, corporation or other), and the names and addresses of the principals of any entity so identified.*
- C. The intended use to be made of the demised premises by the proposed sub lessee.*
- D. The intended effective date of the proposed sublease.*
- E. A complete, current and verified financial statement of the proposed sub lessee, showing in detail assets, liabilities, income and expenses.*

Lessor shall have thirty (30) days after receipt of a complete request to consent, refuse consent, or consent conditionally to any request for subletting.

Has PVFPD Board sent such a letter to the Lessor?

Also, Section 14 of the Amended Lease Agreement requires Lessee to pay for any studies related to potential hazardous materials in the soil on the parcel, or to accept that there are potentially hazardous materials in the soils on the site, indemnifying the Lessor. (pages 9-10)

Has the County of Santa Cruz acknowledged accepting this responsibility?

Please place this issue on your next agenda for public discussion. Thank you.

Sincerely,

Becky Steinbruner



2004-0055661

Recorded
Official Records
County Of
SANTA CRUZ
GARY E. HAZELTON
Recorder
CAROL D. SUTHERLAND
Assistant
09:14AM 02-Aug-2004

REC FEE .00

LAH
Page 1 of 20

RECORDED AT THE REQUEST OF:

Salsipuedes Foothill Firefighters

WHEN RECORDED MAIL TO:

Salsipuedes Foothill Firefighters

562 Casserly Road

Watsonville, CA 95076

(Space above this line for Recorder's use only)

AMENDED

GROUND LEASE

pt

(Document Title)

CORRECTION OF PROPER NAMES

(THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION (Cal. Gov. Code §27361))

GROUND LEASE

This lease is made and executed on October 16, 2002 (the "Execution Date") by and between SALSIPUEDES FOOTHILL FIREFIGHTERS ASSOCIATION, a CALIFORNIA NON-PROFIT CORPORATION, herein referred to as "Lessor" and the PAJARO VALLEY FIRE PROTECTION DISTRICT, herein referred to as "Lessee".

The real property which is the subject of this Ground Lease is unimproved land situated in the County of Santa Cruz, California, known generally as a portion of APN NOS. 109-201-06, and 109-201-21, and more particularly described in Exhibit A, to be attached hereto.

SECTION ONE

TERM

The basic term of this lease shall be for fifty (50) years, commencing on the date escrow for this transaction closes.

PR.
J.P.
Commencement of the lease term is contingent upon Lessee obtaining, on or before AUG 15, ²⁰⁰⁴ 2002, at Lessee's sole cost, an ALTA Lessee's policy of title insurance insuring that Lessee holds a valid leasehold interest in the Demised Premises subject only to such exceptions as may be accepted in writing by Lessee, at Lessee's sole discretion.

SECTION TWO

RENT

A. Lessee shall pay to Lessor the total sum of Fifty Dollars (\$50.00) as rent, payable on the Commencement Date. Lessee shall also be provide a minimum of One Million (\$1,000,000) of liability insurance to the existing hall (Casserly Hall) and residence and any subsequently built hall and residence by lessor in place of the existing facility, as Lessee anticipates using the existing facility for fire and safety related purposes or some other purpose unrelated to fire protection, then the Lessee shall no further obligation to provide insurance fro the residence. In addition, lessor shall continue to require commercial users of the hall to provide separate liability insurance to cover the event for which the hall is being utilized. Nothing in this paragraph shall prevent lessor from purchasing its own insurance for the hall and residence and submitting the premium bill to lessee for payment on an annual basis so long as the residence is being used for fire protection related purposes.

SECTION THREE

USES

The demised premises shall be used only for a staffed, operating fire station and an administrative headquarters of the PAJARO VALLEY FIRE PROTECTION DISTRICT.

Lessee shall not use, or permit the demised premises or any part thereof, to be used for any purpose or purposes other than the purpose or purposes for which the demised premises are hereby

leased and for any fire or safety related purpose.

Lessee shall maintain the demised premises and any buildings or other improvements constructed thereon in a good, clean, neat and sanitary condition.

The Demised Premises adjoins other property owned by Lessor on which Lessor operates a Community Hall (Casserly Hall), and a residence. Lessor, on behalf of itself and its subtenants, licensees, customers and invitees, hereby waives any and all claims or complaints of any kind whatsoever against Lessee, its employees, agents, contractors, lessees or successors, arising out of the aforesaid activities on the adjoining property of Lessor.

SECTION FOUR

WASTE AND NUISANCE PROHIBITED

Lessee shall comply with all applicable laws affecting the demised premises. Lessee shall not commit, or suffer to be committed, any waste or any nuisance on the demised premises.

SECTION FIVE

ENCUMBRANCE OF LESSEE'S LEASEHOLD INTEREST

For the purpose of this lease, the following definitions shall apply:

A. "Mortgage" shall mean mortgage, deed of trust, or other security instrument by which a lien or security interest is or may be created in the leasehold estate created hereunder.

B. "Holder" shall mean the owner of any indebtedness, which is secured by a mortgage on the leasehold estate created hereunder.

Lessee with only the written consent of Lessor may encumber by mortgage, deed of trust, or other security instrument, its leasehold improvements and estate in the demised premises, together with all buildings and improvements placed by Lessee thereon, as security for any indebtedness of Lessee. Notwithstanding the provisions of Section Seven of this lease, the execution of any such mortgage or the foreclosure thereof, or any sale there under, either by judicial proceedings or by virtue of any power reserved in such mortgage or the conveyance by Lessee to the holder of such indebtedness in lieu of foreclosure, or the exercising of any right, power or privilege reserved in any mortgage, or the subsequent resale or assignment by any purchaser, including such holder, who acquired title directly or indirectly through any of such methods, shall require the consent of Lessor, and shall be held as a violation of the terms or conditions hereof, or as an assumption by the holder of such indebtedness personally of the obligations hereof if Lessor consent is not acquired in writing. No such encumbrance, foreclosure, conveyance, or exercise of right shall relieve Lessee from its liability hereunder.

If Lessee encumbers its leasehold interest, and if Lessee and the holder of the indebtedness secured by such encumbrance must give notice to Lessor of the existence thereof and terms thereof as consented to in writing by Lessor the address of such holder, then Lessor will concurrently mail or deliver to such holder, a duplicate copy of all notices in writing which Lessor may, from time to time, give Lessee under this Lease. Such copies shall be mailed or delivered to such holder, at or near as possible to the

same time such notices are given to or served on Lessee. Such holder may, at its option, at any time before Lessee's rights are terminated, pay rents due, or pay any taxes and assessments, or do any other thing required of Lessee by the terms hereof, or do any thing that may be conditions hereof, or to prevent the termination hereof, all payments so made, and all things done and performed by such holder shall be as effective to prevent a foreclosure of the rights of Lessee there under as the same would have been if done and performed by Lessee.

Notwithstanding any other provision of this lease, Lessee shall not encumber the leasehold improvements and estate created hereunder by mortgage securing indebtedness, which by its terms is repayable over a period of time, which exceeds the term of this lease.

Notwithstanding any other provision of this lease, should this lease terminate by reason of the insolvency or bankruptcy of Lessee, or because of any default under or breach of this lease by Lessee, Lessor may execute a new lease of the demised premises with such holder if Lessee desires within thirty (30) days of such termination. If a new lease is executed, the acquisition by one person or entity of both the fee estate in the demised premises and the leasehold estate shall not result in a merger without the consent of the holder of any indebtedness secured by an encumbrance on the leasehold estate.

Lessor shall execute and deliver at Lessee's request certificates for the benefit of existing or prospective lenders of the Lessee certifying the status of rent payments, satisfaction of any conditions precedent contained in this lease, and any other matters reasonably required by such lender relating to the status of this lease; provided, however, that Lessee shall bear all costs of preparation and review of such certificates.

SECTION SIX SUBLETTING AND ASSIGNMENT

Lessee may sublease the space in the buildings to be constructed by Lessee on the demised premises only with Lessor's written consent, which consent shall be in writing and shall contain an express written acknowledgment by Lessee that said lease is subject and subordinate to the terms of this Ground Lease, and shall contain an express waiver of all claims and complaints based upon Lessor's activities on the adjoining land consistent with the provisions of Section Three above. The making of any such lease shall not release Lessee from, or otherwise affect in any manner, any of Lessee's obligations hereunder. The building to be constructed by lessee shall sublease only to entities providing public safety. The building shall not be subleased for habitation unrelated to fire or public safety. Any construction, sublease or assignment shall be for fire or safety related purposes.

Except as provided in Section Five of this lease, the building and improvements to be constructed by Lessee shall be subleased only to those entities providing fire or safety related purposes, as herein provided, Lessee shall not assign, or transfer this lease, or any interest herein, Lessee may sublet the demised premises or any portion thereof, without the prior written consent of Lessor. Such consent will not be withheld or delayed unreasonably. Consent on subletting shall not be deemed to be consent to any

subsequent subletting. Any such subletting without such consent shall be void and of no effect. Neither this lease nor the leasehold estate of Lessee shall be subject to involuntary assignment, transfer, or to assignment, transfer, or sale by operation of law in any manner whatsoever and any such attempted involuntary assignment, transfer or sale shall be void and of no effect.

Any subletting, in contravention of the terms of this Section Six, whether voluntary or involuntary, shall constitute default under this lease.

If Lessee wishes to sublease this lease, or any interest herein, Lessee shall first submit a written request for consent to Lessor, which request shall contain the following information:

- A. The name and address of the proposed sub lessee.
- B. The legal status of the proposed sub lessee (i.e. whether individual, general partnership, limited partnership, corporation or other), and the names and addresses of the principals of any entity so identified.
- C. The intended use to be made of the demised premises by the proposed sub lessee.
- D. The intended effective date of the proposed sublease.
- E. A complete, current and verified financial statement of the proposed sub lessee, showing in detail assets, liabilities, income and expenses.

Lessor shall have thirty (30) days after receipt of a complete request to consent, refuse consent, or consent conditionally to any request for subletting. Lessor and Lessee agree that consideration of the following factors, without limitation, is reasonable in determining whether to consent, refuse to consent, or consent conditionally to any such request and whether to release the sub lessor from continuing liability for the obligations of this lease: The financial responsibility of the proposed sub lessee, as disclosed by financial statements, credit reports and other investigation; suitability of the proposed use; nature of the proposed occupancy; Lessor's assessment of the likelihood of successful operation by the proposed sub lessee; experience, history and "track record" of the proposed sub lessee; and whether or not the principals in any proposed sub lessee entity are prepared to personally guarantee the obligations of the entity. Lessor may also consider any other reasonable factors or conditions.

Any sub lessee to which Lessor consents shall, as a condition to such sublease, sign this lease and expressly agree in writing to be bound by all of the terms and conditions of this lease, and shall expressly waive all claims and complaints based upon Lessor's activities on the adjoining land consistent with the provisions of Section Three above, and shall agree in writing, in addition to lessee, to indemnify, defend and hold Landlord harmless from and against such claims and complaints. No such sub lessee shall take possession of the demised premises or any part thereof unless and until such written assumption has been signed and delivered to Lessor. Any subletting consented to by Lessor shall not release the sub lessor from any obligations or liability as Lessee under this lease unless Lessor expressly grants a partial or total release in writing. Lessor agrees to consider in good faith any request of the sub lessor for release, and Lessor may impose reasonable conditions upon the granting of a request for release.

Lessee shall have the right, with Lessor's written consent only, to assign this lease one time to a

partnership, joint venture or corporation in which Lessee is a major principal and in which Lessee retains control over the design, construction, maintenance insurance and operation of the improvements to be constructed by Lessee on the demised premises. Prior to making any such assignment, Lessee shall give Lessor certified written notice of such proposed assignment, which notice shall contain verifiable evidence of compliance with the provisions of this paragraph.

All costs incurred by Lessor in connection with reviewing, verifying and consenting to any request for Lessor's consent to a one time assignment, or sublease of this lease, including but not limited to the costs of investigation, credit reports, and the services of accountants, lawyers or other professionals, shall be paid by Lessee, and Lessor shall not bear any costs whatsoever in connection with such activities.

Neither reorganization, merger with another public entity or restructuring of Lessee will constitute an assignment of this lease.

SECTION SEVEN NOTICES

All notices, demands or other writings in this lease provided to be given or made or sent, or which may be given or made or sent, by either party hereto to the other, shall be made or sent either by personal service or by deposit in the United States mail, certified and postage prepaid, and addressed as follows:

TO LESSOR:

SALSIPUEDES FOOTHILL FIREFIGHTERS ASSOCIATION, A CALIFORNIA NON-
PROFIT CORPORATION.
562 Casserly Road
Watsonville, CA 95076

TO LESSEE:

PAJARO VALLEY FIRE PROTECTION DISTRICT
562 Casserly Road
Watsonville, CA 95076

The address by which any notice, demand or other writing may be given or made or sent to any party as above provided may be changed by written notice given by such party as above provided.

SECTION EIGHT PRORATED TAXES AND ASSESSMENTS

Lessee shall pay, before delinquency, Lessee's prorated share of property taxes, and the full amount of taxes, assessments, rates, charges, and license fees, attributable to Lessee's use of the property, including, but not limited to, utility taxes and business license taxes, parking taxes, and including all governmental charges which may be levied, assessed, charged or imposed during the term of this

lease against the leased premises including any improvements now or later constructed thereon. Lessee will pay all such charges that are attributable to Lessee's use or improvements.

Any such taxes which are applicable to any period of time prior to the commencement of the term of this lease, or any period of time after the end of the term of this lease, shall be prorated between Lessor and Lessee as of the Commencement Date of the lease on the one hand, and the end of the lease term on the other hand.

SECTION NINE CONSTRUCTION OF NEW BUILDING (\$)

On or before the Commencement Date, Lessee shall, at Lessee's sole expense, prepare plans and specifications for a new building or buildings to be erected on the demised premises that shall provide for construction of an operating fire station and administrative headquarters of the PAJARO VALLEY FIRE PROTECTION DISTRICT, on the demised premises. Lessee, at its sole cost, shall promptly apply for, diligently pursue, and obtain such permits, approvals and other entitlements to construct and use such building or buildings as may be necessary from any governmental agency having jurisdiction over the proposed construction and shall pay all such permit fees, development impact fees, traffic impact fees and other fees or exactions required as conditions of such permits, approvals and entitlements. Lessor agrees to cooperate with Lessee in obtaining such permits, approvals, and entitlements, including the execution of such applications or other documents as may be necessary or appropriate, provided, however, that all costs in connection therewith shall be paid by Lessee.

With the written consent of Lessor, not to be unreasonably withheld or delayed, Lessee shall have the right to make such reasonable alterations, improvements, and changes to any building which may from time to time be on the demised premises as Lessee may deem necessary or appropriate, or to replace any such building with a new one of at least equal value, or to construct additional buildings on the demised premises, provided that the value of the remaining buildings shall not be diminished and the structural integrity of the existing buildings shall not be adversely affected by any such alterations, improvements, replacement or construction.

Any and all buildings or other improvements constructed by Lessee on the demised premises shall be the property of Lessee, and Lessor shall have no interest therein during the term of this lease or any extension thereof.

SECTION TEN REPAIRS AND DESTRUCTION OF IMPROVEMENTS

Lessee shall, throughout the term of this lease, at its own cost, and without any expense to Lessor, keep and maintain the demised premises, including all buildings and improvements of every kind which may be a part thereof, and all appurtenances thereto, including sidewalks adjacent thereto, in good, safe, sanitary and neat order, condition and repair and except as specifically provided herein,

restore and rehabilitate any improvements of any kind which may be destroyed or damaged by fire, casualty, or any other cause whatsoever. Lessor shall not be obligated to make any repairs, replacements, or renewals of any kind, nature or description whatsoever to the demised premises or any utilities, buildings or improvements thereon. Lessee shall also comply with and abide by all federal, state, county, municipal, and other governmental statutes, ordinances, laws and regulations affecting the demised premises, the improvements thereon or any activity or condition on or in the premises.

The damage, destruction, or partial destruction of any building or other improvement, which is a part of the premises, shall not release Lessee from any obligation hereunder, except as hereinafter expressly provided. Should any building or improvement constructed by Lessee be destroyed in whole or in part by fire, earthquake, or other calamity during the term of this lease, Lessee, at its own cost, shall have the option to a) promptly repair, restore or replace destroyed building or improvement to a condition as good or better than that which existed prior to such destruction, or b) promptly remove all debris and remains of the damaged or destroyed building or improvement and elect not to repair or replace the same. If Lessee elects not to repair, restore or replace any damaged or destroyed building or improvement, Lessor shall have the right to terminate this lease upon one-hundred twenty (120) days' written notice to Lessee, but lessee is still obligated to remove all debris and remains of the damage building as determined by the lessor provided, however, that lessee is still obligated to remove all debris and remains of any damaged buildings as determined by lessor. If such destruction occurs during the last year of the basic lease term, or during the last six (6) years of any extended term of this lease, and the repair, restoration or replacement would cost more than twenty-five percent (25%) of the then full market value of all of the improvements located on the demised premises, then lessee shall have the option of terminating this lease upon one hundred twenty (120) days written notice to lessor, and by removing at lessee's own cost all existing remaining buildings if lessor so desires debris and remains of the damaged improvements from the demised premises, and any existing remaining buildings if lessor so desires. the foregoing option to terminate shall not be exercised without the written consent of the holder of any instrument of indebtedness secured by an encumbrance on the leasehold estate (hereinafter called "secured lender").

In the event that Lessee chooses not to terminate the lease, any and all fire or other insurance proceeds that become available because of such destruction shall be applied toward the cost of repairing, restoring or replacing the destroyed buildings and improvements, with the balance payable to Lessee and Lessee's mortgages or beneficiaries, as their interests may appear. Lessee shall be responsible for the clean up of any waste on account of any such destruction.

SECTION ELEVEN

UTILITIES

Lessee shall fully and promptly pay for all water, including but not limited to Pajaro Valley Water Management fees or assessments, sewer gas, heat, light, power, telephone service, garbage and other public utilities of every kind furnished to the demised premises throughout the term hereof, and all other

costs and expenses of every kind whatsoever of or in connection with the use, operation and maintenance of the demised premises and all activities conducted thereon, and Lessor shall have no responsibility of any kind for any thereof. Lessor makes no representation or warranty, and expressly disclaims any such representation or warranty, that existing utilities to the demised premises are adequate for Lessee's intended use or for any particular use. Lessor and Lessee agree that Lessee shall pay the cost of maintaining the well that supplies water to the property that is subject to this Ground Lease, as it is the Lessee's intention to use this water at the fire station facility. Lessee agrees to replace the existing well during the term of this Lease, and any extension thereof, if the well may fail to operate or produce sufficient water for both the fire facility, the hall and the residence, so long as the residence and hall are not being used for commercial purposes, as defined by the Santa Cruz County Code, exempting non-profit organizations.

SECTION TWELVE

LIENS

Subject to Lessee's right to contest such liens as provided in this Section, Lessee shall keep all of the demised premises and every part thereof and all buildings and other improvements at any time located thereon free and clear of any and all mechanics', material men's, design professionals' and other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with any operations of Lessee, any design, construction, alternation, improvement, or repairs or additions which Lessee may make or permit or cause to be made or any work or construction, by, for or permitted by Lessee on or about the demised premises, or any obligations of any kind incurred by Lessee, and at all times shall promptly and fully pay and discharge any and all claims on which any such lien may or could be based, and shall indemnify, defend and hold Lessor and all of the demised premises and all buildings and improvements thereon harmless against all such liens and claims of lien and suits or other proceedings pertaining thereto.

SECTION THIRTEEN

CONDITION OF DEMISED PREMISES

Lessor makes no representation or warranty, and expressly disclaims any representation or warranty, regarding the condition of the demised premises, the uses to which the demised premises may be put, or the suitability of the demised premises for Lessee's intended use or for any particular use. Lessee acknowledges that Lessee has had or will have ample opportunity to investigate such matters to its own satisfaction, and is accepting the demised premises in "as is" condition based solely upon his own investigation of the demised premises.

Except as specifically provided in Section Fourteen below, Lessor shall have no responsibility or liability in connection with the investigation, removal or remediation of any toxic, hazardous or polluting

substances in, on or under the demised premises, or determined to be found or discovered on the demised property after the execution and commencement date of this lease. In order to determine the existence or presence of any toxic, hazardous or polluting substances in, on or under the demised premises, Lessee shall, prior to the execution of this ground lease, at Lessee's sole cost, to conduct any such studies, evaluations, audits or surveys as Lessee deems appropriate, subject to the following terms and conditions:

A. Lessor shall have the right to approve, review and monitor any and all physical tests, studies and procedures implemented by or on behalf of Lessee pursuant to this Section.

B. Lessee and Lessee's consultants shall not make any contacts or communications with any governmental agency in connection with such studies, evaluations, audits or surveys without the prior written approval of Lessor.

C. All written reports produced by any consultants in connection with any such studies regarding evaluations, audits or surveys (whether preliminary, interim or final) shall be submitted to Lessor concurrently with the submission of such items to Lessee.

D. Lessee and Lessee's consultants shall maintain in confidence any and all information and reports prepared in connection with such studies, evaluations, audits or surveys, and Lessee or Lessee's consultants shall not make any disclosure of any such information or reports to any other person, entity or agency without the prior written consent of Lessor, unless such disclosure is specifically ordered by a disclosure order issued by a court having jurisdiction of the matter, and directed to Lessee or Lessee's consultant. After the execution of this lease agreement by the parties and prior to the Commencement Date, Lessee shall have the right to disclose such information and reports to present and prospective lenders, purchasers, assignees, lessees and agents provided that prior to such disclosure Lessee obtains a written confidentiality agreement from such party agreeing not to further disclose such information and reports.

E. Lessee shall provide any consultants retained by Lessee to conduct any such studies, evaluations, audits or surveys, with a copy of this Section Fourteen and obtain such consultant's written agreement to abide by the terms hereof.

SECTION FOURTEEN

INDEMNIFICATION OF LESSOR

A. Lessor shall not be liable for any loss, injury, death, or damage to persons or property which at any time may be suffered or sustained by Lessee or by any person whosoever may at any time be using or occupying or visiting the demised premises or be in, on or about the same, whether such loss, injury, death or damage shall be caused by or in any way result from or arise out of any act, omission, or negligence of Lessee or of any occupancy, subtenant, visitor or user of any portion of the premises, or shall result from or be caused by any other matter or thing whether of the same kind as or of a different kind than the matters or things above set forth, and Lessee shall indemnify Lessor against all claims,

liability, loss or damage whatsoever on account of any such loss, injury, death or damage. Lessee hereby waives all claims against Lessor for damages to the building and improvements that are now on or hereafter placed or built on the premises, and to the property of Lessee in, on or about the premises, from any cause arising at any time. The two preceding sentences shall not apply to loss, injury, death or damage arising by reason of the negligence or intentional misconduct of Lessor, its agents, contractors or employees.

B. Should Lessee elect not to conduct the studies, evaluations, audits or surveys for toxic, hazardous or polluting substances as provided in Section Thirteen above; or should Lessee, conduct such studies, evaluations, audits or surveys which disclose the presence in, on or under the demised premises of toxic, hazardous or polluting substances; and Lessee elects to proceed with the development, construction, use and occupancy of an operating fire station and administrative headquarters on the Demised Premises, without remediation of toxic, hazardous or polluting substances disclosed by such studies, evaluations, audits or surveys; then Lessee shall indemnify, defend and hold Lessor and the demised premises harmless from and against all loss, injury, death or damage, and all costs of investigation, removal and remediation, including without limitation the costs of all regulatory or enforcement proceedings, fines, penalties and the costs of consultants, experts, attorneys and other professionals, arising out of or as the result of the presence or claimed presence in, on or under the demised premises of any toxic, hazardous or polluting substance during the term of this lease and following the term of termination of this ground lease agreement.

C. Should Lessee conduct the studies, evaluations, audits or surveys as provided in Section Thirteen above and they disclose the presence in, on or under the demised premises of no detectable toxic, hazardous or polluting substances or should Lessee at its sole cost cause any toxic, hazardous or polluting substances disclosed by said studies, evaluations, audits or surveys to be remediated in conformity with the recommendations of such studies, evaluations, audits and surveys and in accordance with all applicable laws and regulations, then the following provisions shall apply:

1) Lessee shall be responsible to remediate, and shall indemnify, defend and hold Lessor and the demised premises harmless only from and against all loss, injury, death or damage, and all costs clean up and of all regulatory or enforcement proceedings, fines, penalties and the costs of consultants, experts, attorneys and other professionals, arising out of or as a result of the presence or claimed presence in, on or under the demised premises of any toxic, hazardous or polluting substance introduced to the demised premises during the term of this lease as a result of the occupancy, use or possession of the demised premises by Lessee and those occupying, using or possessing the demised premises under Lessee.

SECTION FIFTEEN ATTORNEYS FEES

If any action at law or in equity shall be brought to recover any rent under this lease, or for or on

EXHIBIT "A"

The land referred to herein is described as follows:

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PART OF THE SALSIPUEDES RANCHO, AND BEING ON THE NORTHEASTERLY SIDE OF THE ROAD, AT THE CORNER OR ANGLE THERE OF 550 FEET A LITTLE MORE OR LESS, SOUTHERLY FROM THE CASSERLY SCHOOL HOUSE THENCE ALONG THE NORTHEASTERLY SIDE OF SAID ROAD SOUTH 42 1/2 DEGREES EAST 2.34 CHAINS; THENCE LEAVING SAID ROAD NORTH 45 DEGREES EAST 2.56 CHAINS TO A PICKET FENCE, THENCE ALONG SAID FENCE NORTH 45 DEGREES WEST 3.70 CHAINS TO THE NORTHEASTERLY SIDE OF SAID ROAD, THENCE SOUTH 15 DEGREES 40' WEST 2.83 CHAINS TO THE PLACE OF BEGINNING, COURSES TRUE, MAGNETIC VARIATION BEING 16 1/2 EAST.

PARCEL TWO:

BEGINNING AT THE MOST WESTERN CORNER OF PARCEL B, AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD DECEMBER 31, 1978 IN VOLUME 31 OF PARCEL MAPS, PAGE 13, OF SANTA CRUZ COUNTY RECORDS, AND THENCE, FROM SAID POINT OF BEGINNING THE FOLLOWING FOUR COURSES AND DISTANCES:

(1) SOUTH 42 DEGREES 33' EAST, ALONG THE NORTHERN SIDE OF CASSERLY ROAD, 199.17 FEET TO A POINT; THENCE,

(2) NORTH 32 DEGREES 56' 30" EAST, 169.99 FEET ALONG THE WESTERN SIDE OF THE EXISTING OVERHEAD POWER LINES TO A POINT; THENCE ,

(3) NORTH 44 DEGREES 35' 30" WEST, ALONG THE APPROXIMATE LINE OF AN EXISTING BARBED-WIRE FENCE, 163.61 FEET TO POINT ON THE EASTERN LINE OF THE LANDS OF THE FOOTHILL FIRE FIGHTERS ASSOCIATION AND FROM WHICH A 1/2" IRON PIPE TAGGED "L.S. 2362" AT THE MOST EASTERN CORNER OF SAID LANDS OF THE FOOTHILL FIRE FIGHTERS ASSOCIATION BEARS NORTH 4 DEGREES 57' EAST, 21.58 FEET; THENCE,

(4) SOUTH 44 DEGREES 57' WEST, ALONG THE EASTERN LINE OF THE LANDS OF FOOTHILL FIRE FIGHTERS ASSOCIATION AND WESTERN LINE OF SAID AFOREMENTIONED PARCEL B, 31-PM-13, 158.90 FEET TO THE POINT OF BEGINNING, AND FROM WHICH A FOUND 1/2" IRON PIPE TAGGED "L.S. 2362" BEARS SOUTH 44 DEGREES 57' WEST, 10.01 FEET.

APN: 109-201-39 (NEW)
109-201-06 (PARCEL ONE, OLD)
109-201-21 (PARCEL TWO, PORTION, OLD)

account of any breach of, or to enforce or interpret any of the covenants, terms or conditions of this lease, or for the recovery of the possession of the demised premises, the prevailing party shall be entitled to recover from the other party as part of the prevailing party's costs, reasonable attorney's fees, the amount of which shall be fixed by the court and shall be made a part of any judgment or decree rendered.

SECTION SIXTEEN REDELIVERY OF PREMISES

Lessee shall pay the rent and all other sums required to be paid by Lessee hereunder in the amounts, at the times, and in the manner herein provided, and shall keep and perform all the terms and conditions hereof on its part to be kept and performed, and at the expiration or sooner termination of this lease, peaceably and quietly quit and surrender to Lessor the demised premises, including any and all buildings and improvements located thereon, free and clear of all liens, mortgages and deeds of trust, and in good order and condition subject to the other provisions of this lease; provided, however, that nothing herein shall prevent Lessee from moving the buildings and improvements constructed by, or at the direction of Lessee, in the then "as is" condition, to another location either at the expiration of the Lease, or sooner termination of the Lease, at lessee's sole expense. Lessee shall return the premises upon which the buildings and/or improvements were located to their original condition.

SECTION SEVENTEEN REMEDIES CUMULATIVE

All remedies hereinbefore and hereafter conferred on Lessor, Lessee, or the holder of any indebtedness secured by an encumbrance on the leasehold estate, shall be deemed cumulative and no one exclusive of the other, or of any other remedy conferred by law.

SECTION EIGHTEEN INSURANCE

A. *Property Damage Insurance.* At all times during the term of this lease, Lessee, at its sole expense, shall keep all improvements situated on the demised premises insured against loss or damage by fire and special extended risk hazards.

B. *Liability Insurance.* Without limiting Lessee's liability as defined under Section Fourteen of this lease, Lessee shall maintain in effect throughout the term of this lease a commercial general liability policy of insurance insuring the leased premises and buildings in an amount of one million dollars. Lessee shall also maintain in effect throughout the term of this lease liability insurance for vehicles, hired or used by Lessee in connection with the demised premises and shall name Lessor as an additional insured under the terms of all insurance policies. Lessee shall provide Lessor with Proof of Insurance on an annual basis, with a thirty day written notice of cancellation.

SECTION NINETEEN

CONDEMNATION

A. Should title to and possession of all of the demised premises and the improvements located thereon be taken under the power of eminent domain by any public or quasi-public agency or entity during the term of this lease, the lease shall terminate as of the date title passes or possession is taken, whichever is earlier. Any compensation or damages awarded or payable because of such taking attributable to the value of the demised premises, treated as unimproved land encumbered by this lease, shall be applied to Lessor; and the balance of the compensation or damages awarded or payable attributable to the leasehold, the improvements thereon, and other elements of damage including, without limitation, relocation expenses, if any, shall be applied first toward the reduction of any loans secured by the leasehold estate, in the order of their priority and the balance, if any, to Lessee.

B. Should title to and possession of a portion of the demised premises or the Improvements located thereon be taken under the power of eminent domain by any public or quasi-public agency or entity during the term of this lease, and the amount of the taking renders the balance of the demised premises and the improvements thereon unsuitable or infeasible for the use set forth in this lease, Lessee shall have the option to terminate this lease as of the date title passes or possession is taken, whichever is earlier. If Lessee elects not to terminate the entire lease, this lease shall terminate as to the portions of the demised premises taken as of the date title passes or possession is taken, whichever is earlier, but this lease shall remain in full force and effect as to the remainder of the demised premises. Lessee's option to terminate as provided in this paragraph shall be exercised in writing within thirty days of the date title passes as to the portion taken. Whether or not Lessee exercises the option to terminate, any compensation or damages awarded or payable because of such taking attributable to the value of the demised premises, treated as unimproved land encumbered by this lease and estate, shall be applied to Lessor; and the balance of the compensation or damages awarded or payable attributable to the leasehold, the improvements thereon, and other elements of damage including, without limitation, relocation expenses, if any, shall be applied first toward the reduction of any loans secured by the leasehold estate, in the order of their priority and the balance, if any, to Lessee.

C. Should title to and possession of a portion of the demised premises or the improvements located thereon be taken under the power of eminent domain by any public or quasi-public agency or entity during the term of this lease, but the amount of the taking does not render the balance of the demised premises and the

improvements located thereon unsuitable or infeasible for the use set forth in this lease, this lease shall terminate as to the portions of the demised premises taken as of the date title passes or possession is taken, whichever is earlier, but this lease shall remain in full force and effect as to the remainder of the demised premises. Any compensation or damages awarded or payable because of such taking attributable to the value of the demised premises, treated as unimproved land encumbered by this lease, shall be applied to Lessor; and the balance of the compensation of damages awarded or payable attributable to the leasehold improvements thereon, and other elements of damage including, without limitation, relocation expenses, if any, shall be applied first toward the reduction of any loans secured by

the leasehold estate, in the order of their priority and the balance, if any, to Lessee.

D. In the event of a partial taking, which does not result in termination of this entire lease, the rent payable under this lease shall remain and not be returned to Lessee.

E. Any severance damages resulting from any taking shall be apportioned between Lessor and Lessee as follows:

- 1) Severance damages attributable to the demised premises shall be applied to Lessor.
- 2) Severance damages attributable to the improvements located on the demised premises shall be applied to Lessee.

F. A voluntary conveyance by Lessor of title to all or a portion of the demised premises to a public or quasi-public agency or entity in lieu of and under threat of eminent domain proceedings shall be considered a taking of title to all or such portion of said premises under the power of eminent domain subject to the provisions of this section.

SECTION TWENTY BANKRUPTCY OR INSOLVENCY

Bankruptcy or insolvency, in and of themselves, or the filing of a petition thereto, whether voluntary or involuntary, shall not be grounds for default for a period of sixty (60) days and shall not cause termination of the Lease for a period of sixty (60) days. Nothing in this paragraph shall infringe upon the Lessor's rights under Federal law to enter into negotiations with any trustee in a bankruptcy proceeding.

SECTION TWENTY-ONE SURRENDER OF LEASE

The voluntary or other surrender of this lease by Lessee, or a mutual cancellation thereof, shall not work a merger, and at the option of Lessor, except to the extent provided in any separate nondisturbance agreement issued pursuant to Section Six above, shall terminate all or any existing subleases or sub tenancies, or, at the option of Lessor may operate as an assignment to it of any or all such subleases or sub tenancies. No surrender or mutual cancellation shall be effective without the prior written consent of all secured lenders.

SECTION TWENTY-TWO SALE OF PREMISES BY LANDLORD

If during the term of this lease Lessor, its successors or assigns, conveys all or part of its interest in the demised premises, then from and after the effective date of the conveyance and written assumption by the transferee of all of the Lessor's Future obligations under this Ground Lease, Lessor shall be released and discharged from any and all obligations under this lease with respect to the interest so conveyed, except those already accrued or those relating to the period prior to such conveyance. If Lessor conveys, assigns and sells all its interest in the demised premises to a third party, Lessee shall

attorn to such party as if it had been named as Lessor under this lease.

SECTION TWENTY-THREE

DISPOSITION OF IMPROVEMENTS ON TERMINATION OF LEASE

Subject to the provisions of Sections Five, Fourteen and Sixteen of this lease, on termination of this lease for any cause, Lessor shall become the owner of any building or improvements on the demised premises, in the then "as is" condition.

SECTION TWENTY-FOUR

OPTIONS TO EXTEND LEASE

Lessee shall have the option to extend the term of this lease for one (1) successive period of ten (10) years immediately following the expiration of the basic term or the earlier extension, as the case may be. The option shall be exercised by the Lessee giving written notice to Lessor of its exercise not less than six (6) months prior to the expiration of the basic term or the earlier extension, as the case may be. If Lessee is in default on the date of giving a notice of exercise of an option, Lessor shall forthwith give Lessee written notice of the existence and nature of the default. Lessee shall have seven (7) days following receipt of said notice of default within which to cure the default, and if Lessee fails to cure the default within said seven (7) day period, the notice of exercise of option shall be void and of no legal effect, and the lease shall expire at the expiration of the term then in effect. Extensions of the term of this lease shall be upon the same terms and conditions as set forth in this lease, including the provisions for rent.

SECTION TWENTY-FIVE

DEFAULT

A. The following events shall constitute events of default by Lessee:

1) Vacation or abandonment of the demised premises or dispossession of Lessee by power of law or otherwise;

2) Failure to pay rent.

3) Failure by Lessee to perform any of its covenants, agreements or obligations under this lease, other than the payment of rent, with such a failure continuing for thirty (30) days after written notice of such failure.

B. Reorganization, merger or other reformation of Lessee's form of governance shall not constitute a default.

C. Upon any such event of default or breach, all of Lessee's fixtures, furniture, equipment, improvements, additions, alterations, and other personal property may be removed from the demised premises by the Lessee. However, lessor shall be permitted to charge lessee and its subleasee's a reasonable monthly storage fee for storage of all such items.

D. The waiver by Lessor of any breach of any term, covenant or condition of this lease shall not be deemed to be a waiver of any other term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition. The subsequent acceptance of rent by lessor, including the acceptance of partial payments, shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant or condition of this lease, other than the failure of Lessee to pay the particular rent so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

SECTION TWENTY-SIX WAIVER

The waiver by Lessor or Lessee of, or the failure of Lessor or Lessee to take action with respect to any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition, or subsequent breach of the same, or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant or condition of this lease, other than the failure of Lessee to pay the particular rental so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

SECTION TWENTY-SEVEN SUBORDINATION

Upon written request by Lessor, Lessee shall subordinate this lease, and any sublease and any tenant lease entered into by Lessee as to space in the buildings to be constructed by Lessee on the demised premises, to any mortgage or deed of trust which is now or may at any time be placed upon the demised premises or any part of them by Lessor, and Lessee agrees to execute and deliver any instrument, without cost, which may be deemed necessary to further effect the subordination of this lease to any such mortgage or deed of trust; provided, however, that contemporaneously with such subordination, Lessor shall provide Lessee with an agreement from each such mortgage or beneficiary under such deed of trust providing that if Lessor transfers title to the demised premises (voluntarily or involuntarily) to a mortgage, trustee, or beneficiary under such a deed of trust or mortgage, or to any purchaser or successor in interests, then this lease shall not terminate if Lessee is not in default and Lessee shall attorn to the new owner as if a party to this lease, notwithstanding any rule of law to the contrary or the absence of privity of contract.

SECTION TWENTY-EIGHT OFFSET STATEMENTS

Lessor or Lessee shall at any time, and from time to time upon not less than five (5) days prior request by the other, without charge, execute, acknowledge and deliver to the requesting party a statement in writing, in a form provided by the requesting party, certifying the date of commencement of

this lease, that this lease is unmodified and in full force and effect (or if there have been modifications to the text of such modifications) and further stating the dates to which the rent and other charges have been paid, and setting forth such other matters as may reasonably be requested by the requesting party.

SECTION TWENTY-NINE
EFFECT OF LESSEE'S HOLDING OVER

Any holding over after the expiration of the term of this lease, with consent of Lessor, shall be construed to be a tenancy from month to month, at the same pro rata rental as required to be paid by lessee for the period immediately prior to the expiration of the term hereof, and shall otherwise be on the terms and conditions herein specified, so far as applicable.

SECTION THIRTY
PARTIES BOUND

The parties bound and the covenants and conditions herein contained shall, subject to the provisions relating to a one time assignment, transfer and subletting, apply to and bind the heirs, successors, executors, administrators, assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable.

SECTION THIRTY-ONE
AMENDMENT

Only an instrument in writing, signed by both Lessor and Lessee, may amend this lease.

Lessor and Lessee intend this lease to serve as acceptable basis for the purpose of financing the construction by Lessee of improvements on the demised premises. In furtherance of this intention, Lessor and Lessee agree to cooperate in including in this lease by suitable amendment from time to time any mutually acceptable provision, which may reasonably be required or requested for the purpose of implementing the purposes for which the lease is intended. Upon mutual agreement, Lessor and Lessee agree to sign, acknowledge and deliver any agreement or other instrument necessary or appropriate to effect any such amendment.

SECTION THIRTY-TWO
TIME OF THE ESSENCE

Time is of the essence of this lease, and of each and every covenant, term, condition and provision thereof.

SECTION THIRTY-THREE
MEMORANDUM FOR RECORDING

At the request of either party at any time during the term of this lease, Lessor and Lessee agree to execute and acknowledge a memorandum or "short form" of this lease for purposes of recording. The

memorandum or "short form" of this lease shall identify the parties, set forth the description of the demised premises, specify the term of this lease and shall incorporate this lease by reference.

SECTION THIRTY-FOUR

SECTION CAPTIONS

The captions appearing under the section number designations of this lease are for convenience only and are not a part of this lease and do not in any way limit or amplify the terms and provisions of this lease.

IN WITNESS WHEREOF, the parties have executed this lease at Watsonville, California on the date first above written.

Date: July 30, 2004

SALSIPUEDES FOOTHILL FIREFIGHTER'S
ASSOCIATION, A CALIFORNIA NON-PROFIT CORP.

By: John Pisturino (President)
John Pisturino, President

Date: July 30, 2004

PAJARO VALLEY FIRE PROTECTION DIST.

By: Russell Farnam (PRESIDENT)
Russell Farnam, President

STATE OF California
COUNTY OF Santa Cruz

} SS.

On July 30, 2004 before me, the undersigned a Notary Public, personally
appeared John Pisturino and Russell Farnam-----
personally known to me (or proven 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. WITNESS my hand and official seal.

Signature

M. Coffey
M. Coffey

Name (Typed or Printed)

Notary Public in and for said County and State





What is Seahawk BESS New Owner Promising to Pajaro Valley Fire Protection District?

From Becky Steinbruner <ki6tkb@yahoo.com>

Date Sat 9/5/2026 8:24 AM

To Urbani, Mike@CALFIRE <Mike.Urbani@fire.ca.gov>; Dave Martone <dave.martone@pajarovalleyfire.com>

Cc Becky Steinbruner <ki6tkb@yahoo.com>

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Dear Pajaro Valley Fire Protection District Board of Directors,
Today's Pajaronian has a report about the new Invenergy owner of the Seahawk BESS Project at 90 Minto Road in your District.

Here is a quote from the Invenergy representative, Ms. Laura Miner:

*According to Invenergy, that includes more than \$2 million annually in property tax revenue, more than \$8 million in sales and use taxes associated with construction and equipment purchases and **\$150,000 for training and contributions to the local fire protection district.** Invenergy estimates construction would employ as many as 50 workers at its peak and that the completed facility would support five permanent operations and maintenance jobs.*

<https://pajaronian.com/invenergy-takes-over-minto-road-battery-storage-project/>

What conversations has your District had with Invenergy? Has the consultant your District hired to calculate monetary and training needs provided any information to support the Invenergy claim of \$150,000 to your District?

I hope that your District's new, more protective fire code will allow only non-lithium, non-flammable battery technology.

Please acknowledge receipt this message. Thank you.

Sincerely,
Becky Steinbruner