

PENN VALLEY FIRE PROTECTION DISTRICT

Fire Chief

Don Wagner
P.O. Box 180
Penn Valley, CA 95946
P (530) 432-2630
F (530) 432-4561
dwagner@pennvalleyfire.com

**Directors**

Bruce Stephenson, Chairperson
Kurt Grundel, Vice-Chair
Dave Farrell, Director
Terry McMahan, Director
Bruce Puphal, Director
mthelen@pennvalleyfire.com

Dear parcel owner,

Enclosed is your ballot which **must be returned no later than June 2, 2020**.
Enclosed is a stamped return envelope for your convenience.

For detailed information about this process we encourage you to
visit <http://www.pennvalleyfire.com/home.html> where you will locate links
providing factual information about this ballot and the voting process.

If you have unanswered questions, please feel free to contact the Penn Valley
Fire Protection District at (530) 432-2630.

We are honored to serve you,
Fire Chief Don Wagner

Clerk of the Board
 Penn Valley Fire Protection District
 P.O. Box 180
 Penn Valley, California 95946

Public Hearing will be held on Tuesday, June 2, 2020, at 6:30 PM

The Penn Valley Fire Protection District (“District”) Board of Directors is proposing an increase to its existing Fire Suppression Assessment District No. 1 to provide additional revenues to supplement existing property tax revenues and other sources for the District beginning in Fiscal Year 2020-21. You have received this Notice because you are the record owner of real property that receives this fire service from the District and would be subject to an increase in the existing assessment, if the proposed assessment is approved.

The Public Hearing is hereby scheduled to be held at the District’s Headquarters at 10513 Spenceville Road, Penn Valley, CA 95946 at **6:30 p.m. on June 2, 2020**, or as soon thereafter as the matter may be heard. All interested persons are invited to attend and express opinions on the matter.

Assessment Information:

The assessments and method of apportionment are described in the Engineer’s Report and is on file with the Clerk of the Board. The assessments have been calculated and proportionately spread to each parcel based on the special benefits received. The assessment will be collected by the County on the annual Nevada County property tax bill.

Boundaries of the District: Coterminus with the Penn Valley Fire Protection District

Total Proposed Maximum Assessment for the Entire District: \$1,791,483.00

Proposed Assessment Per Parcel:

Land Use	Sprinklered /Non-Sprinklered	Proposed Assessment Amount	
Residential			
Single Family		\$ 296.58	per parcel
Multi-Family (a)		\$ 222.44	per unit
Mobile Home on a Single Family Lot		\$ 296.58	per parcel
Mobile Home in a Park		\$ 148.29	per unit
Non-Residential			
Non-Residential Improved: 2,000 SF or less	Non-Sprinklered	\$ 593.16	per parcel
Non-Residential Improved: 5,000 SF	Non-Sprinklered	\$ 1,482.90	\$ 0.2966 per SF
Non-Residential Improved: 15,000 SF	Non-Sprinklered	\$ 3,707.25	\$ 0.2472 per SF
Non-Residential Improved: 25,000 SF	Non-Sprinklered	\$ 4,819.43	\$ 0.1928 per SF
Non-Residential Improved: 2,000 SF or less	Sprinklered	\$ 296.58	per parcel
Non-Residential Improved: 5,000 SF	Sprinklered	\$ 741.45	\$ 0.1483 per SF
Non-Residential Improved: 15,000 SF	Sprinklered	\$ 1,853.63	\$ 0.1236 per SF
Non-Residential Improved: 25,000 SF	Sprinklered	\$ 2,409.71	\$ 0.0964 per SF
Unimproved		\$ 74.15	per parcel

Clerk of the Board
Penn Valley Fire Protection District
P.O. Box 180
Penn Valley, California 95946

The proposed assessment for your parcel is shown on the property owner ballot, which is enclosed.

Duration of Proposed Assessment: The proposed assessment will be levied indefinitely.

Maximum Interest Rate: The assessment will be increased by the Consumer Price Index for all Urban Consumers in the San Francisco-Oakland-Hayward areas, to take effect each July 1.

Reason and Basis for Proposed Assessment:

These assessments have been designed to ensure the District is able to fully fund costs associated with fire suppression and prevention services and to spread those costs amongst each parcel according to the method of apportionment approved by the District's Board of Directors on March 3, 2020. The Engineer's Report adopted by the District provides a detailed analysis of the basis upon which the proposed assessment was calculated. As described in the Engineer's Report one (1) Benefit Unit is assigned to a single-family residence since it represents more than 80% of the parcels within the District. Benefit Units are assigned to other property types based upon risk of fire and economic loss in the event of a fire in proportion to the single-family residence. A copy of the Engineer's Report is available at the District's office located at 10513 Spenceville Road, Penn Valley, California, 95946 and on the District's website at www.pennvalleyfire.com.

Public Hearing Time and Location:

Before taking final action on the proposed Fire Suppression Assessment, **the District Board of Directors will hold a PUBLIC HEARING on June 2, 2020 at 6:30 PM at the District Office, located at 10513 Spenceville Road, Penn Valley, California 95946.** The Public Hearing will be for hearing public testimony and receiving Ballots on the proposed assessments. The Board may continue the hearing to a future date without further written notice.

Ballot Procedures:

Any property owner may submit their Ballot to the Clerk of the Board before the end of the Public Hearing. The Ballot must be signed by an owner of the property. Ballots may be personally delivered to the Clerk of the Board the night of the Public Hearing or mailed to Penn Valley Fire Protection District, PO Box 579, Penn Valley, California 95946 (allow time for mail delivery by June 2, 2020). E-mailed or faxed protests will not be accepted. To be counted, the Clerk of the Board must receive the signed ballot no later than the end of the Public Hearing. For purposes of the Assessment Ballot procedure, a majority protests exists if, upon conclusion of the Public Hearing, valid ballots submitted in opposition to the proposed assessments exceed valid ballots submitted in favor of such proposed assessments. In tabulating the ballots, each ballot shall be weighted by the amount of the proposed assessment to be imposed upon the parcel for which such Assessment Ballot was submitted. If a majority protest exists, the District's Board of Directors shall not impose the assessments upon properties in the District's service area. Protests will be accepted and tabulated pursuant to the Resolution of the Board of Directors entitled, "Adopting Guidelines for the Submission and Tabulation of Assessment Ballots."

For inquiries about the proposed Fire Suppression Assessment, contact Chief Don Wagner at (530) 432-2630 or by email to dwagner@pennvalleyfire.com.

**ABOUT YOUR ASSESSMENT BALLOT AND
INSTRUCTIONS FOR COMPLETION AND DELIVERY OF THE ASSESSMENT BALLOT**

THIS BALLOT is your opportunity to indicate whether you support or oppose the proposed increase to the existing fire suppression assessment for your property that the Penn Valley Fire Protection District (“District”) has determined necessary to continue to support the existing level of fire suppression services. The increase in assessment will provide an additional revenue source to supplement existing property tax revenues and other fund sources for the District. If approved, the proposed increase to the existing assessment will be levied in perpetuity, with the first increase in the existing assessment to be levied in Fiscal Year 2020-21 and shall be subject to an annual increase based on the Consumer Price Index (CPI) for all Urban Consumers in the San Francisco-Oakland-Hayward areas. The annual increase shall take effect July 1 of each year.

Basis of Calculation: The method used to calculate each parcel’s assessment is set forth in the Engineer’s Report on file in the Clerk of the Board’s and the proposed sample assessments are summarized in the notice of Public Hearing that accompanies this ballot. If the proposed increase to the existing fire suppression assessment is approved, your parcel’s maximum assessment will be the amount identified on this ballot as **“Your Parcel’s Proposed Annual Assessment is.”**

Assessment Ballot Proceedings: In addition to the right to participate in the Public Hearing scheduled for **June 2, 2020**, beginning at **6:30 PM** at the District’s headquarters located at 10513 Spenceville Road, Penn Valley, California, each record owner of property proposed to be assessed has the right to submit an Assessment Ballot in favor of or in opposition to the proposed increase to the existing assessment. A property owner or owners of record, or the legally authorized representative of such record owner(s), may complete the Assessment Ballot and thereby indicate such owners’ support for or opposition to the proposed increase to the existing assessment. After the conclusion of the Public Hearing, the Board of Directors shall cause the Assessment Ballots timely received to be opened and tabulated by the Clerk of the Board or his or her designee. It is not necessary for the record owner to be a citizen of the United States or a resident of the County, the State of California or the United States in order to be eligible to complete an Assessment Ballot.

For purposes of the Assessment Ballot procedure, a majority protest exists if, upon conclusion of the Public Hearing, valid ballots submitted in opposition to the proposed increase in the existing fire suppression assessment exceed valid ballots submitted in favor of such proposed assessments. In tabulating the ballots, each ballot shall be weighted by the amount of the proposed increase in the existing fire suppression assessment to be imposed upon the parcel for which such Assessment Ballot was submitted. **If a majority protest exists, the Board of Directors shall not impose the increase in the existing fire suppression assessments upon properties in the District’s service area.**

To Cast Your Ballot: Completed ballots may be personally delivered to the Clerk of the Board the night of the Public Hearing, located at 10513 Spenceville Road, Penn Valley, California or may be mailed to the Penn Valley Fire Protection District at the address indicated below. A return envelope has been provided for your convenience. If you return your ballot by mail, please be sure to allow time for mail delivery. The Clerk of the Board must **receive** all ballots no later than the end of the Public Hearing on **June 2, 2020**. If you damage or misplace your ballot, a replacement ballot may be obtained from the Clerk of the Board upon request. **All ballots returned must be submitted in a sealed envelope that clearly indicates an Assessment Ballot is enclosed. All ballots must be clearly marked to indicate a “Yes” or “No” vote and signed; otherwise, the ballot will be rejected and not counted.**

Penn Valley Fire Protection District
P.O. Box 579
Penn Valley, CA 95946
(530) 432-2630

*Completed ballots MUST be received by the Clerk of the Board no later than the close of Public Hearing which is scheduled to begin on **June 2, 2020 at 6:30 PM**, in the Fire District’s office located at 10513 Spenceville Road, Penn Valley, CA 95946.*

How to cast your ballot:

1.



Check
Yes or No

2.



Sign and
date it

3.

Return to the Clerk of the Board on or before **June 2, 2020** in accordance with the deadlines referenced above.

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

Completed ballots must be received by the Clerk of the Board no later than the close of the Public Hearing, which is scheduled to begin on June 2, 2020 at 6:30 PM, located at 10513 Spenceville Road, Penn Valley, California 95946.

To complete your ballot, check the square before the word "YES" or before the word "NO" below, sign and date the ballot, and return it to the Clerk of the Board. If you wrongly mark, tear, or deface this ballot, contact the Clerk of the Board to obtain a replacement ballot. This ballot will be void if any markings are in both boxes or if not signed.

**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**
This ballot represents:

Property Address: N/A
Assessor's Parcel Number: 052-020-022-000
Your Parcel's Proposed Annual Assessment is: \$ 74.15

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6587

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

*Completed ballots must be received by the Clerk of the Board no later than the close of the Public Hearing,
which is scheduled to begin on June 2, 2020 at 6:30 PM, located at
10513 Spenceville Road, Penn Valley, California 95946.*

To complete your ballot, check the square before the word "YES" or before the word "NO" below, sign and date the ballot, and return it to the Clerk of the Board. If you wrongly mark, tear, or deface this ballot, contact the Clerk of the Board to obtain a replacement ballot. This ballot will be void if any markings are in both boxes or if not signed.

**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This ballot represents:

Property Address: 11069 HOMESTEAD LN
Assessor's Parcel Number: 051-030-012-000
Your Parcel's Proposed Annual Assessment is: \$ 74.15

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6584

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

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To complete your ballot, check the square before the word "YES" or before the word "NO" below, sign and date the ballot, and return it to the Clerk of the Board. If you wrongly mark, tear, or deface this ballot, contact the Clerk of the Board to obtain a replacement ballot. This ballot will be void if any markings are in both boxes or if not signed.

**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1
*This ballot represents:***

Property Address: 10600 LOMBARDI RD
Assessor's Parcel Number: 050-170-011-000
Your Parcel's Proposed Annual Assessment is: \$ 74.15

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6581

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT No. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

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To complete your ballot, check the square before the word "YES" or before the word "NO" below, sign and date the ballot, and return it to the Clerk of the Board. If you wrongly mark, tear, or deface this ballot, contact the Clerk of the Board to obtain a replacement ballot. This ballot will be void if any markings are in both boxes or if not signed.

**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT No. 1
*This ballot represents:***

Property Address: 12549 JAYHAWK CT
Assessor's Parcel Number: 033-420-021-000
Your Parcel's Proposed Annual Assessment is: \$ 593.16

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6580

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

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To complete your ballot, check the square before the word "YES" or before the word "NO" below, sign and date the ballot, and return it to the Clerk of the Board. If you wrongly mark, tear, or deface this ballot, contact the Clerk of the Board to obtain a replacement ballot. This ballot will be void if any markings are in both boxes or if not signed.

**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This ballot represents:

Property Address: 18952 COZY GROVE CT
Assessor's Parcel Number: 051-280-055-000
Your Parcel's Proposed Annual Assessment is: \$ 593.16

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6585

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

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**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This ballot represents:

Property Address: 14149 BEITLER RD
Assessor's Parcel Number: 052-010-013-000
Your Parcel's Proposed Annual Assessment is: \$ 74.15

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6586

**PENN VALLEY FIRE PROTECTION DISTRICT
OFFICIAL PROPERTY OWNER ASSESSMENT BALLOT FOR
THE PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**

This is your official property owner ballot to increase the existing Fire Suppression Benefit Assessment within the Penn Valley Fire Protection District's ("District") service area. The new assessment will commence in Fiscal Year 2020-21 and will be used to supplement existing property tax revenues and other sources for the District to support fire suppression and prevention services that benefit parcels within the District's service area. Please refer to the enclosed instructions for further details.

NEVADA IRRIGATION DISTRICT
POB 1019
GRASS VALLEY CA 95945

Completed ballots must be received by the Clerk of the Board no later than the close of the Public Hearing, which is scheduled to begin on June 2, 2020 at 6:30 PM, located at 10513 Spenceville Road, Penn Valley, California 95946.

To complete your ballot, check the square before the word "YES" or before the word "NO" below, sign and date the ballot, and return it to the Clerk of the Board. If you wrongly mark, tear, or deface this ballot, contact the Clerk of the Board to obtain a replacement ballot. This ballot will be void if any markings are in both boxes or if not signed.

**PROPERTY OWNER ASSESSMENT BALLOT
PENN VALLEY FIRE PROTECTION DISTRICT
PROPOSED INCREASE FOR FIRE SUPPRESSION ASSESSMENT DISTRICT NO. 1**
This ballot represents:

Property Address: 18480 SONG SPARROW CT
Assessor's Parcel Number: 033-290-017-000
Your Parcel's Proposed Annual Assessment is: \$ 593.16

YES, I support the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

NO, I oppose the proposed new assessment shown above on my parcel for fire suppression services, commencing in Fiscal Year 2020-21.

I hereby declare, under penalty of perjury under the laws of the State of California, that I am a record owner, or representative who is legally authorized to complete and submit this ballot for and on behalf of a record owner, of the parcel identified above.

Signed _____

Date _____

Printed Name: _____

REPLACEMENT BALLOT

**Please return your completed Ballot
in the provided envelope.**

Assessment # 6579