



City of Grass Valley City Council Agenda Action Sheet

Title: Adoption of Five Resolutions of Intention to Levy Annual Assessments for Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2026-27 and Setting a Public Hearing for June 23, 2026.

CEQA: Not a Project.

Recommendation: It is recommended that the City Council adopt the following five Resolutions of Intention related to the City's Landscaping and Lighting Districts (LLDs) and Benefit Assessment Districts (BADs), and set a public hearing for June 23, 2026, at 6:00 p.m. in the City Council Chambers:

1. Resolution of Intention No. 2026-25 to Order Improvements Pursuant to the Landscaping and Lighting Act of 1972 - Assessment District No. 1988-1, Commercial Landscaping and Lighting District.
2. Resolution of Intention No. 2026-26 to Order Improvements Pursuant to the Landscaping and Lighting Act of 1972 - Assessment District No. 1988-2, Residential Landscaping and Lighting District.
3. Resolution of Intention No. 2026-27 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2003-1, Morgan Ranch Unit 7.
4. Resolution of Intention No. 2026-28 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2010-1, Morgan Ranch West.
5. Resolution of Intention No. 2026-29 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2016-1, Ridge Meadows Benefit.

Prepared by: Jennifer Styczynski, Finance Director

Council Meeting Date: 06/09/2026

Date Prepared: 06/03/2026

Agenda: Consent

Discussion: To provide continued funding for the maintenance of improvements within the City's assessment districts, the City must annually levy assessments that are collected through the Nevada County property tax roll.

- **Landscaping and Lighting Districts (LLDs):** Assessments fund the maintenance of landscaping, irrigation systems, associated utilities, street lighting, and

administrative costs within the respective district zones.

- **Benefit Assessment Districts (BADs):** Assessments fund the maintenance and operation of storm drainage systems, retaining walls, and administrative costs within the respective district areas.

The Engineer of Work has prepared the required annual reports for each district, including assessment diagrams and assessment rolls. These reports will be filed with the City Clerk prior to the public hearing scheduled for June 23, 2026.

Council Goals/Objectives: The annual assessment process supports the City Council's Strategic Plan goal of City Infrastructure Investment by providing a sustainable funding source for the maintenance of neighborhood-specific infrastructure and services.

Fiscal Impact: The proposed Fiscal Year 2026-27 assessments total \$253,815.84, an increase of \$164,850.76 from the Fiscal Year 2025-26 total of \$88,965.08. The increase is primarily attributable to the addition of the Loma Rica Ranch District to Assessment District No. 1988-2, Residential Landscaping and Lighting District, which accounts for \$160,060.68 of the increase. The remaining increase of \$4,790.08 is the result of Consumer Price Index (CPI) adjustments applied in certain districts, while assessments in other districts remain unchanged from the prior year.

Funds Available: N/A

Account #: N/A

Reviewed by: Interim City Manager

Attachments: Five (5) Resolutions
Five (5) Engineer's Reports