



City of Grass Valley City Council Agenda Action Sheet

Title: Loma Rica Landscaping and Lighting District - Approve Engineer's Report and Intent to Annex

CEQA: Not a Project

Recommendation: That Council 1) adopt Resolution 2024-71 approving the Engineer's Report without modifications and 2) adopt Resolution 2024-72 declaring the intent to annex property and levy assessments for Fiscal Year 2025-26 for the Residential Landscaping and Lighting District No. 1988-2, Zone VI - Loma Rica Annexation 2024-01

Prepared by: Bjorn P. Jones, PE, City Engineer

Council Meeting Date: 10/08/2024

Date Prepared: 10/03/2024

Agenda: Consent

Background Information: On April 23, 2019, City Council approved the Specific Plan and Tentative Map for the Loma Rica subdivision. In accordance with the conditions of approval, the developer must provide for a Landscaping and Lighting (L&L) District for the purpose of collecting fees for the operation and maintenance of the street lighting improvements. This may be achieved by annexing the subdivision zone into the existing Residential Landscaping and Lighting District No. 1988-2 to fund the operational and maintenance costs of the street lights, and the landscaping, hardscaping and associated improvements (gazebos, play structures and trail amenities) throughout the subdivision, which were constructed for the sole benefit of the subdivision.

On September 24, 2024 Council adopted Resolution 2024-69, which initiated the L&L annexation proceedings and approved the proposed boundary map for the Loma Rica Ranch L&L District. Staff have worked with the developer to prepare an Engineer's Report supporting the proposed assessments for the District in compliance with Proposition 218. This report fully describes the intent of the District, the Zone of Benefit, and the estimated annual costs of maintaining the District improvements and facilities. The Engineer's Report is attached and establishes an equal base assessment amount of \$57.00 per month, per residential parcel within Phases 1, 2 and 3 of the Loma Rica Ranch development.

Staff recommends that Council adopt Resolution 2024-71, approving the Engineer's Report without modifications. Also recommended is the adoption of Resolution 2024-72, declaring the intent to annex the Loma Rica Ranch property into the Residential Landscaping and Lighting District No. 1988-2, as Zone VI - Loma Rica Annexation 2024-

01 and setting a public hearing for the October 22, 2024 Council meeting to finalize the annexation and levy assessments.

Council Goals/Objectives: The L&L annexation proceedings execute portions of work tasks towards achieving/maintaining Strategic Plan - Transportation, Economic Development and Vitality and High Performance Government.

Fiscal Impact: All assessment revenues will be used exclusively for the benefit of the Landscape and Lighting District, with no net fiscal impact to the City budget.

Funds Available: N/A

Account #: N/A

Reviewed by: City Manager

Attachments: Resolution 2024-71, 2024-72, Engineer's Report