

**RESOLUTION NO. 2026-26**

**RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 ASSESSMENT DISTRICT NO. 1988-2  
(RESIDENTIAL LANDSCAPING AND LIGHTING DISTRICT – MORGAN RANCH, VENTANA SIERRA, SCOTIA PINES, MORGAN RANCH WEST, RIDGE MEADOWS, AND LOMA RICA RANCH)**

**WHEREAS**, the City Council of the City of Grass Valley intends to levy and collect assessments within Assessment District No. 1988-2 (Residential Landscaping and Lighting District – Morgan Ranch, Ventana Sierra, Scotia Pines, Morgan Ranch West, Ridge Meadows, and Loma Rica Ranch) pursuant to the Landscaping and Lighting Act of 1972, for Fiscal Year 2026-27; and

**WHEREAS**, the land within said Assessment District is located in the City of Grass Valley, County of Nevada, State of California; and

**WHEREAS**, the improvements to be maintained and operated within the District are generally described as follows:

- **Zone I – Morgan Ranch:** Maintenance of landscaping and associated structures, including the cost of water and electrical utilities and power for street lighting.
- **Zone II – Ventana Sierra (Tract 09-03):** Maintenance of landscaping and associated structures, including the cost of water and electrical utilities and power for street lighting.
- **Zone III – Scotia Pines Subdivision:** Maintenance of Parcels A, B, and C, including weed and mosquito abatement, and street lighting power costs.
- **Zone IV – Morgan Ranch West:** Street lighting and associated power costs.
- **Zone V – Ridge Meadows:** Maintenance of landscaping and associated structures, including the cost of water and electrical utilities and street lighting power costs.
- **Zone VI – Loma Rica Ranch:** Maintenance of landscaping and associated structures, including the cost of water and electrical utilities and street lighting power costs.

These improvements are more fully described in the Engineer’s Report for Residential Landscaping and Lighting District No. 1988-2 on file with the City Clerk; and

**WHEREAS**, Bjorn Jones, P.E., Engineer of Work, has filed with the City Clerk the Engineer’s Report as required by the Landscaping and Lighting Act of 1972, which includes a detailed description of the improvements, district boundaries, and proposed assessments on all assessable parcels; and

**WHEREAS**, the City Council has reviewed and hereby approves the Engineer’s Report, which is incorporated herein by reference; and

**WHEREAS**, the proposed assessments for Fiscal Year 2026-27 are as follows:

- **Morgan Ranch:** \$30,896.64, reflecting a \$814.08 increase (2.7% inflation adjustment); \$80.46 per dwelling unit.
- **Ventana Sierra:** \$6,281.02, reflecting a \$1,830.08 increase (2.7% inflation adjustment); \$330.58 per dwelling unit.
- **Scotia Pines:** \$4,879.60 reflecting a \$127.60 increase (2.7% inflation adjustment); \$88.72 per dwelling unit.

- **Morgan Ranch West:** \$500.00, reflecting no change from the prior year; \$20.00 per dwelling unit.
- **Ridge Meadows:** \$10,499.86, reflecting a \$999.74 increase (2.7% inflation adjustment); \$283.78 per dwelling unit.
- **Loma Rica Ranch:** \$160,060.68, reflecting no change from the prior year; \$684.02 per dwelling unit.

**WHEREAS**, in accordance with the Landscaping and Lighting Act of 1972, a public hearing must be held to consider the proposed assessments.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Grass Valley as follows:

1. The City Council hereby declares its intention to levy and collect assessments within Assessment District No. 1988-2 for Fiscal Year 2026-27 as detailed in the Engineer's Report.
2. The Engineer's Report as filed with the City Clerk is hereby approved and incorporated herein by reference.
3. A public hearing on the proposed levy of annual assessments shall be held on Tuesday, June 23, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard, at the Grass Valley Council Chambers, located at 125 East Main Street, Grass Valley, California.
4. The City Clerk is hereby authorized and directed to give notice of said public hearing in accordance with the requirements of the Landscaping and Lighting Act of 1972.

**ADOPTED** as a Resolution of the City Council of the City of Grass Valley at a regular meeting held on the 9th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

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Hilary Hodge, Mayor

ATTEST:

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Taylor Whittingslow, City Clerk

APPROVED AS TO FORM:

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David Ruderman, City Attorney