

City of Grass Valley
Residential Landscaping and Lighting Assessment District No. 1988-2
(Zone VI – Loma Rica Ranch Annexation No. 2024-1)

Certificate of Mailing

The undersigned, Bjorn P. Jones, City Engineer for the City of Grass Valley, hereby certifies the following:

1. On October 15, 2024, the undersigned completed delivery of the following items:
 - a. copy of the two-page Notice of Public Hearing and Ballot Procedure;
 - b. the Official Property Owner Assessment Ballot, with individual parcel information inserted.
2. A copy of the notice of hearing and a blank copy of the property owner assessment ballot are attached hereto.
3. The items listed in Paragraph 1 above were delivered to each of the property owners of the respective parcels.

Executed at Grass Valley, California, on November 7, 2024.

I declare under penalty of perjury that the foregoing is true and correct.

By: _____

Bjorn Jones
City Engineer
City of Grass Valley

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Residential Landscaping and Lighting Assessment District No. 1988-2
(Zone VI – Loma Rica Annexation No. 2024-1)

Notice of Public Hearing and Ballot Procedure

Pursuant to the provisions of the Landscaping and Lighting Act of 1972 (Sections 22500 and following, California Streets and Highways Code; hereafter referred to as the “1972 Act”) and California Government Code Section 53753, the City of Grass Valley (the “City”) hereby gives notice as follows:

1. At 6:00 p.m. (or as soon thereafter as circumstances permit) on November 12, 2024, in the Council Chambers at City Hall, 125 East Main Street, Grass Valley, California, the City Council will hold the public hearing respecting the City’s proposed annexation of a 234-lot subdivision, to be known as and to comprise “Zone VI – Loma Rica Ranch,” to the City’s existing Residential Landscaping and Lighting Assessment District No. 1988-2
2. The landscaping, irrigation and street light maintenance services which are the subject of proposed Zone VI – Loma Rica Ranch, including but not limited to the purchase of water and electrical power for the irrigation and to illuminate the street lights, together with a statement of the method of determining the proposed allocation of costs and expenses among the benefited parcels in proportion to the special benefit, are described in the Engineer’s Report (the “Engineer’s Report”) for AD No. 1988-2, which report is now on file with the City Clerk (the “Clerk”) at 125 East Main Street, Grass Valley, California, where said Engineer’s Report is available for examination by any interested person.
3. The total amount proposed to be assessed upon the 234 parcels within AD 1988-2 for Fiscal Year 2025-2026 is \$160,060.68. Please see the assessment roll attached to the enclosed assessment ballot or ballots for the amount of the annual assessment for 2025-2026 proposed for your individual parcel or parcels. As set forth in the Engineer’s Report, the amount of the annual assessment for each year after 2025-2026 is subject to increase based upon the Consumer Price Indexes Pacific Cities and U.S. City Average as issued by the United States Department of Labor, Bureau of Labor Statistics.
4. The reason that an assessment is proposed for your parcel or parcels is that the Engineer’s Report recommends, and the City Council has determined, preliminarily, that each of the 234 parcels comprising the Loma Rica Ranch subdivision, of which your parcel or parcels are a part, are specially benefited by the proposed landscaping and street lighting maintenance services respecting the landscaping and street lights situated within AD No. 1988-2. The basis upon which the amount of the proposed assessments were calculated (equal amount to each of the 234 parcels) is described in Part D of the Engineer’s Report, which in summary states that each of the parcels will receive an equal amount of benefit.
5. For further particulars, you may refer to the Engineer’s Report, which is on file with the Clerk. Inquiries about the Engineer’s Report or the assessment proceedings will be answered by Bjorn Jones, City Engineer for the City of Grass Valley at (530) 274-4353.
6. Pursuant to Section 53753 of the California Government Code, the following procedure will be followed by the City Council to determine whether a “majority protest” exists at the close of the public hearing of protests. An “Official Property Owner Assessment

Ballot” (the “Assessment Ballot”) has been enclosed with this notice for each parcel believed to be owned by you.

NOTE: The Official Property Owner Assessment Ballot is THE official assessment ballot for the parcel identified on the ballot! It is not a sample ballot. You will not receive any other or additional assessment ballot. In order to make this assessment ballot count in determining whether a “majority protest” exists, you must mark it [“Yes” or “No”], date it, sign it, and submit it to the Clerk no later than the close of the public hearing of protests. If for any reason an assessment ballot has not been received by the Clerk prior to the close of the public hearing of protests, it will not be considered.

7. After each Assessment Ballot has been marked “Yes” or “No”, dated and signed, it may be returned to the. You may return all assessment ballots pertaining to parcels you own in the same envelope. Each Assessment Ballot may be used by the owner or owners of the parcel identified on the ballot to express either support for or opposition to the proposed assessment, but only one ballot may be submitted for each parcel. Please see the Assessment Ballot for instructions respecting the alternative methods for submitting Assessment Ballots either by mail or by personal delivery, either prior to or at the time of the public hearing of protests.
8. In accordance with Section 53753 of the California Government Code, each property owner who submits a ballot is requested to fold the ballot in half and to staple it shut at the top so as to conceal the contents of the ballot. In the event that any ballot is submitted without being sealed, the Clerk will seal it, using the procedure set forth in the foregoing sentence. Once sealed, the ballot is to remain sealed until the public hearing is closed and the ballots are opened to be tallied.
9. Immediately following the close of the public hearing of protests, whether on November 12 or on such date as the hearing may be continued to, the returned Assessment Ballots will be tabulated, both in support of and in opposition to the assessment, with the ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided that, in the event the Clerk requires opportunity to determine whether any Assessment Ballot has been properly signed by an owner or authorized representative of an owner, the City Council reserves entitlement to continue the matter of announcing results to provide the Clerk with such opportunity.
10. In the event that Assessment Ballots in opposition exceed those in support, there will be a “majority protest”, and the City Council will be precluded from proceeding with the proposed assessment.
10. As indicated on the Assessment Ballot, in the event your name is set forth incorrectly on any enclosed ballot or in the event you are no longer the owner or authorized representative of the owner of each parcel represented by each enclosed ballot, please notify the Clerk’s office at (530) 274-4310.

DATED: October 15, 2024

Bjorn P. Jones, P.E. City Engineer
City of Grass Valley

OFFICIAL ASSESSMENT BALLOT

GVC Property 18, LLC
12885 Alcosta Blvd Ste A
San Ramon CA 94583

Zone of Benefit
Loma Rica Ranch Landscape & Lighting District

Do you approve of the imposition of an assessment to form a Landscape & Lighting District on all 234 residential parcels / or dwelling units and/or assessment units in the amount of \$684.02 per parcel and/or dwelling unit and/or assessment unit within Assessor Parcel Numbers 035-412-012-000, 035-412-014-000 and 035-412-026. Said fees shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2026/2027 tax year, and shall not exceed 5% in any one year.

ASSESSOR PARCEL NUMBERS

ANNUAL ASSESSMENT PER LOT

035-412-012-000
035-412-014-000
035-412-026-000

\$684.02

(Representing 234 future lots)

\$160,060.68

YES

NO

___ We declare that we are the owners of record of the above-described Parcels

___ We declare that we are the representatives of the owner of record of the above-described Parcels and that we are lawfully authorized to execute the ballot on behalf of said owner of record.

OFFICIAL ASSESSMENT BALLOT

Zone of Benefit (Loma Rica Ranch Landscape Lighting District)

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GVC Property 18, LLC
a California Limited Liability Company,
By:

By: _____

(Signature(s) must be notarized)