

Waterloo Morada Fire District

Wednesday, October 7th, 2026

Time: 7:00 pm, Location: 6925 E. Foppiano Lane, Stockton, CA 95212

AGENDA

1. Call to Order – Roll Call

2. Notice of Meeting recorded

3. Pledge of Allegiance

4. Closed Session: Conference with Legal Counsel - Exposure to Litigation (Govt Code section 54956.9(d)(2) (one case)

5. In the matter of Public Discussion: This time is provided to the public to address the Board of Directors on items not on the agenda. State law prohibits the Board of Directors from acting on these matters. Each person will be limited to no more than five minutes of discussion time and the total time allotted for discussion shall not exceed thirty minutes.

Discussion / Action Items

6. Late Agenda Items:

7. Correspondence:

- 7.1 SJCCD PA-2600295 (Z)

8. Approval of Minutes:

- 8.1 Regular Board Meeting of September 2nd, 2026

Approval

9. Financial Reports:

- 9.1 Unpaid Bills Detail Report and Requisition #4

Approval

- 9.2 Monthly Summary Report

Review

10. Old Business:

- 10.1 Station 2 Training Gound

Discussion

- 10.2 Station 2 Training Room

Discussion

- 10.3 Bear Creek South Project – Annexation Agreement Revision

Discussion/Action

- 10.4 MSR-Joint Ad-Hoc Committee - Report Out

Discussion/Action

- 10.5 Master Tax Sharing Agreement

Discussion

- 10.6 SCI Consulting Group- Engagement Letter for Special Tax Feasibility Analysis, Election Services, and Related Professional Services.

Approval/Action

11. New Business:

- 11.1 Monthly Board Meeting Schedule Change

Discussion

12. Reports:

- 12.1 Member Reports:

- 12.2 Chief Report:

- 12.3 Finance Committee

13. Future Agenda Items/Meetings

- 13.1 Directors Open Discussion

14. Adjournment:



APPLICATION REFERRAL:
Staff Review

Short Review Period:

2-week response time.

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2600295 (Z)**

PROPERTY OWNER: Kern W Schumacher ETAL
P.O. Box 30076
Salt Lake City, UT 84130

APPLICANT: Sierra Nevada Trailer
4727 E Live Oak Rd
Lodi, CA 95240

PROJECT DESCRIPTION: A Zoning Compliance Review application to convert a 1.77-acre portion of a 28.64-acre parcel from a railroad materials storage yard to a utility trailer storage area. This project proposes use of an existing office within an existing building for administrative services. The remainder of the parcel will continue to serve as the railroad materials warehouse, outdoor storage, and distribution facilities previously approved under Site Approval No. SA-92-0004. This existing use is now legally nonconforming.

No new construction is proposed. This project proposes a Zoning Administrator's Determination to maintain the existing gravel surfacing. Access to the project site will continue to be provided via the existing access road at the terminus of North Wilcox Road. Wastewater service will continue to be provided by the existing private septic system, water service will continue to be supplied by California Water Service, and stormwater drainage will continue to be conveyed through CSA 17 Cherokee Industrial Park storm drainage system. The project site is not under a Williamson Act contract.

(Use Types: Equipment Sales, Repair, and Storage - Leisure Storage; Warehouse, Storage, and Distribution - Outdoor Storage)

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

PROJECT LOCATION: The project site is located at the terminus of North Wilcox Road, east of State Route 99, Stockton. (APN/Address: 087-051-19 / 4242 N Wilcox Rd, Stockton) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This is a ministerial application and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15268.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-0227 or via email at gsanfilippo@sjgov.org) no later than September 24, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: September 10, 2026

TO:

SJC Supervisor: District 4
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Public Works

SJC Sheriff Communications Director
SJC Code Enforcement
City of Tracy – Dev. Services - Engineering
City of Tracy – Building/Fire Prevention
City of Tracy – Dev. Services - Planning

Linden Unified School District
Waterloo-Morada Fire District
SJC Assessor
PG&E

Waterloo Morada Fire District
Wednesday, September 2nd, 2026
 Location :6925 E. Foppiano Lane, Stockton, CA 95212
Board Minutes

1. Call To Order 7:00 pm / Roll Call

2. Notice of meeting recorded

Present: Clay Titus, Ryan Gresham, John Baker, Ralph Lucchetti and Ken Vogel

Also Present: Chief Walder, Admin. Secretary Yolanda Palermo and Battalion Chief Kevin Culbertson

Absent:

3. Pledge of Allegiance led by Ryan Gresham

4. In the Matter of Public Discussion: This time is provided to the public to address the Board of Directors on items not on the agenda. State law prohibits the Board of Directors from acting on these matters. Each person will be limited to no more than five minutes of discussion time and the total time allotted for discussion shall not exceed thirty minutes.

5. Late Agenda Items: Government Code Section 54954.2(b)2

6.4 SJCCD Application PA-2600258 (Z)

6. Correspondence:

6.1 Thank you letter from Neighborhood Watch Captain Suzanne Craig with II Vineto Park.

6.2 Letter of Resignation from Captain Trent Silva

6.3 SJCCD PA-250036 (VR), PA-2500037 (MS), and PA-2500279 (WC)

6.4 SJCCD PA-2600258 (Z)

7. Approval of Minutes:

7.1 Motion to approve Board meeting minutes from August 5th, 2026, by Ryan Gresham

Second: Ken Vogel. Motion approved: 5 Ayes / 0 Noes

8. Financial Reports:

8.1 Motion to approve Unpaid Bills Detail Report by Vendor and Requisition #3, made by Ken Vogel, Second: Ryan Gresham. Motion approved: 5 Ayes / 0 Noes

8.2 Monthly YTD Budget Review

9. Old Business:

9.1 Station 2 Training Ground-Director Baker completed the elevation and concrete mapping.

9.2 Station 2 Training Room – Carpet Tiles have been ordered, paint has been matched, next will be electrical. I.T. Ryan Akerland was on site and coming up with plans for IT, this will be funded by the Cyber Security / Tech Grant.

9.3 Bear Creek South Project – Annexation update: County CAO has not responded to Chief's email that was sent last week, sent a second email today – no response.

9.4 MSR-Joint Ad-Hoc Committee – Will continue with public support campaign and form letter regarding MSR public comment, citizen action sheet and citizen talking points.

9.5 Master Tax Sharing Agreement / Districts legal council will respond to CAO addressing the Master Tax Sharing Agreement.

10. New Business:

- 10.1 WMFD Response Time Standard Staff Report.
- 10.2 SCI Consulting Group-Engagement Letter for Special Tax Feasibility Analysis, Election Services, and Related Professional Services. Chief will ask Consultant to attend meeting in person or set up zoom meeting.
- 10.3 Fiscal Year 2026/2027 Final Budget. Motion made by Ryan Gresham to adopt the 2026/2027 Final Budget has presented. Second: Ken Vogel. Motion approved 5 Ayes / 0 Noes.

11. Reports:11.1 **Member Reports:**11.2 **Chief Report:**

- Monthly Incident Report for the month of July 245 calls, YTD 1576 Stack calls 69, Aid Given 47, Received 25. Business Inspections 12
- Incidents: Brush 15-3 Deployed to the Plaskett Incident in Monterey. The district has been deployed out 29 days to five different OES Incidents.
- Vehicle Accident on Highway 88 south of Ashley – Three vehicles/two semi-trucks one rolled over with 60' trailer full of garbage -diesel spill road was closed for couple of hours.
- Prevention is preparing presentations during fire prevention month to all 3rd graders in the district.
- August 29th crews attended the Waterloo Athletic Club Car Show at Micke Grove.

Administration:

- Engineers Exam complete, three personnel have passed
- Thank you to Director Baker for his continued help with property maintenance at Station.
- Chief met on behalf of CSDA and FDAC with Assembly woman Ransom regarding the Governors proposal to limit utilities exposure to wildfire reimbursement to local agencies and citizens.
- Crews have been doing a great job covering shifts for deployed personnel.

12. Future Agenda Items/Meetings:

Discuss potential Board Meeting schedule change.

13. Adjournment: 8:47 pm.

Board of Director

9.1

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10/05/26

Waterloo Morada Rural County Fire Protection District **Unpaid Bills by Vendor** **All Transactions**

Type	Date	Num	Due Date	Open Balance
Air Exchange, Inc				
Bill	9/29/2026	Hose-Plymovent	9/30/2026	991.92
Total Air Exchange, Inc				991.92
Akerland Technology Solutions				
Bill	9/30/2026	Computer Support	9/30/2026	610.00
Bill	9/30/2026	Computer Support	9/30/2026	610.00
Bill	9/30/2026	SLCGP Grant-Oct	9/30/2026	1,064.00
Bill	9/30/2026	SLCGP Grant Sept.	9/30/2026	1,064.00
Bill	9/30/2026	SLCGP Grant-August	9/30/2026	1,064.00
Bill	9/30/2026	SLCGP Grant-July	9/30/2026	1,064.00
Bill	9/30/2026	SLCGP Grant-June	9/30/2026	1,064.00
Bill	9/30/2026	SLCGP Grant-May	9/30/2026	1,064.00
Bill	9/30/2026	SLCGP Contract April	9/30/2026	665.00
Bill	9/30/2026	SLCGP Contract-March	9/30/2026	665.00
Total Akerland Technology Solutions				8,934.00
AT&T - CALNET 3				
Bill	9/29/2026	9391062550	9/30/2026	139.52
Total AT&T - CALNET 3				139.52
AT&T Regular				
Bill	9/30/2026	20993104147139	9/30/2026	101.67
Total AT&T Regular				101.67
Baker, John				
Bill	9/30/2026	July-September	9/30/2026	150.00
Total Baker, John				150.00
Business Office Systems-Stockton				
Bill	9/30/2026	472468	9/30/2026	84.66
Total Business Office Systems-Stockton				84.66
California Choice				
Bill	9/30/2026	November	9/30/2026	23,886.52
Total California Choice				23,886.52
DeLage Landen Financial Services, Inc.				
Bill	9/29/2026	Property Tax Lease	9/30/2026	54.22
Bill	9/29/2026	Lease Copy Machine	9/30/2026	145.01
Total DeLage Landen Financial Services, Inc.				199.23
Delta Truck Center				
Bill	9/29/2026	Air Connect WT1	9/30/2026	20.43
Total Delta Truck Center				20.43
Diesel Performance, Inc.				
Bill	9/29/2026	Track Bar Bushings	9/30/2026	493.95
Bill	9/29/2026	Sensor Wire Harness	9/30/2026	1,314.71
Bill	9/29/2026	WT-AirLeak	9/30/2026	1,560.65
Total Diesel Performance, Inc.				3,369.31
ESO Solutions, Inc				
Bill	9/29/2026	ESO Interface	9/30/2026	257.46
Total ESO Solutions, Inc				257.46
Fire Risk Management Services-FRMS				
Bill	9/29/2026	2nd Quarter Pymt.	9/30/2026	71,311.75
Total Fire Risk Management Services-FRMS				71,311.75
Firefighters of San Joaquin / Local 1243				
Bill	9/29/2026	September Local Dues	9/30/2026	900.12
Total Firefighters of San Joaquin / Local 1243				900.12
Flyers				
Bill	9/29/2026	CFS 4721973	9/30/2026	439.48
Total Flyers				439.48

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10/05/26

Waterloo Morada Rural County Fire Protection District

Unpaid Bills by Vendor

All Transactions

Type	Date	Num	Due Date	Open Balance
Gresham, Ryan				
Bill	9/30/2026	July-September	9/30/2026	150.00
Total Gresham, Ryan				150.00
Hi-Tech Emergency Vehicle Service, Inc.				
Bill	9/29/2026	Pump Sensor-15-2	9/30/2026	1,256.84
Bill	9/29/2026	Seat Switch -15-2	9/30/2026	127.48
Total Hi-Tech Emergency Vehicle Service, Inc.				1,384.32
Hunt & Sons, Inc				
Bill	9/29/2026	St 1 Fuel 179 Gallon	9/30/2026	1,426.40
Bill	9/29/2026	ST2 Fuel 210 Gallons	9/30/2026	1,670.71
Bill	9/29/2026	ST2 Fuel 170 Gallons	9/30/2026	1,344.42
Bill	9/29/2026	ST1 Fuel 244 Gallons	9/30/2026	1,922.78
Total Hunt & Sons, Inc				6,364.31
Interstate Truck Center				
Bill	9/29/2026	Clearance Light 15-3	9/30/2026	77.16
Total Interstate Truck Center				77.16
Joint Radio User Group				
Bill	9/29/2026	3897-August	9/30/2026	5,130.94
Total Joint Radio User Group				5,130.94
Lucchetti, Ralph				
Bill	9/30/2026	July-September	9/30/2026	150.00
Total Lucchetti, Ralph				150.00
MCJDG&D, LLP				
Bill	9/29/2026	116886	9/30/2026	225.00
Total MCJDG&D, LLP				225.00
Mission Linen Supply				
Bill	9/29/2026	526686977 ST 2	9/30/2026	60.52
Bill	9/29/2026	526766313 ST 2	9/30/2026	65.96
Bill	9/29/2026	526766307 ST 1	9/30/2026	51.46
Bill	9/29/2026	526686972 St 1	9/30/2026	51.46
Total Mission Linen Supply				229.40
O'Reillys Auto Parts				
Bill	9/29/2026	BR15-Air Filter	9/30/2026	48.48
Bill	9/29/2026	Mini Lamp-WT15-1	9/30/2026	21.95
Bill	9/29/2026	Blue Def 55 Gallons	9/30/2026	408.37
Total O'Reillys Auto Parts				478.80
Pacific Gas & Electric Co.				
Bill	9/30/2026	St 1 Gas and Elect.	9/30/2026	2,934.80
Bill	9/30/2026	St. 2 Electric Only	9/30/2026	1,083.69
Total Pacific Gas & Electric Co.				4,018.49
Pacific Records Management				
Bill	9/30/2026	1174964	9/30/2026	45.00
Total Pacific Records Management				45.00
Primo Brands				
Bill	9/30/2026	8720019990 Water	9/30/2026	146.84
Total Primo Brands				146.84
Santander Leasing				
Bill	9/29/2026	Inv. 22637655	9/30/2026	115,803.08
Total Santander Leasing				115,803.08
Titus, Clay				
Bill	9/30/2026	July-September	9/30/2026	100.00
Total Titus, Clay				100.00

12:02 PM

10/05/26

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Waterloo Morada Rural County Fire Protection District
Unpaid Bills by Vendor
All Transactions

Type	Date	Num	Due Date	Open Balance
U.S. Bank Corporate Payment System				
Bill	9/29/2026		9/30/2026	9,445.32
Total U.S. Bank Corporate Payment System				9,445.32
Vogel, Ken				
Bill	9/30/2026	July-September	9/30/2026	150.00
Total Vogel, Ken				150.00
WMFF Association				
Bill	9/29/2026	September Assn Dues	9/30/2026	430.00
Total WMFF Association				430.00
TOTAL				255,114.73

CAL CARD
Statement 9/22/2026

EXPENSE		AMOUNT
Meeting /Travel/OES Incident	\$	328.90
Vehicle Maintenace	\$	388.61
Building Maintenance	\$	34.24
Annual -Monthly Subscription-Email	\$	1,008.03
Tools and Equipmnet	\$	397.24
Office Supplies	\$	187.67
Station 2/ Classroom	\$	650.06
Station Supplies	\$	340.69
Fuel -OES Incident	\$	136.64
PPE/Safety Gear	\$	255.44
Computer Equipment/Grant	\$	5,717.80
Total	\$	9,445.32

A/P PRIOR TO MEETING

Waterloo Morada Rural County Fire Protection District

9.1

10/1/2026 4:13 PM

Register: Unrestricted-Undesignated:101 · F & M Checking-General

From 09/02/2026 through 10/01/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/02/2026	9801	Flyers	2000 · *Accounts Paya...	960154	380.18		87,809.47
09/08/2026	9802	Harold W. Thompso...	2000 · *Accounts Paya...	Carpet Tile - St...	3,057.00		84,752.47
09/08/2026	9803	Pacific Gas & Electri...	2000 · *Accounts Paya...	8928861230-5	112.30		84,640.17
09/08/2026	9804	Primo Brands	2000 · *Accounts Paya...	8720019990	424.12		84,216.05
09/09/2026	9805	Pathian Administrators	2000 · *Accounts Paya...	210121	552.78		83,663.27
09/15/2026	9806	AT and T Mobility	2000 · *Accounts Paya...	Acct.28735780...	781.73		82,881.54
09/15/2026	9807	California Waste Rec...	2000 · *Accounts Paya...	01-4746 3	338.21		82,543.33
09/15/2026	9808	California Waste Rec...	2000 · *Accounts Paya...	01-0040982	316.45		82,226.88
09/15/2026	9809	Terminix International	2000 · *Accounts Paya...	5892210	147.00		82,079.88
09/17/2026	9810	Robert Jones	2000 · *Accounts Paya...	EMT Recert	122.00		81,957.88

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10/7/26

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For updates to this form, please email ASpecialDistrictAP@sigov.org

Claim examined and approved pursuant to GOV. Code Sec. 29741.

BUDGET YEAR LEFT

73.70%

Today's
Date

10/5/2026

GENERAL REVENUE ACCOUNTS		2026/2027 Budget Amount	25/26 Revenue Rec'd	Revenue Rec'd July-Dec	Revenue Rec'd Jan-June	Total Revenue Rec'd to date	Estimated Revenue to be received	% of Revenue Received
4100100010	PROPERTY TAX-SECURED	\$2,406,921	\$17,851			\$0	\$2,406,921	0.00%
4100200070	PROPERTY TAX-SECURED-SB813	\$95,637	\$5,714			\$0	\$95,637	0.00%
4101000000	PROPERTY TAX-UNSECURED	\$149,429	\$1,690			\$0	\$149,429	0.00%
4101000007	PROPERTY TAX-UNSECURED-SB813	\$3,600	\$996.78			\$0	\$3,600	0.00%
4101000020	PROPERTY TAX-SB813-PRIOR	\$374	\$451			\$0	\$374	0.00%
4101000030	PROPERTY TAX-UNSECURED-PRIOR	\$3,848	\$2,228			\$0	\$3,848	0.00%
4505500000	ST-HOMEOWNER PROPERTY TAX	\$6,000				\$0	\$6,000	0.00%
4605110000	SPECIAL ASSESSMENTS-1986	\$900,925	\$9,748			\$0	\$900,925	0.00%
56702	SPECIAL ASSESSMENTS-2019 (Measure N)	\$1,752,153	\$11,329			\$0	\$1,752,153	0.00%
	SLCGP Cyber Security Grant	\$131,555				\$0	\$131,555	0.00%
	PROP 172 REVENUE	\$101,272		\$101,272		\$101,272	\$0	100.00%
	EMPLOYEE DEDUCTION (Association Dues)	\$18,955				\$0	\$18,955	0.00%
	CJAC REIMBURSEMENT					\$0	\$0	
	OTHER REALIZED REVENUE FROM PRIOR YEARS							
	TOTAL GENERAL REVENUES	\$5,570,669	\$50,008					
Total Revenue Rec'd to Date \$				\$0	\$0	\$0		

2026/2027 RESTRICTED REVENUE ACCOUNTS (Estimated)		2026/2027 Budget Amount	25/26 Revenue Rec'd	Revenue Rec'd July-Dec	Revenue Rec'd Jan-June	Total Revenue Rec'd to date	Estimated Revenue to be received	% of Revenue Received
	SJC -CAPITAL OUTLAY FUND/MITIGATION	\$21,598		\$73		\$73	\$21,525	0.34%
	ESTIMATED OES Reimbursement Minus OT	\$125,073		\$0		\$0	\$125,073	0.00%
	Prevention Fees	\$78,870		\$8,883		\$8,883	\$69,987	11.26%
	Fire Recovery Fees	\$13,118		\$610		\$610	\$12,508	4.65%
	TOTAL ESTIMATED RESTRICTED REVENUE	\$238,659		\$9,567	\$0			
Total Revenue Rec'd to Date \$					\$9,566.58			

EXPENDITURES- Personnel		2026/27 Budget Amount	2026/27 Restricted Budget/Operating Reserve	Total Budget	Expense Paid to Date	Remaining Budget to Date	% of Budget Remaining
510	SALARIES - REGULAR/A13-15, A2Q	\$1,841,281		\$1,841,281	\$425,103	\$1,416,178	76.91%
512	SALARIES - OVERTIME- FLSA-ATO	\$367,905		\$367,905	\$122,893	\$245,013	66.60%
515	SALARIES - EXTRA HELP - PART TIME	\$56,787		\$56,787	\$12,896	\$43,891	77.29%
SJCERA	RETIREMENT - EMPLOYER SHARE	\$1,558,496		\$1,558,496	\$375,171	\$1,183,325	75.93%
SJCO	SALARIES MEDICARE	\$36,238		\$36,238	\$5,948	\$30,290	83.59%
SJCO	SOCIAL SECURITY - EXTRA HELP - OASDI	\$3,521		\$3,521	\$447	\$3,074	87.30%
SJCO	MEDICARE EXTRA HELP	\$823		\$823	\$105	\$719	87.30%
SJCO	OTHER EMPLOYEE BENEFIT - UNIFORMS-CLASS A	\$20,000		\$20,000	\$20,000	\$0	0.00%
SJCO	EMPLOYEE BENEFIT UNION DUES AND ASSN.DUES	\$17,722		\$17,722	\$0	\$17,722	100.00%
530	INSURANCE - MEDICAL-VISION-OPT OUT	\$368,411		\$368,411	\$114,779	\$253,632	68.84%
532	INSURANCE - DENTAL	\$14,603		\$14,603	\$2,933	\$11,670	79.92%
535	INSURANCE - WORKER'S COMP	\$305,579		\$305,579	\$142,624	\$162,956	53.33%
536	DIRECTORS FEES	\$4,500		\$4,500	\$1,450	\$3,050	67.78%
6010100000	UNEMPLOYMENT COMP INSURANCE	\$1,000		\$1,000	\$0	\$1,000	100.00%
533	SICK LEAVE /POST RETIREMENT						
TOTAL PERSONNEL		\$4,596,867		\$4,596,867	\$1,224,348	\$3,372,519	73.37%

VEHICLE & EQUIPMENT		2026/27 Budget Amount	2026/27 Restricted Budget/Operating Reserve	Total Budget	Expense Paid to Date	Remaining Budget to Date	% of Budget Remaining
541	APPARATUS REPLACEMENT PROGRAM/PAYMENT	\$0	\$115,804	\$115,804	\$0.00	\$115,804	100.00%
542	FUEL	\$53,601	\$9,899	\$63,500	\$22,873.00	\$40,627	63.98%
546	FF TOOLS/EXTRICATION EQUIPT/GAS EQUIPT	\$0	\$6,500	\$6,500	\$1,429.54	\$5,070	78.01%
547	RADIOS	\$0	\$3,500	\$3,500	\$0.00	\$3,500	100.00%
549	SCBA	\$7,450		\$7,450	\$0.00	\$7,450	100.00%
550	HOSE & NOZZLES	\$3,800		\$3,800	\$0.00	\$3,800	100.00%
552	EQUIPT ANNUAL MAINTENANCE	\$6,900		\$6,900	\$0.00	\$6,900	100.00%

553	VEHICLE MAINTENANCE	\$63,600	\$30,568.00	\$94,168	\$17,458.00	\$76,710	81.46%
TOTAL VEHICLE & MAINTENANCE		\$135,351	\$166,271	\$301,622	\$41,761	\$259,861	86.15%
BUILDINGS & GROUNDS		2026/27 Budget Amount	2026/27 Restricted Budget/Operating Reserve	Total Budget	Expense Paid to Date	Remaining Budget to Date	% of Budget Remaining
561	BUILDING MAINTENANCE	\$20,000		\$20,000	\$1,556	\$18,444	92.22%
562	REPAIR OFFICE/LIVING QUARTERS	\$2,500		\$2,500	\$0	\$2,500	100.00%
564	FURNITURE	\$14,500		\$14,500	\$0	\$14,500	100.00%
569	BUILDING & GROUND CONTINGENCIES	\$2,000		\$2,000	\$0	\$2,000	100.00%
570	STATION 2 PAYMENTS & TRAINING GROUNDS	\$0	\$200,000	\$200,000	\$25,173	\$174,827	87.41%
TOTAL BUILDINGS & GROUNDS		\$39,000	\$200,000	\$239,000	\$26,730	\$212,270	88.82%

SUPPLIES		2026/27 Budget Amount	2026/27 Restricted Budget/Operating Reserve	Total Budget	Expense Paid to Date	Remaining Budget to Date	% of Budget Remaining
601	OFFICE EQUIPMENT	\$1,000		\$1,000	\$0	\$1,000	100.00%
602	COMPUTER EQUIPMENT	\$5,300	\$131,544	\$136,844	\$0	\$136,844	100.00%
603	ANNUAL CONTRACT SERVICES	\$42,620		\$42,620	\$9,560	\$33,060	77.57%
606	OFFICE SUPPLIES	\$3,000		\$3,000	\$313	\$2,687	89.55%
607	POSTAGE	\$1,300		\$1,300	\$0	\$1,300	100.00%
608	STATION SUPPLIES-CLEAN/MAINT	\$7,000		\$7,000	\$915	\$6,085	86.93%
616	CLOTHING - SAFETY/BOOTS	\$0	\$52,600	\$52,600	\$13,237	\$39,363	74.83%
618	MEDICAL SUPPLIES	\$13,350		\$13,350	\$1,850	\$11,500	86.14%
633	MEETING/TRAVEL SUPPLIES	\$15,000		\$15,000	\$4,313	\$10,687	71.25%
635	FIREFIGHTING FOAM	\$6,000		\$6,000	\$0	\$6,000	100.00%
636	SUPPLIES - CONTINGENCIES	\$1,000		\$1,000	\$0	\$1,000	100.00%
TOTAL SUPPLIES		\$95,570	\$184,144	\$279,714	\$30,188	\$249,526	89.21%

650	SERVICES	GENERAL	2026/27 Restricted Budget/Operating Reserve	Total Budget	Expense Paid to Date	Remaining Budget to Date	% of Budget Remaining
625	UTILITIES - ELEC/ GAS/ WATER/GARBAGE/TEL-INT	\$72,175		\$72,175	\$17,571	\$54,604	75.85%
652	INSURANCE - CASUALTY	\$87,667		\$87,667	\$87,667.00	\$0	0.00%
654	SJ CO. AUDITOR - PAYROLL	\$5,500		\$5,500		\$5,500	100.00%
655	ANNUAL AUDIT	\$17,500		\$17,500		\$17,500	100.00%
656	SJ CO. TAX ADMINISTRATION CHARGE	\$36,500		\$36,500		\$36,500	100.00%
656-1	SJ CO. AUDITOR DIRECT ASSESSMENT CHARGE	\$25,000		\$25,000	\$698	\$24,302	97.21%
657	DISPATCHING	\$80,000		\$80,000	\$21,381	\$58,619	73.27%
658	COMPUTER SUPPORT	\$11,200		\$11,200	\$2,440	\$8,760	78.21%
665	PHYSICAL EXAMS/EMT RECERT	\$3,930		\$3,930	\$422	\$3,508	89.27%
670	FIRE PREVENTION/PUBLIC EDUCATION	\$0	\$5,000	\$5,000	\$0	\$5,000	100.00%
675	EMPLOYEE TRAINING	\$9,212	\$24,288	\$33,500	\$2,610	\$30,890	92.21%
676	ELECTIONS	\$5,000		\$5,000	\$0	\$5,000	100.00%
677	PROFESSIONAL	\$43,500		\$43,500	\$0	\$43,500	100.00%
678	ATTORNEY'S FEES	\$14,000		\$14,000	\$225	\$13,775	98.39%
679	PUBLICATIONS & LEGAL NOTICES	\$300		\$300	\$263	\$37	12.40%
679-1	CONFERENCE/MEMBERSHIPS	\$8,500	\$6,000	\$14,500	\$1,688	\$12,813	88.36%
680	EMPLOYEE MILEAGE REIMBURSEMENT	\$500		\$500	\$0	\$500	100.00%
690	SERVICES CONTINGENCIES	\$1,400		\$1,400	\$0	\$1,400	100.00%
TOTAL SERVICES		\$421,884	\$35,288	\$457,172	\$134,964	\$322,208	70.48%
TOTAL EXPENDITURES		\$5,288,672	\$585,703	\$5,874,375	\$1,457,991	\$4,416,384	75.18%

BALANCE SHEET		LAST MONTH	CURRENT	CHANGE
100	SJ COUNTY - GENERAL ACCOUNT	-\$343,307	-\$1,104,716	-\$761,409
101	F&M GENERAL OPERATING FUNDS	\$88,190	\$88,189	-\$1
103	SJ COUNTY OPERATING RESERVE (Mitigation Fees)	\$21,598	\$0	-\$21,598
106	F&M OPERATING RESERVE FUNDS	\$582,220	\$488,859	-\$93,361

LONG TERM LIABILITY	BEG. BALANCE	LIABILITY PAID	BALANCE	PAYOFF DATE
STATION 2 PROPERTY	\$536,250	\$308,336	\$227,914	06/05/2030
2018 TYPE 1 (HI TECH)	\$626,281	\$626,281	\$0	11/15/2023
2018 TYPE 3 (BME)	\$377,170	\$377,170	\$0	03/01/2024
2020 TYPE 1 (E-2)	\$694,818	\$694,818	\$0	10/25/2026
SJCERA SICK LEAVE BANK	\$230,000	\$110,000	\$120,000	

Other Misc. Revenue Received	July-Dec	Jan-June	Total Received
SJC General Acct. Interest	\$4,654		\$4,654
SJC Capitol Outlay Interest	\$197		\$197
Total	\$4,851.49		\$4,851

From: Trevor Smith <TSmith@lazarescompanies.com>
Sent: Monday, September 28, 2026 9:18 AM
To: Eric Walder
Cc: Matt Arnaiz; David Arnaiz; Mike Bowes; Brian O. Barry; Jason Cole; JEFFREY KLEIN
Subject: Bear Creek South Three Detachment Agreements Requested Edit
Attachments: 2026 09 28 TPH Fire Detachment Agmt - Requested Edits.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



External (tsmith@lazarescompanies.com)

[Report This Email](#)

Chief Walder

Per our conversation, the owners asked me to coordinate with you a request to revise the three (3) stand-alone detachment agreements executed with the three Bear Creek South Property Owners (Klein, Arnaiz and Tri Pointe Homes).

The City of Stockton has requested that their signature block and them as a recognized "party" to the Agreements be removed citing the Agreements are private between the Owners and Waterloo-Morada Fire District. The Owners are okay with this request. Please discuss with your Board.

I've attached one of the three Agreements showing the requested edits. The edits also apply to the Klein and Arnaiz Agreements. If you and your Board are "okay" with the request, I'll re-draft all three Agreements for your use and signature.

Please call if you'd like to discuss.

Trevor Smith
TS Planning & Development
209-662-5098

AGREEMENT BETWEEN THE ~~CITY OF STOCKTON~~, TRI POINTE HOMES IE-SD, INC.,
A CALIFORNIA CORPORATION, AND WATERLOO MORADA FIRE PROTECTION
DISTRICT REGARDING ANNEXATION OF PROPERTY FROM THE DISTRICT TO THE
CITY OF STOCKTON, CALIFORNIA

This Agreement is made and entered into this _____ day of _____, 2025, by and among ~~the City of Stockton, a municipal corporation ("City")~~, Tri Pointe Homes IE-SD, Inc., a California corporation ("**Property Owner**") and the Waterloo Morada Fire Protection District, a fire protection district in the State of California ("**District**").

WITNESSETH:

WHEREAS, the Property Owner desires to annex its property known as a portion of the Bear Creek South Residential Project and Assessor's Parcel Numbers 120-020-300, 120-030-100, 122-010-040, -050, 124-010-010, -030 and -070 (the "Property") into the City. The legal description for the Property is attached hereto as "**Exhibit A**" and incorporated herein by reference; and of Stockton ("City").

WHEREAS, upon annexation, a detachment of that Property from the District that serves the Property occurs because the City will directly provide fire services once the Property is annexed; and

WHEREAS, upon annexation, the District will lose its share of the property tax previously allocated to it; and

WHEREAS, the Property Owner and the District desire to comply with the existing policies of the Local Agency Formation Commission ("LAFCo").

NOW THEREFORE, it is mutually agreed by and among the ~~City~~, Property Owner and District as follows:

1. Upon annexation of the Property to the City and the detachment of the Property from the District, Property Owner shall pay to the District a sum equal to the current tax revenue received by the District at the time of annexation, multiplied by fifteen (15) years with a 3% annual increase.
2. In accordance with paragraph 1, based on the Bear Creek South Residential Project's approved annexation request (LAFCo Resolution _____), the Property Owner shall pay to the District the amount of \$290,262.28, as and for an unconditional release and waiver from any additional obligation(s).
3. The lump-sum payment shall be paid by the Property Owner prior to the recordation of the certificate of annexation.
4. The provisions of this Agreement shall inure to the benefit of and bind the heirs, successors and assigns of the respective parties to this Agreement.
5. It is understood and agreed by and among the parties hereto that this Agreement shall be deemed and construed to be entered into and to be performed in the County

of San Joaquin, State of California, and it is further understood and agreed by and among the parties hereto that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. The District shall be afforded all rights and remedies provided by California law to enforce this Agreement and the covenants created herein.

6. Should any legal action be brought by a party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court in addition to any other remedies.
7. Any notice required by this Agreement shall be in writing and delivered postage prepaid as follows:

~~TO CITY:~~

~~City Manager~~

~~City of Stockton~~

~~425 N. El Dorado Street~~

~~Stockton, CA 95202~~

TO PROPERTY OWNER:

Tri Pointe Homes IE-SD, Inc., a California corporation
 Attention: Jeffrey D. Frankel
 2700 Camino Ramon, Suite 130
 San Ramon, CA 94583

TO DISTRICT:

Chief Eric Walder
 Waterloo Morada Fire Protection District
 6925 E. Foppiano Lane
 Stockton, CA 95212

8. This Agreement may be amended in writing by the mutual agreement of all the parties.
9. In consideration of the covenants, conditions, and promises of Property Owner to be performed as set forth in this Agreement, the District shall not contest or otherwise oppose the annexation sought by Property Owner.

(Signatures on the following page.)

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

~~"CITY":~~

~~City of Stockton,
a California municipal corporation~~

~~By: _____
Name: _____
Title: _____~~

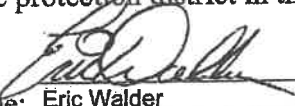
"PROPERTY OWNER":

Tri Pointe Homes IE-SD, Inc., a California corporation

By: 
Name: Jeffrey D. Frankel
Title: Senior Vice President

"DISTRICT":

Waterloo Morada Fire Protection District,
a fire protection district in the State of California

By: 
Name: Eric Walder
Title: Fire Chief

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Joaquin, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY, BEING ALL OF RESULTANT PARCEL "A", AS DESCRIBED IN THE NOTICE OF LOT LINE ADJUSTMENT DATED AUGUST 24, 2005, RECORDED IN DOCUMENT NUMBER 2005-210931, OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND A PORTION OF RESULTANT PARCELS 1 AND 2 AS DESCRIBED IN THE NOTICE OF LOT LINE ADJUSTMENT DATED DECEMBER 21, 2007, RECORDED IN DOCUMENT NUMBER 2007-214117, OF OFFICIAL RECORDS OF SAN JOAQUIN COUNTY. SAID REAL PROPERTY ALSO BEING A PORTION OF THE EAST HALF OF SECTION 2 AND A PORTION OF THE NORTH HALF OF SECTION 11 TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE 400-FOOT WIDE UNION PACIFIC RAIL ROAD CONGRESSIONAL GRANT AND THE SOUTHERLY LINE OF SAID RESULTANT PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°40'00" WEST 1798.07 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID RESULTANT PARCEL "A"; THENCE ALONG SAID SOUTHERLY PROLONGATION AND WEST LINE OF SAID RESULTANT PARCEL "A", NORTH 00°07'30" EAST 1197.59 FEET TO THE NORTHWEST CORNER OF SAID RESULTANT PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID RESULTANT PARCEL "A", SOUTH 89°52'30" EAST 801.68 FEET TO THE SOUTHWEST CORNER OF SAID RESULTANT PARCEL 2; THENCE ALONG THE COMMON LINE BETWEEN SAID RESULTANT PARCELS 1 AND 2, NORTH 00°07'30" EAST 2393.35 FEET TO THE NORTHEAST CORNER OF SAID RESULTANT PARCEL 1; THENCE LEAVING SAID COMMON LINE, NORTH 00°34'13" EAST 2114.16 FEET TO THE NORTHERLY LINE OF SAID RESULTANT PARCEL 2; THENCE ALONG THE NORTHERLY LINE OF SAID RESULTANT PARCEL 2 THE FOLLOWING NINE (9) COURSES:

1. NORTH 71°32'09" EAST 119.92 FEET;
2. NORTH 81°04'19" EAST 65.94 FEET;
3. SOUTH 49°52'21" EAST 104.00 FEET;
4. SOUTH 73°05'21" EAST 153.97 FEET;
5. SOUTH 87°08'21" EAST 285.17 FEET;
6. NORTH 78°45'39" EAST 173.60 FEET;
7. NORTH 63°06'39" EAST 234.30 FEET;
8. NORTH 89°49'32" EAST 189.33 FEET;
9. SOUTH 60°52'21" EAST 94.05 FEET TO SAID WESTERLY LINE OF UNION PACIFIC RAIL ROAD CONGRESSIONAL GRANT;

THENCE ALONG SAID WESTERLY LINE, SOUTH 03°43'55" WEST 5742.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION OF THE LAND WITHIN THE NATURAL BED OF THE BEAR CREEK AND ITS TRIBUTARIES BELOW THE ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE.

SAID PROPERTY IS ALSO KNOWN AS RESULTANT PARCEL 1 (PA-0800164), OF LOT LINE ADJUSTMENT RECORDED AUGUST 21, 2008 AS FILE NO. 2008-137621 OF OFFICIAL RECORDS.

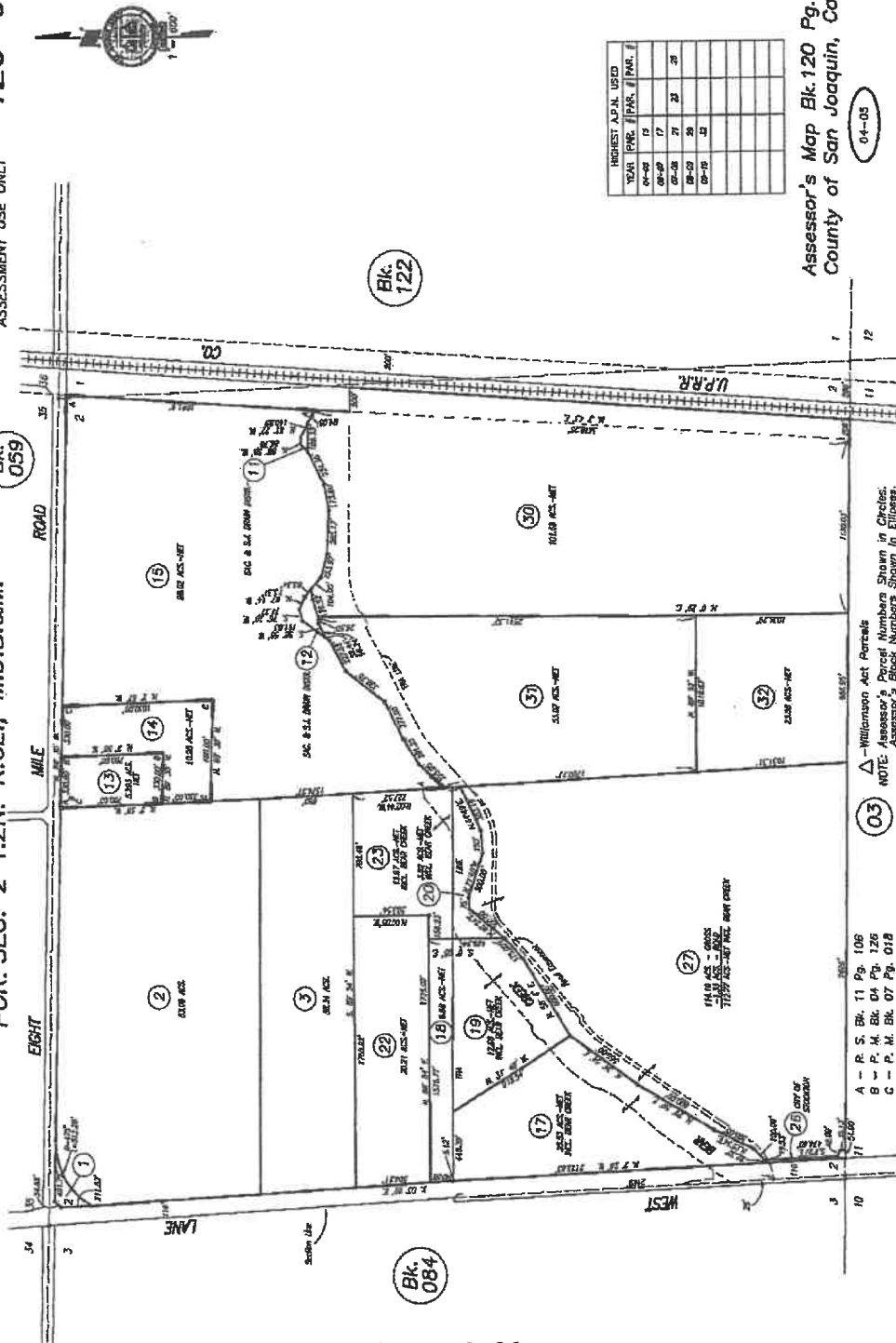
APN: 120-030-090-000, 120-030-100-000 and Portion of 120-020-300-000

120-02

THIS MAP FOR
ASSESSMENT USE ONLY

POR. SEC. 2 T.2N. R.6E., M.D.B.&M.

Description: San Joaquin, CA Assessor Map 120.2 Page: 1 of 1
Order: 1 Comment:

Assessor's Map Bk. 120 Pg. 02
County of San Joaquin, Calif.

04-05

A-Williamson Act Barrels/s

A -	R. S.	Bk.	11	Pg.	106
B -	P. M.	Bk.	04	Pg.	126
C -	P. M.	Bk.	07	Pg.	018



Office of the County Administrator

Sandy Regalo, County Administrator

Brandi Hopkins, Assistant County Administrator

Brenda Kiely, Assistant County Administrator

August 26, 2026

By First Class Mail

Jess Miller, President
Eastside Rural County Fire Protection District
4010 E Main Street, Stockton, CA 95215

Brent Lesovsky, President
Lincoln Rural County Fire Protection District
6507 Pacific Ave. Box #103, Stockton, CA 95207

Rick Matuska, President
Tuxedo-Country Club Rural Fire District
3121 West March Lane, Suite #100, Stockton CA 95219

Maggie Heaton, President
Montezuma Fire Protection District
2405 South B Street, Stockton, CA 95206

Philip George, Board Chair
French Camp-McKinley Fire Protection District
310 E French Camp Rd, French Camp CA 95231

Clay Titus, President
Waterloo-Morada Rural County Fire Protection District
6925 E. Foppiano Lane, Stockton CA 95212

Re: Tax Sharing Agreement

Dear All,

As you know, on April 30, 2026, San Joaquin County Counsel Ed Kiernan sent an email to each of you with an attached proposed master tax sharing agreement. The purpose of the email was to ensure that you and your Board were able to consider and, if appropriate, approve the proposed agreement. In that email, Mr. Kiernan highlighted a few substantive terms and identified the benefits of your District signing the proposed agreement. He asked that you respond either in time for the City's scheduled approval on May 12, 2026, or promptly thereafter. Although some of you did respond to the email regarding the timing of the review, no district agreed to its terms or provided a substantive response indicating an acceptable alternative.

On June 23, 2026, County representatives met with some of you to discuss the proposed agreement and any proposed modifications to it that the fire districts would sign on to. Following



Office of the County Administrator

that meeting, it was hoped that specific proposals would be provided, but again, no district provided a substantive response.

To ensure that this important matter be kept moving forward, on August 6, 2026, Mr. Kiernan sent a follow-up email that indicated that the County remained open to discuss modified terms to the proposed master tax sharing agreement or, alternatively, terms for individual tax sharing agreements. Mr. Kiernan asked you to respond as soon as possible. As of the date of this email, no district has provided a substantive response.

To ensure that important development projects in the City of Stockton and San Joaquin County that require annexation can move forward successfully, the law requires that the exchange of property tax revenues be determined either through a master tax sharing agreement or through project-specific negotiations. Accordingly, it is imperative that each of you provide a substantive response to the proposed master tax sharing agreement or provide acceptable terms that the County and City of Stockton can consider for project-specific agreements.

Please provide the requested information by the close of business on Friday, **September 4, 2026**, or, if that is not possible, please provide the date of your next board meeting where this item will be considered.

Thank you,

Signed by:

A handwritten signature in black ink that reads "Johnny Ford".

8/26/2026

1E1E95947C364CB

Johnny Ford, City Manager
City of Stockton

DocuSigned by:

A handwritten signature in black ink that reads "Sandy Regalo".

8/26/2026

2ECA16357F47425...

Sandy Regalo, County Administrator
County of San Joaquin

cc:

Matt Duaime, Clerk, mduaime911@gmail.com
Eastside Rural County Fire Protection District
Lincoln Rural County Fire Protection District

Ed Martel, Fire Chief, chief181@sbcglobal.net
Montezuma Fire Protection District

Marty Cornilsen, Fire Chief, mcornilsen@frcfire.com
French Camp-McKinley Fire Protection District

Eric Walder, Fire Chief, ewalder@wmfire.org
Waterloo-Morada Rural County Fire Protection District

Brett S. Jolley, Esq., bjolley@mciglaw.com

John M. Luebberke, Esq., jluebberke@herumcrabtree.com

Andy J. Pinasco, Esq., apinasco@neumiller.com

Certificate Of Completion

Envelope Id: 192DFA5D-36B2-8FF8-811E-38A72A55267E
 Subject: Complete with Docusign: COS SJC Letter to Fire Districts (SJC letterhead).pdf
 Source Envelope:
 Document Pages: 2
 Certificate Pages: 5
 AutoNav: Enabled
 EnvelopeId Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 Janeth Lopez
 44 N San Joaquin ST
 Stockton, CA 95202
 jxlopez@sjgov.org
 IP Address: 104.129.199.13

Record Tracking

Status: Original
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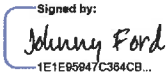
Holder: Janeth Lopez
 jxlopez@sjgov.org
 Pool: StateLocal

Location: DocuSign

Signer Events

Johnny Ford
 Johnny.Ford@stocktonca.gov
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 1E1E95947C384CB...

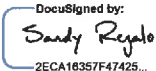
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Electronic Record and Signature Disclosure:
 Accepted: 8/26/2026 4:48:25 PM
 ID: 050cf8e3-8079-420b-b614-f50ae15be3c9

Sandy Regalo
 sregalo@sjgov.org
 Deputy County Administrator
 County of San Joaquin
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 2ECA18357F47425...

Signature Adoption: Pre-selected Style
 Using IP Address: 165.225.242.88

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Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Janeth Lopez
 jxlopez@sjgov.org
 Management Secretary
 County of San Joaquin
 Security Level: Email, Account Authentication
 (None)

COPIED

Sent: 8/26/2026 2:23:44 PM
 Resent: 8/26/2026 4:49:02 PM
 Viewed: 8/26/2026 4:31:09 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Carbon Copy Events

Patty Vasquez

Patty.Vasquez@stocktonca.gov

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**
Not Offered via DocuSign**Status****COPIED****Timestamp**

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Viewed: 8/26/2026 4:06:37 PM

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

8/26/2026 2:23:45 PM

Certified Delivered

Security Checked

8/26/2026 3:06:08 PM

Signing Complete

Security Checked

8/26/2026 3:06:17 PM

Completed

Security Checked

8/26/2026 4:49:01 PM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

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From time to time, Carahsoft OBO County of San Joaquin (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO County of San Joaquin:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: kkurmis@sjgov.org

To advise Carahsoft OBO County of San Joaquin of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at kkurmis@sjgov.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Carahsoft OBO County of San Joaquin

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to kkurmis@sjgov.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO County of San Joaquin

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to kkurmis@sjgov.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO County of San Joaquin as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO County of San Joaquin during the course of your relationship with Carahsoft OBO County of San Joaquin.

McKINLEY | CONGER | JOLLEY
DIEHL | GALARNEAU | DIEL^{LLP}

Brett S. Jolley
bjolley@mcjgdg.com

September 4, 2026

VIA EMAIL

Ms. Sandy Regalo
County Administrator
County of San Joaquin
44 N. San Joaquin Street, STE 640
Stockton, CA 95202
sregalo@sjgov.org

Mr. Johnny Ford
City Manager
City of Stockton
501 W. Weber Ave, Building 1
Stockton, CA 95203
city.manager@stocktonca.gov

RE: Formal Response of Fire Protection Districts Regarding Request for Suggested Revisions to Proposed Master Tax Sharing Agreement

Dear County Administrator Regalo and City Manager Ford,

This office has been engaged to jointly represent Montezuma Fire Protection District, French Camp-McKinley Fire Protection District, Waterloo-Morada Fire Protection District, Eastside Rural Fire Protection District, and Lincoln Rural Fire Protection District (collectively the "Fire Districts") regarding the proposed Master Tax Sharing Agreement affecting annexations and detachments ("2026 MTSA") negotiated by San Joaquin County ("County") and the City of Stockton ("City").

Relevant History

In 2015 the City and County entered a master tax sharing agreement between themselves that expired on July 31, 2025. That agreement did not address sharing any property tax revenues with third parties, including fire districts, following detachment of territory from a district, and no third parties, including the Fire Districts, were parties to that agreement.

Earlier this year, the City and County met to negotiate a new 10-year master tax sharing agreement. Unlike prior master tax agreements adopted by the City and County, the 2026 MTSA expressly addresses sharing taxes with affected fire districts from which territory is detached, and identifies several fire districts, including the Fire Districts, as proposed signatories. Specifically, the agreement states:



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2. PROPERTY TAX ALLOCATION.

Upon each annexation, property tax allocation shall be determined pursuant to one of the following provisions:

- A. For annexations that involve Detachment from a special district, CITY and COUNTY shall, upon each annexation that, in whole or in part, involves Detachment from a special district, share in the Annexation Property Tax Base pursuant to the ratio of 90% COUNTY and 10% CITY, and all Incremental Growth thereof pursuant to the ratio of 60% COUNTY AND 40% CITY for all portions of the annexation that involve Detachment from a special district.
 - i. DISTRICTS that provide fire services, and have territory remaining post-detachment, shall receive, each year, whichever is greater, either 2.5% of the Incremental Growth or an amount equal to what they were receiving prior to annexation (adjusted each year beginning the first year following annexation in an amount equal to the CPI), for five (5) years from LAFCo annexation. The allocations from the CITY and COUNTY to a DISTRICT shall be covered 60% by the COUNTY and 40% by the CITY.

The Fire Districts were not included or involved in the negotiations and drafting of the 2026 MTSA. On or about May 12, 2026 the Stockton City Council adopted the 2026 MTSA over the written and oral objections of several of the Fire Districts. The County Board of Supervisors has not considered the agreement yet, and on or about June 23, 2026, County representatives met with representatives from the Fire Districts to discuss the 2026 MTSA and to invite input on any proposed modifications to the agreement that would entice the Fire Districts to become parties to the agreement. This invitation was reiterated in a joint letter signed by both of you dated August 26, 2026 requesting a response by September 4, 2026.

The correspondence serves as a master response on behalf of each of the five Fire Districts.

Benefits of MTSA's

MTSAs are beneficial to streamlining a local agency formation commission's ("LAFCo") review and approval of annexations and detachments of territories between cities, counties, and special districts.

As relevant here, each time a city seeks to annex territory into its boundaries, before LAFCo may issue a certificate of filing and begin processing the change of territory application the city must



negotiate a tax sharing agreement with the county from which it is taking territory. (Rev. & Tax C. §99(b)) Such an agreement must be approved by the City and County within a 90 day negotiation period and address how the city and county will share property taxes after annexation. (*Id.*). Further where a city seeks to detach territory from a special district, such as a fire protection district, either as a standalone detachment or in conjunction with an annexation (called a “reorganization”) the city must also negotiate a tax sharing agreement with the special district, where the county board of supervisors, in consultation with the affected district, acts as the district(s)’s fiduciary agent in the negotiations. (Rev. & Tax C. §99(b)(5))

Agreement by the agencies within the 90-day negotiation period is a prerequisite to LAFCo deeming a change of territory application complete and taking action on the annexation, detachment, or reorganization. (Rev. & Tax C. §99(b)(6); *Greenwood Addition Homeowners Assn. v. City of San Marino* (1993) 14 Cal.App.4th 1360, 1375). “[A tax exchange] agreement is a precondition to LAFCo’s hearing and determining the application.” (*Id.*) Failure of the parties to reach agreement within the statutory negotiating period terminates the annexation application. (*Id.*, see also, 71 Op.Atty.Gen. 344 (Dec. 7, 1988) [any agreement reached between the agencies after the expiration of the statutory negotiation period is null and void.]).

Alternatively, Section 99(b)(7) and (d) allow the agencies to bypass this cumbersome and expensive one-off negotiation process where the city, county, and affected special district(s) are signatories to a mutually-negotiated master tax sharing agreement. “With respect to adjustments in the allocation of property taxes pursuant to this section, a county and any local agency or agencies within the county may develop and adopt a master property tax transfer agreement. The agreement may be revised from time to time by the parties subject to the agreement.” (Section 99(d))

While the affected agencies are required to negotiate property tax revenue exchange in good faith, no agency is required to reach or conclude agreement as to property tax revenue exchange. For, “the statute does not require the parties to do so, even though such agreement is a precondition to LAFCo’s hearing and determining the application.” (*Greenwood Addition Homeowners Assn. v. City of San Marino* (1993) 14 Cal.App.4th 1360, 1375.) “In sum, the Legislature has made it clear that, in the pursuit of the beneficial purposes of reorganization, resolution of the fundamental fiscal question is a precondition and that resolution must be mutual and consensual. That is the public policy concerning the subject matter at hand.” (*Id.*)

In short, an adopted MTSA can streamline LAFCo processing and substantially reduce agency time and costs by eliminating the need for the agencies to spend months negotiating project-specific agreements for each proposed annexation, detachment, or reorganization. Accordingly, the Fire Districts welcome the opportunity to provide input on their proposed modifications to the 2026 MTSA to entice the Fire Districts to become parties to the agreement.



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The Fire Districts' Proposed Modifications to the 2026 MTSA

Having reviewed the 2026 MTSA, the Fire Districts jointly offer the proposed modifications to the agreement.¹ In short, the Fire Districts propose that the language in Section 2 be modified to address the following changes with respect to the percentage and duration of the property tax allocation provided to the district. Further, Districts propose that the agreement be modified to note that the Fire Districts are not waiving any rights to raise objections to a proposed reorganization or to seek or negotiate additional impacts mitigation:

1. Percentage Share

The Fire Districts request that the 2026 MTSA be modified to reflect that a Fire District, “upon detachment shall receive, each year, whichever is greater, either ~~2.5%~~ five percent (5%) of the Incremental Growth or an amount equal to what they were receiving prior to annexation (adjusted each year beginning the first year following annexation in an amount equal to the CPI), including any special assessments approved by the voters of the District and adopted by the Board of Supervisors.”

Basis for this modification: Some representatives of the City and County have suggested to some of the Fire Districts that upon detachment of territories, the Fire Districts no longer have any responsibilities to the detached territories and will not incur any financial impacts from the development of properties within those territories, and therefore they should receive a minimal share in property taxes following detachment. But this is not the case in practice. Even following detachment, a detached Fire Districts will continue to respond to calls for service including, but not limited to:

- (1) At certain properties within the new City territory due to the proximity of Fire District infrastructure (and absence of proximate similar City infrastructure) such as fire houses and engines to the detached territory served by the City;²

¹ Execution of any version of 2026 MTSA is conditioned on formal approval by each signing Fire District's respective Board of Directors.

² One example of this is Eagle Roofing Products, located at Arch Rd. and McKinley, which territory was annexed by the City and detached from French Camp-McKinley Fire Protection District but still effectively served by French Camp-McKinley due to proximity and response time.



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- (2) At intersections that form the boundaries of City/Fire District territories due to a dispatcher incorrectly identifying the agency having jurisdiction;³ and
- (3) Increased calls for service on roads within a Fire District's remaining territory resulting from increased traffic caused by development of the newly detached territory annexed to the City.⁴

Simply stated, jurisdictional boundary changes do not fully eliminate Fire District costs and responsibilities. Accordingly, it is important to ensure that the affected Fire Districts continue to receive a small, but fair, portion of the Property taxes collected following detachment. Moreover, the Fire Districts plan, budget, purchase equipment, and staff according to both immediate and long term growth projections. Immediately removing tax-generating territory from a district, does not result in an immediate and commensurate reduction of District operating costs.

Additionally, some Fire Districts, such as Montezuma, have voter-approved special assessments that they collect on property within the District, that will be lost if the territory is detached.

As a matter of law, each proposed annexation of territory to a city and detachment of territory from a district must be evaluated on a case-by-case basis. (*Tracy Rural County Fire Protection District v. Local Agency Formation Commission of San Joaquin County* (2022) 84 Cal.App.5th 91.) While the City's preferred policy is to require automatic detachment from a Fire District as part of any annexation of land to the City, LAFCo ultimately decides whether either component of a reorganization will proceed – and annexation and development of land, without detachment from the Fire District, is always a possible development scenario. More pointedly, when annexation without detachment occurs, the Fire District is allowed to: (1) continue to collect its current share of property taxes from the annexed territory, even where the Incremental Growth in tax may reflect a 1000% increase in value; (2) to collect special assessments on the property; and (3) to collect fire facilities/fire impact fees adopted by the Fire District's Board of Directors and the County Board of Supervisors – which can total hundreds of thousands of dollars on large industrial projects. Detachment means a Fire District

³ Examples are abundant at the boundaries of the City and the various Fire Districts. (i.e. the City's annexation of territories along the narrow Arch Road Corridor now bifurcates Montezuma Fire Protection District into two physically separate areas.)

⁴ An example of this situation is the ever-increasing traffic on Eight Mile Road and Hwy 99 (within Waterloo-Morada Fire District's boundaries) from development of detached territory in north-east Stockton adjacent to the District.



is denied these financial resources. Thus, the 2026 MTSA should provide sufficient benefit to the Fire Districts to help offset these reasonably-anticipated financial burdens *so that the Fire Districts may continue to provide services to the residents of their Districts* despite the loss of revenue from new development to the City. To put a finer point on it, detachment of territory from a District should not negatively impact a district's ability to continue to serve its existing residents, businesses, and property owners.

2. Duration.

The Fire Districts also request that the duration for the share of tax proceeds run for a minimum period of 20 years from the date of annexation and proceed for at least 5 years from the date of issuance of the first certificate of occupancy for new development in the detached territory.

Basis for this modification: While the proposed agreement caps the Fire Districts' time to share in property tax revenue to for "five (5) years from LAFCo annexation" this time period must be reasonably expanded. As the City is and County likely is aware, until approximately 2024, San Joaquin LAFCo did not require compliance with Section 99(b) or (d), as related to special districts, as a prerequisite to issuing a certificate of filing. Instead S.J. LAFCo allowed the City to avoid sharing any property taxes with an affected district and instead to compel a developer and an affected fire district to negotiate a private "mitigation agreement" to offset lost district revenue. By the time LAFCo demanded compliance with Section 99, the standard period for those mitigation agreements had reached 17.5 to 20 years paid up front. Thus, precedent supports this duration.

Moreover, while territory should not be annexed on speculation and should reflect an implementation of immediate development plans, it is not uncommon for territory to be annexed into the City and then sit dormant for years – if not decades. See, for example, properties those on the south side of Eight Mile Road west of I-5 such as the Westlake and Crystal Bay developments, a project like Tra Vigne which was annexed around 2021 but has not yet broken ground, or properties in south Stockton north of French Camp Road near the airport.

Development of annexed properties triggers substantial reassessments in value that can increase the property taxes generated by these parcels in exponential amounts, once developed. As explained above, the City and County, which are collectively retaining 95% of the local property tax under this proposal, can afford and the Fire Districts should receive a reasonable share of that mammoth increase for the proposed minimum 20 year duration, which would be extended if development and the Incremental Growth are not realized by the district for at least 5 years.



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3. Additional Modifications

Finally, the 2026 MTSA should be modified to add two clarifications:

First, the agreement should state that notwithstanding reaching agreement on sharing taxes in the case of detachment, nothing therein prevents a Fire District from commenting on, objecting to, or challenging a proposed annexation, detachment, or reorganization.

Second, the agreement should note that nothing therein prevents a Fire District from seeking or accepting additional financial mitigation from a developer to offset additional costs or other impacts to the Fire District caused by development of a proposed project.

Conclusion

The Fire Districts appreciate this opportunity to work with the City and County to reach agreement on modifying the proposed 2026 MTSA in an effort to streamline the LAFCo process and reduce time and costs to all agencies involved. And the districts welcome the opportunity to discuss this topic further. We look forward to your responses.

Very truly yours,
**McKINLEY, CONGER, JOLLEY
DIEHL, GALARNEAU & DIEL^{LLP}**

A handwritten signature in blue ink that reads 'Brett S. Jolley'.

BRETT S. JOLLEY

BSJ
cc: Clients



Tuesday, August 25, 2026

Submitted via Email

ewalder@wmfire.org

Eric G. Walder, EFO, Fire Chief
Waterloo-Morada Fire District
6925 E Foppiano Lane
Stockton, CA 95212

Re: Engagement Letter for Special Tax Feasibility Analysis, Election Services, and Related Professional Services

Dear Chief Walder:

SCIConsultingGroup ("SCI") is pleased to submit this engagement letter for Special Tax Feasibility Analysis, Election Services, and related professional services for the Waterloo-Morada Fire District ("District"). We understand the District is evaluating the feasibility of a voter-approved special tax measure to renew, and perhaps replace, Measure N prior to its expiration. SCI would assist the District with special tax structure development, feasibility analysis, preparation of the required technical and legal documentation, coordination with District staff and County Elections, non-advocacy informational outreach, and support through the special tax election.

Our Work Plan is organized into three tasks, with two optional tasks available at the District's discretion.

Task 1: Initial Planning, Special Tax Analysis, and Feasibility Survey Support. Project planning, cost analysis, revenue modeling, and development of alternative special tax structures, together with feasibility evaluation, assistance with procuring a public opinion survey firm, coordination on survey development, and evaluation of survey results.

Task 2: Special Tax Election Services. Preparation of the resolutions, ballot question, and full text of the measure, along with coordination with the San Joaquin County Elections Department through the election and canvass.

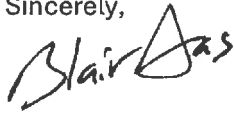
— **Task 3: Non-Advocacy Informational Outreach Support Services.** Preparation of clear, factual informational materials and support for public meetings to ensure voters are informed about the proposed special tax measure.

Optional Task 4: First-Year Levy Submittal and Administration Services. Confirmation of parcel-level special tax obligations under the renewed measure, preparation of the first-year levy file for County submission, and coordination with the San Joaquin County Auditor-Controller.

Optional Task 5: Post-Election Informational Postcards. Design, printing, mailing, and taxpayer inquiry support for the notice to non-resident property owners required by law upon approval of the measure.

We look forward to the opportunity to assist the District with another important measure and stand ready to proceed. Please get in touch with me if you would like to discuss any aspect of this engagement letter. I can be reached at 707-816-9101 or via email at blair.aas@sci-cg.com.

Sincerely,



Blair E. Aas, Vice President
SCI Consulting Group

cc: Yolanda Palermo, Waterloo-Morada Fire District
Arcelia Herrera, SCI Consulting Group
Brandon Vanleuven, SCI Consulting Group

WORK PLAN AND APPROACH

Based on our current understanding of the District's objectives and the technical analysis and services required, we propose the following Work Plan, organized into three tasks with two optional tasks available at the District's discretion. Our approach to the development and implementation of a special tax measure is to provide comprehensive services that minimize District staff time and resource demands through clear coordination and disciplined project management. SCI will ensure that all deliverables are high-quality, legally defensible, and completed in a timely and cost-effective manner.

TASK 1: INITIAL PLANNING, SPECIAL TAX ANALYSIS, AND FEASIBILITY SURVEY SUPPORT

SCI will initiate the engagement by coordinating with District staff to confirm objectives, refine the scope of work, and establish a clear framework for evaluating and implementing a special tax measure. An initial kickoff meeting will be held to review the purpose of the proposed special tax, the services and improvements to be funded, and the overall approach to tax structure design, legal requirements, and election procedures. SCI will also identify and compile the data needed to support the analysis and will work with District staff to develop a detailed schedule outlining key milestones, required actions, public hearing and election timing, and anticipated deliverables.

SCI will analyze the annual costs associated with the services and improvements proposed to be funded by the special tax, based on budget and cost information provided by the District. Working closely with District staff, SCI will develop and evaluate alternative special tax structures and cost allocation approaches appropriate for a special tax measure. The analysis may include residential and nonresidential components, such as per-dwelling-unit, per-parcel, or per-building square footage metrics, as appropriate. These assumptions will be used to develop proposed tax rates and revenue projections that are equitable, transparent, and administratively feasible.

SCI will then assist the District in evaluating the overall feasibility of a registered-voter special tax measure, taking into account financial, policy, and community considerations. This analysis will integrate the results of the special tax analysis with the qualitative and quantitative factors that influence voter support, including tax levels, structure, duration, and the permitted uses of revenue.

To inform that evaluation, SCI will support the District in procuring public opinion survey services by assisting with the preparation and issuance of a request for proposals, participating in the evaluation of proposals, and coordinating with the selected survey consultant. SCI will work closely with the survey consultant and District staff to help define survey objectives, review draft survey instruments, and ensure that the proposed tax structures and policy options are accurately and clearly presented to voters. Upon completion of the survey, SCI will assist with interpreting and evaluating the results and incorporating the key findings into recommendations on tax structure refinements, election timing, and implementation strategy. This work will inform District decision-making on whether and how to proceed with a special tax election.

TASK DELIVERABLES:

- Project meetings (Virtual)
- Project kickoff meeting (Virtual)
- Information and data request list
- Project timeline
- Draft special tax rates and annual revenue projection

- Assistance with the public opinion survey RFP and consultant selection
- Review of draft survey instruments and policy scenarios
- Evaluation of survey results and recommendations on structure and election timing
- Attend presentation of survey results to the Board of Directors (In-Person)

TASK 2: SPECIAL TAX ELECTION SERVICES

Based on survey results from Task 1 and at the direction of the District Board of Directors ("Board"), SCI will provide special tax election services for a special tax measure. SCI will finalize the proposed special tax structure and rates, incorporating refinements directed by the Board or District staff in advance of the election.

SCI will prepare the election-related documents required to place the special tax measure before the District's registered voters, including the resolution calling the election, the seventy-five-word ballot question, and the full text of the measure. These materials will be reviewed with District staff and District Counsel and revised as necessary prior to District Board consideration and adoption. Upon adoption, SCI will coordinate with District staff and the County Elections Department regarding election scheduling, ballot materials, and required submittals.

If the voters approve the special tax measure, SCI will prepare the resolution accepting and canvassing the election results and ordering the levy of the special tax for the first applicable fiscal year. SCI will also assist District staff and District Counsel, as requested, in responding to voter questions and providing technical support at public meetings related to the election.

Election administration services provided by the County Elections Department, including ballot mailing, signature verification, and ballot tabulation, are not included in SCI's scope of services or fee proposal and will be coordinated directly by the County.

TASK DELIVERABLES:

- Project meetings (Virtual)
- Presentation at the Board meeting to adopt the resolution calling the election (In-Person)
- Resolution ordering the special tax election
- Ballot question and full text of the measure
- Election coordination with the County Elections Department
- Resolution accepting election results and ordering levy of the special tax

TASK 3: NON-ADVOCACY INFORMATIONAL OUTREACH SUPPORT SERVICES

Under California law, the District may engage in informational activities related to District operations and ballot measures, provided that such activities are strictly non-advocacy in nature. All informational materials and communications prepared under this task will be factual, objective, and neutral. They will not include persuasive language, calls to action, or messaging intended to encourage voter support or opposition.

SCI will begin with the planning and development of a non-advocacy informational outreach framework for the proposed special tax measure. This framework will identify voter information needs, define the appropriate audiences, and establish an outreach plan and timeline focused on transparency and clarity. SCI will assist with preparing informational materials, such as

presentations, fact sheets, and frequently asked questions, that describe the proposed special tax measure, including its purpose, structure, duration, and accountability provisions, without characterizing the measure as beneficial or necessary.

SCI will also provide District staff and Board members with training on the distinction between permissible informational activity and prohibited advocacy, so that the District's communications remain within legal bounds throughout the election period.

SCI may also support the District's use of neutral communication tools, including the **Local Input** platform, to host factual information and respond to voter questions. Any responses will be limited to objective explanations and clarifications and will not include opinions, advocacy, or recommendations on how voters should vote.



Local Input is an SCI platform that facilitates community engagement and fosters collaboration between local government, voters, and key stakeholders. Through this customizable online platform, **Local Input** enhances transparency, community

participation, and decision-making processes at the local level. This enables voters to become more informed, voice their opinions, contribute ideas, and share feedback regarding a proposed local funding measure.

TASK DELIVERABLES:

- Project meetings (Virtual)
- Informational outreach strategy
- Voter informational outreach support
- Q&A and other informational handouts and materials (MS Word)
- District training on informational outreach vs. advocacy and proposed special tax measure (Virtual)

OPTIONAL TASK 4: FIRST-YEAR LEVY SUBMITTAL AND ADMINISTRATION SERVICES

Should the special tax measure be approved by District voters, and at the District's option, SCI will provide first-year levy submittal and administration services to assist the District, which self-administers the Measure N special tax roll, with the transition to the revised special tax provisions. Because Measure N remains authorized through FY 2027-28, the first fiscal year levied under the renewed authority would be FY 2028-29.

SCI will confirm parcel-level special tax obligations under the revised measure, applying the approved rate structure to the current lien-date Assessor's roll and accounting for new development, parcel splits and combinations, and other changes since the prior levy year. Levies will be determined on a parcel-by-parcel basis and subjected to SCI's quality assurance and peer review procedures prior to submittal.

SCI will then prepare the levy file for submission to the San Joaquin County Auditor-Controller in accordance with the County's levy submission requirements and deadlines, and will coordinate with County staff to resolve any rejected or corrected parcels. SCI will work with District staff throughout to support the District's continued internal administration of the special tax roll in subsequent years.

TASK DELIVERABLES:

- Project meetings (Virtual)
- Parcel-level confirmation of first-year special tax obligations
- First-year levy file, prepared for County submission
- Coordination with the San Joaquin County Auditor-Controller

OPTIONAL TASK 5: POST-ELECTION INFORMATIONAL POSTCARDS

If the special tax measure is approved by the District's voters, California Government Code Section 54930 requires the District to notify non-resident property owners of the measure's passage. At the District's option, SCI will design the notice to meet the requirements of the Government Code, prepare the mailing list from County Assessor records and other reliable sources, and handle all aspects of the mailing, including printing, postage, and distribution. SCI will include our toll-free taxpayer inquiry line on the postcard and respond to property owner questions.

TASK DELIVERABLES:

- Non-resident property owner mailing list
- Postcard design, printing, postage, and mailing
- Toll-free taxpayer inquiry line and property owner support

IN-PERSON MEETINGS

The Work Plan includes up to two in-person meetings, specifically the presentation of the public opinion survey results and recommendations under Task 1 and the presentation at the Board meeting to adopt the resolution calling the election under Task 2. All other project meetings, stakeholder outreach meetings, and presentations are anticipated to be conducted virtually. As necessary and at the discretion of the District, SCI will attend additional in-person meetings at SCI's prevailing in-person meeting rate.

DISTRICT RESOURCES

SCI will carry out all tasks specified in the Work Plan and any other related services, as appropriate. The District would be responsible for the following:

- Designate a District point of contact with authority to act on its behalf regarding the Work Plan.
- Meet or video conference periodically with SCI as needed.
- Provide budget and cost information for the services and improvements proposed to be funded by the special tax, together with any additional data requested.
- Retain a qualified public opinion survey firm and District Counsel.
- Assist with planning, reviewing, and coordinating action items.

TENTATIVE TIMELINE

The engagement timeline will be developed and finalized as part of Task 1 following the kickoff meeting. The schedule will be prepared in coordination with District staff and District Counsel and will reflect the District's objectives, data availability, desired election date, and coordination requirements with the San Joaquin County Elections Department.

At a high level, the engagement is expected to proceed sequentially through initial planning, special tax analysis, feasibility analysis, and public opinion survey support, and then, if directed by the Board, preparation for a special tax election. Non-advocacy informational outreach may occur concurrently, as appropriate and consistent with legal requirements.

Because Measure N remains authorized through FY 2027-28, the District has a meaningful window to complete the analysis and survey work, evaluate the results, and select an election date that gives the measure the best opportunity to succeed. A detailed schedule identifying key milestones, decision points, and deliverables will be established during Task 1 and refined as needed throughout the engagement.

FEE SCHEDULE / MANNER OF PAYMENT

In consideration of the work accomplished, as outlined in the Work Plan, SCI shall be compensated as detailed below. Our professional fees are based on our understanding of the District's needs and the level of effort we expect to be necessary to complete the Work Plan successfully.

TASKS ¹	FEE
Task 1: Initial Planning; Special Tax Analysis; Feasibility Survey Support ²	\$13,250 Fixed
Task 2: Special Tax Election Services ³	\$19,500 Fixed
Task 3: Non-Advocacy Informational Outreach Support Services	\$15,900 Fixed
SUBTOTAL	\$48,650
Incidental Costs ⁴	\$2,000 NTE
SCI TOTAL FEES	\$50,650

OPTIONAL TASKS	FEE
Optional Task 4: First-Year Levy Submittal and Administration Services ⁵	\$9,750 Fixed
Optional Task 5: Post-Election Informational Postcards ⁶	\$1.65 Per Postcard

OTHER COSTS	FEE RANGE ESTIMATE
Public Opinion Research and Survey Firm ⁷	\$22,500 - \$37,500
County Election Department Costs ³	To be confirmed

¹ The Work Plan includes up to two in-person meetings. As necessary and at the discretion of the District, SCI will attend additional in-person meetings at the in-person meeting rate of \$1,550 per consultant per meeting for the duration of the Work Plan. Video and voice conferences are not considered in-person meetings in the Work Plan. Out-of-scope services shall be billed at the 2026 hourly billing rate of \$230. These rates shall be subject to annual increases based on the change in the San Francisco Bay Area Consumer Price Index ("CPI"), as published by the U.S. Bureau of Labor Statistics.

² Task 1 fees do not include the cost of the public opinion survey firm. The District is expected to retain a qualified survey consultant directly.

³ Task 2 fees exclude County Election Department costs for either an all-mailed ballot election or an election at the polls. These costs are billed directly to the District and vary based on registered voter count, ballot content, and election timing.

⁴ Customary incidental expenses, including travel, lodging, printing, postage, data, or other out-of-pocket costs, shall be reimbursed at actual cost plus 10% not to exceed \$2,000, without prior authorization from the District. Mileage expenses shall be billed at the IRS-approved rate.

⁵ **Optional Task 4** would be performed only if District voters approve the special tax measure. Because Measure N remains authorized through FY 2027-28, the first fiscal year levied under the renewed authority would be FY 2028-29.

⁶ **Optional Task 5** shall be billed at the rate of \$1.65 per mailed postcard, which includes design, mailing list preparation, printing, postage, distribution, and toll-free taxpayer inquiry support. An estimated number of non-resident property owners will be provided after SCI completes its review of the County Assessor's roll.

⁷ Public opinion research and survey costs are estimated based on SCI's recent experience with comparable special tax measures and will vary depending on survey methodology, sample size, and the number of testing iterations. The District will contract with the survey firm directly.

OTHER TERMS AND CONDITIONS

Employment Policies. SCI Consulting Group complies with all civil rights laws and related statutes. SCI does not and shall not discriminate against any employee in the workplace or against any applicant for such employment or against any other person because of race, religion, sex, color, national origin, handicap, age, or any other arbitrary basis.

Conflict of Interest Statements. SCI has no known past, ongoing, or potential conflicts of interest related to working with the District, performing the Work Plan, or any other services for this engagement.

Independent Contractor. SCI shall perform all services included in this engagement letter as an independent contractor.

Insurance Requirements. SCI carries professional errors and omissions insurance in the amount of \$2 million per occurrence and \$2 million aggregate. SCI also carries general liability insurance in the amount of \$2 million per occurrence and \$4 million aggregate. SCI will provide proof of insurance upon request.

Invoicing. SCI shall submit an invoice upon completion of each task, or upon completion of any portion of a task, with payment due upon receipt.

Indemnification. SCI's duty to defend and indemnify the District shall be limited solely to claims arising directly from SCI's willful misconduct in the performance of services related to the special tax measure, as determined by a court of competent jurisdiction.

Cancellation. The District, or SCI, may end the engagement without cause with reasonable written notice. In the event that the engagement is canceled, payment shall still be due for all work performed, including any portion of a task, by SCI through the date of the notification of cancellation.

Term. The term of this engagement shall commence upon execution of this letter by both parties and shall remain in effect through June 30, 2029, unless earlier canceled as provided herein.

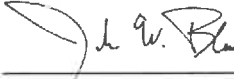
AUTHORIZATION AND ACCEPTANCE OF ENGAGEMENT

To confirm your acceptance of this engagement and the terms set forth in this letter, please sign and return a copy of this letter. Upon execution by both parties, this letter will serve as the agreement between the District and SCI for the provision of the services described herein.

Accepted By:

Eric Walder, Fire Chief
Waterloo-Morada Fire District

Accepted By:



John Bliss, President
SCI Consulting Group

Date: _____

Date: August 25, 2026

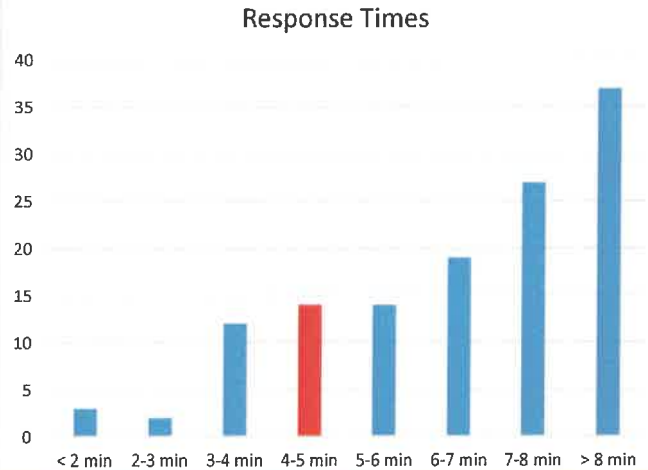
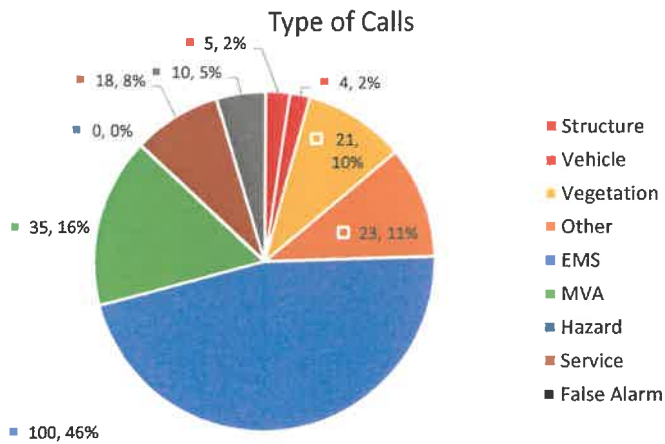
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WATERLOO MORADA FIRE DISTRICT MONTHLY ACTIVITY REPORT

12.2
August
2026

EMERGENCY OPERATIONS



Incidents		Month	YTD
Total Calls:		216	1792
Station	Incidents	% Per Station	
1	119	55.1%	
2	97	44.9%	
Emergency Response - Code 3 Calls Only			
Station	Incidents	Avg Resp Time	Total Inc
1	76	7:05	35%
2	52	6:11	24%
Avg. Both Sta.		6:38	

Prevention		Month	YTD
Business Inspections		15	131
Fire Permits Issued		10	85
Public Education		2	10
Children			8
Adults			8

Training	
Month	152
YTD	2245

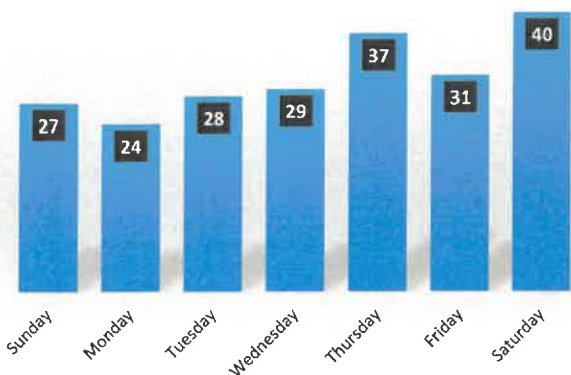
Response by Shift	
A	84
B	59
C	73

Response by Unit								
E15-1	E15-2	E15-3	BR15-1	WT15-1	BC15	CH15-1	OES 4122	Total
110	128	0	2	6	30	1	0	277

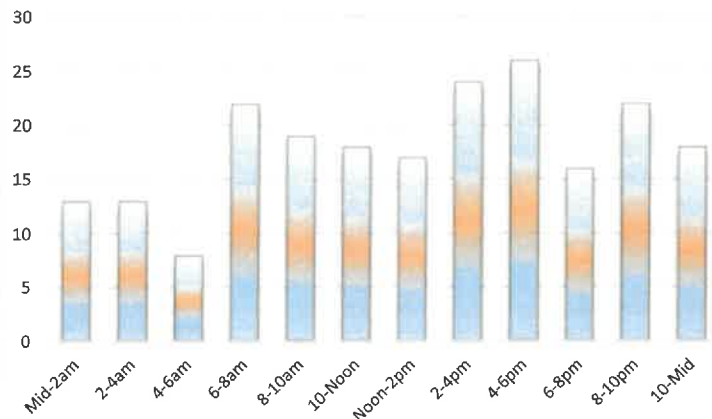
Stacked Calls	This Month	YTD
Incidents	44	295
Percentage	20%	16%

Aid Given/Received	This Month	YTD
Given	41	309
Received	20	176

Incidents by Day of Week



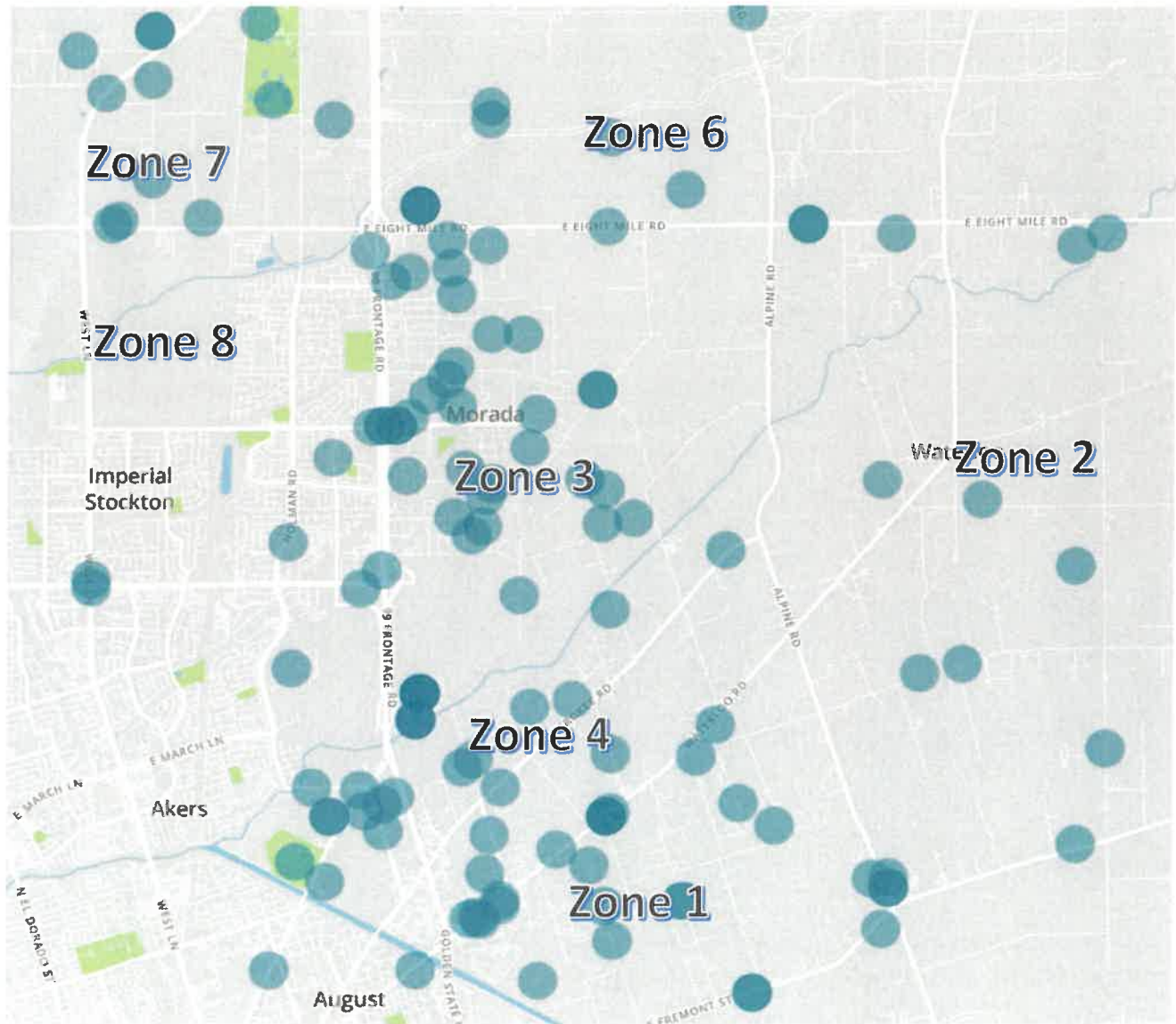
Incidents by Time of Day





WATERLOO MORADA FIRE DISTRICT MONTHLY ACTIVITY REPORT

12.2
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Incident Density Map

		Aid Given	
		Stockton	18
Zone 1	22	Mokelumne	6
Zone 2	12	Woodbridge	5
Zone 3	52	Lodi	4
Zone 4	45	Linden	3
Zone 6	17	French Camp	2
Zone 7	23	Ripon	2
Zone 8	0	Montezuma	1

Aid Received	
Stockton	8
Woodbridge	6
Linden	5
Lodi	1