Northern Sonoma County Fire Protection District
Regular Board of Directors' Meeting Agenda

Thursday, July 16, 2026 at 6 p.m.
Geyserville Fire Station – 20975 Geyserville Ave, Geyserville, CA

The agenda and all supporting documents are available for public review at 20975 Geyserville Avenue, Geyserville, CA 95441, 72 hours in advance of each regularly scheduled meeting. Materials related to any items on this agenda submitted to the Board after distribution of the agenda, and not otherwise exempt from disclosure, will be made available for public review during normal business hours.

Assistance for Disabled: If you are disabled in any way and need accommodation to participate in the meeting, please call the Clerk of the Board at 707-857-4373 so the necessary arrangements can be made.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

President Heiges	Treasurer Peterson	Director Stewart
Vice President Abercrombie	Secretary Newman	

APPROVAL OR AMENDMENT OF THE AGENDA

PUBLIC DISCUSSION

The public is welcomed and encouraged to address the Board on any item of interest to the public that is within the subject matter jurisdiction of the District that is not on the agenda. Please be advised that pursuant to Government Code Section 54954.2, the Board is not permitted to take action on any matter not on the agenda unless it determines that an emergency exists or the need to take action arose after the posting of the agenda. This period will be limited to thirty minutes and individual speakers will be limited to five minutes. To speak on any item under discussion by the Board on this agenda, the public may do so upon receiving recognition from the Board President.

OLD BUSINESS

This time is set aside for continued discussion and possible action on any issue held over from the last meeting.

1. Lease Financing **(Action Item)**
    a. The Board will consider adopting Resolution 26/27-0716-01, authorizing the District to enter into a Lease Financing to finance capital projects, including the Geyserville Fire Station Modernization Project, and approve all related documents and actions.
    b. The Board will consider adopting a debt management policy, a requirement for long-term financing pursuant to Section 8855(i) of the California Government Code.

2. Geyserville Fire Station Modernization Project Update **(No Action)**

   Chief Turbeville will provide a verbal update on the permitting process and construction timeline of the Geyserville Fire Station Modernization Project.

NEW BUSINESS

Presentation and discussion of new issues brought before the Board or continued discussion of issues not on the previous month's agenda.

1. Bank Account **(Action Item)**
   a. The Board will consider opening a separate bank account for the capital projects funds connected to the Lease Financing.

2. Fire Protection Services Agreement **(Action Item)**
   a. The Board will consider approving the Agreement Between the Northern Sonoma County Fire Protection District and the City of Healdsburg Relating to Fire and Emergency Services.
   b. The Board will consider authorizing the Fire Chief to sign the Agreement Between the Northern Sonoma County Fire Protection District and the City of Healdsburg Relating to Fire and Emergency Services.

3. Conflict of Interest Code **(Action Item)**
   a. The Board will consider completing the 2026 Local Agency Biennial Notice.
   b. The Board will consider adopting Resolution 26/27-0716-02 Adopting a Conflict of Interest Code.

4. Strategic Plan Update **(No Action)**

   The Board will acknowledge and summarize the special meeting held on July 15, 2026.

CONSENT CALENDAR

Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If the Board or the public desires discussion, that item will be removed from the Consent Calendar and considered separately. **(Action Item)**

1. Meeting Minutes

   The Board will amend and/or approve the June 18, 2026 Regular Meeting Minutes.

2. Financial Report

   The Board will have the opportunity to ask questions regarding the Financial Report.

3. Check Detail

   The Board will ratify checks issued in the previous month.

CHIEF'S REPORT

The Chief's Report is a monthly update on the status of the District and matters pertaining to the operation of the District, including significant incidents, community meetings/outreach, and updates on the fire prevention, vegetation management, fire operations, and administrative divisions.

CORRESPONDENCE

This time is set aside to report on all written or electronic correspondence addressed to the Board.

GOOD OF THE ORDER

This time is set aside for Board Members and the Fire Chief to make announcements and comments about any events that may be of interest to Board Members, staff, or the public.

ADJOURNMENT

Next regular meeting to be held on August 20, 2026 at 6 p.m.

Northern Sonoma County Fire Protection District
Lease Financing Staff Report
July 16, 2026 Board Meeting

Recommendation

- Adopt Resolution 26/27-0716-01, authorizing the District to enter into a Lease Financing to finance capital projects, including the Geyserville Fire Station Modernization Project, and approve all related documents and actions.
- Adopt a debt management policy, a requirement for long-term financing pursuant to Section 8855(i) of the California Government Code.

Background

At the April 16, 2026 Board Meeting, the District's municipal advisor, Fieldman Rolapp & Associates (Fieldman) presented multiple options on how the District could finance the Geyserville Fire Station modernization project, and other capital improvement projects including land acquisition, facility design, and facility construction. The financing mechanisms presented were a private placement loan, publicly sold Lease Revenue Bonds, and loan through the California Infrastructure and Economic Development Bank (I-Bank). Fieldman also presented their findings showing that the District can afford to spend approximately $600,000 per year on debt service for a financing, based on the District's projected general fund revenues and expenditures.

The Facilities Finance Committee met with Fieldman and District staff on April 29, 2026, to further explore the three financing options. After careful consideration, the Committee decided that seeking a private placement loan is the best option for the District. The selection of the private placement was based on the private placement's ability to allow for an early prepayment option, its quick process, and the low costs of issuance.

This recommendation was brought to the May 21, 2026 Board meeting, where the Board gave District staff direction to proceed with a private placement financing. The Board also authorized the Fire Chief to hire Jones Hall to serve as bond counsel and Oppenheimer & Co. Inc. (Oppenheimer) to service as placement agent.

Analysis

Financing Process

Upon direction of District staff and the Board, Oppenheimer distributed a Lender Request for Proposals (Lender RFP) and credit package to 20 private placement lenders. The Lender RFP laid out the District's desired terms of the financing, which included a 15-year and 20-year financing term and flexible prepayment provisions. After a three-week response period, six banks submitted proposals. Banner Bank, BMO, Capital One, Everbank, Tri Counties Bank, and Webster Bank submitted proposals to serve as lender. A full summary of the lender proposals is attached.

District staff and the financing team held a meeting to review the proposals and select a lender. Fieldman recommended Webster Bank's 15-year financing proposal with a 4.369% interest rate. The proposal included early prepayment option beginning in year three with a 2% prepayment penalty, with the prepayment penalty declining to zero in year 5 and thereafter. The proposed interest rate is locked through July 31st, meaning that the rate will not change ahead of the anticipated July 23rd closing of the financing. District staff agreed that Webster Bank's 15-year option was the most suitable option and selected their proposal.

Financing Documents

The resolution being presented for approval authorizes the District to enter into the Lease Financing, and approves the form and authorizes execution of the related financing documents and actions, including:

- **Approval of the Lease and Sublease Agreement** – An agreement between the CSDA Finance Corporation (the "Corporation"), a nonprofit public benefit corporation serving as counterparty, and the District. In the agreement, the District leases the Geyserville Fire Station (the "Leased Property") to the Corporation, who in turn subleases the Leased Property back to the District in exchange for semi-annual sublease payments.

- **Approval of the Assignment Agreement** – Entered into by the CSDA Finance Corporation and Webster Bank, the Assignment Agreement has the Corporation assign its rights under the Lease Agreement to receive the sublease payments to Webster Bank. Webster Bank then provides the funds required for the financing of the project.

- **Adoption of the Debt Management Policy** – The debt management policy provides guidance on the issuance and management of debt by the District, and is intended to comply with Section 8855(i) of the California Government Code.

- **Other Official Actions** – The resolution authorizes and directs District staff to execute any and all assignments, agreements, notices, requisitions, and other documents, which are required to complete the financing, including a placement agent agreement with Oppenheimer & Co. Inc.

Fiscal Impact and Good Faith Estimates

The Lease Financing has a par amount of $6,542,000 and will provide the District with $6,407,000 for the Geyserville Station Modernization Project and other capital improvement projects. The financing is structured with semi-annual payments of approximately $300,000, and final maturity of August 1, 2041.

As required by California Government Code Section 5852.1, Fieldman has provided the following good faith estimates shown below. The good faith estimates are based on Webster's 15-year proposal, and on a financing model completed by Oppenheimer on July 6, 2026.

Principal Amount: The Municipal Advisor informed the District that based on the District's financing plan and current market conditions, the good faith estimate of the principal amount of the Lease Financing to be entered into (the Estimated Principal Amount) is $6,542,000.

True Interest Cost of the Lease: The Municipal Advisor informed the District that its good faith estimate of the true interest cost of the Lease Financing, which is the rate necessary to discount the amounts payable on the respective principal and interest payment to the purchase price received for the Lease Financing, is 4.369%.

Finance Charge of the Lease: The Municipal Advisor informed the District that its good faith estimates of the finance charge for the Lease Financing, which is the sum of all fees and charges paid to third parties, or costs associated with the Lease Financing, is $135,000. Such fees and charges include fees for bond counsel, municipal advisor, placement agent, title, counterparty, counterparty's counsel, and lender's legal. These fees are all paid for with lease proceeds.

Amount of Proceeds to be Received: The Municipal Advisor informed the District that its good faith estimate of the amount of proceeds expected to be received by the District for entering into the Lease Agreement less the finance charge of the lease, as estimated above, is $6,407,000.

Total Payment Amount: The Municipal Advisor informed the District that its good faith estimate of the total payment amount of all payments the District will make to pay debt service on the Lease Financing, calculated to the final maturity, is $8,994,620.

The foregoing estimates constitute good faith estimates only. While the interest rate provided by Webster Bank has been locked through the anticipated closing date and the bond sizing in unlikely to change, the actual principal amount of the Lease Financing, the true interest costs, the finance charges, the amount of proceeds received, and the total payment amount may differ from such good faith estimates.

Next Steps

If Resolution No. 26/27-0716-01 is adopted, the Lease Financing is set to close on July 23, 2026.

Attachments

1. Resolution No. 26/27-0716-01
2. Debt Management Policy
3. Lease and Sublease Agreement
4. Assignment Agreement
5. Summary of Lender Proposals

RESOLUTION NO. 26/27-0716-01

DATED July 16, 2026

RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT, COUNTY OF SONOMA
STATE OF CALIFORNIA, AUTHORIZING LEASE FINANCING
AND APPROVING RELATED DOCUMENTS AND ACTIONS

WHEREAS, the Northern Sonoma County Fire Protection District (the "District") is proceeding to finance capital projects, including the Geyserville Fire Station Modernization Project (collectively, the "Project"); and

WHEREAS, in order to provide financing for the Project, the District has proposed to lease the real property constituting the site and facilities of the Geyserville Fire Station (the "Leased Property") to CSDA Finance Corporation, a nonprofit public benefit corporation duly organized and existing under the laws of the State of California (the "Corporation") pursuant to a Lease and Sublease Agreement (the "Lease Agreement"), for an upfront rental payment which is sufficient to enable the District to finance the Project; and

WHEREAS, in order to provide the funds required for such purpose, the Corporation has proposed to sublease the Leased Property back to the District in consideration of the payment by the District of semi-annual sublease payments (the "Lease Payments"), which the Corporation will assign to Webster Public Finance Corporation or an affiliate (the "Assignee") under an Assignment Agreement between the Corporation and the Assignee in exchange for an upfront payment sufficient for the Corporation to make the upfront rental payment due to the District; and

WHEREAS, the District is authorized to enter into the Lease Agreement under the Fire Protection District Law of 1987, including Section 13861 of the Health and Safety Code described therein; and

WHEREAS, Section 8855(i) of the California Government Code requires that each public issuer engaging in a long-term financing certify to the California Debt and Investment Commission that it has adopted a local debt policy meeting the requirements set forth therein and that debt issued will be in consistent with the policy; and

WHEREAS, a debt management policy meeting the requirements of Section 8855(i) is on file with the Board of Directors and the Board of Directors desires to adopt such policy in connection with any proposed financing of the District;

WHEREAS, the Board of Directors approves all of said transactions in furtherance of the public purposes of the District; and

BE IT RESOLVED THAT:

Section 1. Adoption of Debt Management Policy. The debt management policy, in the form on file with the District Secretary, is hereby adopted by the Board of Directors for the District. The Debt

Policy has been developed to provide guidance in the issuance and management of debt by the District and is intended to comply with Section 8855(i) of the California Government Code. The main objectives are to establish considerations and conditions for the use of debt, to ensure that debt capacity and affordability are adequately considered, to minimize the District's borrowing and issuance costs, to maintain the highest possible credit rating, to provide complete financial disclosure and reporting and to maintain financial flexibility for the District.

Section 2. Approval of Lease Agreement. The Board of Directors hereby approves the financing of the Project. To that end, the Board of Directors hereby approves the Lease Agreement between the District and the Corporation, in substantially the form on file with the District Secretary, together with any changes therein or additions thereto deemed advisable by an Authorized Officer (as defined below), and the execution thereof by an Authorized Officer shall be conclusive evidence of such approval; provided, that the principal amount of lease payments payable by the District under the Lease Agreement shall not exceed $7,000,000 and the initial interest rate for the Lease Agreement shall not exceed 4.369%. The Board President, Board Vice-President, Board Secretary, Fire Chief, District Administrator/Secretary and all other officers of the District are each hereby appointed as "Authorized Officers."

Section 3. Official Actions. The Authorized Officers are each authorized and directed in the name and on behalf of the District to make any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents, which they or any of them might deem necessary or appropriate in order to consummate any of the transactions contemplated by the agreements and documents approved under this Resolution, including without limitation a placement agent agreement with Oppenheimer & Co. Inc. as placement agent on the financing.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

THE FOREGOING RESOLUTION was introduced by Director ______________________, who moved its adoption, seconded by Director ______________________________ and then adopted on roll call by the following vote:

Director_________________________ Aye________ No_________ Abstain__________

Director_________________________ Aye________ No_________ Abstain__________

Director_________________________ Aye________ No_________ Abstain__________

Director_________________________ Aye________ No_________ Abstain__________

Director_________________________ Aye________ No_________ Abstain__________

*AYES*________ *NOES*________ *ABSTAIN*________ *ABSENT*______

WHEREUPON the Chairperson declared the foregoing resolution adopted and SO ORDERED

____

District Administrator/Secretary

Debt Management

238.1 PURPOSE

This Policy is intended to comply with Government Code Section 8855(i), and shall govern all debt issued by the District. The District hereby recognizes that a fiscally prudent debt policy is required to:

(a) Maintain the District's sound financial position.

(b) Ensure the District has the flexibility to respond to changes in future service priorities, revenues, and operating expenses.

(c) Protect the District's credit-worthiness.

(d) Ensure that all debt is structured to protect current and future taxpayers, ratepayers, and constituents of the District.

(e) Ensure that the District's debt is consistent with the District's planning goals and objectives and capital improvement program or budget, as applicable.

This Policy establishes parameters and provides guidance governing the issuance, management, continuing evaluation of, refunding, and reporting on all debt obligations of the District. This Debt Policy shall guide the issuance and management of all debt funded through the capital markets, including the selection and management of related financial and advisory services and products. When used in this Policy, "debt" refers to all indebtedness and financing obligations of the District.

238.2 PURPOSE FOR WHICH DEBT MAY BE ISSUED

238.2.1 LONG TERM DEBT

Long-term debt may be issued to finance the construction, acquisition, and rehabilitation of capital improvements and facilities, equipment, and land to be owned and operated by the District. Long-term debt financing is appropriate:

(a) When a project to be financed is necessary to provide District services.

(b) When the project to be financed will benefit constituents over several years.

(c) When total debt does not constitute an unreasonable burden to the District and its taxpayers or ratepayers.

(d) When the debt is used to refinance outstanding debt to reduce the total cost of the debt or to realize other benefits of a debt restructuring, such as increased flexibility in the use of cash and reserves.

Long-term debt financing will not generally be considered appropriate for current operating expenses and routine maintenance expenses. The District may use long-term debt financing is subject to the following conditions:

(a) The project to be financed must be approved by the District Board.

(b) The weighted average maturity of the debt (or the portion of the debt allocated to the project) will not exceed the average useful life of the project to be financed by more than 20%.

(c) The District estimates that sufficient revenues will be available to service the debt through its maturity.

(d) The District determines that the issuance of the debt will comply with the applicable state and federal law.

238.2.2 SHORT TERM DEBT
Short-term debt may be issued to provide financing for the District's operational cash flows to maintain a steady and even cash flow balance as in anticipation of periodic receipts of property taxes and other revenues. Short-term debt may also be used to finance short-lived capital projects. For example, the District may undertake lease-purchase financing for equipment consistently with debt limit requirements of Article XVI of the California Constitution, Article XVI, section 18.

238.2.3 FINANCING ON BEHALF OF OTHER ENTITIES
The District may also find it beneficial to issue debt on behalf of other governmental agencies or private third parties to further the public purposes of District. In such cases, the District shall take reasonable steps to confirm the financial feasibility of the project to be financed and the financial solvency of any borrower and that the issuance of such debt is consistent with this Policy.

238.3 TYPES OF DEBT
The following types of debt are allowable under this Debt Policy:

(a) General obligation bonds (GO Bonds)

(b) Bond or grant anticipation notes (BANs)

(c) Lease revenue bonds, certificates of participation (COPs) and lease-purchase transactions

(d) Other revenue bonds and COPs

(e) Tax and other revenue anticipation notes (TRANs)

(f) Land-secured financings, such as special tax revenue bonds issued under the Mello-Roos Community Facilities Act of 1982, as amended, and limited obligation bonds issued under applicable assessment statutes

(g) Tax increment financing to the extent permitted under State law

(h) Refunding Obligations

(i) State Revolving Loan Funds

(j) Lines of Credit

The Board may from time to time find that other forms of debt would be beneficial to further its public purposes and may approve such debt without an amendment of this Policy. Debt shall be issued as fixed rate debt unless the District makes a specific determination as to why a variable rate issue would be beneficial to the District in a specific circumstance.

238.4 RELATIONSHIP OF DEBT TO CAPITAL IMPROVEMENT PROGRAM AND BUDGET

The District is committed to long-term capital planning. The District intends to issue debt for the purposes stated in this Policy and to implement policy decisions incorporated in the District's capital budget and capital improvement plan.

The District shall strive to fund the upkeep and maintenance of its infrastructure and facilities due to normal wear and tear through the expenditure of available operating revenues ("pay as you go"). The District shall seek to avoid the use of debt to fund infrastructure and facilities improvements that are the result of normal wear and tear.

The District shall integrate its debt issuances with the goals of its capital improvement program by timing the issuance of debt to ensure that projects are available when needed in furtherance of the District's public purposes.

238.5 GOALS RELATED TO PLANNING GOALS AND OBJECTIVES

The District is committed to long-term financial planning, maintaining appropriate reserves, and employing prudent practices in governance, management, and budget administration.

The District intends to issue debt for the purposes stated in this Policy and to implement policy decisions incorporated in the District's annual operations budgets. It is a policy goal of the District to protect taxpayers, ratepayers, and constituents by using conservative financing methods and techniques so as to obtain the highest practical credit ratings (if applicable) and the lowest practical total borrowing costs.

The District will comply with applicable state and federal law as it pertains to the maximum term of debt and the procedures for levying and imposing any related taxes, assessments, rates, and charges.

When refinancing debt, it shall be the policy goal of the District to realize, whenever possible, and subject to any overriding non-financial policy considerations, (i) minimum net present value debt service savings approximately 3.0% of the refunded principal amount, and (ii) present value debt service savings equal to or greater than any escrow fund negative arbitrage. The cost of refinancing will always be less than the savings.

The District shall seek to avoid the use of debt to fund infrastructure and facilities improvements in circumstances when the sole purpose of such debt financing is to temporarily reduce annual budgetary expenditures. Capital investments intended to reduce District operating costs indefinitely, as by improving the efficiency of its operations, are appropriate for long-term debt.

The District shall seek to time debt issues to avoid need for unplanned general fund expenditures for capital improvements or equipment.

238.6 INTERNAL CONTROL PROCEDURES

When issuing debt, in addition to complying with the terms of this Policy, the District shall comply with any other applicable policies regarding initial bond disclosure, continuing disclosure, post-issuance compliance, and investment of bond proceeds. Without limiting the foregoing, the District will periodically review the requirements of and will remain in compliance with the following:

(a) Any continuing disclosure undertakings entered into by the District in accordance with SEC Rule 15c2-12 (17 CFR § 240.15c2-12 "Municipal securities disclosure").

(b) Any federal tax compliance requirements, including, without limitation, arbitrage, and rebate compliance.

(c) The District's investment policies as they relate to the use and investment of bond proceeds.

Proceeds of debt will be held by either of the following:

1. A third-party trustee or fiscal agent, which will disburse such proceeds to or upon the order of the District upon the submission of one or more written requisitions by the [position title] of the District or his or her written designee
2. The District, to be held and accounted for in a separate fund or account to ensure debt proceeds are expended only for the purposes for which the debt was issued, the expenditure of which will be carefully documented by the District in records compliance with current accounting standards and subject to the District's annual audit.

TO BE RECORDED AND WHEN RECORDED
RETURN TO:
Jones Hall LLP
4 West 4th Ave, Suite 406
San Mateo, California 94402
Attention: James A. Wawrzyniak, Jr., Esq.

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX UNDER SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES UNDER SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

LEASE AND SUBLEASE AGREEMENT

This Lease and Sublease Agreement (this “Lease”), dated as of July 23, 2026, is between the CSDA Finance Corporation, a nonprofit public benefit corporation duly organized and existing under the laws of the State of California (the “Corporation”), as lessee and sublessor, and the Northern Sonoma County Fire Protection District, a fire protection district duly organized and existing under the laws of the State of California (the “District”), as lessor and sublessee.

B A C K G R O U N D :

1. The District is proceeding to finance various capital projects, including the Geyserville Fire Station Modernization Project (collectively, the “Project”).

2. To provide funds for the Project, the District has proposed to lease the real property constituting the site and facilities of the Geyserville Fire Station, as such real property is more particularly described in Appendix A attached hereto and by this reference incorporated herein (the “Leased Property”), to the Corporation for an up-front rental payment which is sufficient to enable the District to finance the Project, and the Corporation has proposed to sublease the Leased Property back to the District under this Lease, in consideration of the payment by the District of semiannual lease payments as the rental for the Leased Property (the “Lease Payments”).

3. The Corporation will assign the Lease Payments to Webster Public Finance Corporation, a Massachusetts corporation and wholly owned subsidiary of Webster Bank, National Association, under an Assignment Agreement dated as of July 23, 2026, which has been recorded concurrently herewith in the Office of the Sonoma County Recorder.

A G R E E M E N T :

In consideration of the foregoing and the material covenants hereinafter contained, the District and the Corporation formally covenant, agree and bind themselves as follows:

ARTICLE I

DEFINITIONS; RULES OF INTERPRETATION

SECTION 1.1. *Definitions*. All terms defined in this Section 1.1 have the meanings herein specified for all purposes of this Lease.

"Applicable Environmental Laws" means and shall include, but shall not be limited to, the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 USC Sections 9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC Sections 6901 et seq.; the California Hazardous Waste Control Law ("HWCL"), California Health & Safety Code Sections 25100 et seq.; the Hazardous Substance Account Act ("HSAA"), California Health & Safety Code Sections 25300 et seq.; the Porter-Cologne Water Quality Control Act (the "Porter-Cologne Act"), California Water Code Sections 13000 et seq.; the Air Resources Act, California Health & Safety Code Sections 3900 et seq.; the Safe Drinking Water & Toxic Enforcement Act, California Health & Safety Code Sections 25249.5 et seq.; and the regulations under each thereof; and any other local, state, and/or federal laws or regulations, whether currently in existence or hereafter enacted, that govern:

"Assignee" means (a) initially, Webster Public Finance Corporation, as assignee of certain rights of the Corporation hereunder, and (b) any other entity to whom the rights of the Corporation hereunder are assigned subject to, and in accordance with Section 7 of the Assignment Agreement.

"Assignment Agreement" means the Assignment Agreement dated as of July 23, 2026, between the Corporation as assignor and the Assignee, as assignee, as originally executed or as thereafter amended under any duly authorized and executed amendments thereto.

"Business Day" means a day other than a Saturday, Sunday or legal holiday, on which banking institutions are not closed in both of the States of California and New York.

"Closing Date" means the date of execution and delivery of this Lease.

"Corporation" means CSDA Finance Corporation, a nonprofit public benefit corporation duly organized and existing under the laws of the State of California.

"District" means the Northern Sonoma County Fire Protection District, a fire protection district organized and existing under the laws of the State of California.

"Event of Default" means any of the events of default as defined in Section 8.1.

"Fiscal Year" means each twelve-month period during the Term of this Lease commencing on July 1 in any calendar year and ending on June 30 in the next succeeding calendar year, or any other twelve-month period selected by the District as its fiscal year period.

"Hazardous Substances" means any substance that shall, at any time, be listed as "hazardous" or "toxic" in any Applicable Environmental Laws or that has been or shall be determined at any time by any agency or court to be a hazardous or toxic substance regulated under Applicable Environmental Laws; and also means, without limitation, raw materials, building components, the products of any manufacturing, or other activities of the District, wastes, petroleum, and source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1954, as amended (42 USC Sections 3011 et seq.).

"Lease" means this Lease and Sublease Agreement, dated as of July 23, 2026, between the Corporation as lessee and sublessor, and the District as lessor and sublessee.

"Lease Payments" means all payments required to be paid by the District under Section 4.4, including any prepayment thereof under Sections 9.2 or 9.3.

"Lease Payment Date" means February 1 and August 1 of each year, commencing February 1, 2027, and continuing to and including the date on which the Lease Payments are paid in full.

"Leased Property" means the real property which is more particularly described in Appendix A, together with all present and future improvements and facilities now or hereafter located thereon. In the event of the release or substitution of any property under Section 4.7, the description of the Leased Property will be modified to reflect such release.

"Net Proceeds" means any insurance proceeds or eminent domain award (including any proceeds of sale to a governmental entity under threat of the exercise of eminent domain powers), paid with respect to the Leased Property, to the extent remaining after payment therefrom of all expenses incurred in the collection thereof.

"Permitted Encumbrances" means, as of any time: (a) liens for general ad valorem taxes and assessments, if any, not then delinquent, or which the District may permit to remain unpaid under Article V of this Lease; (b) this Lease and the Assignment Agreement; (c) any right or claim of any mechanic, laborer, materialman, supplier or vendor not filed or perfected in the manner prescribed by law; (d) the exceptions disclosed in the title insurance policy issued with respect to the Leased Property issued as of the Closing Date; and (e) any easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the Closing Date and which the District certifies in writing will not materially impair the use of the Leased Property for its intended purposes.

"Project" means the acquisition, construction, improvement and/or equipping of public capital improvements of the District, including but not limited to modernization of the District's Geyserville Fire Station.

"Project Costs" means, with respect to the Project, all costs of the acquisition, construction, improvement and/or equipping thereof which are paid from moneys on deposit in the Project Fund, including but not limited to:

(a) all costs required to be paid to any person under the terms of any agreement for or relating to the acquisition and construction of any component of the Project;

(b) obligations incurred for labor and materials in connection with the acquisition and construction of the Project;

(c) the cost of performance or other bonds and any and all types of insurance that may be necessary or appropriate to have in effect in connection with the acquisition and construction of the Project;

(d) all costs of engineering, architectural services and other preliminary investigation expenses, including the actual out-of-pocket costs for site investigations, surveys, hazardous materials investigations, test borings, surveys, estimates, plans and specifications and preliminary investigations therefor, development fees, sales commissions, and for supervising construction, as well as for the performance of all other duties required by or consequent to the proper acquisition and construction of the Project;

(e) any sums required to reimburse the District for advances made for any of the above items or for any other costs incurred and for work done, including but not limited to administrative costs of the District, which are properly chargeable to the acquisition and construction of the Project;

(f) all financing costs incurred in connection with the acquisition and construction of the Project, including but not limited to financing costs incurred in connection with this Lease and the financing of the Project; and

(g) the interest components of the Lease Payments during the period of acquisition and construction of the Project.

"Project Fund" means the fund by that name established and held by the District under Section 3.3.

"Rental Period" means each period during the Term of the Lease commencing on and including February 1 in each year and extending to and including the next succeeding January 31. The first Rental Period begins on the Closing Date and ends on January 31, 2027.

"Special Counsel" means (a) Jones Hall LLP, or (b) any other attorney or firm of attorneys of nationally recognized expertise with respect to legal matters relating to obligations the interest on which is excludable from gross income under Section 103 of the Tax Code.

"Tax Code" means the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Tax Code.

"Term of this Lease" or "Term" means the time during which this Lease is in effect, as provided in Section 4.3.

SECTION 1.2. *Interpretation.*

(a) Unless the context otherwise indicates, words expressed in the singular include the plural and vice versa and the use of the neuter, masculine, or feminine gender is for convenience only and include the neuter, masculine or feminine gender, as appropriate.

(b) Headings of articles and sections herein and the table of contents hereof are solely for convenience of reference, do not constitute a part hereof and do not affect the meaning, construction or effect hereof.

(c) All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Lease; the words "herein," "hereof," "hereby," "hereunder" and other words of similar import refer to this Lease as a whole and not to any particular Article, Section or subdivision hereof.

ARTICLE II

COVENANTS, REPRESENTATIONS AND WARRANTIES

SECTION 2.1. *Covenants, Representations and Warranties of the District.* The District makes the following covenants, representations and warranties to the Corporation as of the date of the execution and delivery of this Lease:

(a) Due Organization and Existence. The District is a fire protection district duly organized and validly existing under the laws of the State of California, has full legal right, power and authority under the laws of the State of California to enter into this Lease and to carry out and consummate all transactions contemplated hereby and thereby, and by proper action the District has duly authorized the execution and delivery of this Lease.

(b) Due Execution. The representatives of the District executing this Lease have been fully authorized to execute the same under a resolution duly adopted by the Board of Directors of the District.

(c) Valid, Binding and Enforceable Obligation. This Lease has been duly authorized, executed and delivered by the District and constitutes the legal, valid and binding agreement of the District enforceable against the District in accordance with its terms.

(d) No Conflicts. The execution and delivery of this Lease, the consummation of the transactions herein and therein contemplated and the fulfillment of or compliance with the terms and conditions hereof and thereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the District is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the District, which conflict, violation, breach, default, lien, charge or encumbrance would have consequences that would materially and adversely affect the consummation of the transactions contemplated by this Lease or the Assignment Agreement, or the financial condition, assets, properties or operations of the District.

(e) Consents and Approvals. No consent or approval of any director or holder of any indebtedness of the District or of the voters of the District, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery of this Lease, or the consummation of any transaction herein and therein contemplated, except as have been obtained or made and as are in full force and effect.

(f) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the District after reasonable investigation, threatened against or affecting the District or the assets, properties or operations of the District which, if determined adversely to the District or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Lease or the Assignment Agreement, or upon the financial condition, assets, properties or operations of the District, and the District is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummation of the transactions contemplated by this Lease and the Assignment Agreement, or the financial conditions, assets, properties or operations of the District.

SECTION 2.2. *Covenants, Representations and Warranties of the Corporation.* The Corporation makes the following covenants, representations and warranties to the District as of the date of the execution and delivery of this Lease:

(a) Due Organization and Existence. The Corporation is a corporation duly organized and existing under the laws of the State of

California, has full legal right, power and authority to enter into this Lease and the Assignment Agreement and to carry out and consummate all transactions contemplated hereby and thereby, and by proper action the Corporation has duly authorized the execution and delivery of this Lease and the Assignment Agreement.

(b) Due Execution. The representatives of the Corporation executing this Lease and the Assignment Agreement are fully authorized to execute the same under official action taken by the governing board of the Corporation.

(c) Valid, Binding and Enforceable Obligations. This Lease and the Assignment Agreement have been duly authorized, executed and delivered by the Corporation and constitute the legal, valid and binding agreements of the Corporation, enforceable against the Corporation in accordance with their respective terms.

(d) No Conflicts. The execution and delivery of this Lease and the Assignment Agreement, the consummation of the transactions herein and therein contemplated and the fulfillment of or compliance with the terms and conditions hereof and thereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the Corporation is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Corporation, which conflict, violation, breach, default, lien, charge or encumbrance would have consequences that would materially and adversely affect the consummation of the transactions contemplated by this Lease and the Assignment Agreement or the financial condition, assets, properties or operations of the Corporation.

(e) Consents and Approvals. No consent or approval of any trustee or holder of any indebtedness of the Corporation, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery of this Lease or the Assignment Agreement, or the consummation of any transaction herein or therein contemplated, except as have been obtained or made and as are in full force and effect.

(f) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the Corporation after reasonable investigation, threatened against or affecting the Corporation or the assets, properties or operations of the Corporation which, if determined adversely to the Corporation or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of this Lease or the Assignment Agreement, or upon the financial condition, assets, properties or operations of the Corporation, and the Corporation is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummation of the transactions contemplated by this Lease or the Assignment Agreement or the financial conditions, assets, properties or operations of the Corporation.

ARTICLE III

CONSTRUCTION OF THE PROJECT; DEPOSIT AND APPLICATION OF FUNDS

SECTION 3.1. *Deposit of Moneys.* As provided in the Assignment Agreement, the proceeds therefrom will be applied on the Closing Date as follows: (a) the Assignee shall wire $135,000 to the payees designated by the District in a written certificate signed by an Authorized Officer of the District and delivered to the Assignee and/or the closing memorandum to pay the costs of the financing on behalf of the District; and (b) the Assignee shall wire $6,407,000 to the District for deposit in the Project Fund to be established and held by the District as described in Section 3.3.

The fees and disbursements of counsel to the District, the fees of the Corporation and counsel to the Corporation, the fees of counsel to the Assignee, the fees and disbursements of the municipal advisor, placement agent, fees of the California Debt and Investment Advisory Commission ("CDIAC"), and other miscellaneous expenses of the District incurred in connection with this Agreement or the Assignment Agreement, including title insurance fees and filing and recording costs, shall all be the obligation of the District. The Assignee shall have no responsibility for any expenses incurred by the District associated with this Agreement or the Assignment Agreement, including, but not limited to, the expenses identified above as the obligation of the District.

SECTION 3.2. *Acquisition and Construction of the Project*. The District will enter into contracts and provide for the complete construction, acquisition and installation of the Project. The District hereby agrees that it will cause the construction, acquisition and installation of the Project to be diligently performed, and that it will use its best efforts to cause the construction, acquisition and installation of the Project to be completed by within 3 years from the Closing Date, unforeseeable delays beyond the reasonable control of the District only excepted. Failure to complete the Project by such estimated completion date will not affect the obligation of the District to pay the Lease Payments in accordance with Section 4.4, it being hereby declared that the fair rental value of the Leased Property as of the Closing Date constitutes sufficient consideration for the payment of the Lease Payments in full, without regard to the completion of the Project.

It is hereby expressly understood and agreed that the Corporation is under no liability of any kind or character whatsoever for the payment of any Project Costs and that all Project Costs will be paid by the District, regardless of whether the funds deposited with the Project Fund for that purpose are sufficient to cover all such costs and expenses.

SECTION 3.3. *Establishment of Project Fund*. The District shall establish and hold funds received by it pursuant to Section 3.1(b) in a project fund (the "Project Fund"). The District will disburse moneys in the Project Fund from time to time to pay the Project Costs (or to reimburse itself for payment of Project Costs). The District shall maintain accurate records showing all disbursements from the Project Fund and shall file copies of the records pertaining to the Project Fund and disbursements therefrom with the Assignee on a quarterly basis beginning upon the execution and delivery of this Lease. The quarterly reports pertaining the Project Fund may be sent to the following email address (or such other address as the Assignee supplies to the District in writing): PublicFinance@WebsterBank.com. Upon the earlier of the date that all amounts have been disbursed from the Project Fund and District's determination that the Project has been completed, the District shall close the Project Fund. After the Project is complete, the District shall deliver written notice to the Assignee stating that the Project has been completed and there are no mechanic's or other liens against the Project for labor or materials furnished in connection therewith.

ARTICLE IV

LEASE AND SUBLEASE OF LEASED PROPERTY; LEASE PAYMENTS

SECTION 4.1. *Lease of Leased Property by District to Corporation.* The District hereby covenants that it has fee simple merchantable title to the Leased Property, free and clear of all recorded liens, encumbrances, easements, public rights-of-way, assessments, leases, taxes and any or all other interests, excepting only Permitted Encumbrances. For and in consideration of the application by the Corporation of funds in accordance with Section 3.1, the District hereby leases the Leased Property to the Corporation, and the Corporation hereby leases the Leased Property from the District, for a term which is coterminous with the Term of this Lease. No merger will be effected by the District's lease of the Leased Property to the Corporation under this Section 4.1, and the Corporation's sublease of the Leased Property back to the District under Section 4.2.

SECTION 4.2. *Sublease of Leased Property by Corporation Back to District.* The Corporation hereby subleases the Leased Property back to the District, and the District hereby subleases the Leased Property from the Corporation. The Leased Property will be subleased to the District under this Lease upon the terms and provisions hereof.

SECTION 4.3. *Term.* The Term of this Lease commences on the Closing Date and ends on the date on which all of the Lease Payments have been paid in full, but in no event later than August 1, 2051, which is the date falling 10 years after the final scheduled Lease Payment Date. The provisions of this Section 4.3 are subject to the provisions of Section 6.2 relating to the taking in eminent domain of the Leased Property or any portion thereof.

SECTION 4.4. *Lease Payments.*

(a) Obligation to Pay. Subject to the provisions of Section 6.2 and the provisions of Article IX, the District agrees to pay to the Corporation, its successors and assigns, the Lease Payments (denominated into components of principal and interest) in the respective amounts specified in Appendix B attached hereto (including any supplements thereto) and by this reference incorporated herein, to be due and payable in immediately available funds on each of the respective Lease Payment Dates specified in Appendix B. The Lease Payments payable in any Rental Period with respect to the Leased Property will be for the use of the Leased Property during such Rental Period. The aggregate principal components of the Lease Payment shall be equal to $6,542,000, and the interest components of the Lease Payments have been calculated based on an interest rate of 4.369% per annum, on the basis of a 360-day year of twelve 30-day months.

(b) Effect of Prepayment. If the District prepays all Lease Payments in full under Sections 9.2 or 9.3, the District's obligations under this Section will thereupon cease and terminate. If the District prepays the Lease Payments in part but not in whole under Section 9.3, the principal components of the remaining Lease Payments will be reduced on a pro rata basis; and the interest component of each remaining Lease Payment will be reduced on a pro rata basis.

(c) Rate on Overdue Payments. If the District fails to make any of the payments required in this Section 4.4, the payment in default will continue as an obligation of the District until the amount in default has been fully paid, and the District agrees to pay the same with interest thereon, from the date of default to the date of payment at the rate of 6.00% per annum.

(d) Fair Rental Value. The Lease Payments coming due and payable during each Rental Period constitute the total rental for the Leased Property for such Rental Period, and will be paid by the District in each Rental Period for and in consideration of the right of the use and occupancy of, and the continued quiet use and enjoyment of the Leased Property during each Rental Period. The parties hereto have agreed and determined that the total Lease Payments represent the fair rental value of the Leased Property. In making this determination, consideration has been given to the estimated fair market value of the Leased Property, the replacement cost of the Leased Property, the costs of financing the deposit required to be made under Section 3.1, other obligations of the District and the Corporation under this Lease, the uses and purposes which may be served by the Leased Property and the benefits therefrom which will accrue to the District and the general public.

(e) Source of Payments; Budget and Appropriation. The Lease Payments are payable from any source of legally available funds of the District, subject to the provisions of Sections 6.2, 6.3 and 9.1. The District covenants to take such action as may be necessary to include all Lease Payments in each of its annual budgets during the Term of this Lease and to make the necessary annual appropriations for all such Lease Payments. The covenants on the part of the District herein contained constitute duties imposed by law and it is the duty of each and every public official of the District to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the District to carry out and perform the covenants and agreements in this Lease agreed to be carried out and performed by the District.

(f) Assignment. The District understands and agrees that all Lease Payments have been assigned by the Corporation to the Assignee under the Assignment Agreement, and the District hereby assents to such assignment. The Corporation hereby directs the District, and the District hereby agrees, to pay to the Assignee all payments payable by the District under this Section 4.4 and all amounts payable by the

District under Article IX. Any subsequent assignment and transfer is subject to the provisions of Section 7 of the Assignment Agreement.

SECTION 4.5. *Quiet Enjoyment.* Throughout the Term of this Lease, the Corporation will provide the District with quiet use and enjoyment of the Leased Property and the District will peaceably and quietly have and hold and enjoy the Leased Property, without suit, trouble or hindrance from the Corporation, except as expressly set forth in this Lease. The Corporation will, at the request of the District and at the District's cost, join in any legal action in which the District asserts its right to such possession and enjoyment to the extent the Corporation may lawfully do so. Notwithstanding the foregoing, the Corporation has the right to inspect the Leased Property as provided in Section 7.2.

SECTION 4.6. *Title.* At all times during the Term of this Lease, the District will hold title to the Leased Property, including all additions which comprise fixtures, repairs, replacements or modifications thereto, subject to Permitted Encumbrances and subject to the provisions of Section 7.2.

Upon the termination of this Lease (other than under Section 8.2(b) hereof), all right, title and interest of the Corporation in and to the Leased Property will be transferred to and vested in the District. Upon the payment in full of all Lease Payments allocable to the Leased Property, or upon the deposit by the District of security for such Lease Payments as provided in Section 9.1, all right, title and interest of the Corporation in and to the Leased Property will be transferred to and vested in the District. The Corporation agrees to take any and all steps and execute and record any and all documents reasonably required by the District to consummate any such transfer of title.

SECTION 4.7. *Substitution of Leased Property.* The District may at any time and from time to time, substitute other real property (the "Substitute Property") for all or any portion of the Leased Property (the "Former Property"), with the prior written consent of the Assignee (which may not unreasonably be withheld) and upon satisfaction of all of the following requirements which are conditions precedent to such substitution:

(a) The District will certify to the Corporation and the Assignee that no Event of Default has occurred and is continuing;

(b) The District will file with the Corporation and the Assignee, and cause to be recorded in the office of the Sonoma County Recorder an amendment to this Lease and the Assignment Agreement, which deletes the Former Property from the description of the Leased Property and adds thereto the Substitute Property;

(c) The District has obtained a CLTA policy of title insurance insuring the District's leasehold estate hereunder in the Substitute Property, subject only to Permitted Encumbrances, in an amount at least equal to the then-aggregate principal amount of Lease Payments then due hereunder;

(d) The District will certify to the Corporation and the Assignee that the Substitute Property serves the governmental purposes of the District, constitutes property which the District is permitted to lease under the laws of the State of California, and has been determined to be important to the proper, efficient and economic operation of the District;

(e) The District shall file with the Corporation and the Assignee an opinion of Special Counsel to the effect that such substitution of Leased Property will not, in and of itself, cause the interest portion of Lease Payments to be included in income for federal income tax purposes;

(f) The Assignee has received evidence that the Substitute Property is not located in a 100-year flood area as shown on a Flood Insurance Rate Map published by the Federal Emergency Management Agency and any other flood diligence documents that the Assignee may reasonably request;

(g) The District has delivered to the Assignee an environmental survey or surveys with respect to the Substitute Property, evidencing the absence of any environmental matters adversely affecting the Substitute Property and otherwise completed to the satisfaction of the Assignee, and such other documents that the Assignee may reasonably require;

(h) The Substitute Property does not cause the District to violate any of its covenants, representations and warranties made herein; and

(i) The District will certify to the Corporation and the Assignee that (i) the estimated value of the Leased Property following such substitution is at least equal to the aggregate principal amount of the Lease Payments then due hereunder, (ii) the estimated fair rental value of the Leased Property following such substitution is at least equal to the remaining Lease Payments due hereunder, and (iii) the useful life of the Substitute Property at least extends to the stated termination date of this Lease.

Upon the satisfaction of all such conditions precedent, the Term of this Lease will thereupon end as to the Former Property and commence as to the Substitute Property, and all references to the Former Property will apply with full force and effect to the Substitute Property. The District is not entitled to any reduction, diminution, extension or other modification of the Lease Payments whatsoever as a result of any substitution of property under this Section. The Corporation and the Assignee will execute, deliver and cause to be recorded all documents required to discharge this Lease and the Assignment Agreement of record against the Former Property and to cause the Substitute Property to become subject to all of the terms and conditions of this Lease and the Assignment Agreement.

SECTION 4.8. *Release of Leased Property.* The District may at any time and from time to time release any portion the Leased Property (the “Released Property”) from the Lease, with the prior written consent of the Assignee (which may not unreasonably be withheld) and upon satisfaction of all of the following requirements which are conditions precedent to such release:

(a) The District will certify to the Corporation and the Assignee that no Event of Default has occurred and is continuing;

(b) The District will file with the Corporation and the Assignee, and cause to be recorded in the office of the Sonoma County Recorder an amendment to this Lease and the Assignment Agreement, which deletes the Released Property from the description of the Leased Property;

(c) The District shall file with the Corporation and the Assignee an opinion of Special Counsel to the effect that such release of Leased Property will not, in and of itself, cause the interest portion of Lease Payments to be included in income for federal income tax purposes;

(d) No event giving rise to an abatement of Lease Payments has occurred or is continuing with respect to the property that remains subject to this Lease following such release; and

(e) The District will file with the Corporation and the Assignee a written certificate of the District stating the District's determination that the estimated value of the real property which will remain leased under this Lease following such release is at least equal to the remaining Lease Payments due hereunder.

Upon the satisfaction of all such conditions precedent, the Term of this Lease will thereupon end as to the Released Property, and all references to the Leased Property hereunder will be read to exclude the Released Property. The District is not entitled to any reduction, diminution, extension or other modification of the Lease Payments whatsoever as a result of any release of property under this Section. The Corporation and the Assignee will execute, deliver and cause to be recorded all documents required to discharge this Lease and the Assignment Agreement of record against the Released Property.

ARTICLE V

MAINTENANCE; TAXES; INSURANCE; AND OTHER MATTERS

SECTION 5.1. *Maintenance, Utilities, Taxes and Assessments.* Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all improvement, repair and maintenance of the Leased Property are the sole responsibility of the District, and the District will pay for or otherwise arrange for the payment of all utility services supplied to the Leased Property, which may include, without limitation, janitor service, security, power, gas, telephone, internet, television, light, heating, water, sewer and all other utility services, and will pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property resulting from ordinary wear and tear or want of care on the part of the District or any assignee or sublessee thereof. In exchange for the Lease Payments herein provided, the Corporation agrees to provide only the Leased Property, as hereinbefore more specifically set forth. The District waives the benefits of subsections 1 and 2 of Section 1932, Section 1933(4) and Sections 1941 and 1942 of the California Civil Code, but such waiver does not limit any of the rights of the District under the terms of this Lease.

The District will pay or cause to be paid all taxes and assessments of any type or nature, if any, charged to the Corporation or the District affecting the Leased Property or the respective interests or estates therein; provided, that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the District is obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

The District may, at the District's expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom unless the Corporation will notify the District that, in its reasonable opinion, by nonpayment of any such items the interest of the Corporation in the Leased Property will be materially endangered or the Leased Property or any part thereof will be subject to loss or forfeiture, in which event the District will promptly pay such taxes, assessments or charges or provide the Corporation with full security against any loss which may result from nonpayment, in form satisfactory to the Corporation.

SECTION 5.2. *Modification of Leased Property.* The District has the right, at its own expense, to make additions, modifications and improvements to the Leased Property or any portion thereof. All additions, modifications and improvements to the Leased Property will thereafter comprise part of the Leased Property and become subject to the provisions of this Lease. Such additions, modifications and improvements may not in any way damage the Leased Property, or cause the Leased Property to be used for purposes other than those authorized under the provisions of state and federal law; and the Leased Property, upon completion of any additions, modifications and improvements made thereto under this Section, must be of a value which is not substantially less than the value thereof immediately prior to the making of such additions, modifications and improvements.

SECTION 5.3. *Public Liability Insurance.* The District will maintain or cause to be maintained throughout the Term of this Lease a standard comprehensive general insurance policy or policies in protection of the District, the Assignee and their respective members, officers, agents, employees and assigns. Said policy or policies will provide for indemnification of said parties against loss or liability for damages for bodily and personal injury, death or property damage occasioned by reason of the operation of the Leased Property. Such policy or policies must provide coverage of at least $1,000,000 and may be subject to such deductibles as the District deems adequate and prudent. Such insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the District, and may be maintained in whole or in part in the form of the participation by the District in a joint powers authority or other program providing pooled insurance. The District shall apply the proceeds of such liability insurance toward extinguishment or satisfaction of the liability with respect to which such proceeds have been paid.

SECTION 5.4. *Casualty Insurance.* The District will procure and maintain, or cause to be procured and maintained, throughout the Term of this Lease, casualty insurance against loss or damage to all buildings and other improvements at any time situated on the Leased Property and owned by the District, in an amount equal to the lesser of (1) the replacement value of the Leased Property and (2) the principal amount of then-remaining Lease Payments. Such insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the District, and may be maintained in whole or in part in the form of the participation by the District in a joint powers authority or other program providing pooled insurance. The District will apply the Net Proceeds of such insurance as provided in Section 6.1.

SECTION 5.5. *Rental Interruption Insurance.* The District will procure and maintain, or cause to be procured and maintained, throughout the Term of this Lease, rental interruption or use and occupancy insurance to cover loss, total or partial, of the use of the Leased Property and the improvements situated thereon as a result of any of the hazards covered in the insurance required by Section 5.4 or Section 5.7, or upon the application of eminent domain as provided in Section 6.2, in an amount at least equal to the maximum Lease Payments coming due and payable during any future 24 month period. Such insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the District, and may be maintained in whole or in part in the form of the participation by the District in a joint powers authority or other program providing pooled insurance. The District will apply the Net Proceeds of such insurance towards the payment of the Lease Payments allocable to the insured improvements as the same become due and payable.

SECTION 5.6. *Worker's Compensation Insurance.* If required by applicable California law, the District will carry worker's compensation insurance covering all employees on, in, near or about the Leased Property and, upon request, will furnish to the Corporation certificates evidencing such coverage throughout the Term of this Lease.

SECTION 5.7. *Recordation Hereof; Title Insurance.* On or before the Closing Date, the District will, at its expense, (a) cause this Lease, or a memorandum hereof or thereof in form and substance approved by Special Counsel and the Assignment Agreement to be recorded in the office of the Sonoma County Recorder with respect to the Leased Property, and (b) obtain a CLTA title insurance policy insuring the Assignee's interests in the leasehold estate established hereunder in the Leased Property, subject only to Permitted Encumbrances, in an amount equal to the original principal components of the Lease Payments. The District will apply the Net Proceeds received under such title insurance policy to prepay the remaining Lease Payments under Section 9.3.

SECTION 5.8. *Insurance Net Proceeds; Form of Policies.* All insurance policies (or riders) required by this Article V will be taken out and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of California, and shall contain a provision that the insurer shall not cancel or revise coverage thereunder without giving written notice to the insured parties at least ten days before the cancellation or revision becomes effective. Each insurance policy or rider required by Sections 5.4, 5.5 and 5.6 shall name the District and the Assignee as insured parties and the Assignee as loss payee and shall include a lender's loss payable endorsement for the benefit of the Assignee. Prior to the Closing Date, the District will provide a signed certification to the Assignee stating that all policies (and riders and endorsements, if any) are in full force and effect. Before the expiration of any such policy (or rider), the District will furnish to the Assignee evidence that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V unless such insurance is no longer obtainable, in which event the District will notify the Assignee of such fact.

SECTION 5.9. *Installation of District's Personal Property.* The District may at any time and from time to time, in its sole discretion and at its own expense, install or permit to be installed other items of equipment or other personal property in or upon the Leased Property. All such items will remain the sole property of the District, in which the Corporation has no interest, and may be modified or removed by the District at any time.

The District must repair and restore any and all damage to the Leased Property resulting from the installation, modification or removal of any such items. Nothing in this Lease prevents the District from purchasing or leasing items to be installed under this Section under a lease or conditional sale agreement, or subject to a vendor's lien or security agreement, as security for the unpaid portion of the purchase price thereof, provided that no such lien or security interest may attach to any part of the Leased Property.

SECTION 5.10. *Liens.* The District will not, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Leased Property, other than as herein contemplated and except for such encumbrances as the District certifies in writing to the Corporation do not materially and adversely affect the leasehold estate in the Leased Property hereunder and for which the Assignee approves in writing, which approval may not be unreasonably withheld. Except as expressly provided in this Article V, the District will promptly, at its own expense, take such action as may be necessary to duly discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim, for which it is responsible, if the same will arise at any time. The District will reimburse the Corporation and the Assignee for any expense incurred by it in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim.

SECTION 5.11. *Advances.* If the District fails to perform any of its obligations under this Article V, the Corporation may take such action as may be necessary to cure such failure, including the advancement of money, and the District will be obligated to repay all such advances as additional rental hereunder, with interest at the rate set forth in Section 4.4(c).

SECTION 5.12. *Environmental Covenants.*

(a) Compliance with Laws; No Hazardous Substances. The District will comply with all Applicable Environmental Laws with respect to the Leased Property and will not use, store, generate, treat, transport, or dispose of any Hazardous Substance thereon or in a manner that would cause any Hazardous Substance to later flow, migrate, leak, leach, or otherwise come to rest on or in the Leased Property.

(b) Notification of Assignee. The District will transmit copies of all notices, orders, or statements received from any governmental entity concerning violations or asserted violations of Applicable Environmental Laws with respect to the Leased Property and any operations conducted thereon or any conditions existing thereon to the Assignee, and the District will notify the Assignee in writing immediately of any release, discharge, spill, or deposit of any Hazardous Substance that has occurred or is occurring that in any way affects or threatens to affect the Leased Property, or the people, structures, or other property thereon, provided that no such notification shall create any liability or obligation on the part of the Assignee.

(c) Access for Inspection. The District will permit the Assignee, its agents, or any experts designated by the Assignee to have full access to the Leased Property during reasonable business hours upon advance written notice as mutually agreed upon for purposes of such independent investigation of compliance with all Applicable Environmental Laws, provided that the Assignee has no obligation to do so, or any liability for any failure to do so, or any liability should it do so.

ARTICLE VI

EMINENT DOMAIN; USE OF NET PROCEEDS

SECTION 6.1. *Application of Net Proceeds.* The Net Proceeds of any insurance award resulting from any damage to or destruction of the Leased Property by fire or other casualty and the Net Proceeds of any taking of the Leased Property or any portion thereof in eminent domain proceedings, will be paid to the District to be applied as hereinafter set forth in this Section 6.1.

If the Leased Property is destroyed or damaged beyond repair at any time during the Term of this Lease, or in the event the Leased Property or any portion thereof is taken in eminent domain proceedings at any time during the Term of this Lease, the District will as soon as practicable after such event, with the prior written consent of the Assignee (on behalf of the Corporation), apply the resulting Net Proceeds either to:

(a) repair the Leased Property to full use;

(b) replace the Leased Property, at the District's sole cost and expense, with property of equal or greater value to the Leased Property immediately prior to the time of such destruction or damage, such replacement Leased Property to be subject to the Assignee's reasonable approval (not to be unreasonably withheld), whereupon such replacement will be substituted in this Lease by appropriate endorsement; or

(c) prepay the Lease Payments in accordance with Section 9.3.

The District will notify the Corporation and the Assignee of which course of action it desires to take within 15 days after the occurrence of such eminent domain, proceedings or such destruction or damage. Such repair, replacement, substitution or prepayment shall commence not later than 60 days after the occurrence of such taking, destruction or damage and be pursued diligently to completion. The Corporation may (but is not required to) in its own name or in the District's name execute and deliver proofs of claim, receive all such moneys, endorse checks and other instruments representing payment of such moneys, and adjust, litigate, compromise or release any claim against the issuer of any such policy, and the District hereby grants to the Corporation a power of attorney coupled with an interest to accomplish all or any of the foregoing. The Net Proceeds of all insurance payable with respect to the Leased Property will be available to the District and will be used to discharge the District's obligations under this Section.

SECTION 6.2. *Termination or Abatement Due to Eminent Domain.* If the Leased Property is taken permanently under the power of eminent domain or sold to a government threatening to exercise the power of eminent domain, the Term of this Lease will cease with respect thereto as of the day possession will be so taken. If less than all of the Leased Property is taken permanently, or if the Leased Property is taken temporarily, under the power of eminent domain, then:

(a) this Lease will continue in full force and effect with respect thereto and will not be terminated by virtue of such taking and the parties waive the benefit of any law to the contrary, and

(b) there will be a partial abatement of Lease Payments allocated thereto, in an amount to be determined by the District with the prior written consent of the Corporation and the Assignee, such that the resulting Lease Payments represent fair consideration for the use and occupancy of the remaining usable portions of the Leased Property. Notwithstanding the foregoing, no abatement shall occur under this Section 6.2(b) so long as the proceeds of any rental interruption insurance, as required by Section 5.5, are available for the purpose of making Lease Payments.

SECTION 6.3. *Abatement Due to Damage or Destruction.* The amount of Lease Payments shall be abated during any period in which by reason of damage or destruction (other than by eminent domain which is hereinbefore provided for) there is substantial interference with the use and occupancy by the District of the Leased Property or any portion thereof. The amount of such abatement shall be determined by the District, with the prior written consent of the Corporation, such that the resulting Lease Payments represent fair consideration for the use and occupancy of the remaining usable portions of the Leased Property not damaged or destroyed. Such abatement shall continue for the period commencing with such damage or destruction and ending with the substantial completion of the work of repair or reconstruction. In the event of any such damage or destruction, this Lease shall continue in full force and effect and the District waives any right to terminate this Lease by virtue of any such damage and destruction and the term of this Lease shall be extended as provided in Section 4.3 to provide for the payment of abated amounts as continuing semi-annual Lease Payments. Notwithstanding the foregoing, there shall be no abatement of Lease Payments under this Section to the extent that the proceeds of hazard insurance or rental interruption insurance are available to pay Lease Payments which would otherwise be abated under this Section, it being hereby declared that such proceeds and amounts constitute a special fund for the payment of the Lease Payments.

ARTICLE VII

OTHER COVENANTS OF THE DISTRICT

SECTION 7.1. *Disclaimer of Warranties.* THE CORPORATION MAKES NO AGREEMENT, WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE DISTRICT OF THE LEASED PROPERTY OR ANY PORTION THEREOF, OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO THE LEASED PROPERTY OR ANY PORTION THEREOF. THE DISTRICT ACKNOWLEDGES THAT THE CORPORATION IS NOT A MANUFACTURER OF ANY PORTION OF THE LEASED PROPERTY OR A DEALER THEREIN, THAT THE DISTRICT LEASES THE LEASED PROPERTY AS-IS, IT BEING AGREED THAT ALL OF THE AFOREMENTIONED RISKS ARE TO BE BORNE BY THE DISTRICT. In no event is the Corporation or the Assignee liable for incidental, indirect, special or consequential damages, in connection with or arising out of this Lease for the existence, furnishing, functioning or use of the Leased Property by the District.

SECTION 7.2. *Access to the Leased Property.* The District agrees that the Corporation, and the Corporation's successors or assigns, has the right at all reasonable times to enter upon and to examine and inspect the Leased Property or any part thereof. The District further agrees that the Corporation, and the Corporation's successors or assigns will have such rights of access to the Leased Property or any component thereof as may be reasonably necessary to cause the proper maintenance of the Leased Property if the District fails to perform its obligations hereunder. Neither the Corporation nor any of its assigns has any obligation to cause such proper maintenance.

SECTION 7.3. *Release and Indemnification Covenants.* The District hereby indemnifies and holds harmless the Corporation, the Assignee and their respective directors, officers, employees, agents, successors and assigns from and against all claims, losses and damages, including legal fees and expenses, arising out of: (a) the use, maintenance, condition or management of, or from any work or thing done on the Leased Property by the District, (b) any breach or default on the part of the District in the performance of any of its obligations under this Lease, (c) any negligence or willful misconduct of the District or of any of its agents, contractors, servants, employees or licensees with respect to the Leased Property, (d) any intentional misconduct or negligence of any sublessee of the District with respect to the Leased Property, (e) the acquisition, construction, improvement and equipping of the Leased Property, (f) any loss of federal income tax exemption of the interest portion of Lease Payments, provided that such loss of tax exemption is a result of the willful misconduct of the District, and any interest or penalties imposed by the Internal Revenue Services on the Assignee in connection therewith; or (g) the use, presence, storage, disposal or clean-up of any Hazardous Substances or toxic wastes from the Leased Property, or the authorization of payment of the costs thereof. No indemnification is made under this Section or elsewhere in this Lease for willful misconduct or gross negligence under this Lease by the Corporation, the Assignee, or their respective directors, officers, agents, employees, successors or assigns.

SECTION 7.4. *Assignment by the Corporation.* The Corporation's rights under this Lease, including all consent rights and the right to receive and enforce payment of the Lease Payments to be made by the District hereunder, have been assigned to the Assignee under the Assignment Agreement. The District hereby consents to such assignment. Whenever in this Lease any reference is made to the Corporation and such reference concerns rights which the Corporation has assigned to the Assignee, such reference will be deemed to refer to the Assignee.

The Corporation and the Assignee may make additional assignments of their interests herein, but no such assignment will be effective as against the District unless and until the Corporation or the Assignee has filed with the District written notice thereof. The District will pay all Lease Payments hereunder under the written direction of the Corporation or the assignee named in the most recent assignment or notice of assignment filed with the District. During the Term of this Lease, the District will keep a complete and accurate record of all such notices of assignment.

SECTION 7.5. *Assignment and Subleasing by the District.* This Lease may not be assigned by the District. The District may further sublease the Leased Property, or any portion thereof, subject to the prior written consent of the Assignee, which consent may not be unreasonably withheld, and subject to all of the following conditions:

(a) This Lease and the obligation of the District to make Lease Payments hereunder will remain obligations of the District.

(b) The District will, within 30 days after the delivery thereof, furnish or cause to be furnished to the Corporation and the Assignee a true and complete copy of such sublease.

(c) Any sublease shall be expressly subject to and subordinate to this Lease.

(d) No such sublease by the District may cause the Leased Property to be used for a purpose other than as may be authorized under the provisions of the laws of the State of California.

(d) The District will furnish the Corporation and the Assignee with a written opinion of Special Counsel stating that such sublease does not cause the interest components of the Lease Payments to become includable in gross income for purposes of federal income taxation or to become subject to personal income taxation by the State of California.

SECTION 7.6. *Amendment of Lease Agreement.* This Lease may be amended with the prior written consent of the Corporation (which may not unreasonably be withheld). Prior to the effective date of any such amendment, and as a condition precedent to the effectiveness thereof, the District at its expense will obtain an opinion of Special Counsel stating that such amendment will not adversely affect the exclusion from gross income of the interest component of the Lease Payments.

SECTION 7.7. *Tax Covenants.*

(a) Generally. The District will not take any action or permit to be taken any action within its control which would cause or which, with the passage of time if not cured would cause, the interest components of the Lease Payments to become includable in gross income for federal income tax purposes.

(b) Private Activity Bond Limitation. The District will ensure that the proceeds of the Lease Payments are not so used as to cause the District's obligations hereunder to satisfy the private business tests of Section 141(b) of the Tax Code or the private loan financing test of Section 141(c) of the Tax Code.

(c) Federal Guarantee Prohibition. The District will not take any action or permit or suffer any action to be taken if the result of the same would be to cause the Lease Payments to be "federally guaranteed" within the meaning of Section 149(b) of the Tax Code.

(d) No Arbitrage. The District will not take, or permit or suffer to be taken by the Corporation or otherwise, any action with respect to the proceeds of the Lease Payments which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date would have caused the Lease Payments to be "arbitrage bonds" within the meaning of Section 148(a) of the Tax Code.

(e) Small District Exemption from Bank Nondeductibility Restriction. The District hereby designates this Lease for purposes of paragraph (3) of Section 265(b) of the Tax Code and represents that not more than $10,000,000 aggregate principal amount of obligations the interest on which is excludable (under Section 103(a) of the Tax Code) from gross income for federal income tax purposes (excluding (i) private activity bonds, as defined in Section 141 of the Tax Code, except qualified 501(c)(3) bonds as defined in Section 145 of the Tax Code and (ii) current refunding obligations to the extent the amount of the refunding obligation does not exceed the outstanding amount of the refunded obligation), including this Lease, has been or will be issued by the District, including all subordinate entities of the District, during the calendar year 2026.

(f) Arbitrage Rebate. The District will take any and all actions necessary to assure compliance with Section 148(f) of the Tax Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Lease Payments.

SECTION 7.8. *Financial Statements.* The District will keep proper books of record and accounts, in which complete and correct entries shall be made of all transactions relating to the general fund of the District in each Fiscal Year during the Term of this Lease. The District shall cause the books and accounts to be audited annually by an independent accountant, and the District will, within 270 days after the end of the Fiscal Year or as soon thereafter as practicable, provide to the Assignee and the Corporation its audited financial statements for the Fiscal Year. Such report may be part of a combined financial audit or report covering all or part of the District's finances. If the audited financial statements are not available within 270 days of the end of such Fiscal Year, the District shall furnish unaudited financial statements to the Assignee in the manner described in this Section within such 270-day period, and will then supply the audited financial statements immediately upon the availability thereof. The District shall also provide the Assignee with any other financial information reasonably requested by the Assignee. The electronic audited financial statements for the District and other financial information may be sent to the following email address (or such other address as the Assignee supplies to the District in writing): PublicFinance@WebsterBank.com.

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES

SECTION 8.1. *Events of Default Defined.* Any one or more of the following events constitutes an Event of Default hereunder:

(a) Failure by the District to pay any Lease Payment or other payment required to be paid hereunder at the time specified herein.

(b) Failure of the District to maintain insurance in form and substance as required by Article V.

(c) Failure by the District to observe and perform any covenant, condition or agreement on its part to be observed or performed hereunder, other than as referred to in the preceding clauses (a) and (b) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the District by the Corporation or the Assignee. However, if in the reasonable opinion of the District the failure stated in the notice can be corrected, but not within such 30-day period, the Corporation and the Assignee will not unreasonably withhold their consent to an extension of such time (for a period not to exceed 60 days) if corrective action is instituted by the District within such 30-day period and diligently pursued until the default is corrected.

(c) The filing by the District of a voluntary petition in bankruptcy, or failure by the District promptly to lift any execution, garnishment or attachment, or adjudication of the District as a bankrupt, or assignment by the District for the benefit of creditors, or the entry by the District into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the District in any proceedings instituted under the provisions of the Federal Bankruptcy Code, as amended, or under any similar acts which may hereafter be enacted.

(d) Any representation, warranty or certification made by the District in this Lease or in connection herewith was knowingly false when made.

SECTION 8.2. *Remedies on Default.* Whenever any Event of Default has happened and is continuing, the Corporation may exercise any and all remedies available under law or granted under this Lease. BUT, NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THERE WILL BE NO RIGHT UNDER ANY CIRCUMSTANCES TO ACCELERATE OR OTHERWISE DECLARE ANY LEASE PAYMENTS NOT THEN IN DEFAULT TO BE IMMEDIATELY DUE AND PAYABLE. Each and every covenant hereof to be kept and performed by the District is expressly made a condition and upon the breach thereof the Corporation may exercise any and all rights granted hereunder; provided, that no termination of this Lease shall be effected either by operation of law or acts of the parties hereto, except only in the manner herein expressly provided.

Upon the occurrence and during the continuance of any Event of Default, the Corporation may exercise any one or more of the following remedies:

(a) Enforcement of Payments Without Termination. If the Corporation does not elect to terminate this Lease in the manner hereinafter provided for in subparagraph (b) hereof, the District agrees to and shall remain liable for the payment of all Lease Payments and the performance of all conditions herein contained and shall reimburse the Corporation for any deficiency arising out of the re-leasing of the Leased Property, or, if the Corporation is unable to re-lease the Leased Property, then for the full amount of all Lease Payments to the end of the Term of this Lease, but said Lease Payments and/or deficiency shall be payable only at the same time and in the same manner as hereinabove provided for the payment of Lease Payments hereunder, notwithstanding such entry or re-entry by the Corporation or any suit in unlawful detainer, or otherwise, brought by the Corporation for the purpose of effecting such re-entry or obtaining possession of the Leased Property or the exercise of any other remedy by the Corporation.

(b) Re-Lease of Leased Property. The Corporation may re-lease all or any portion of the Leased Property with or without terminating this Lease. The District hereby irrevocably appoints the Corporation as the agent and attorney-in-fact of the District to enter upon and re-lease the Leased Property upon the occurrence and continuation of an Event of Default and to remove all personal property whatsoever situated upon the Leased Property, to place such property in storage or other suitable place in the County of Sonoma for the account of and at the expense of the District, and the District hereby exempts and agrees to save harmless the Corporation from any costs, loss or damage whatsoever arising or occasioned by any such entry upon and re-leasing of the Leased Property and the removal and storage of such property by the Corporation or its duly authorized agents in accordance with the provisions herein contained. The District agrees that the terms of this Lease constitute full and sufficient notice of the right of the Corporation to re-lease the Leased Property in the event of such re-entry without effecting a surrender of this Lease, and further agrees that no acts of the Corporation in effecting such re-leasing will constitute a surrender or termination of this Lease irrespective of the term for which such re-leasing is made or the terms and conditions of such re-leasing, or otherwise, but that, on the contrary, in the event of such default by the District the right to terminate this Lease will vest in the Corporation to be effected in the sole and exclusive manner hereinafter provided for in subparagraph (b) hereof. The District agrees to surrender and quit possession of the Leased Property upon demand of the Corporation for the purpose of enabling the Leased Property to be re-let under this paragraph, and the District further waives the right to any rental obtained by the Corporation in excess of the Lease Payments and hereby conveys and releases such excess to the Corporation as compensation to the Corporation for its services in re-leasing the Leased Property.

(c) Termination of Lease. If an Event of Default occurs and is continuing hereunder, the Corporation, at its option, may terminate this Lease by giving written notice to the District of its election to terminate and re-lease all or any portion of the Leased Property. If the Corporation terminates this Lease at its option and in the manner hereinafter provided due to a default by the District (and notwithstanding any re-entry upon the Leased Property by the Corporation in any manner whatsoever or the re-leasing of the Leased Property), the District nevertheless agrees to pay to the Corporation all costs, loss or damages howsoever arising or occurring payable at the same time and in the same manner as is herein provided in the case of payment of Lease Payments. Any surplus received by the Corporation from such re-leasing shall be applied to the Corporation to Lease Payments due under this Lease. Neither notice to pay rent or to deliver up possession of the premises given under law nor any proceeding in unlawful detainer taken by the Corporation will of itself operate to terminate this Lease, and no termination of this Lease on account of default by the District will be or become effective by operation of law, or otherwise, unless and until the Corporation will have given written notice to the District of the election on the part of the Corporation to terminate this Lease. The District covenants and agrees that no surrender of the Leased Property, or of the remainder of the Term hereof or any termination of this Lease will be valid in any manner or for any purpose whatsoever unless stated or accepted by the Corporation by such written notice.

(c) Enforcement of Payments Without Termination. If the Corporation does not elect to terminate this Lease under subparagraph (b), the District will remain liable for the payment of all Lease Payments and the performance of all conditions contained in this Lease. The District will reimburse the Corporation for any deficiency arising out of the re-leasing of the Leased Property, or, if the Corporation is unable to re-lease the Leased Property, then for the full amount of all Lease Payments to the end of the Term of this Lease. Any Lease Payments or deficiency due under this paragraph will be payable only at the same time and in the same manner as provided for the payment of Lease Payments in this Lease, notwithstanding such entry or re-entry by the Corporation or any suit in unlawful detainer, or otherwise, brought by the Corporation for the purpose of effecting such re-entry or obtaining possession of the Leased Property or the exercise of any other remedy by the Corporation.

(d) Proceedings at Law or In Equity. If an Event of Default occurs and continues hereunder, the Corporation may take whatever action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due hereunder or to enforce any other of its rights hereunder.

(e) Use of Project Fund. If an Event of Default occurs and is continuing hereunder, the Corporation at its option may direct to District to, and the District shall, apply the money in the Project Fund during the continuance of the Event of Default only to the Lease Payments due under this Lease.

SECTION 8.3. *No Remedy Exclusive.* No remedy given under this Lease limits the Corporation's right to any other remedy now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon the occurrence of any Event of Default will impair any such right or power or will be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. The Corporation may exercise any remedy reserved to it in this Article VIII without giving notice, other than such notice as may be required Section 8.2 or by law.

SECTION 8.4. *Agreement to Pay Attorneys' Fees and Expenses.* The District will be liable for and will pay, on demand of the Corporation or the Assignee, all reasonable legal fees and other reasonable costs and expenses, including court costs, incurred by the Corporation or the Assignee with respect to the enforcement of any remedy available to the Corporation upon an Event of Default. However, in the event of litigation between the Corporation or the Assignee and the District arising under this Lease but not upon an Event of Default, the prevailing party shall be entitled to recover from the other party all costs and expenses, including legal fees which may be those of in-house counsel, incurred by the prevailing party in exercising any of its rights or remedies or enforcing any of the terms of this Lease.

SECTION 8.5. *No Additional Waiver Implied by One Waiver.* If any agreement contained in this Lease is breached by either party and thereafter waived by the other party, such waiver is limited to the particular breach so waived and will not be deemed to waive any other breach hereunder.

SECTION 8.6. *Assignee to Exercise Rights.* Such rights and remedies as are given to the Corporation under this Article VIII have been assigned by the Corporation to the Assignee, to which assignment the District hereby consents. Such rights and remedies will be exercised solely by the Assignee.

ARTICLE IX

PREPAYMENT OF LEASE PAYMENTS

SECTION 9.1. *Security Deposit.*

(a) Notwithstanding any other provision of this Lease, the District may on any date secure the payment of the Lease Payments in whole or in part by depositing with a fiduciary, in trust, a security deposit. The security deposit will constitute a special fund for the payment of Lease Payments in accordance with the provisions of this Lease and will consist of either:

(1) an amount of cash sufficient to pay the Lease Payments when due under Section 4.4(a), as the District instructs at the time of the deposit, or

(2) an amount invested in direct general non-callable obligations of the United States of America (including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States of America), or obligations the timely payment of principal of and interest on which are directly guaranteed by the United States of America which is sufficient, in the opinion of an independent certified public accountant, together with interest to accrue thereon and together with any deposited but uninvested cash, to pay the Lease Payments when due under Section 4.4(a) or when due on any optional prepayment date under Section 9.2, as the District instructs at the time of the deposit.

(b) If the District makes a security deposit under this Section 9.1 with respect to all unpaid Lease Payments,

(1) the District will grant to the Corporation a first priority security interest and lien in the security deposit and all proceeds thereof in favor of the Corporation and the Assignee,

(2) all obligations of the District under this Lease, and all security provided by this Lease for the obligations, will thereupon cease and terminate, excepting only the obligation of the District to make, or cause to be made all of the Lease Payments from the security deposit, and

(3) under Section 4.6, title to the Leased Property will vest in the District on the date the security deposit is made automatically and without further action by the District, the Corporation or the Assignee.

SECTION 9.2. *Optional Prepayment.* The District may prepay the unpaid principal components of the Lease Payments in whole but not in part, on any Lease Payment Date on or after August 1, 2029, by paying a prepayment price for Lease Payments not due on such Lease Payment Date equal to the principal components of the Lease Payments to be prepaid, together with the interest required to be paid on such Lease Payment Date, plus a prepayment penalty (expressed as a percentage of the principal amount to be prepaid), as set forth in the following table:

Prepayment Dates	Prepayment Premium
August 1, 2029 and February 1, 2030	102%
August 1, 2030 and February 1, 2031	101%
August 1, 2031 and any Lease Payment Date thereafter	100%

The District will give the Corporation notice of its intention to exercise its option not less than 30 days in advance of the date of exercise.

SECTION 9.3. *Mandatory Prepayment From Net Proceeds of Insurance or Eminent Domain.* The District will be obligated to prepay the unpaid principal components of the Lease Payments in whole or in part on any date, from and to the extent of any proceeds of insurance award or condemnation award with respect to the Leased Property to be used for such purpose under Section 6.1. The District and the Corporation hereby agree that such proceeds, to the extent remaining after payment of any delinquent Lease Payments, will be credited towards the District's obligations under this Section 9.3.

ARTICLE X

MISCELLANEOUS

SECTION 10.1. *Notices.* Any notice, request, complaint, demand or other communication under this Lease will be given by first class mail or personal delivery to the party entitled thereto at its address set forth below, or by facsimile transmission or other form of telecommunication, at its number set forth below. Notice will be effective either (a) upon transmission by facsimile transmission or other form of telecommunication, including electronic, (b) 48 hours after deposit in the United States of America first class mail, postage prepaid, or (c) in the case of personal delivery to any person, upon actual receipt. The Corporation, the District and the Assignee may, by written notice to the other parties, from time to time modify the address or number to which communications are to be given hereunder.

If to the District:	Northern Sonoma County Fire Protection District 20975 Geyserville Avenue Geyserville, CA 95441 Attention: Fire Chief
If to the Corporation:	CSDA Finance Corporation 1112 I Street, Suite 200 Sacramento, CA 95814 Attention: Chief Executive Officer
If to the Assignee:	Webster Public Finance Corporation 200 Elm Street Stamford, CT 06901 Attention: Public Sector Finance Email: publicfinance@websterbank.com

SECTION 10.2. *Binding Effect.* This Lease inures to the benefit of and is binding upon the Corporation, the District and their respective successors and assigns.

SECTION 10.3. *Severability.* If any provision of this Lease is held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

SECTION 10.4. *Net-net-net Lease.* This Lease is a "net-net-net lease" and the District hereby agrees that the Lease Payments are an absolute net return to the Corporation, free and clear of any expenses, charges or set-offs whatsoever.

SECTION 10.5. *Further Assurances and Corrective Instruments.* The Corporation and the District agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Leased Property hereby leased or intended so to be or for carrying out the expressed intention of this Lease.

SECTION 10.6. *Additional Documents to Assignee.* The District agrees that it will transmit annually to the Assignee proof of the insurance required by Article V hereof within 30 days of the end of the Fiscal Year. In addition, the District will provide the Assignee notice of any Event as it relates to this Lease or the District's finances within 10 Business Days of the occurrences of such Event, and such notice will be deemed to have been given to the Assignee when posted on the EMMA portal of the Municipal Securities Rulemaking Board. As used herein, the term "Event" shall have the same meanings described under 17 CFR 240, 15c2-12(b)(5)(c).

SECTION 10.7. *Third-Party Beneficiary*. The Assignee is made a third-party beneficiary hereunder with all rights of a third-party beneficiary.

SECTION 10.8. *Execution in Counterparts.* This Lease may be executed in several counterparts, each of which is an original and all of which constitutes one and the same instrument.

SECTION 10.9. *Applicable Law.* This Lease is governed by and construed in accordance with the laws of the State of California.

SECTION 10.10. *Captions.* The captions or headings in this Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Section of this Lease.

[Signature Page Follows]

IN WITNESS WHEREOF, the District and the Corporation have caused this Lease to be executed in their respective names by their duly authorized officers, all as of the date first above written.

NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT,
as Lessor and Sublessee

By ________________________________
Marshall Turberville
Fire Chief

CSDA FINANCE CORPORATION,
as Lessee and Sublessor

By ________________________________
Neil McCormick
Chief Executive Officer

APPENDIX A

DESCRIPTION OF THE LEASED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

[To come]

APPENDIX B

SCHEDULE OF LEASE PAYMENTS

Lease Payment Date	Principal Component	Interest Component	Aggregate Lease Payment
2/1/27	$151,000	$149,261.55	$300,261.55
8/1/27	162,000	139,611.40	301,611.40
2/1/28	162,000	136,072.51	298,072.51
8/1/28	169,000	132,533.62	301,533.62
2/1/29	169,000	128,841.81	297,841.81
8/1/29	177,000	125,150.01	302,150.01
2/1/30	176,000	121,283.44	297,283.44
8/1/30	185,000	117,438.72	302,438.72
2/1/31	184,000	113,397.40	297,397.40
8/1/31	193,000	109,377.92	302,377.92
2/1/32	192,000	105,161.83	297,161.83
8/1/32	201,000	100,967.59	301,967.59
2/1/33	201,000	96,576.75	297,576.75
8/1/33	210,000	92,185.90	302,185.90
2/1/34	210,000	87,598.45	297,598.45
8/1/34	219,000	83,011.00	302,011.00
2/1/35	219,000	78,226.95	297,226.95
8/1/35	229,000	73,442.89	302,442.89
2/1/36	229,000	68,440.39	297,440.39
8/1/36	239,000	63,437.88	302,437.88
2/1/37	239,000	58,216.93	297,216.93
8/1/37	250,000	52,995.97	302,995.97
2/1/38	249,000	47,534.72	296,534.72
8/1/38	261,000	42,095.32	303,095.32
2/1/39	260,000	36,393.77	296,393.77
8/1/39	272,000	30,714.07	302,714.07
2/1/40	272,000	24,772.23	296,772.23
8/1/40	284,000	18,830.39	302,830.39
2/1/41	284,000	12,626.41	296,626.41
8/1/41	294,000	6,422.43	300,422.43
TOTALS:	**$6,542,000**	**$2,452,620.25**	**$8,994,620.25**

TO BE RECORDED AND WHEN RECORDED
RETURN TO:
Jones Hall LLP
4 West 4th Ave, Suite 406
San Mateo, California 94402
Attention: James A. Wawrzyniak, Jr., Esq.

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX UNDER SECTION 11921 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES UNDER SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

ASSIGNMENT AGREEMENT

This Assignment Agreement, dated as of July 23, 2026, is between the CSDA Finance Corporation, a nonprofit public benefit corporation duly organized and existing under the laws of the State of California (the "Corporation"), and Webster Public Finance Corporation, a Massachusetts corporation and wholly owned subsidiary of Webster Bank, National Association (the "Assignee").

B A C K G R O U N D :

1. The Northern Sonoma County Fire Protection District (the "District") is proceeding to finance various capital projects, including the Geyserville Fire Station Modernization Project (collectively, the "Project").

2. To provide funds for the Project, the District has leased the real property constituting the site and facilities of the Geyserville Fire Station, as such real property is more particularly described in Appendix A attached hereto and by this reference incorporated herein (the "Leased Property"), to the Corporation for an up-front rental payment which is sufficient to enable the District to finance the Project, and the Corporation has leased the Leased Property back to the District, all under a Lease and Sublease Agreement dated as of July 23, 2026 (the "Lease") between the Corporation as lessee and sublessor, and the District as lessor and sublessee, which has been recorded concurrently herewith in the Office of the Sonoma County Recorder.

3. Under the Lease, the District is obligated to pay semiannual lease payments (the "Lease Payments") to the Corporation in consideration of the sublease from the Corporation to the District of the Leased Property thereunder.

4. The Corporation wishes to assign its rights under the Lease as sublessor of the Leased Property, including but not limited to its right to receive and enforce the Lease Payments, to the Assignee for the purpose of providing the funds required for the financing of the Project.

A G R E E M E N T :

In consideration of the material covenants contained in this Agreement, the parties hereto hereby formally covenant, agree and bind themselves as follows:

SECTION 1. *Defined Terms*. All capitalized terms not otherwise defined herein have the respective meanings given those terms in the Lease.

SECTION 2. *Assignment*. The Corporation hereby assigns to the Assignee all of the Corporation's rights under the Lease as sublessor of the Leased Property (excepting only the Corporation's rights under Sections 5.11, 7.3 and 8.4 of the Lease), including but not limited to:

(a) the right to receive and collect all of the Lease Payments from the District under the Lease,

(b) the right to receive and collect any proceeds of any insurance maintained thereunder with respect to the Leased Property, or any eminent domain award (or proceeds of sale under threat of eminent domain) paid with respect to the Leased Property, and

(c) the right to exercise such rights and remedies conferred on the Corporation under the Lease as may be necessary or convenient (i) to enforce payment of the Lease Payments and any amounts required to be applied to the prepayment of the Lease Payments, or (ii) otherwise to protect the interests of the Assignee in the event of a default by the District under the Lease.

The assignment made under this Section 2 is absolute and irrevocable, and without recourse to the Corporation.

The above assignment is intended to be an absolute and unconditional assignment to the Assignee and is not intended as a loan by the Assignee to the Corporation. Accordingly, in the event of bankruptcy of the Corporation, the assigned property shall not be part of the Corporation's estate. However, if the above assignment is deemed to be a loan by the Assignee to the Corporation, then the Corporation shall be deemed to have granted to the Assignee, and hereby grants to the Assignee, a continuing first priority security interest in the assigned property and all proceeds thereof as collateral security for all obligations of the Corporation hereunder and all obligations of the District under the Lease, and this Agreement shall be deemed a security agreement with respect to such loan.

SECTION 3. *Acceptance*. The Assignee hereby accepts the assignments made herein for the purpose of securing the payments due under the Lease to, and the rights under the Lease of, the Corporation.

SECTION 4. *Marketable Title*. Good and marketable title to the rights assigned hereunder has been duly vested in the Assignee free and clear of any liens, security interests, encumbrances or other claims other than the rights of the District under the Lease, and the Corporation has not assigned or transferred any of the rights assigned hereunder or any interest in the rights assigned hereunder to any party other than the Assignee.

SECTION 5. *Consideration; Deposit of Funds*. In consideration of the assignment to the Assignee of the Lease Payments and certain other rights of the Corporation under Section 2, the Assignee hereby agrees to disburse, on the date hereof, the amounts described in Section 3.1 of the Lease for deposit in the Project Fund and pay costs of financing with respect to the Lease.

SECTION 6. *Covenants and Representations of the Corporation*. The Corporation makes the following covenants and representations to the Assignee as of the date of the execution and delivery of this Agreement:

(a) No Claims. There are no present and outstanding claims on or involving the Corporation's leasehold interest in the Leased Property or the Lease Payments payable thereunder that are assigned and transferred by the Corporation to the Assignee hereunder.

(b) Lease in Full Force and Effect. As of the date hereof, the Lease is in full force and effect and the District is not in default of any of the terms set forth therein.

(c) No Breaches or Conflicts. The execution and delivery of the Lease and this Agreement, the consummation of the transactions herein and therein contemplated and the fulfillment of or compliance with the terms and conditions hereof and thereof, do not and will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, lease, contract or other agreement or instrument to which the Corporation is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Corporation, any of which would have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Lease and this Agreement, or the financial condition, assets, properties or operations of the Corporation.

(d) No Consents Required. No consent or approval of any trustee or holder of any indebtedness of the Corporation, and no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority is necessary in connection with the execution and delivery by the Corporation of the Lease or this Agreement, or the consummation of any transaction herein or therein contemplated, except as have been obtained or made and as are in full force and effect, or except as would not materially adversely affect the transactions contemplated hereby.

(e) No Litigation. There is no action, suit, proceeding, inquiry or investigation before or by any court or federal, state, municipal or other governmental authority pending or, to the knowledge of the Corporation after reasonable investigation, threatened against or affecting the Corporation or the assets, properties or operations of the Corporation which, if determined adversely to the Corporation or its interests, would have a material and adverse effect upon the consummation of the transactions contemplated by or the validity of the Lease or this Agreement, or upon the financial condition, assets, properties or operations of the Corporation, and the Corporation is not in default with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Lease, this Agreement or the financial condition, assets, properties or operations of the Corporation.

(f) Non-impairment of Lease. The Corporation agrees that it (1) shall not have any right to amend, modify, compromise, release, terminate or permit prepayment of the Lease, and (2) shall not take any action that may impair the payment of Lease Payments or the validity or enforceability of the Lease.

(g) Lease Payments. If the Corporation receives any Lease Payments, then the Corporation shall receive such payments in trust for the Assignee and shall immediately deliver the same to the Assignee in the form received, duly endorsed by the Corporation for deposit by the Assignee.

(h) Further Assurances. The Corporation shall execute and deliver to the Assignee such notices of assignment and other documents relating to this Agreement, in form and substance reasonably satisfactory to the Assignee, and the Corporation shall take such other actions, as the Assignee may reasonably request from time to time to evidence, perfect, maintain, and enforce the Assignee's rights in the rights assigned hereunder and under this Agreement and/or to enforce or exercise the Assignee's rights or remedies under the Lease.

SECTION 7. *Restrictions on Transfer.* The Assignee and any subsequent transferee shall have the right at any time to assign, transfer or convey the Lease or any interest therein or portion thereof, but no such assignment, transfer or conveyance shall be effective as against the District unless and until the Assignee or subsequent transferee has delivered to the District written notice thereof (as described below) that discloses the name and address of the assignee, and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the Assignee or subsequent transferee or (ii) one or more banks, insurance companies, or other financial institutions, which executes and delivers to the District an investor letter in substantially the form of the Assignee Certificate delivered by the Assignee to the District. Nothing herein shall limit the right of the Assignee or its assignees to sell or assign participation interests in the Lease to one or more entities listed in (i) or (ii) above.

The Assignee or subsequent transferee must give written notice at least 30 days prior to any proposed transfer and assignment meeting the requirements set forth in this

Section to the District pursuant to the provisions of Section 10.1 of the Lease, that discloses the name and address of the assignee or transferee.

SECTION 8. *Execution in Counterparts*. This Agreement may be executed in any number of counterparts, each of which is an original and all together constitute one and the same agreement. Separate counterparts of this Agreement may be separately executed by the Assignee and the Corporation, both with the same force and effect as though the same counterpart had been executed by the Assignee and the Corporation.

SECTION 9. *Enforceability of Agreement*. The Corporation represents and warrants to the Assignee that the Corporation is a nonprofit public benefit corporation duly organized and validly existing under the laws of the State of California, has the power, authority, and legal right to execute, deliver and perform this Agreement, and this Agreement is a valid, binding, and enforceable obligation of the Corporation, except as such enforceability may be limited by bankruptcy, insolvency or other laws affecting creditors' rights generally and by the application of equitable principles

SECTION 10. *Binding Effect*. This Agreement inures to the benefit of and binds the Corporation and the Assignee, and their respective successors and assigns, subject, however, to the limitations contained herein.

SECTION 11. *Partial Invalidity*. If any one or more of the terms, provisions, covenants or conditions of this Agreement is to any extent declared invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, the finding or order or decree of which is final, none of the remaining terms, provisions, covenants and conditions of this Agreement shall be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

SECTION 12. *Governing Law*. This Agreement is governed by the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized officers as of the day and year first written above.

CSDA FINANCE CORPORATION

By __________________________________
Chief Executive Officer

Attest:

____
Secretary

WEBSTER PUBLIC FINANCE CORPORATION

By __________________________________
Authorized Officer

APPENDIX A

DESCRIPTION OF THE LEASED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

[To come]

Northern Sonoma County Fire Protection District
2026 Lease Financing
Summary of Proposals Received
June 30, 2026

	Webster Bank	Tri Counties Bank	Banner Bank	EverBank	Capital One Public Funding	BMO
Interest Rate (TE):						
15-Year:	**4.369%**	**4.450%**	**4.70%**	**4.500%**	**4.760%**	**4.390%**
20-Year	**4.622%**	**4.560%**	-	**4.710%**	**4.980%**	**4.41% (10-yr term)**
Payment:	Semi-annual Principal and Interest	Semi-annual Principal and Interest	Semi-annual Principal and Interest	Semi-annual Principal and Interest	Semi-annual Principal and Interest	Semi-annual Principal and Interest
Rate Lock Terms:	Rate is locked until 7/31	30 day rate lock	Rate is locked until 8/30	60 days	Rates locked until 7/23 once numbers finalized	Rates locked 14 days prior to closing
Prepayment:	In whole only on any pmt date: **15-Year** Years 1-2: No call Year 3: 102% Year 4: 101% Year 5: 100% **20-Year** Years 1-3: No call Year 4: 102% Year 5: 101% Year 6: 100%	In whole or in part on any pmt date: **15-Year** Years 1-2: 103% Years 3-4: 102% Year 5: 101% Thereafter at par **20-Year** Years 1-3: 103% Years 4-6: 102% Years 7-8: 101% Thereafter at par	In whole or in part anytime at par	In whole or in part on any date on: Years 1-2: 103% Years 3-4: 102% Years 5-6: 101% Year 7 & After: Par	In whole on any date at par beginning **15-Year** 8/1/2034 **20-Year** 8/1/2036	Would provide full term sheet with prepayment provisions upon indication to move forward.
Fees:	$7,500 (Legal)	$12,500 (Legal)	$17,000 (Legal)	$12,500 (Legal)	No Legal Fees	$12,500 (Legal)
Expiration:	July 3, 2026	-	-	July 3, 2026	July 2, 2026	-
Other:	-	Rate may be reduced by 10bps for every $1MM in deposits up to 20bps	Includes minimum liquidity covenant of 90days expenses	$500 COI wire fee	-	Contingent on banking relationship

Northern Sonoma County Fire Protection District
Fire Protection Services Agreement Staff Report
July 16, 2026 Board Meeting

Recommendation

Approve the Agreement Between the Northern Sonoma County Fire Protection District and the City of Healdsburg Relating to Fire and Emergency Services and authorize the Fire Chief to sign the Agreement.

Background

In 2023, the Northern Sonoma County Fire Protection District annexed the areas of southern Dry Creek Valley, Mill Creek Road, Bailache Avenue, Rio Lindo area, and the unincorporated area of Fitch Mountain between Healdsburg city limits and the Russian River (effective April 6, 2023). Shortly thereafter, on June 29, 2023, the District entered into an agreement with the City of Healdsburg for the use of our water tender and to provide annual fiscal compensation in the amount of $200,000 for response to emergencies in those areas.

Analysis

This Agreement continues the current relationship between Northern Sonoma County Fire Protection District and the City of Healdsburg.

Fiscal Impact

The Agreement pays the City of Healdsburg $200,000 annually for fire and emergency services. This amount is the same as last year.

NT CHECK LIST

Contractor Name: Northern Sonoma County Fire Protection District

Description of Services: Fire Protection Services Agreement

Department: Fire Project Manager Jason Boaz Phone: 431-3363

Initial not-to-exceed amount: $200,000

Begin Date 7/1/2026 End date 6/30/2027 CPI increase per year: Yes ☐ No ☒

If Agreement has multiple years, then encumbrance should be applied in the following manner:

Year 1______ Year 2______ Year 3______ Year 4______ Year 5______

☐ Amendment #1- Amount $ ______ End Date______

☐ Amendment #2- Amount $ ______ End Date______

☐ Amendment #3- Amount $ ______ End Date______

☐ Amendment #4- Amount $ ______ End Date______

☐ Amendment #5- Amount $ ______ End Date______

Total not-to-exceed Amount: $200,000

Department Head Approval:________________

Funding Source: ________________ Budgeted: Yes ☐ No ☐

(Include Acct# and Project #) Grant Funded?: Yes ☐ No ☒

Katie Edgar, Finance Director:________________

Check all that apply: Certificate(s) of Insurance attached: GL ☒ Auto ☒ Excess ☐ W/C* ☒

Prof (E&O) ☐ *Workers' Comp Declaration ☐ Other ________

Tyler Kettmann, Risk Manager:________________

Business License No.: ________ Expiration Date: ________ ☐ W-9 (if new vendor)

DIR Number ________ City Council approval date June 15, 2026

Resolution No. ______

AGREEMENT BETWEEN THE NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT AND THE CITY OF HEALDSBURG RELATING TO FIRE AND EMERGENCY SERVICES

This AGREEMENT is made by and between the Northern Sonoma County Fire Protection District, a fire district organized and operated pursuant to the Fire Protection District Law of 1987 (hereinafter referred to as "**DISTRICT**"), and the City of Healdsburg, a California municipal corporation (hereinafter referred to as "**CITY**"), referred to collectively as the "**PARTIES**," as of July 1, 2026.

RECITALS

WHEREAS, **CITY** and **DISTRICT** have provided uncompensated assistance to each other, by request (mutual aid) or without a request and dispatched simultaneously (automatic aid) and desire to maintain continued collaboration and coordination.

WHEREAS, **DISTRICT** annexed areas (hereinafter referred to as "AREAS") in southern Dry Creek Valley, Mill Creek Road, Westside Road, Bailache Avenue, and the Rio Lindo area (previously referred to as Zone FS-Dry Creek-Sotoyome) and the unincorporated area of Fitch Mountain between Healdsburg city limits and the Russian River (previously referred to as Zone FS-Fitch Mountain) effective April 6, 2023.

WHEREAS, **DISTRICT** now has jurisdiction over and receives tax revenues from properties located in AREAS, and is governed by an independent fire district board of directors elected by voters of AREAS.

WHEREAS, **DISTRICT** desires to increase emergency prevention, mitigation, risk reduction, and community preparedness in AREAS utilizing AREAS tax revenue.

WHEREAS, **CITY** owns unincorporated parcels within AREAS and may eventually annex portions of AREAS thereby decreasing **DISTRICT** tax revenue.

WHEREAS, **CITY** maintains a fire department capable of providing response to emergencies and is located closer than the **DISTRICT** to portions of the AREAS.

WHEREAS, **DISTRICT** desires to provide fiscal compensation and use of **DISTRICT** owned water tender, for the **CITY** to provide initial, closest resource, response to emergencies.

WHEREAS, for the purposes of this AGREEMENT, the **PARTIES** define "emergency" as an event that has an immediate threat to cause death, severe injury, and/or involves a fire and are generally medical emergencies, traffic accidents, rescues, and building fires.

WHEREAS, **DISTRICT** desires to reduce the need to provide uncompensated assistance to the **CITY** while the **CITY** is providing compensated assistance to the **DISTRICT**, specifically where the compensated assistance is for non-emergencies.

NOW, THEREFORE, **DISTRICT** and **CITY** mutually agree as follows:

I. The foregoing recitals are true and correct and are incorporated herein by reference.

II. **CITY** shall provide firefighters in place of or to augment the **DISTRICT** firefighters in AREAS for emergencies and non-emergencies, if firefighters are available, as determined by the **CITY**.

III. **DISTRICT** allows the **CITY** to utilize **DISTRICT** water tender for response to CITY incidents, emergencies and non-emergencies, with no compensation to the **DISTRICT**.

a. **DISTRICT** will provide insurance for water tender.
b. **CITY** agrees to store water tender in secure location preferably indoors and is responsible for vandalism, theft, or damage related to storage.
c. **CITY** will provide fuel and conduct daily, weekly, or monthly checks to ensure the water tender remains in operational readiness at no cost to the **DISTRICT.**
d. **DISTRICT** will perform periodic operational readiness inspections in coordination with **CITY** for planning necessary repairs and preventative maintenance**. DISTRICT** will coordinate all repairs and pay for any costs associated by these inspections.
    i. **CITY** will notify **DISTRICT** of maintenance or repairs that the **CITY** would like to perform, at DISTRICT's cost.
    ii. **CITY** will not commit the **DISTRICT** to costs of maintenance or repairs without prior approval from the **DISTRICT.**
e. **DISTRICT** allows the **CITY** to place **CITY** owned equipment on water tender.
f. **DISTRICT** reserves the right to utilize the water tender for its own emergency and non-emergency use with notification to and collaboration with the **CITY**.

CITY will forward any reimbursement funds generated from utilization of water tender, excluding the portion of funds necessary to compensate **CITY** employees for operation of the water tender, to the **DISTRICT**.

IV. **CITY** agrees to document CITY's response to AREAS using **CITY** fire department reporting system as providing automatic aid to **DISTRICT** (FDID 49055) unless the **DISTRICT** is also present.

For Incidents Where DISTRICT is Not Present

a. **DISTRICT** will refer requests for reports to the **CITY** and will not maintain or retain reports completed by **CITY**
b. **CITY** may request a response from the **DISTRICT** to complete a report
c. **CITY** will provide information to the **DISTRICT** as necessary to complete any **DISTRICT** required reporting or necessitating **DISTRICT** action such as for fire investigation, fire prevention, or risk reduction efforts
d. **DISTRICT** will complete a report stating the **CITY** responded automatic aid in place of the **DISTRICT**

For Incidents Where **DISTRICT** is present

a. **DISTRICT** and **CITY** will work together to compile report information
b. **DISTRICT** will complete a report and retain
c. **DISTRICT** does not require the **CITY** to complete a report

For Incidents Where **CITY** Utilizes **DISTRICT** Water Tender for their own non-emergency or emergency

a. **CITY** will acknowledge **DISTRICT** as providing automatic or mutual aid
b. **DISTRICT** may complete a report as providing automatic or mutual aid to **CITY**

V. **CITY** agrees to reconsider amount the **DISTRICT** compensates **CITY** when annexing AREAS or when there is a large loss in property tax revenue such as from a wildfire or decline in assessed property value.

VI. **CITY** and **DISTRICT** agree to collaborate on fire prevention and wildfire risk reduction on **CITY** owned unincorporated parcels within AREAS.

VII. Nothing in this Agreement is intended to affect the legal liability of either party to this Agreement by imposing or requiring any standard of care different than that provided by or existing in applicable law.

a. Neither party shall have any liability for failure or refusal to furnish automatic or mutual aid, or for recalling or releasing resources in accordance with the terms of this Agreement. Neither party shall make a claim against the other for refusal to provide automatic or mutual aid.
b. No debt, liability, or obligation of one party shall be the debt, obligation, or liability of the other party. Each party shall be responsible for its own acts and/or omissions.
c. Each party shall be responsible for injuries or death to its own personnel to the extent required by law. Each party, to the extent it is at fault, shall be

responsible for damage to or loss of equipment while acting within the scope of this Agreement.

d. Each party shall procure and maintain its own cost such insurance as is required by applicable federal and state law and as may be appropriate and reasonable in its discretion, or cover its personnel, equipment, vehicles, and property, including, but not limited to, liability insurance, workers' compensation, unemployment insurance, automobile liability and property damage. Each party may self-ensure when appropriate.

e. In lieu of and withstanding the pro rata risk allocation which might otherwise be imposed between the parties pursuant to Government Code Section 895.6, **DISTRICT** and **CITY** agree that all losses or liabilities incurred by a party shall not be shared pro rata, but instead pursuant to Government Code 895.4, each party shall full indemnify, defend and hold the other party, its elected and appointed officials, officers employees and agents, harmless from any claim, expense or cost (including court costs and reasonable attorneys' fees), damage or liability imposed for injury (as defined in Government Code Section 810.8) occurring by reason of the negligent acts or omissions or willful misconduct of the indemnifying party, its elected and appointed officials, officers, employees, or agents, under or in connection with any work, authority or jurisdiction delegated to such party under this Agreement. Neither party, nor either party's elected and appointed officials, officers, employees, or agents, shall be responsible for any damage or liability occurring by reason of the negligent acts or omissions or willful misconduct of the other party, its officers, employees, or agents under or in connection with any work, authority or jurisdiction delegated to such party hereunder. The parties' obligations pursuant to this Paragraph X.e. shall survive the expiration or termination of this Agreement as to activities occurring or being carried out during the term of this Agreement in the performance of this Agreement.

VIII. This Agreement shall be for a one (1) year term, commencing on July 1, 2026, and expiring at midnight on June 30, 2027, unless terminated sooner, as herein provided.

IX. In consideration of the services described herein, **DISTRICT** shall pay the **CITY** two hundred thousand dollars ($200,000). Such sum will be paid to **CITY** in two installments; the first installment shall be paid before November 30 of the applicable fiscal year, and the second installment shall be paid on or before April 30 of the applicable fiscal year. This amount is a flat rate, and is not tied to the number of incidents to which the CITY responds.

X. This Agreement can be terminated for any reason with ninety (90) days written notice by one party to the other.

XI. All notices required or permitted hereunder shall be deemed sufficiently given if delivered by hand, mailed by United States mail, postage prepaid, by certified or registered mail, or by electronic mail, addressed to the parties at the address set forth below or to such other addresses as may from time to time be designated in writing:

To **CITY**:
Fire Chief Jason Boaz
Healdsburg Fire Department
601 Healdsburg Avenue
Healdsburg, CA 95448
JBoaz@Healdsburg.gov

To **DISTRICT**:
Fire Chief Marshall Turbeville
Northern Sonoma County Fire Protection District
Post Office Box 217
Geyserville, CA 95441
mturbeville@nosocofire.com

XII. The parties agree to meet and confer in good faith over any issue not expressly described herein, as necessary to further the purposes of this Agreement.

XIII. If any term or provision of this Agreement is held to be illegal, invalid, or otherwise unenforceable by a court of competent jurisdiction, the remaining terms and provision of this Agreement shall continue in full force and effect.

XIV. The parties do not intend to create, and nothing in this Agreement shall be construed to create any benefit or right in any third party.

XV. This Agreement, including any exhibits attached hereto and incorporated herein, constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes all prior agreements or understandings, oral or written, between the parties in this regard.

XVI. The parties may amend this Agreement only by writing signed by both of the Parties.

IN WITNESS WHEREOF, the parties hereto have executed this document as of the date first above written.

CITY OF HEALDSBURG

By: ________________________
Jeffrey Kay, City Manager

Date: ________________________

NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT

By: ________________________
Marshall Turbeville

Date: ________________________

Northern Sonoma County Fire Protection District
Conflict of Interest Code Staff Report
July 16, 2026 Board Meeting

Recommendation

1. Approve Resolution 26/27-0716-02 Adopting a Conflict of Interest Code.
2. Complete the Biennial Notice.

Background

The Political Reform Act's Conflict of Interest Code provisions (California Government Code section 87303, et. seq.) requires every local government agency to biennially review its conflict of interest code (COIC) to ensure it accurately identifies all public officials and employees who are required to file Statement of Economic Interests (Form 700). A COIC is required to be amended when change is necessitated by changed circumstances, including the creation of new positions which must be designated and relevant changes in the duties assigned to existing positions. Therefore, if there are any necessary changes to our code, we are required by state law to submit an amended COIC to be approved by the County Board of Supervisors as the code reviewing body. No COIC shall be effective until it has been approved by the code reviewing body.

Our COIC was last amended January 26, 2021.

Analysis

The County of Sonoma created the following guidelines to assist in determining whether an agency needs to amend its COIC. If the answer is YES to any of the questions below, our COIC probably needs to be amended.

1. Is the current COIC more than five years old?
2. Have there been any substantial changes to the agency's organizational structure since the last COIC was approved?
3. Have positions been eliminated or re-named since the last COIC was approved?
4. Have new positions been added since the last COIC was approved?
5. Have there been substantial changes in duties or responsibilities for any positions since the last COIC was approved?

Per the Political Reform Act, a COIC must have three components:

1. The incorporation section, which lists the terms of the COIC and a reference to Regulation 18730; and
2. The current list of designated positions; and
3. Disclosure categories for each designated position.

The Biennial Notice must be completed and returned by October 1, 2026.

Summary of Findings

Our COIC is more than five years old. It has the correct language, but we currently have positions which should be included in the COIC. Even though those positions are captured within the designated position of credit card holders, it is more accurate to specifically list those positions. Staff recommend reviewing the current COI and adding the following finance-related positions with a disclosure category of 1:

1. Administrative Manager
2. Finance Assistant
3. District Treasurer

Disclosure Categories

Category 1: All investments, business positions and sources of income, including gifts, loans, and travel payments; all interests in real property.

Category 2: All investments, business positions and income, including gifts, loans and travel payments, from sources that provide goods, equipment, vehicles, machinery or services, including training or consulting services, of the type utilized by the District.

Only investments in and sources of income from business entities, and sources of income, which do business in the geographic area of the Northern Sonoma County Fire Protection District, or real property interest located in the District, need to be reported.

Additional Information

Additional information, including an online webinar regarding how to amend a conflict of interest code, is available on FPPC's website: **Local Agencies - Adopting and Amending Conflict of Interest Codes**

2026 Local Agency Biennial Notice

Name of Agency: Northern Sonoma County Fire Protection District

Mailing Address: 20975 Geyserville Avenue, Geyserville, CA 95441

Contact Person: Anneke Turbeville Phone No. 707-857-4373

Email: aturbeville@nosocofire.com Alternate Email: ____________________

Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.

This agency has reviewed its conflict of interest code and has determined that *(check one BOX):*

☐ **An amendment is required. The following amendments are necessary:**

(Check all that apply.)

- ☐ Include new positions
- ☐ Revise disclosure categories
- ☐ Revise the titles of existing positions
- ☐ Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- ☐ Other *(describe)* ____________________

☐ **The code is currently under review by the code reviewing body.**

☐ **No amendment is required.** (If your code is over five years old, amendments may be necessary.)

Verification (to be completed if no amendment is required)

This agency's code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The code includes all other provisions required by Government Code Section 87302.

____________________ ____________________

Signature of Chief Executive Officer *Date*

All agencies must complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than **October 1, 2026**, or by the date specified by your agency, if earlier, to:

(PLACE RETURN ADDRESS OF CODE REVIEWING BODY HERE)

PLEASE DO NOT RETURN THIS FORM TO THE FPPC.

NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT
20975 Geyserville Avenue • Geyserville • California • 95441 • (707) 857-4373

Resolution No. 26/27-0716-02
Dated July 16, 2026

RESOLUTION OF THE NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT, STATE OF CALIFORNIA, ADOPTING A CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government Code sections 81000 et seq., requires state and local government agencies to adopt conflict of interest codes, and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations Section 18730, which contains the terms of a standard conflict of interest code and which can be incorporated by reference and may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments to the Political Reform Act, and

WHEREAS, the District wishes to adopt this standard code and designate which officers and employees should disclose financial interests and describe which interests must be disclosed, and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. 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 and, along with the attached Appendix A and Appendix B, in which members and employees are designated and disclosure categories are set forth, constitute the Conflict of Interest Code of the Northern Sonoma County Fire Protection District, and

2. Pursuant to Section 4 of the standard code, board members shall file statements of economic interest with the Northern Sonoma County Fire Protection District clerk, who shall retain a copy and forward the original for filing with the Clerk of the Sonoma County Board of Supervisors. Designated employees shall file statements with the Northern Sonoma County Fire Protection District clerk who shall retain them at the main place of business of the Northern Sonoma County Fire Protection District. Any Northern Sonoma County Fire Protection District board member or other designated employee already required to submit a disclosure copy of that statement (Form 700) pursuant to Government Code section 87203 may submit a copy of the statement in lieu of any filing required by this code provided that no additional disclosure would be required by this code.

It Is Hereby Certified that the foregoing Resolution No.26/27-0716-01 was duly introduced and legally adopted by the Board of Directors of the Northern Sonoma County Fire Protection District during a Public Meeting held on the 16th day of July, 2026 by the following roll call vote:

Directors:

Stewart: ______ Newman: ______ Heiges: ______ Peterson: ______ Abercrombie: ______

AYES: ______ NOES: _____ ABSTAIN: _____ ABSENT: _____

SO ORDERED

Attested:

____
Lawrence Heiges; Board President

Witnessed:

____
Anneke Turbeville; Clerk of the Board

APPENDIX A

Designated Positions	Disclosure Categories
Member of the Board of Directors	1
Fire Chief	2
Administrative Manager	2
Finance Assistant	2
District Treasurer	2
All other employees, contract employees, volunteers, and other personnel with a District credit card	2
Consultants	*

*Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following:

The Chairman may determine in writing that a particular consultant, although in a "designated position" is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant's duties and based upon that description, a statement of the extent of the disclosure requirements. The Chairman's determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.

APPENDIX B

Disclosure Categories[1]

Category 1: All investments, business positions and sources of income, including gifts, loans, and travel payments; all interests in real property.

Category 2: All investments, business positions and income, including gifts, loans and travel payments, from sources that provide goods , equipment, vehicles, machinery or services, including training or consulting services, of the type utilized by the District.

[1] Only investments in and sources of income from business entities, and sources of income, which do business in the geographic area of the Northern Sonoma County Fire Protection District, or real property interest located in the District, need to be reported.

NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT

20975 Geyserville Avenue • PO Box 217 • Geyserville • California • 95441 • (707) 857-4373 • geyservillefire.com

Resolution No. 20/21-1217-01
Dated December 17, 2020

RESOLUTION OF THE NORTHERN SONOMA COUNTY FIRE PROTECTION DISTRICT, STATE OF CALIFORNIA, ADOPTING A CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government Code sections 81000 et seq., requires state and local government agencies to adopt conflict of interest codes, and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 California Code of Regulations Section 18730, which contains the terms of a standard conflict of interest code and which can be incorporated by reference and may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments to the Political Reform Act, and

WHEREAS, the District wishes to adopt this standard code and designate which officers and employees should disclose financial interests and describe which interests must be disclosed, and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. 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 and, along with the attached Appendix A and Appendix B, in which members and employees are designated and disclosure categories are set forth, constitute the Conflict of Interest Code of the Northern Sonoma County Fire Protection District, and

2. Pursuant to Section 4 of the standard code, board members shall file statements of economic interest with the district clerk, who shall retain a copy and forward the original for filing with the Clerk of the Sonoma County Board of Supervisors. Designated employees shall file statements with the District clerk who shall retain them at the main place of business of the District. Any District board member or other designated employee already required to submit a disclosure copy of that statement (Form 700) pursuant to Government Code section 87203 may submit a copy of the statement in lieu of any filing required by this code provided that no additional disclosure would be required by this code.

It Is Hereby Certified that the foregoing Resolution No.20/21-1217-01 was duly introduced and legally adopted by the Board of Directors of the Northern Sonoma County Fire Protection District during a Public Meeting held on the 17th day of December, 2020 by the following roll call vote:

Directors:

Stewart: yes Newman: yes Bernier: yes Petersen: yes Okaya: yes

AYES: 5 NOES: Ø ABSTAIN: Ø ABSENT: Ø

SO ORDERED

Attested:

Rob Stewart; Board President

Witnessed:

Anneke Turbeville; Clerk of the Board

APPENDIX A

Designated Positions	Disclosure Categories
Member of the Board of Directors	1
Fire Chief	2
All other employees, contract employees, volunteers, and other personnel with a District credit card	2
Consultants	*

*Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following:

The Chairman may determine in writing that a particular consultant, although in a "designated position" is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant's duties and based upon that description, a statement of the extent of the disclosure requirements. The Chairman's determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.

APPENDIX B

Disclosure Categories[1]

Category 1: All investments, business positions and sources of income, including gifts, loans, and travel payments; all interests in real property.

Category 2: All investments, business positions and income, including gifts, loans and travel payments, from sources that provide goods , equipment, vehicles, machinery or services, including training or consulting services, of the type utilized by the District.

[1] Only investments in and sources of income from business entities, and sources of income, which do business in the geographichic area of the Northern Sonoma County Fire Protection District, or real property interest located in the District, need to be reported.

Northern Sonoma County Fire Protection District
Minutes of the Regular Board of Directors' Meeting

Thursday, June 18, 2026 at 6 p.m.
Geyserville Fire Station – 20975 Geyserville Ave, Geyserville, CA

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Vice President Pat Abercrombie.

PLEDGE OF ALLEGIANCE

ROLL CALL

Directors Present: Scott Newman, Fred Peterson, Pat Abercrombie and Rob Stewart
Directors Absent: Larry Heiges
Staff Present: None

APPROVAL OR AMENDMENT OF THE AGENDA

A motion was made and seconded (Peterson/Stewart) to approve the agenda. All ayes.

PUBLIC DISCUSSION

There was no Public Discussion.

OLD BUSINESS

1. Facility Improvement Financing Discussion

   The Board reviewed written staff updates regarding lease financing.

NEW BUSINESS

1. JPA Side Letter

   A motion was made and seconded (Stewart/Peterson) to approve the "Side Letter of Agreement" which establishes a mutual understanding regarding employee status in the event of termination, dissolution, or discontinuation of the JPA. All ayes.

2. Seasonal Defensible Space Inspector

   A motion was made and seconded (Peterson/Newman) to approve a new position called Seasonal Defensible Space Inspector with wages, benefits, and duties as described in the job announcement. All ayes.

CONSENT CALENDAR

A motion was made and seconded (Stewart/Peterson) to approve the items listed under the Consent Calendar. All ayes.

1. May 21, 2026 Regular Meeting Minutes

2. Financial Report

3. Check Detail

CHIEF'S REPORT

The Board reviewed the written Chief's Report, which included a fire apparatus update. Direction is needed when fire sign messaging needs to be changed. Staff might consider supporting neighborhood emails lists with District communications platform or IT staff.

CORRESPONDENCE

Director Abercrombie received correspondence regarding the importance of the Fire Inspector position.

GOOD OF THE ORDER

There was no Good of the Order.

ADJOURNMENT

A motion was made and seconded (Newman/Stewart) to adjourn the meeting at 6:38 p.m. All ayes.

Respectfully submitted,

Anneke Turbeville

Anneke Turbeville, Clerk of the Board

Date Approved by the Board:

Northern Sonoma County Fire Protection District
Consent Calendar - Financials Staff Report
July 16, 2026 Board Meeting

Background

The July Financials cover FY 25/26 through the month ending June 30, 2026.

Highlights

- The fiscal year ended June 30. The next few months will be spent preparing for the audit field day scheduled for September 22.
- The final FY 25/26 property tax payment will arrive mid to late July (last year we received $188,040.81 on July 23).
- Staff are preparing the direct levy for Special Tax Zone 1.
- CD maturing on July 16.

Budget Preparation

- The public notice for the budget hearing was published in the Press Democrat on May 30.
- The budget hearing will take place during the regularly scheduled board meeting on September 17.
- We will be adopting our FY 26/27Prop 4 Limits at that same meeting.
- Staff will begin preparing the final budget in August.

Financial Summary

<u>Significant Expenditures</u>

- We paid Cloverdale FPD $609,274.30 for April, May and June.

<u>Significant Revenue</u>

- Interest earned for June from our ICS and CDRS accounts totaled $14,653.53.
- The final Measure H payment for this fiscal year has arrived. We received $736,115.05 for Fire and $736,115.05 for Vegetation Management, totaling $1,472,310.10

FISCAL YEAR 2025/2026 FINANCIALS SUMMARY
JUNE 30 2026 YTD

Summit State Bank Enterprise Checking Account Monthly Summary

$	250,000.00	Beginning Month Balance
$	1,477,884.00	Monthly Revenue
$	(265,066.52)	Monthly Expenditures
$	(140,000.00)	Withdrawal (Transfer to Payroll)
$	(1,476,308.14)	Withdrawal (Transfer to ICS)
$	-	Withdrawal (Transfer to CD)
$	403,490.66	Deposit (Transfer from ICS)
$	-	Deposit (Transfer from CD)
$	**250,000.00**	**Balance for Period Ending June 30, 2026**

Summit State Bank June Deposits

$	1,472,230.10	County of Sonoma: Sales Tax (Measure H) FY25-26 Q3, 4th Payment
$	54.00	GovDeals: Sale of Laptop Screens
$	727.62	US Bank CAL-CARD: ECR Rebate
$	210.00	GovDeals: Sale of iPhone 12
$	4,662.28	Weis Fire & Safety Equip: Reimbursement for 6156 Expenses
$	**1,477,884.00**	**Total Deposits**

Summit State Bank Business Checking Account Monthly Summary (PAYROLL)

$	79,791.01	Beginning Month Balance
$	(201,724.97)	Withdrawal- Payroll
$	140,000.00	Deposit (Transfer from Summit Enterprise)
$	**18,066.04**	**Balance for Period Ending June 30, 2026**

Summit State Bank Enterprise Checking Account Year to Date SUMMARY

$	250,000.00	Beginning Year Balance
$	11,138,080.68	YTD Revenue
$	(5,492,839.50)	YTD Expenditures
$	(1,856,100.00)	Withdrawal (Transfer Payroll)
$	(10,600,612.40)	Withdrawal (Transfer ICS)
$	-	Withdrawal (Transfer to CD)
$	6,811,471.22	Deposit (Transfer from ICS)
$	-	Deposit (Transfer from CD)
$	**250,000.00**	**Balance for Period Ending June 30, 2026**

Encumbered Funds (not including Current Year)

$	-	Vegetation Management
$	700,000.00	Vehicle Replacement (Type 3)
$	**700,000.00**	**Total Encumbered Funds**

Summit State Bank ICS Account Monthly Summary

$	5,901,535.92	Beginning Month Balance
$	(395,686.25)	Withdrawal (Transfer to Checking)
$	1,476,308.14	Deposit (Transfer from Checking)
$	8,806.23	Interest
$	**6,990,964.04**	**Balance for Period Ending June 30, 2026**

Reserved Funds

$	-	Apparatus Replacement
$	-	Capital Equipment Replacement
$	1,978,765.00	New Station / Building Reserve Fund
$	1,005,232.00	Fire Sales Tax Reserve Fund (General)
$	1,080,885.00	Fire Sales Tax Reserve Fund (Vegetation Management)
$	**4,064,882.00**	

Summit State Bank CDRS Account Summary Maturity Date 07/16/2026

$	2,086,117.00	Beginning Balance
$	2,112,615.22	Last Month Balance
$	-	Transfer Out of CD
$	5,847.30	Interest
$	**2,118,462.52**	**Balance for Period Ending June 30, 2026**

Combined Balance

$	**9,377,492.60**	**Balance for Period Ending June 30, 2026**

FIRE DIVISION - JUNE	Jul '25 - Jun 26	Budget	% of Budget
Income			
40000 · Tax Revenue			
40002 · Prop Tax - CY, Secured	3,017,061.36	3,000,000.00	100.57%
40003 · Direct Charges - CY	104,607.21	115,000.00	90.96%
40004 · Dry Creek Fund	1,119.90	1,120.00	99.99%
40012 · SB2557 Prop Tax Admin	(34,116.00)	(35,000.00)	97.47%
40101 · Prop Taxes - CY, Unsecured	87,811.42	90,000.00	97.57%
40111 · Supplemental Prop Taxes - CY	47,270.87	50,000.00	94.54%
40201 · Prop Taxes - PY, Secured	(1.86)	(300.00)	0.62%
40202 · Direct Charges - Prior Year	2,869.61	600.00	478.27%
40211 · Prop Taxes - PY, Unsecured		800.00	
40221 · Supplemental Prop Taxes - PY		(200.00)	
40404 · Timber Yield Tax	46.82	500.00	9.36%
Total 40000 · Tax Revenue	3,226,669.33	3,222,520.00	100.13%
42000 · Intergovernmental Revenues			
42111 · State- Other In-Lieu Tax	51.43	100.00	51.43%
42291 · State Homeowners Prop Tax Relf	6,246.63	3,000.00	208.22%
42627 · Other Gvt- Special Districts	(267,734.00)	(240,000.00)	111.56%
Total 42000 · Intergovernmental Revenues	(261,435.94)	(236,900.00)	110.36%
44000 · Revenue - Use of Money & Prop			
44002 · Interest on Pooled Cash	1,843.74	1,000.00	184.37%
44003 · Other Interest Earnings	63,609.24	25,000.00	254.44%
Total 44000 · Revenue - Use of Money & Prop	65,452.98	26,000.00	251.74%
45008 · NCPA Fees for Gov't Services	38,966.00		100.0%
46000 · Miscellaneous Revenues			
46001 · Government Revenue- Grant Reven		17,000.00	
46003 · OES Strike Team/Reimbursement	579,059.86	247,000.00	234.44%
46004 · ABH Reimbursements			
46006 · County Funded Firefighters			
46007 · Defensible Space Inspections			
46015 · Sales Tax	3,197,630.33	3,000,000.00	106.59%
46022 · Public Records Requests	30.00	50.00	60.0%
46023 · Sale of Fixed Assets			
46028 · Misc. Revenue	17,614.76	11,000.00	160.13%
46029 · Donations/Contrib/Reimbursement	12,924.66	10,000.00	129.25%
Total 46000 · Miscellaneous Revenues	3,807,259.61	3,285,050.00	115.9%
47000 · Grant & Contract Reimbursements			
47001 · Project Mgmt- Reimbursement	8,464.83		100.0%
47002 · Administrative Reimsbursement		11,000.00	
Total 47000 · Grant & Contract Reimbursements	8,464.83	11,000.00	76.95%
Total Income	6,885,376.81	6,307,670.00	109.16%
Gross Net	6,885,376.81	6,307,670.00	109.16%

Expense			
50000 · Salaries and Employee Benefits			
50701 · Permanent Employees	273,300.15	300,000.00	91.1%
50702 · Stipend/Extra Help	3,975.00	3,000.00	132.5%
50703 · Overtime			
50704 · FLSA Overtime	463.00	500.00	92.6%
50705 · Strike Team Overtime	12,987.16	13,000.00	99.9%
50706 · Uniform Allowance	1,226.12	900.00	136.24%
50708 · Contract Employees	2,794,598.94	2,500,000.00	111.78%
50709 · Temporary Help/Seasonals	35,558.40	35,600.00	99.88%
50712 · Fire Prevention	74,195.53	77,000.00	96.36%
50753 · FICA	26,455.22	30,500.00	86.74%
50754 · 457 Retirement Contributions	25,200.59	33,000.00	76.37%
50755 · 457 Retirement Management			
50756 · Medicare	6,187.08	6,300.00	98.21%
50801 · Health Ins	26,102.82	40,000.00	65.26%
50806 · Unemployment	1,686.84	1,900.00	88.78%
50808 · Worker's Comp	133,459.00	50,000.00	266.92%
Total 50000 · Salaries and Employee Benefits	3,415,395.85	3,091,700.00	110.47%
51000 · Services			
51021 · Phone Costs	11,092.08	11,000.00	100.84%
51032 · Janitorial Services	8,492.60	7,000.00	121.32%
51041 · Liability Insurance	79,555.00	80,000.00	99.44%
51060 · Vehicle Maintenance, Outfitting	57,862.62	60,000.00	96.44%
51061 · SCBA Maintenance	401.07	2,000.00	20.05%
51062 · Field Equip Maint.	5,646.39	300.00	1,882.13%
51063 · Office Equip Maint/Repair	24,326.69	24,000.00	101.36%
51071 · Maintenance - Bldg & Improve	11,913.52	22,000.00	54.15%
51205 · IBS Payroll Costs	5,129.05	5,000.00	102.58%
51206 · Accounting/Audit Services	8,725.00	8,750.00	99.71%
51211 · Legal Services	3,579.00	20,000.00	17.9%
51221 · Medical/Laboratory Services	423.42	1,000.00	42.34%
51225 · Training Services	5,256.00	10,000.00	52.56%
51235 · Dispatch Services	7,053.00	28,000.00	25.19%
51241 · Outside Printing and Binding	12,166.51	13,000.00	93.59%
51242 · Bank Charges		100.00	
51244 · Permits/Licenses/Fees	86.00	50.00	172.0%
51249 · Other Professional Services	926,839.04	950,000.00	97.56%
51250 · Planning/Mapping/Inspections		1,500.00	
51301 · Publications and Legal Notices	1,177.48	2,000.00	58.87%
51401 · Rents & Leases - Equipment	7,221.47	10,000.00	72.22%
51602 · Business Tavel/Mileage	9,054.60	10,000.00	90.55%
51902 · Telecommunications Usage	487.21	5,000.00	9.74%
51916 · County Service Chgs	7,225.10	8,000.00	90.31%

Total 51000 · Services	1,193,712.85	1,278,700.00	93.35%
52000 · Supplies			
52021 · Safety Clothing, PPE	37,560.25	38,000.00	98.84%
52022 · Clothing/Boot Expense		1,000.00	
52031 · Food & Beverages	914.82	2,000.00	45.74%
52041 · Household Supplies	4,708.12	6,600.00	71.34%
52061 · Fuel/Gas/Oil	32,347.86	30,000.00	107.83%
52081 · Medical/Laboratory Supplies	4,274.12	6,500.00	65.76%
52091 · Memberships/Certifications	6,186.56	6,000.00	103.11%
52111 · Office Supplies	482.86	2,000.00	24.14%
52115 · Books/Media/Subscriptions	6,704.15	4,000.00	167.6%
52117 · Mail and Postage Supplies	1,323.79	1,500.00	88.25%
52141 · Minor Equipment/Small Tools	4,005.32	5,000.00	80.11%
52142 · Computer Equipment/Accessories	10,054.83	12,000.00	83.79%
52144 · Communication Equipment	4,814.75	6,000.00	80.25%
52191 · Utilities	6,894.61	8,000.00	86.18%
52193 · Utilities- Electric	10,845.99	11,000.00	98.6%
Total 52000 · Supplies	131,118.03	139,600.00	93.92%
54000 · Capital Expenditures			
54305 · Capital Assets- Machinery/Equip		5,000.00	
54331 · Capital Assets- Mobile Equip	866,648.20	1,200,000.00	72.22%
Total 54000 · Capital Expenditures	866,648.20	1,205,000.00	71.92%
85000 · Capital Asset /Contingency Rsv			
85001 · Transfer to Operational Reserve			
85002 · Transfer to App Replacement Rsv		258,020.00	
85005 · Transfer to LT Build Reserves		334,650.00	
Total 85000 · Capital Asset /Contingency Rsv		592,670.00	
Total Expense	5,606,874.93	6,307,670.00	88.89%
Fund Balance	**1,278,501.88**		**100.0%**

VEGETATION MANAGEMENT - JUNE	Jul '25 - Jun 26	Budget	% of Budget
Income			
40000 · Tax Revenue			
40003 · Direct Charges - CY	47,850.00	47,850.00	100.0%
Total 40000 · Tax Revenue	47,850.00	47,850.00	100.0%
46000 · Miscellaneous Revenues			
46001 · Government Revenue- Grant Reven	88,651.43	137,500.00	64.47%
46002 · Gov't Revenue- Fuel Reduction	326,559.61	80,000.00	408.2%
46015 · Sales Tax	3,197,630.33	3,000,000.00	106.59%
46021 · Fuel Reduction- Private	189,371.29	179,000.00	105.79%
46027 · Workers Comp Reimbursement	546.32		
Total 46000 · Miscellaneous Revenues	3,802,758.98	3,396,500.00	111.96%
49000 · Reserves			
49003 · Building/Capital Impr. Reserves			
Total 49000 · Reserves			
Total Income	3,850,608.98	3,444,350.00	111.8%
Gross Net	3,850,608.98	3,444,350.00	111.8%
Expense			
50000 · Salaries and Employee Benefits			
50701 · Permanent Employees	838,310.63	1,029,000.00	81.47%
50703 · Overtime	504.90	550.00	91.8%
50706 · Uniform Allowance	3,404.23	5,000.00	68.09%
50709 · Temporary Help/Seasonals	359,685.76	390,000.00	92.23%
50753 · FICA	76,119.45	109,000.00	69.83%
50754 · 457 Retirement Contributions	22,186.66	81,000.00	27.39%
50756 · Medicare	17,802.13	25,500.00	69.81%
50801 · Health Ins	122,896.05	364,000.00	33.76%
50803 · Dental			
50805 · Vision			
50806 · Unemployment	10,560.56	50,000.00	21.12%
50808 · Worker's Comp		56,303.00	
Total 50000 · Salaries and Employee Benefits	1,451,470.37	2,110,353.00	68.78%
51000 · Services			
51010 · Grant & Contract Admin Costs	7,107.82	11,100.00	64.03%
51021 · Phone Costs	6,283.60	8,000.00	78.55%
51060 · Vehicle Maintenance, Outfitting	19,926.89	40,000.00	49.82%
51062 · Field Equip Maint.	32,160.44	25,000.00	128.64%
51071 · Maintenance - Bldg & Improve	1,697.64	2,500.00	67.91%
51211 · Legal Services	14,116.00	30,000.00	47.05%
51221 · Medical/Laboratory Services	488.50	1,000.00	48.85%
51225 · Training Services	750.00	1,000.00	75.0%
51241 · Outside Printing and Binding	3,113.97	5,500.00	56.62%
51242 · Bank Charges		10.00	

51244 · Permits/Licenses/Fees	905.00	6,000.00	15.08%
51249 · Other Professional Services	301,068.31	360,000.00	83.63%
51301 · Publications and Legal Notices		1,000.00	
51401 · Rents & Leases - Equipment	17,610.93	20,000.00	88.06%
Total 51000 · Services	405,229.10	511,110.00	79.28%
52000 · Supplies			
52021 · Safety Clothing, PPE	6,972.83	5,000.00	139.46%
52022 · Clothing/Boot Expense	658.28	5,000.00	13.17%
52031 · Food & Beverages		500.00	
52041 · Household Supplies	1,518.79	2,000.00	75.94%
52061 · Fuel/Gas/Oil	47,622.07	20,000.00	238.11%
52081 · Medical/Laboratory Supplies	1,430.28	2,000.00	71.51%
52091 · Memberships/Certifications	193.63	500.00	38.73%
52111 · Office Supplies	1,198.58	500.00	239.72%
52115 · Books/Media/Subscriptions		100.00	
52117 · Mail and Postage Supplies		100.00	
52141 · Minor Equipment/Small Tools	29,084.29	30,000.00	96.95%
52142 · Computer Equipment/Accessories	383.70	1,000.00	38.37%
52143 · Computer Software/Licensing	169.99	5,000.00	3.4%
52191 · Utilities	802.94	900.00	89.22%
52193 · Utilities- Electric	2,163.26	2,000.00	108.16%
Total 52000 · Supplies	92,198.64	74,600.00	123.59%
54000 · Capital Expenditures			
54305 · Capital Assets- Machinery/Equip		60,000.00	
54331 · Capital Assets- Mobile Equip		140,000.00	
Total 54000 · Capital Expenditures		200,000.00	
85000 · Capital Asset /Contingency Rsv			
85001 · Transfer to Operational Reserve			
85015 · Transfer to Measure H Reserves		548,287.00	
Total 85000 · Capital Asset /Contingency Rsv		548,287.00	
Total Expense	1,948,898.11	3,444,350.00	56.58%
Fund Balance	**1,901,710.87**		**100.0%**

Northern Sonoma County Fire Protection District
Check Detail
June 2026

Num	Name	Memo	Account	Paid Amount
ACH	**Kaiser Permanente**	418660659215: June 2026	50801 · Health Ins	-7,650.34
				-7,650.34
ACH	**P Fleet**	B349697	52061 · Fuel/Gas/Oil	-1,780.72
				-1,780.72
ACH	**Recology Sonoma Marin**	067:05/01/2026-05/31/2026	52191 · Utilities	-202.96
				-202.96
ACH	**P Fleet**	B352917	52061 · Fuel/Gas/Oil	-988.43
				-988.43
ACH	**P Fleet**	B357082	52061 · Fuel/Gas/Oil	-1,291.16
				-1,291.16
ACH	**P Fleet**	B360336	52061 · Fuel/Gas/Oil	-494.07
				-494.07
3953	**Bell's Ambulance Service**	**119650**	51249 · Other Professional Services	-33,000.00
				-33,000.00
3954	**Garrett Hardware & Plumbing, Inc.**	**Statement Date 05/31/2026**	52141 · Minor Equipment/Small Tools	-4,646.73
				-4,646.73
3955	**Healdsburg Auto Parts**	**197125**	51060 · Vehicle Maintenance, Outfitting	-222.70
				-222.70
3956	**Jacobszoon and Associates, Inc.**	**9817,9818,9819**	51249 · Other Professional Services	-3,451.00
				-3,451.00
3957	**Nick Barbieri Trucking, LLC**	**1286559**	52061 · Fuel/Gas/Oil	-1,802.01

Northern Sonoma County Fire Protection District
Check Detail
June 2026

				-1,802.01
3958	Opperman & Son	01P90971	51060 · Vehicle Maintenance, Outfitting	-415.55
				-415.55
3959	Peterson	0622703	51062 · Field Equip Maint.	-1,207.56
				-1,207.56
3960	Robert Stewart, Builder	1610	52031 · Food & Beverages	-162.50
				-162.50
3961	Toshiba Finanical Services	5831404231	51401 · Rents & Leases - Equipment	-325.64
				-325.64
3962	AT&T	FirstNet:06102026	51021 · Phone Costs	-658.73
				-658.73
3963	Cloverdale Auto Parts	750287,750283	51060 · Vehicle Maintenance, Outfitting	-653.13
				-653.13
3964	Fire Safe Sonoma Inc	Equipment Lease Payment: 2022 Green Bandit M	51401 · Rents & Leases - Equipment	-1.00
				-1.00
3965	FRMS	115-07/01/2026-07/31/2026	50801 · Health Ins	-840.90
				-840.90
3966	Grapevine Communications	29839,29841,29848	51063 · Office Equip Maint/Repair	-1,012.77
				-1,012.77
3967	Opperman & Son	01P91182	51060 · Vehicle Maintenance, Outfitting	-121.39
				-121.39

Northern Sonoma County Fire Protection District
Check Detail
June 2026

3968	Peterson Trucks	315769R	51060 · Vehicle Maintenance, Outfitting	-135.98
				-135.98
3969	U.S. Bank	Statement Date 06/08/2026	100066 · US Bank CC - JT	-14,390.68
				-14,390.68
3970	Allstar Fire Equipment, Inc.	188064	52021 · Safety Clothing, PPE	-27,236.27
				-27,236.27
3971	Cal-Line Equipment	04325028, 04325035	51062 · Field Equip Maint.	-1,068.36
				-1,068.36
3972	California PPE Recon Inc	3549	51062 · Field Equip Maint.	-683.88
				-683.88
3973	Cloverdale Auto Parts	750518,750519,750758,750627,750686,750699,75(	52061 · Fuel/Gas/Oil	-975.42
				-975.42
3974	Grapevine Communications	29870	51063 · Office Equip Maint/Repair	-195.00
				-195.00
3975	Nick Barbieri Trucking, LLC	1290229	52061 · Fuel/Gas/Oil	-1,462.67
				-1,462.67
3976	North Bay Vehicle Registration Service	WS4655	51249 · Other Professional Services	-166.00
				-166.00
3977	Occu-Med, Ltd.	0626911	51221 · Medical/Laboratory Services	-246.75
				-246.75
3978	Opperman & Son	01P91332,01P91435	51060 · Vehicle Maintenance, Outfitting	-128.32

Northern Sonoma County Fire Protection District
Check Detail
June 2026

				-128.32
3979	**PG&E**	**05/14/2026-06/11/2026**	52193 · Utilities- Electric	-1,278.84
				-1,278.84

Directors Signatures: Total (108,897.46)

Northern Sonoma County Fire Protection District

CHIEF'S REPORT
July 16, 2026
For Previous Month

SIGNIFICANT INCIDENTS

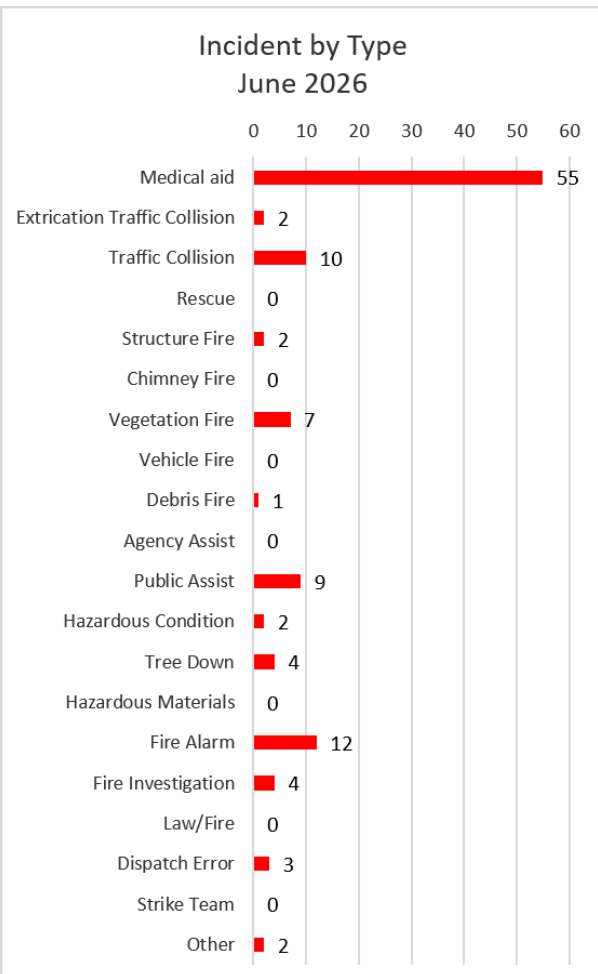
- June 4: Water truck rollover on Wallace Creek Road
- June 8: 1.38 acre vegetation fire on Spencer Lane
- June 30: 0.73 acre vegetation fire along Canyon Road on ramp to Highway 101

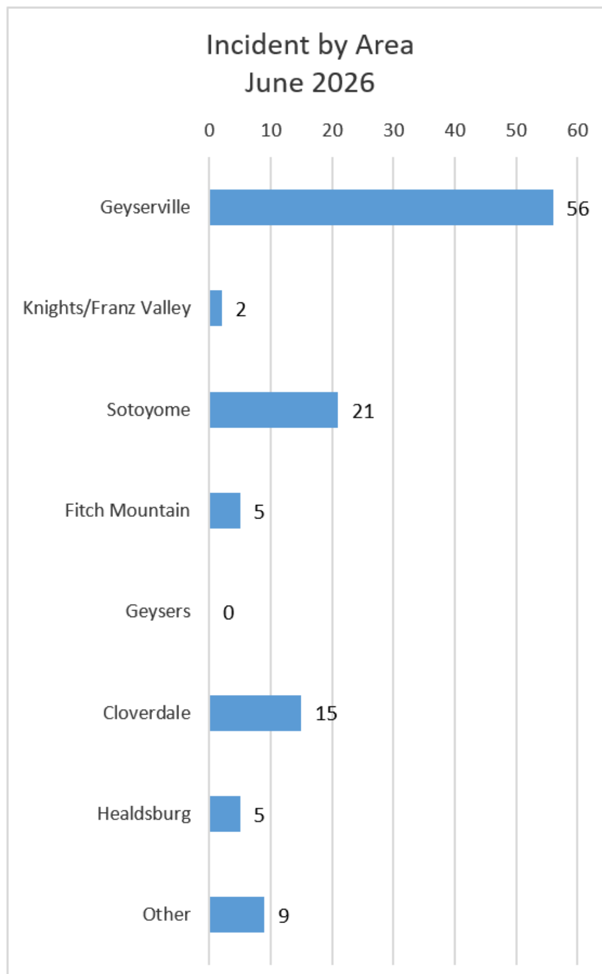
COMMUNITY MEETINGS/OUTREACH

- June 8: Regional Firewise Forum (Coordinated by Fire Safe Sonoma)

FIRE OPERATIONS

- 113 incidents
  - 55 cancelled
  - 37 Code 2 (no lights and siren)





FIRE PREVENTION

- Fire Inspector Kevin O'Brien resigned mid-June. Advertised for a seasonal defensible space inspector and for fire inspector position.
- District's status maintained on the California Board of Forestry's Fire Risk Reduction Community List (https://bof.fire.ca.gov/projects-and-programs/fire-risk-reduction-community-list/)

VEGETATION MANAGEMENT

- Exploring purchasing a excavator/masticator to be primarily used for roadside mastication, maintaining fuel breaks, and maintaining vegetation along/in wildfire dozer lines
- Fuels Crew worked on the following projects:
  - Sonoma Mountain Road (Measure H Funded)
  - Fountain Grove (Measure H Funded)
  - Cloverdale – Geysers Road (County of Sonoma Grant Funded)
  - Community Chipping (Measure H Funded)
  - Stewarts Point – Skaggs Spring Road (Measure H Funded)
  - Franz Valley Road (Measure H Funded)
  - Vanoni South 1 (Special Tax Zone 1 Funded)

ADMINISTRATION

- One seasonal defensible space inspector going through hiring process
- Hired 3 seasonal firefighters effective July 1, 2026
- Forestry Technician 1 & 2 hiring in progress
- Currently reviewing Fire Inspector applications
- On going project:
  - Watershed Management Plan for the Lake Sonoma and Gualala River watersheds, partnering with Ag Innovations who received a Bureau of Reclamation Cooperative grant