

PIONEER FIRE PROTECTION DISTRICT

Board of Directors Board Meeting

July 11, 2023 Minutes

Tony Marcaccio-Board Chair, Tina Holum-Vice Chair, Judy Hobson-Secretary, Randy Rossi-Director, Candance Flaming-Director

Mission Statement

To provide a professional and compassionate level of community fire protection, emergency medical and rescue services to the citizens and property owners within the Fire District, in order to prevent or minimize the loss of life, pain, suffering and property damage as a result of fire or other types of emergency.

The July 11th, 2023 6:00 PM meeting was conducted in person at 7061 Mt. Aukum Rd. Somerset, CA 95684

MINUTES

1. CALL TO ORDER and DETERMINATION OF QUORUM 18:15 hours 6:15p.m.

1.1 Roll Call

Present: Director Hobson, Director Marcaccio, Director Rossi

Absent: Director Flaming, Director Holum

Administration: Chief Whitt, Admin. Assistant Vierra, Battalion Chief Earle, Captain Stutts, FF Aemisegeo.

1.2 Pledge of Allegiance led by Director Rossi

2. ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

2.1 Administration recommends the BOD approve: Minutes from June 13th 2023 Board Meeting, and June 30th 2023 Special Board Meeting.

2.2 Administration recommends the BOD approve: Payment of bills – green sheets for June 2023 Motion to adopt agenda and accept consent calendar

(M/S) Hobson/ Rossi

Passed 3/0

3. PUBLIC COMMENT (Open Forum)

3.1 Patrick Lynch representing the Omo Ranch Fire Safe Council reported that there is a proposal before the Agricultural Commission related to a Commercial Cannabis Grow at 5600 Omo Ranch Road. Battalion Chief Earle spoke to the fire safe plan that would need to be implemented if this project moves forward.

3.2

4. MONTHLY/STANDING ACTIVITY REPORTS AND COMMITTEE REPORTS

4.1 Administrative/Chief's Report – Chief Whitt reviewed Chief's report as printed in the Board Packet.

TO: Pioneer Fire Protection District Board of Directors
FROM: David Whitt, Fire Chief
PREPARED BY: David Whitt, Fire Chief
DATE: July 11, 2023
ITEM: July Board of Director's Meeting Chief's Report for the Month of June
RECOMMENDATION: Receive information about the District

Calls for Service in September:

<u>Call Type</u>	<u>May</u>	<u>Year to Date</u>
EMS	30	194
Fire	5	16
MVA	4	32
Hazmat	1	21
Assist	15	53
Other	10	82

PIONEER FIRE PROTECTION DISTRICT

Board of Directors Board Meeting

July 11, 2023 Minutes

TOTAL	60	398
Fire Loss Total	\$ 0	\$000,000

Apparatus

Repairing the fleet continues to progress ... BUT ... Seems like we have made some great progress as of late ... keep our collective fingers crossed! West Coast Frame is now longer accepting apparatus for mechanical repair, only body work. They too cannot hire/find good mechanics. Our mobile mechanic will be going to Texas for a year to support large apparatus there (oil fields). We have found two new vendors locally that might work even better.

E-38 (Type 1 – Frontline Structure Engine)

- Back in service. Is working well, still has the “DEF” light issue that it has had since we owned it.

Reserve Engine (El Dorado Hills)

- Amador Fire Protection District has given Pioneer Fire the sister engine to this one. Equipment and upgrade to small valves and gauges being done now.

E-338 (Type 3 – Frontline Wildland Engine)

- E-338 in service. Repairs are ongoing with EGR valve. Mobile mechanic found the problem.

Type 6 Engine (Known currently as Patrol 38)

- At the mobile mechanics home in Wilton, pump being ordered.

Type 6 Engine (Known currently as Patrol 35)

- In service, works well.
- Being used in tandem at times when needed.

WT-38 (Frontline Water Tender)

- Repairs started on Tender. Plumbing repairs complete, replaced, and sealed with our mobile mechanic. Blew flexible piping that was rated too low for pressure needs. Should be in service by July 20. Training on operations should begin July 30th or so.

Facilities

Station 38 including the living quarters:

- Subject Matter Expert is completing the electrical supply drop and associated repairs (Scope of Work).
- Re-arranging the apparatus bay and interior of Administration continues in the kitchen area: being remodeled to store in-service line personnel PPE. Locker room, bathroom, and tool room floors complete.
- Purchase for Air compressor and RIT packs in progress. BIG THANKS to ALL staff who are assisting with this process!!

Personnel

- Firefighter Mike Aemisegeo hired June 15, first day was July 5.
- We have several new recent graduates from the Sierra College Academy helping us out as Shift Volunteers.
- Fill the Boot drive raised over \$4000!! Thank you to the Dwyers, West Slope Foundation

Administration

- Staff have developed our Wildly Important Goals (WIG’s). They include:
 - New Fire RMS system to be purchased (ImageTrend)
 - Updating our personal protective equipment (PPE)
 - Hose inventory and testing
 - Pump Testing
 - Radio purchase (two additional handhelds (\$3,200.00 each))

PIONEER FIRE PROTECTION DISTRICT

Board of Directors Board Meeting

July 11, 2023 Minutes

- Several meetings including with allied agencies and JPA including a very good conference call with the El Dorado National Forest. Very positive as we move into a more “Mutual Threat Zone” relationship.
- Continued meetings Fire Safe and Prevention Groups with a focus on Outingdale which has been identified as one of the top 5 priorities within the County with critical problems.
- Meeting with FEMA to determine reimbursement from Caldor still. Long process.
- Budget process has been completed. Continue to meet with Standing Finance Committee members to begin FEMA reimbursements, budget for FY 2023/24, grant opportunity, and budget process moving forward.
- Radios from the grant has been awarded from the Gary Sinise Foundation are being programmed and inventoried. Big THANK YOU AGAIN to Mike and Deb Perry, Chief Earle, and Armando De La Torre.

OPTIONS: The Chief’s Report is for informational purposes. The Board of Directors may take one or more of the following actions:

- 1) Provide Staff with comment.
- 2) Provide Staff with additional direction.

FISCAL IMPACT: As noted in the report

ACTION PLAN: None.

RELATED ACTION(S): None.

4.2 Local #4586

The Fill the Boot Drive raised approximately \$4750.00

4.3 PVFA

The PVFA is continuing to focus efforts on a membership drive to obtain new members.

4.4 Affiliated Organization Reports

- Julie Wynia representing the Omo Ranch Fire Safe Council reported that they have a small but active fire safe council. They are currently collecting Right of Entry’s for the South county fire Reduction Grant. The Mill Road Water Tank leak was repaired and locks were installed.
- Jennifer representing the West Slope Foundation shared that the West Slope Foundation is providing \$5000.00 worth of funding to the 5 local Fire Safe Councils. They have started 8 disaster planning workshops that are being held at the Fireman’s Hall
- Davis Manske representing the Grizzly Flats Fire Safe Council reported that the Council continues to work with the Recourse Conservation District doing ground work and planting. The biggest problem they are facing is that property owners are not turning in their Right of Entry’s. The attempted Fire Wise day June 10th was cancelled due to rain event. Grizzly Flat Community clean-up day is scheduled for August 8th, 11-2p.m. Burger nights is every Friday night during the summer on Consumnes Mine Rd., 1st right, 5:30-7pm.
- Elisabeth representing the Sandridge Fire Safe Council reported that the council is working on community engagement. She reports that they have 3 individuals qualified in Defensible Space. They are in the process of a community wide assessment of strengths and weaknesses. Road work road work on Sandridge will be completed in the near future.
- Shiela representing the Omo Ranch Fire Safe Council shared about a Wine Signage fund raising project. This project is a unified funding winery signage that would support all the fire safe councils equally.

PIONEER FIRE PROTECTION DISTRICT

Board of Directors Board Meeting

July 11, 2023 Minutes

4.5 Financial

Chief Whitt gave an update regarding the emergency board meeting held June 30th 2023 to amend the 2022-2023 FY budget to increase revenue & Expenditure amounts to 1,402,000.00.

4.6 Standing Finance Committee Report

Director Marcaccio reported the Finance Committee met 7/10/2023 to review 2023-2024 budget. Next Standing Finance Committee Meeting will be in September.

5. OLD BUSINESS

5.1 Board of Directors Policy Manual Review Update

Director Rossi reported that the Board Policy Manual Review Committee met 2 times and has forwarded the updated board Manual to the administration for adjustments. Updated version of the manual will be presented to the board at the August Board meeting for review.

5.2 Charters for Standing Committees

Charters for Standing Committees will stay as Old Business until the Board of Directors Policy Manual Review Update has been completed and a new Standing Committees can be formed.

5.3 Job Description - Technical Specialist and Relative Background Information

Item will be held over to the September Board Meeting.

5.4 Station 31 Building Project

Admin Vierra reported that we are still in process of reviews with FEMA.

6. NEW BUSINESS

6.1 Omo Ranch Fire Safe Council Water Storage Project

Chris Carr representing the Omo Ranch Fire Safe Council provided proposal to install four 5000 gallon water tanks at the home of Ralph and Patti Lyman at 7300 Slug Gulch Rd Fairplay, CA 95684. A \$5000.00 grant from the West Slope Foundation has been made toward this project. The PVFA will be making a \$5000.00 donation as well. The remaining funds will come from community donations. All donations must go through the PVFA. The ORFSC is asking the District to make a \$5000.00 donation toward the purchase of the water tanks and enter into an agreement similar to the one made for the water tanks in PFPD/Rossi Property Rental Agreement at 4 corners.

Motion to support the Omo Ranch Water Storage Project using the PFPD/Rossi Property Rental 4 Corners agreement as a template for a new PFPD/Lyman Property Rental Agreement and authorize a \$5000.00 expenditure toward the Water Storage Tank Purchase.

(M/S) Rossi/Hobson

Roll call vote

Ayes: Hobson, Marcaccio, Rossi

Nay: 0

Abstain: 0

Absent: Flaming, Holum

Passed 3/0

7. CORRESPONDENCE AND COMMUNICATIONS/BOARD MEMBERS COMMENTS (GOOD OF THE ORDER)

PIONEER FIRE PROTECTION DISTRICT

Board of Directors Board Meeting

July 11, 2023 Minutes

7.1 Congratulations to Cora Dixson 2023 Smokey Bear/Woodsy Owl Poster Contest. She received 1st place for the Pacific Region, (Hawaii/Alaska/Washington/Idaho/Oregon/California/Nevada/Arizona)

8. AGENDA ITEMS (For Next Regularly Scheduled Meeting)

8.1 Old Business - Board Policy Manual Review Update

8.2 Old Business - Charters for Standing Committees

8.3 Old Business - Station 31 Building Project

8.4 Old Business - Omo Ranch Water Tank Proposal

8.5 Old Business - Professional Services Support Division – Technical Specialist Job Description

8.6 New Business Measure F Update

8.7 Updated 130 form


8.8 Resolution for State Mandated inspections R1-2 Facilities and Educational Facilities.

ADJOURNMENT– Motion to Adjourn


(M/S) Hobson/Rossi 3/0 Meeting adjourned at 7:12pm.

NEXT REGULAR BOARD MEETING SCHEDULED FOR Tuesday August 8th, 2023 at 6pm

Prepared by:



Joy Vieira, Administrative Assistant



Chair BOD

8-8-2023

Date

Supporting documents that were received
by Affiliated Organizations in item 4.4
during the July 11 2023 Board meeting

PIONEER FIRE DEPARTMENT

JULY 11, 2023

REPORT ON WATER TANKS

I made a proposal at the June meeting about using the Rossi agreement to install Water Tanks and a Hydrant at the home of Ralph and Patti Lyman on Slug Gulch Road. The cost of the project is about \$20,000.

The Board did not take any action on the proposal last month.

Since last month the WestSlope Foundation has approved \$5,000 for Omo Ranch Fire Safe Council, which will be available in August.

Farmers Insurance Company contributed \$100.

Yesterday at the meeting of the PVFA I presented a proposal and asked for a contribution. The reaction seemed positive, but they wanted to review my proposal before taking any action.

Does Pioneer Fire Department have any funds to contribute to ORFSC?

EXISTING WATR TANKS AT OMO RANCH AND MILL ROADS

During the third week of June repairs were completed to repair a leak in the pipe from the water tanks to the hydrant. When the water tender is repaired the tanks need to be refilled.

New steel combination locks were installed on the top and bottom of the hydrant. The new code is the one the Fire Department uses.

New procedures were developed on how to fill water trucks from the hydrant. Currently all the valve on the four tanks are closed.

A written procedure is posted on the wall of Station 37. I also have a copy for this station.

What is the status of the Water Tender?

Respectfully submitted,

Christopher Carr/Omo Ranch Fire Safe Council
Chairperson Water Tank Project



Project Proposal

Draft 6/9/2021

PROJECT NAME:

South Co. Councils and PVFA Joint Venture Unified Funding and Winery Signage

DRAFT 6/9/21

PROBLEM STATEMENT

Equally support all councils and PVFA for ongoing donations at local wineries.

GOALS & OBJECTIVES

What are the end goals and objectives of the project? Preferably the goals are measurable in order to assess the success of the project at its conclusion.

1. Support all upcoming and established councils to have monthly guaranteed income.
2. Providing signs and donation containers to all interested wineries free of charge in exchange for placement on tasting room counters or suitable location.
3. Unobtrusive and practical monthly scheduled donation pick-up and sign maintenance.

July 6, 2023

Hello So County Wine Signage Committee And GFFSC, AFFSC, SRFSC, ORFSC Board Council Members.

Our Google Meet will be Thursday, July 13, 2023 from 5:30pm - 7:00pm. We will send out the link next week.

This up-coming Google Meet meeting is extremely important and determines when we begin this fundraising co-adventure.

Let us Celebrate our Wine Signage Achievements!

- All printed Wine Signage materials are approved.
- We received a donation of presentation folders.
- We obtained permission to present the new and absolutely wonderfully enriched El Dorado County Fire Safe Council "Wildfire Preparedness Workbook" along with our presentation folder to our local wineries.
- We have a committed donation pledge for printing all inserts for our winery presentation packet.
- We have donation boxes ready for distribution.
- We ordered package stickers depicting each fire safe council's logo for the front cover of our presentation folders. *eta is July 7th.*
- We have placed our first order for 8 Table Top Retractable Wine Displays – *eta is July 7th *(however these 8 table top signs are void of a QR Code)(once we have agreed on the below issues more signs will follow).*

We now need consensus from the 4 fire safe council board members, when establishing the logistical, financial, and legal issues necessary for a fluid and hopefully ongoing fundraiser.

The following topics for our next zoom meeting discussion are:

- QR Code ?URL embedded in QR Code
- Park a Domain
- Landing Page
- Venmo –how we process funds
- 25% of profit per each council is already established but the means of treasuring must come from councils' agreement.
- Web site for winery \$20.00 per year –Roger Lipp willing to set up (ORFSC-council member).
- This is the time to address any other issues.
- Fundraising email contact Michael Pinette created the South County Wine Signage email using Kim Biskner AFFSC as the contact person. Please review and decide if there is anything else needed.
Display name: Kim Biskner,
Username: socounty-winery-fundraiser@affsc.org
 - Password: -we will discuss at the meeting
 - Later Discussions: Winery selections, mailing, monthly donation collection schedule

[date]

South El Dorado County Fire Safe Councils
Aukum Fairplay | Sand Ridge | Grizzly Flats | Omo Ranch
[contact phone number]
[contact email address]
]
[winery name]
[winery address]

Dear [winery owner name],

Just over a two years ago, all of us were painfully aware of the effects of the Caldor wildfire on our communities. Neighbors were evacuating their families and livestock, and local vineyard owners were desperately trying to figure out if harvest could or should happen, how properties could be safely accessed to care for the vines, and whether winery facilities would survive the wildfire.

Since those days, the South El Dorado County winery community has stepped up to help with recovery and reconstruction efforts. Those of us in the Fire Safe Councils have redoubled our efforts to educate residents about fire safety and have been working diligently to bring grant money and other resources to El Dorado County to address our collective wildfire preparedness and resiliency concerns. We find that community members are now far more receptive to information on how to harden homes and generally prepare for wildfire.

The El Dorado Fire Safe Council is a 501(c)(3) nonprofit organization made up of several smaller Fire Safe Councils that are primarily volunteer-driven. As such, funding for our education efforts is, at times, difficult to come by. The size and scope of the Caldor Fire has inspired South County Fire Safe Councils to join forces and collaborate on large-scale resiliency projects. We recently achieved approval for a \$2+ million CAL-FIRE grant for fuel reduction work that will help to clear vegetation along roads in our area and establish defensible spaces to fight and contain future wildfires. While this grant was a great victory for our community, we need to remain vigilant in our fundraising efforts and continue the valuable work of grassroots education.

To further our mission, we are creating a local winery donation campaign. We invite you to partner with us in this endeavor. The concept involves placement of donation containers and promotional materials in wine tasting rooms. We invite you to review the attached materials and consider participation in this joint effort. One of our outreach committee members will follow up with you soon to discuss the project and answer any questions you may have regarding participation. We would be honored if you would join us in helping keep our homes, vineyards, and wineries safe from wildfire for years and decades to come. Thank you for your time and consideration. We look forward to working with you.

Sincerely,



South County Fire Safe Councils Funding Project

What You Need to Know

Who	Aukum Fairplay, Grizzly Flats, Omo Ranch, and Sand Ridge Fire Safe Councils are reaching out to all El Dorado South County Wineries to work together to help create a more fire resilient community.
What	A fundraising campaign involving promotional materials, signage, and donation containers offered to participating local winery owners who choose to partner with us.
Where	We ask that donation containers and promotional materials be placed in your tasting room counter or other visible location.
When	Display the donation campaign sign and container on an ongoing basis while your winery is open to the public.
Why	To build partnerships that support and promote our community efforts to become more resilient against future wildfires and educate the public about measures we can all take to increase fire safety to protect our homes, vineyards and wineries.
How	Together we will create a system to encourage donations and collect contributions in coordination with winery owners.



South County Fire Safe Councils

A Brief History

El Dorado County was originally inhabited by the Native American Miwok tribe. The Miwok maintained a healthy forest by allowing ground fires to burn, which managed the forest vegetation and prevented it from becoming overgrown. Prolific natural resource discoveries of mining, lumber, and marble in the 1800s resulted in a population explosion. As new communities grew, wildfires resulted, making reconstruction a community effort.

Federal fire policies halted the practice of prescribed burns in the early 20th century. Banning this practice resulted in extremely dense forest growth. To address this danger, The Pioneer Volunteer Fire Department and Pioneer Volunteer Firefighters Association (PVFA) were established in the 1960s. In 1982, the Pioneer Fire Protection District was formed. Unfortunately, in the 1990s the Volunteer Firefighters were disbanded due to complications with insurance companies' ability to provide coverage for the organization.

Now, in the 21st century, California is threatened by the ever-present threat of wildfire due to dense vegetation in our dry, hot climate. As a result, we recognize the importance of making changes in how we manage our land and interface with our environment.

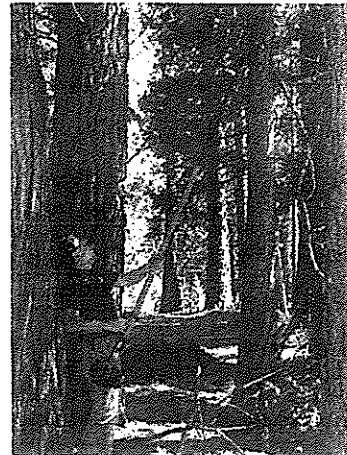
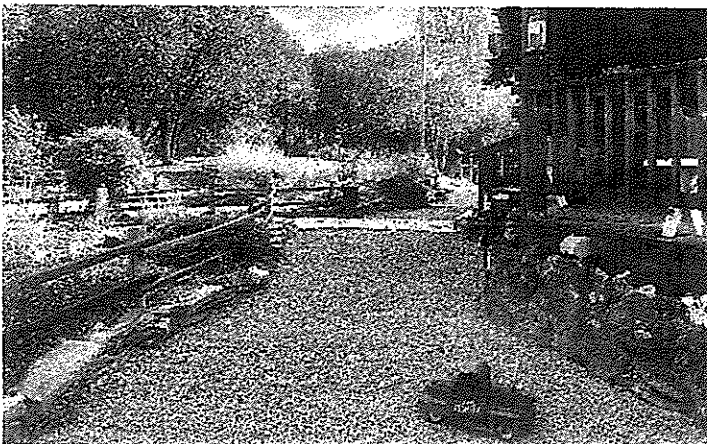
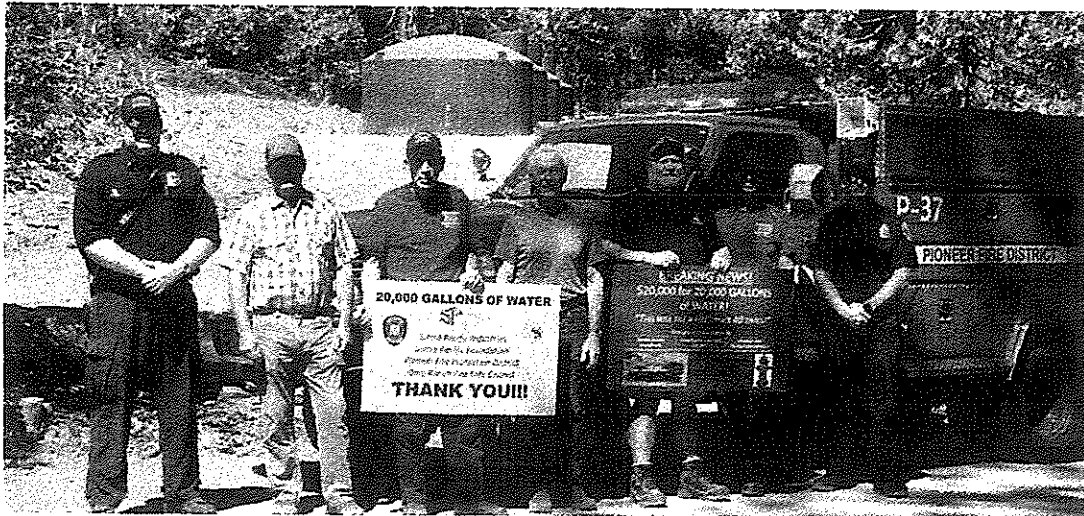
The Fire Safe Councils were established as a community effort to educate and implement best practices for fire safety such as home hardening, establishing defensible space standards, and remembering the value of Native Americans' prescribed burns creating non-laddering understory for healthy forests. As we live with the constant threat of wildfire we realize joining efforts with our South County neighboring Fire Safe Councils creates a more informed and resilient community.

**As Associate South County Councils of
the El Dorado County Fire Safe Council
We have united our fundraising efforts
We ask our local wineries to join us:
Together we build a resilient community
Fire Knows No Boundary!**

South County Fire Safe Councils Activities and Achievements

The councils have collectively achieved and coordinated the following:

1. Recognition as "Firewise" Community by National Fire Protection Association.
2. Annual free Green Waste Chipping Day for local residents.
3. AirMed emergency air ambulance information sharing event.
4. Pioneer Volunteer Fire Association fishing derby event at D'Agostini Pond.
5. Community Wildfire Prevention Plan for the South County region.
6. Raised funds via address sign installs, kindling sales, auctions, & food events.
7. Completed Defensible Space Assessments for 20%+ of local residences.
8. Grant approvals for fuel management, water storage tanks, & tree removal.
9. Built a bulletin board to share info, emergency alerts, meetings, & events.



OMR RANCH FIRE SAFE COUNCIL

May 9, 2023

**PROPOSAL TO INSTALL
FOUR 5,000 GALLON WATER TANKS
AT THE HOME OF RALPH AND PATTI LYMAN
AT
7350 SLUG GULCH ROAD
FAIR PLAY, CA 95684**

Ralph and Patti Lyman have volunteered to have water tanks and a hydrant at their home. There will be access for the Fire Department and Water Tenders just off Gulch Road, on both sides of the water tanks

Once the tanks are filled, the Landlord can refill the tanks from their well.

When I met with Chief Whitt a couple months ago he indicated that future water tank projects be located on private properties.

The Omo Ranch Fire Safe Council (ORFSC) became aware of the Property Rental Agreement between Randy and Tina Rossi (Saluti Cellars). We would recommend that we use that document as a guide for the new Landlord (Ralph and Patti Lyman). Some minor modification may be required.

Responsibilities for ORFSC:

We will raise funds to purchase and install the four 5,000 gallon water tanks.

We will have no ownership of the tanks or maintenance.

We will assume no liability.

If you have any questions, I am available to respond.

Submitted,

Christopher Carr/Council Member (ORFSC).

Attachment:

Property Rental Agreement (PFFD?Rossi)

PROPERTY RENTAL AGREEMENT

(PFPD/Rossi)

THIS IS INTENDED TO BE A LEGAL BINDING CONTRCT – PLEASE READ IT CAREFULLY

1. PARTIES: This AGREEMENT entered into January 15, 2021, by and between Randy and Tina Rossi (Saluti Cellars), hereinafter referred to as LANDLORD, and PIONEER FIRE PROTECTION DISTRICT, hereinafter referred to as TENANT (s), agree as follows:

2. LANDLORD RENTS TO TENANT and TENANT RENTS FROM LANDLORD the real property, including the grounds and structure(s) and improvements, hereinafter referred to as PREMISES, described as: Eagles Nest Fire Water Supply GPS- 38 3' 51"N 120 41' 01W on Grizzly Flats Rd. CA 95684; will be amended when zoned address.

3. TERMS: The TERM of this rental AGREEMENT IS 15 YEARS, at a rental rate of **\$1 US Dollar annually**, commencing; January 15, 2021. All TENANTS, occupants, and/or co-signers are jointly and severally liable for all monies owed and all damages, repairs, and/or legal fees as a result of their tenancy.

4. UTILITIES: None provided

5. DEPOSIT: None required

6. USE AND OCCUPANCY: PREMISES are to be used only as 20,000-gallon water storage, fire hydrant/draft and fire water supply system. 3-5000-gallon district water tanks and 1 5000 gallons assisted tank from landlord.

The premises shall be utilized by public safety personnel(s) and personnel of PFPD:

8. PAYMENT OF RENT: IF THE PROPERTY IS OCCUPIED AFTER 1-15-2036 WITHOUT FURTHER WRITTEN AGREEMENT BETWEEN THE PARTIES THE RENT WILL BE \$1 PER YEAR. (YEAR TO YEAR TENANCY) IT WILL BE LANDLORDS OPTION TO CONTINUE WITH THE RENTAL OF THE PROPERTY TO THE TENANTS OR TERMINATION OF THE RENTAL AGREEMENT AND REMOVAL OF THE TENANTS AFTER THIS PERIOD UNLESS PARTIES AGREE IN WRITING TO OTHER TERMS. ANY UNAUTHORIZED OCCUPANCY OF THE PROPERTY SUCH AS UNLAWFUL DETAINER WILL BE SUBJECT TO DAMAGES; PLUS ANY LEGAL COSTS TO REMOVE THE TENANT, PLUS ANY ASSOCIATED UNREASONABLE PHYSICAL DAMAGE TO THE PROPERTY.

All rent is due on the **15th day of January (each year)**, and shall be mailed to Randy and Tina Rossi, at the following address 7505 Grizzly Flat Rd. Somerset CA 95684 If the rent is unpaid after the 15 of the month, TENANT shall pay a late charge of **\$10.00**. TENANT can pay the full 15 year amount due at any time.

9. ENTRY – INSPECTIONS: TENANT agrees that the LANDLORD or the LANDLORD'S agent may, at any reasonable time, enter the PREMISES to inspect or to make repair; and Landlord is not constrained (liable) from entering for emergency repairs if such notice is not practicable nor shall Landlord be held liable if notice is not received.

Initials RR, TR

10. SALE OF PROPERTY: TENANT further agrees that LANDLORD or his agent may show the PREMISES to prospective purchasers of the property UPON ABANDONMENT OR LAPSE OF THE RENTAL PERIOD. With the proper notice and allow a For Sale sign on said property.

11. NOTICE TO VACATE PROVISIONS: When TENANT gives notice to vacate, TENANT is required to pay the full 15 year contract for the remainder of the tenancy in advance.

12. UPON VACATING PREMISES: The property is to be cleaned to LANDLORD'S satisfaction and written proof of same to be given to LANDLORD. TENANT may remove districts water tank and fire hydrants.

13. ABANDONMENT: TENANT shall not vacate or abandon the PREMISES at any time during the term of the AGREEMENT.

14. SUBLET: Tenant shall not assign, transfer, let, or sublet all or any part of the PREMISES without the prior written consent of the LANDLORD. TENANT further agrees that occupancy shall be limited to emergency service personnel, patients and PFPD personnel as stated in this AGREEMENT. Any additional occupant(s) shall have the prior written consent of the LANDLORD and said TENANT shall fill out the necessary paperwork and pay any additional fees, etc., prior to occupying the PREMISES. Unauthorized subletting shall result in immediate termination of this AGEEMENT.

15. LIABILITY: (TENANT SHALL MAINTAIN A LIABILITY INSURANCE POLICY ON THE PROPERTY LISTING LANDLORD AS A CO-INSURED IN THE AMOUNT OF \$500,000).

1. TENANT shall hold the LANDLORD and his agents harmless from claims of loss or damage to property, and of injury or death to person(s) caused by the intentional acts of the TENANT, there personnel or invitees, occurring on the PREMISES rented for TENANT'S uses.
2. TENANT expressly absolves LANDLORD and their agents from any and all liability for any loss of, damage to TENANT'S property or affects arising out of breaking pipes/tanks, or theft, or fire, or other causes. All TENANT'S possessions placed in public or private areas within or on the PREMISES are so placed at TENANT'S sole risk and the LANDLORD and his agents shall have no responsibility to any loss or damage caused to said possessions whatsoever. **TENANT TO OBTAIN INSURANCE FOR ANY OF TENANTS PERSONAL PROPERTY LOCATED ON THE PREMISES.**

16. MAINTENANCE: Taking possession of PREMISES constitutes TENANT'S acceptance of liability and condition as to maintenance and upkeep of PREMISES and any improvements therein with 48 hours after move-in:

(j) Maintenance Requests – all maintenance requests are to be written. Only an emergency repair can be conducted without prior approval. Any improved maintenance performed by TENANT must have prior written authorization by LANDLORD. Damages caused by TENANT and/or TENANT'S invitees shall be responsibility of the TENANT to repair.

17. VIOLATION of any part of this AGREEMENT and/or addendums or non-payment of rent when due, shall be cause for eviction under appropriate sections of the State Code. TENANT shall be liable for all court costs and reasonable attorney's fees involved.

18. RIGHTS AND REMEDIES: The parties to this AGREEMENT shall have all the rights and remedies afforded them by the laws of the State of California and any other local government therein.

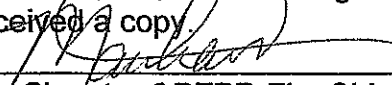
19. MISCELLANEOUS: The heading or title to paragraphs herein are not part of this AGREEMENT and shall have no effect upon the construction or interpretation. For purposes of interpretation of this AGREEMENT, the masculine shall include the feminine and the singular shall include the plural.

20. SEVERABILITY: If any provision of this AGREEMENT, or its application, is held invalid, it will not affect other provisions or applications herein, which can be given effect without the invalid provision or application. To this end, all provisions of the AGREEMENT are severable.

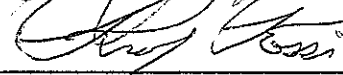
21. ADDITIONAL TERMS, CONDITIONS, AND COVENANTS: None

22. ENTIRE AGREEMENT: The foregoing constitutes the entire AGREEMENT (excluding any attach written addendum's) between the parties and may be modified only in writing at any time. The following addendums are hereby attached:

WHEREFORE, we, the undersigned, do hereby execute and agree to this AGREEMENT and have received a copy.

 1/21/21
Tenant – Signature PFPD Fire Chief Date

 1/15/2021
Tenant – Signature PFPD Board Chair Date

 1/5/2021
Landlord – Signature Randy Rossi Date

 1/5/21
Landlord – Signature Tina Rossi Date