



City of Grass Valley City Council Agenda Action Sheet

Title: Adopt ten Resolutions confirming the Engineer's Reports, approving the assessment diagrams and levies, and requesting the County Auditor-Controller to place the assessments for Fiscal Year 2025-26 on the property tax roll for the Landscaping and Lighting Districts (LLDs) and Benefit Assessment Districts (ADs).

CEQA: Not a Project.

Recommendation: That the City Council:

1. Hold a public hearing regarding the proposed assessments for Fiscal Year 2025-26; and
2. Adopt the following resolutions related to the Commercial Landscaping and Lighting District (District No. 1988-1):
 - a. Resolution No. 2025-29 - Confirming the diagram and assessment, and levying the assessment for FY 2025-26
 - b. Resolution No. 2025-30 - Requesting the County Auditor to place the assessment on the tax roll for District No. 1988-1
3. Adopt the following resolutions related to the Residential Landscaping and Lighting District (District No. 1988-2):
 - a. Resolution No. 2025-31 - Confirming the diagram and assessment, and levying the assessment for FY 2025-26
 - b. Resolution No. 2025-32 - Requesting the County Auditor to place the assessment on the tax roll for District No. 1988-2
4. Adopt the following resolutions related to the Morgan Ranch Unit 7 Benefit Assessment District (District No. 2003-1):
 - a. Resolution No. 2025-33 - Confirming the diagram and assessment, and levying the assessment for FY 2025-26
 - b. Resolution No. 2025-34 - Requesting the County Auditor to place the assessment on the tax roll for District No. 2003-1
5. Adopt the following resolutions related to the Morgan Ranch West Assessment District (District No. 2010-1):
 - a. Resolution No. 2025-35 - Confirming the diagram and assessment, and levying the assessment for FY 2025-26
 - b. Resolution No. 2025-36 - Requesting the County Auditor to place the assessment on the tax roll for District No. 2010-1

6. Adopt the following resolutions related to the Ridge Meadows Assessment District (District No. 2016-1):
 - a. Resolution No. 2025-37 - Confirming the diagram and assessment, and levying the assessment for FY 2025-26
 - b. Resolution No. 2025-38 - Requesting the County Auditor to place the assessment on the tax roll for District No. 2016-1

Prepared by: Jennifer Styczynski, Deputy Finance Director

Council Meeting Date: 06/24/2025

Date Prepared: 06/16/2025

Agenda: Public Hearing

Discussion: The recommended actions complete the annual process for levying assessments for the City's Landscaping and Lighting Districts (LLDs) and Assessment Districts (ADs) for Fiscal Year (FY) 2025-26. These assessments fund ongoing services and improvements as outlined in the respective Engineer's Reports. They are collected in two installments alongside property tax payments.

Some assessments for FY 2025-26 have been increased by up to 2.6%, in accordance with the February 2025 Consumer Price Index for Pacific Cities-West. In addition, several districts will utilize existing fund balances to offset a portion of the costs, limiting the need for larger assessment increases.

The following summarizes the proposed assessments for each district:

- Whispering Pines

The assessment methodology uses two separate factors to allocate costs among individual lots. For FY 2025-26, the Engineering Department proposes a total assessment spread of \$30,813.00, up from \$30,032.00 in FY 2024-25.

- Litton Business Park

The initial annual assessment per development area was \$480.00. At full build-out, each area is intended to share equally in all LLD expenses. For FY 2025-26, the proposed per-area assessment is \$365.02, resulting in a total assessment spread of \$6,935.30.

- Morgan Ranch

The proposed total assessment for FY 2025-26 is \$30,087.77, based on a per-dwelling unit levy of \$78.34. This is an increase from the FY 2024-25 assessment of \$29,322.24.

- Ventana Sierra

The Engineering Department recommends a total assessment of \$4,450.94, equating to \$234.26 per dwelling unit. This is an increase from \$3,665.86 in FY 2024-25.

- Scotia Pines

The total proposed assessment is \$4,752.00, with a per-dwelling unit levy of \$86.40, compared to \$4,631.00 in FY 2024-25.

- Morgan Ranch West LLD

The total assessment remains unchanged at \$500.00, with a levy of \$20.00 per dwelling unit, the same as FY 2024-25.

- Ridge Meadows LLD

The Engineering Department proposes a total assessment of \$9,500.12, with a per-dwelling unit levy of \$256.76, up from \$8,370.14 in FY 2024-25.

- Morgan Ranch Unit 7 AD

The proposed assessment remains at \$480.00, with a per-dwelling unit levy of \$20.00, unchanged from FY 2024-25.

- Morgan Ranch West AD

The proposed total assessment is \$750.00, with a per-dwelling unit levy of \$30.00, the same as FY 2024-25.

- Ridge Meadows AD

The total proposed assessment remains \$700.04, resulting in a per-dwelling unit levy of \$18.92, unchanged from FY 2024-25.

Council Goals/Objectives: The annual assessments for the City's Landscaping and Lighting Districts (LLDs) and Benefit Assessment Districts (ADs) support the Council's Strategic Plan objective of City Infrastructure Investment by funding the maintenance and operation of community-specific improvements and services.

Fiscal Impact: The proposed assessments for Fiscal Year 2025-26 total \$88,965.08, representing an increase of \$4,896.50 over the FY 2024-25 total of \$84,068.58. The increase is primarily due to Consumer Price Index (CPI) adjustments in certain districts. Other districts will either maintain the same assessment level as the prior year or utilize available fund balances to offset costs.

Funds Available: N/A

Account #: N/A

Reviewed by: City Manager

Attachments: Resolutions (10)
Engineer's Reports (5)
Attachment 1