

NOTICE OF PROPOSED ASSESSMENT

and

NOTICE OF OPPORTUNITY TO SUBMIT WRITTEN OBJECTION

Pursuant to Government Code § 53759.1 (AB 2257)

Agency:	Groveland Community Services District
Assessment Name:	Fire Protection and Emergency Response Services Assessment
Fiscal Year:	2026-27
Governing Law:	Gov. Code § 53759.1 (AB 2257); Prop. 218 (Art. XIID)
Public Hearing Date:	July 8, 2026
Written Objection Deadline:	June 25, 2026
Submit Objections To:	Pete Kampa, General Manager 18966 Ferretti Road, Groveland, CA 95321

1. PURPOSE OF THIS NOTICE

The Groveland Community Services District ("**District**") is proposing to establish a **Fire Protection and Emergency Response Services Assessment** for Fiscal Year 2026-27 and each fiscal year thereafter. This notice is provided to all property owners within the proposed Assessment District in compliance with:

- Proposition 218 (Article XIID of the California Constitution), which requires notice and an assessment ballot proceeding before a new benefit assessment may be imposed; and
- Government Code § 53759.1 (enacted by AB 2257, effective January 1, 2025), which authorizes the District to require that property owners exhaust administrative remedies - by submitting a timely written objection - before challenging a proposed assessment in court.

2. DESCRIPTION OF THE PROPOSED SERVICES

The proposed assessment would fund enhanced fire protection and emergency response services for all properties within the Groveland CSD boundaries, specifically:

- Increased Firefighter Staffing (3/0): Funding the transition from a 2-person CAL FIRE Schedule A crew (captain and engineer) to a 3-person crew (captain, engineer, and firefighter), consistent with NFPA 1710 minimum staffing recommendations and CAL FIRE’s updated 66-hour workweek staffing model adopted November 1, 2024.
- Apparatus Maintenance and Replacement: Establishing a dedicated, systematic funding program for maintenance and planned replacement of the District’s aging fire apparatus fleet, the youngest unit of which is approximately 17 years old.
- Continued Baseline Operations: Supporting the ongoing CAL FIRE Schedule A contract, District staff wages and benefits, professional services, facilities, fuel, utilities, and administration.

Groveland CSD provides the only fire engine dedicated specifically to the Groveland community and serves an area designated as a Very High Fire Hazard Severity Zone by CAL FIRE. The District responds to between 500 and 600 calls per year, including structure fires, wildland fires, vehicle fires, traffic collisions, hazardous materials incidents, and emergency medical calls.

3. PROPOSED BUDGET - FISCAL YEAR 2026-27

Budget Item	Amount
CAL FIRE Schedule A Contract (3/0 Staffing)	\$1,695,905
Equipment and Apparatus Maintenance/Replacement	\$504,699
Professional Services	\$38,686
Facilities Maintenance, Fuel and Utilities	\$57,118
Administrative and Operating Costs	\$358,822
Reserve for 3/0 Firefighter Staffing	\$462,444
Contingency	\$59,200
Total Service Needs	\$3,176,875
Allowance for County Collection	\$15,600
Less: Estimated Revenue from Property Taxes & Other Sources (General Benefit Contribution)	(\$1,606,082)
Total Proposed Assessment Budget	\$1,586,393

4. PROPOSED ASSESSMENT RATES

The proposed base assessment rates for Fiscal Year 2026-27 are listed below. Each parcel's actual assessment is calculated by multiplying the applicable base rate by a fire hazard zone factor and a travel time factor specific to that parcel's location. The maximum assessment rate may increase annually by up to 5%.

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

*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.

5. ASSESSMENT BALLOT PROCEEDING - PROPOSITION 218

This proposed assessment is subject to a property owner ballot proceeding under Proposition 218 (Article XIID of the California Constitution). The following is a summary of the key steps and dates:

- Mailing of Notices and Ballots: This Notice and an Assessment Ballot have been mailed to all property owners subject to the proposed assessment. The ballot includes a postage-prepaid return envelope.
- 45-Day Balloting Period: Property owners have a minimum of 45 days from the date this notice is mailed to return their completed ballot.
- Public Hearing: A public hearing is scheduled for July 8, 2026, before the Groveland CSD Board of Directors, at which any member of the public may comment. Ballots may be submitted by mail in advance or in person at the hearing.
- Ballot Tabulation: Following the close of the public hearing, ballots will be tabulated. If ballots in opposition (weighted by proportional financial obligation) do not exceed ballots in favor, the Board may impose the assessment for FY 2026-27 and annually thereafter.

6. NOTICE PURSUANT TO GOVERNMENT CODE § 53759.1 (AB 2257) - WRITTEN OBJECTION REQUIREMENT

IMPORTANT: Under Government Code § 53759.1, enacted by AB 2257 (effective January 1, 2025), if you intend to challenge this proposed assessment in court, you **MUST** first submit a timely written objection to the District during the administrative proceedings. Property owners who do not submit a timely written objection **may be prohibited from challenging this assessment in court.**

Submitting a Written Objection Based on Constitutionality - Due by June 25, 2026:

If you object to the proposed assessment on the grounds that you allege it does not comply with the California Constitution, you must submit a written protest to Groveland Community Services District by June 25, 2026. Failure to timely submit a written objection bars any right to challenge the assessment through legal proceedings (per Government Code Section 53759.1). Your written protest must specifically state the grounds for alleging noncompliance with the California Constitution. To be valid, a written protest must:

- Be in writing and include your name, signature, and mailing address.
- Clearly specify the grounds for alleging noncompliance with the California Constitution.
- Be received by the District no later than June 25, 2026, either by mail or in person at the District's office.

The District will respond in writing to timely submitted protests prior to the close of the public hearing, explaining the substantive basis for retaining or altering the proposed assessment in response to objections.

Important: If you fail to submit a timely objection in writing as described above your right to challenge the assessment in court will be barred.

a. How to Submit a Written Objection:

Written objections must be submitted in writing and must identify the parcel(s) to which they apply. Objections may be submitted by:

- Mail or personal delivery to:

**18966 Ferretti Road
Groveland, CA 95321**

b. Scope of Court Review (Government Code § 53759.2):

If the District complies with Government Code § 53759.1, and this assessment is subsequently challenged in court, Government Code § 53759.2 specifies the scope of judicial review of the administrative record. The court's review will be limited to the administrative record developed during the ratemaking proceeding, including all timely written objections and the District's written responses thereto.

7. APPEALS OF ASSESSMENTS

Any property owner may appeal the assessment levied on his or her parcel by filing a written appeal with the General Manager (or designee). An appeal is limited to correction of an assessment during the then-current fiscal year. The General Manager will review the appeal and, if warranted, make appropriate adjustments to the assessment roll. Any dispute over the General Manager's decision may be referred to the Board of Directors, whose decision shall be final.

8. FURTHER INFORMATION

The Engineer's Report for the proposed assessment, including the full cost and budget analysis, method of apportionment, and Assessment Roll, is available for public inspection during normal business hours at the District's office:

Groveland Community Services District

18966 Ferretti Road, Groveland, CA 95321

Phone: (209) 962-7161

www.gcsd.org