

HOW TO VOTE

To complete your Official Ballot, mark the oval next to either YES or NO, sign the ballot, and place it in the provided postage-paid return envelope. Mail it to Groveland CSD, or hand-deliver it at the Public Hearing (see below) before the close of the public input portion.

Only signed ballots that are marked and received before the close of the public input portion of the Public Hearing will be counted. Ballots are weighted by each parcel's proposed assessment amount.

The assessment will NOT be imposed if, upon the conclusion of the Public Hearing, the weighted dollar amount of ballots in opposition exceeds the weighted dollar amount of ballots in favor.

If you need a replacement ballot or wish to change your vote before the close of the Public Hearing, contact Groveland CSD at (209) 962-7161.

WRITTEN OBJECTIONS

You may find more information about the proposed Fire Protection and Emergency Response Services Assessment here: www.gcsd.org. If you wish to object to this Fire Protection and Emergency Response Services Assessment on the grounds that you allege it does not comply with the California Constitution please submit a written objection to Groveland CSD, 18966 Ferretti Road, Groveland, CA 95321 by June 25, 2026. Do not include your objection with your ballot. The objection must specify the grounds on which you are alleging noncompliance with the California Constitution and include an address where the District can respond to your concern(s) in writing. If you fail to submit a timely objection in writing your right to challenge the assessment may be barred.

PUBLIC HEARING

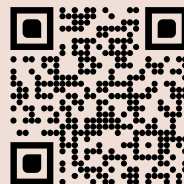
A public hearing will be held on July 8, 2026, at 9:00 a.m. at the Groveland Community Resilience Center at 18986 Ferretti Road, Groveland, CA 95321.

Visit www.gcsd.org for meeting specifics or scan the QR code to join virtually.

COMMUNITY MEETINGS

Community meetings leading up to the public hearing are held May 14 and June 18, 2026, at 5:30pm at 18986 Ferretti Road, Groveland, CA 95321.

MEETINGS ZOOM



By Mail:

PO Box 1229
Groveland, CA 95321

In-Person:

18966 Ferretti Road
Groveland, CA 95321

Only official ballots that are received before the close of the public input portion of the Public Hearing on July 8, 2026, will be counted. Postmarks do not count. Ballots must be signed and marked with the property owner's support or opposition.

ADDITIONAL INFORMATION

The Engineer's Report, assessment roll, and related documents are available online and in-person for public inspection during normal business hours.

Groveland Community Services District

18966 Ferretti Road
Groveland, CA 95321
(209) 962-7161
www.gcsd.org

General Manager: Pete Kampa

GROVELAND COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT



Fire Protection and Emergency Response Services Assessment

WHY DID YOU RECEIVE THIS NOTICE AND BALLOT?

You are a property owner within the Groveland Community Services District ("Groveland CSD" or the "District"). The District's Board of Directors has initiated a property-owner ballot proceeding on a proposed Fire Protection and Emergency Response Services Assessment for Fiscal Year 2026-27. Under California law, only returned ballots are counted, and the assessment may not be imposed if ballots submitted in opposition outweigh ballots submitted in support.

ABOUT GROVELAND COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT

Fire protection services within Groveland CSD are currently funded by property taxes and provided through a cooperative agreement with CAL FIRE for staffing at Station 78. The District currently funds a two-person engine company (2/0), with a required transition to three-person staffing (3/0) beginning January 2028 to meet regulatory standards and maintain the CAL FIRE agreement.

For FY 2026-2027, projected revenues are about \$400,000 less than the cost of the CAL FIRE contract alone and do not cover Fire Engine replacement, equipment, or other operational costs such as fuel, insurance, maintenance, or facility repairs.

As the current budget stands, all fire department funds are expected to be depleted by June 30th 2028, likely resulting in termination of the CAL FIRE contract.

A 15-year financial analysis identifies an estimated funding gap of about \$1.59 million needed, to fully fund fire protection and emergency response services within the Groveland CSD.

SERVICES PROVIDED

Fire protection services, including incident response and management of local fire fuels reduction projects, are provided through a cooperative fire protection agreement with CAL FIRE for engine staffing. The District responded to 540 incidents in 2025, including:

- Structure fires
- Emergency medical calls
- Wildland and vegetation fires
- Vehicle fires and traffic collisions
- Hazardous materials incidents



The District's service area is designated a Very High Fire Hazard Severity Zone (VHFHSZ) by CAL FIRE, reflecting terrain, fuel load, wind patterns, and fire history in the wildland-urban area.

PLEASE VOTE! All ballots must be received before the close of the public input portion of the Public Hearing on July 8, 2026



THE PROPOSED SERVICES TO BE FUNDED ARE:

1. Transition from 2-Person to 3-Person Staffing (2/0 to 3/0)

The District currently contracts with CAL FIRE for staffing at Station 78 with a two-person crew (captain and engineer), with a required transition to a three-person crew beginning January 2028. Revenue from the proposed assessment would fund the staffing needed to support a three-person engine company, recognizing that multiple personnel are required to maintain one additional firefighter on duty at all times due to shift coverage.

OSHA’s “2-in, 2-out” standard requires two firefighters inside a structure and two on standby during interior firefighting operations. A three-person crew allows Groveland Fire personnel to begin assembling for interior operations upon arrival without waiting for additional resources.

2. Fire Engine and Equipment Replacement Program

The front-line engine in the District’s fleet is approximately 17 years old. Front-line fire engines are typically expected to serve effectively for approximately 10–15 years. Current revenue sources are not sufficient to fully fund apparatus replacement or establish a sustainable replacement program. A new fire engine currently costs approximately \$1.3 million, with delivery times of up to three years from order.

Revenue from the proposed assessment will fund a scheduled and sustainable fire engine and equipment replacement program.

3. Fire Operations Support

Revenue from the proposed assessment includes funding for engine and equipment maintenance, professional services (legal, audit, engineering), facilities maintenance, fuel, utilities, and administrative costs necessary to support fire department operations. Current revenue sources do not fully fund these ongoing operational expenses. A summary of proposed expenditures is provided in the Engineer’s Report.

IF APPROVED, THE ASSESSMENT WOULD PROVIDE A DEDICATED FUNDING SOURCE FOR FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES WITHIN THE GROVELAND COMMUNITY SERVICES DISTRICT.

PUBLIC ACCOUNTABILITY

If levied, revenues will be restricted to fire protection and emergency response within GCSD boundaries, consistent with the Engineer’s Report, including staffing, fire engine replacement, and operations. Revenues and expenditures are subject to independent audit, citizen advisory committee review, and annual Board review at a noticed public hearing. Expenditures are available at gcsd.org.

HOW IS THE ASSESSMENT CALCULATED?

The assessment is allocated to each parcel based on proportional special benefit, as required by Article XIIIID of the California Constitution (Proposition 218). Special benefit is defined as a particular and distinct benefit over and above general benefits conferred on the public at large.

The Engineer’s Report prepared by SCI Consulting Group uses a Single-Family Equivalent (SFE) methodology. Each parcel is assigned an SFE value reflecting four factors:



Fire Risk Factor

Derived from NFPA Structure Fires by Occupancy data (2015-2022 averages), normalized to a single-family residence



Structure Replacement Value Factor

Based on 2025 Tuolumne County Assessor records for improvement and land values by property type



Fire Hazard Zone Factor

Based on CAL FIRE’s official Fire Hazard Severity Zone (FHSZ) designations for each parcel



Travel Time Factor

GIS-calculated drive time from Station 78 to each parcel centroid under normal conditions

The Engineer’s Report is available for public inspection at the Groveland CSD offices and online at www.gcsd.org. It includes the complete method of apportionment, budget, and the assessment roll listing every parcel and its proposed assessment.

PROPOSED MAXIMUM ASSESSMENT RATES FY 2026-27

Property Type	Max. Rate	Unit
Single Family	\$475.64	each
Multi-Family	\$226.74	per unit
Commercial / Industrial*	\$933.81	per half acre
Storage	\$995.44	per half acre
Parking Lot	\$17.99	each
Vacant	\$72.46	each
Agriculture**	\$9.02	per acre
Range Land & Open Space**	\$3.17	per acre

The total estimated amount assessed to the entire area subject to this assessment would be approximately \$1,586,393 for 2026-27. For more information refer to the Engineer’s Report which is available for review at Groveland Community Services, 18966 Ferretti Road, Groveland, CA 95321 and on the District’s website www.gcsd.org

*Commercial/Industrial/Office and Storage are assessed per half acre or portion thereof.
 **Agriculture and Range Land and Open Space are assessed per acre or portion thereof.

DURATION / ANNUAL RATE ADJUSTMENTS

If approved, the assessment would continue indefinitely and be collected annually, subject to annual Board review and a noticed public hearing. The maximum assessment rate may increase each year by no more than 5%; no automatic increase is guaranteed or required. The assessment rate levied each year will be determined by the Board of Directors based on the Fire Department’s financial needs, updated Engineer’s Report, and review by a citizen advisory committee, and may be less than the maximum authorized rate.