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## GRASS VALLEY

### City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

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Tuesday, June 10, 2025 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

**Mayor Hilary Hodge, Vice Mayor Haven Caravelli, Councilmember Jan Arbuckle,  
Councilmember Joe Bonomolo, Councilmember Tom Ivy**

## MEETING NOTICE

City Council welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 & 18 by Nevada County Media, on the internet at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com). Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Grass Valley website at [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com), subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

**AGENDA APPROVAL** - *The City Council reserves the right to hear items in a different order to accomplish business in the most efficient manner.*

## **REPORT OUT OF CLOSED SESSION**

## **INTRODUCTIONS AND PRESENTATIONS**

### **1.** LGBTQ & Pride Month Proclamation

**PUBLIC COMMENT** - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to [public@cityofgrassvalley.com](mailto:public@cityofgrassvalley.com). Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after 5pm will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item. There is a time limitation of three minutes per person for all emailed, voicemail, or in person comments, and only one type of public comment per person. Speaker cards are assigned for public comments that are on any items not on the agenda, and within the jurisdiction or interest of the City. Speaker Cards can be pulled until the opening of public comment at which time sign ups will no longer be allowed. These cards can be found at the City Clerks desk. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item is announced. When recognized, please begin by providing your name and address for the record (optional). Thirty minutes of public comment will be heard under this item in order of the speaker card assigned and the remaining general public comments will be heard at the end of the meeting. We will begin with number one.*

**CONSENT ITEMS** - *All matters listed under the Consent Calendar are to be considered routine by the City Council and/or Grass Valley Redevelopment Agency and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council and/or Grass Valley Redevelopment Agency votes on the motion to adopt, members of the Council and/or Agency, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action but Council action is required to do so (roll call vote). Unless the Council removes an item from the Consent Calendar for separate discussion, public comments are invited as to the consent calendar as a whole and limited to three minutes per person.*

### **2.** Approval of the Regular Meeting Minutes of May 27, 2025.

**Recommendation:** Council approve minutes as submitted.

### **3.** *Rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community*



*Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.*

**CEQA:** CEQA Exemption Class 1

**Recommendation:** Hold a second reading, waive full reading, by title only, to adopt Ordinance 836, attached, regarding a zoning amendment to rezone a portion of APN: 035-330-021 from *Central Business District (C-2)* to the *Community Business District (C-1)*.

4. Adoption of Five Resolutions of Intention to Levy Annual Assessments for Landscaping and Lighting Districts and Benefit Assessment Districts for Fiscal Year 2025-26 and to Set a Public Hearing for June 24, 2025.

**CEQA:** Not a Project.

**Recommendation:** It is recommended that the City Council adopt five Resolutions of Intention related to the City's Landscaping and Lighting Districts (LLDs) and Benefit Assessment Districts (ADs), and set a public hearing for June 24, 2025, at 6:00 p.m. in the City Council Chambers: 1) Resolution of Intention No. 2025-21 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. 2025-22 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. 2025-23 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. 2025-24 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2010-1, Morgan Ranch West. 5) Resolution of Intention No. 2025-25 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2016-1, Ridge Meadows Benefit.

5. Grass Valley Citizen's Star Award

**CEQA:** Not a project

**Recommendation:** Approve of the Nomination of Peggy & Howard Levine for a "Grass Valley Citizen's Star" award.

6. Road Maintenance and Rehabilitation Account Funding - Adopt Project List

**CEQA:** N/A - Not a Project/Administrative Action

**Recommendation:** That Council adopt a Resolution to include Road Maintenance and Rehabilitation Account (RMRA) funding in the Fiscal Year 2025/26 budget and specifying a list of projects to be funded with RMRA funds.

7. Local Transportation Fund (LTF) Claim for Transit and Paratransit Operations

**CEQA:** N/A - Not a Project

**Recommendation:** That Council adopt a resolution requesting that Nevada County Transportation Commission (NCTC) allocate \$665,159 of the City's FY 2025/26 estimated apportionment of LTF in support of transit and paratransit services.

8. Letter of Support - Development of Solutions for SB 1383 Compliance and Vegetation Fuel Reduction Waste

**CEQA:** Not a Project.

**Recommendation:** That Council review and approve the Letter of Support for the Development of Solutions for SB 1383 Compliance and Vegetation Fuel Reduction Waste.

**ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS**

**REORGANIZATION RELATED ITEMS**

**PUBLIC HEARING**

**ADMINISTRATIVE**

- [9.](#) Grass Valley Downtown Association Request for 2025 Parking and Business Improvement District Allotment

**CEQA:** Not a Project.

**Recommendation:** That Council 1) receive a presentation from the Grass Valley Downtown Association (GVDA) request for the distribution of \$70,000 of Business Improvement District (BID) Assessment funds; 2) review and approve the Agreement for Administration of “Parking and Business Improvement Area”, subject to legal review; 3) review and approve the proposed distribution of BID Assessment funds; and 4) authorize City to pay the proposed invoice from the GVDA in accordance with the Agreement for Administration of “Parking and Business Improvement Area”.

- [10.](#) Capital Improvement Program - Adopt Capital Project List and Budgets

**CEQA:** N/A - Not a Project

**Recommendation:** That Council adopt a five year Capital Improvement Program covering Fiscal Years 2025/26 through 2029/30.

**BRIEF REPORTS BY COUNCIL MEMBERS**

**CONTINUATION OF PUBLIC COMMENT**

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of The City Council, scheduled for Tuesday, June 10, 2025, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, June 5, 2025.

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Taylor Whittingslow, City Clerk



## **PROCLAMATION**

LGBTQ & PRIDE MONTH  
JUNE 2025

**Whereas**, the City of Grass Valley is a welcoming community and an exceptional place to love, learn, work, play, and raise a family; and

**Whereas**, the nation was founded upon and is guided by a set of principles, including that every person has been created equal, that all have rights to their life, liberty and pursuit of happiness, and that all shall be afforded the full recognition and protection of the law; and

**Whereas**, the City of Grass Valley recognizes the importance of equality and freedom, and is dedicated to fostering acceptance of all its citizens and preventing discrimination and bullying based on sexual orientation and gender identity; and

**Whereas**, the City of Grass Valley is strengthened by and thrives upon the rich diversity of ethnic, cultural, racial, sexual orientation and gender identities of its residents, all of which contribute to the vibrant character of the City; and

**Whereas**, many of the residents, students, City employees, and business owners within the City of Grass Valley who contribute to the enrichment of the City are a part of the LGBTQ+ community; and

**Whereas**, June has become a symbolic month in which the LGBTQ+ community and supporters come together in various celebrations of pride; now, therefore, be it

**NOW, THEREFORE**, Be It Resolved that the Grass Valley City Council does hereby proclaim the month of June 2025, as "LGBTQ+ Pride Month" annually in Grass Valley and encourage all residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality and liberty.

Dated this 10<sup>th</sup> day of June 2025

\_\_\_\_\_  
Hilary Hodge, Mayor

\_\_\_\_\_  
Haven Caravelli, Vice Mayor

\_\_\_\_\_  
Jan Arbuckle, Council Member

\_\_\_\_\_  
Joseph Bonomolo, Council Member

\_\_\_\_\_  
Thomas Ivy, Council Member



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## GRASS VALLEY

### City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

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Tuesday, May 27, 2025 at 6:00 PM

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## MINUTES

### CALL TO ORDER

Meeting called to order at 6:03 pm.

### PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Mayor Hodge.

### ROLL CALL

#### PRESENT

Councilmember Jan Arbuckle

Councilmember Joe Bonomolo

Councilmember Tom Ivy

Vice Mayor Haven Caravelli

Mayor Hilary Hodge

### AGENDA APPROVAL -

Motion made to approve the agenda as submitted by Councilmember Arbuckle, Seconded by Vice Mayor Caravelli.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

### REPORT OUT OF CLOSED SESSION

No closed session.

### INTRODUCTIONS AND PRESENTATIONS

1. Jewish American Heritage Month Proclamation

### CITY STAFF UPDATE

2. Update on the Measure B work being done.

### PUBLIC COMMENT -

In Person Comments: Speakers 1 to 7

Virtual Public comments are attached.

Break taken at 7:18 pm. The meeting was called back to order at 7:26 p.m.

**CONSENT ITEMS -**

Virtual public comment attached.

A motion was made to approve the consent as presented by Councilmember Arbuckle, Seconded by Councilmember Ivy.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

3. Approval of the Regular Meeting Minutes of May 13, 2025.

**Recommendation:** Council approve minutes as submitted.

4. City Hall Exterior Stair Repair Project.

**CEQA:** 15301 Existing Facility - Categorically Exempt

**Recommendation:** The Council 1) approves the Deputy Public Works Director to execute a contract with Lester Enterprises Northstate Inc to complete repairs to exterior stairs at City Hall subject to legal review; 2) allow Deputy Public Works Director to approve a 5% contingency; 3) allow Finance Director to make any necessary budget adjustments and transfers.

5. Consideration of Waste Management's annual fee adjustments and new fees for service

**CEQA:** Not a project

**Recommendation:** That Council adopt Resolution 2025-09 adjusting service rates to Waste Management's fee schedule

6. Adoption of Local Responsibility Area Fire Hazard Severity Zone Maps as determined by Cal Fire

**CEQA:** Not a project

**Recommendation:** That Council holds a seconding reading of Ordinance 835, waive full reading and read by Title only, and adopt the Ordinance hereby designating the Local Responsibility Area Fire Hazard Severity Zone Maps as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code Section 51178,

7. City-sponsored mural project at the Hwy 49 Underpass

**CEQA:** CEQA Exemption Class 1

**Recommendation:** Receive and File.

**ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS**

**REORGANIZATION RELATED ITEMS**

**PUBLIC HEARING**

8. *Rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.*



**CEQA:** CEQA Exemption Class 1

**Recommendation:** The planning commission recommends that City Council approve the Re-zone application by Granite Wellness from the *Central Business District (C-2) to the Community Business District (C-1) zoning designation*, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1) Adopt Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report and adopt the attached Notice of Exemption (NOE) (Attachment 1; and 2) Introduce the attached Ordinance 836 to adopt a zoning amendment to rezone a portion of APN: 035-330-021 from *Central Business District (C-2) to the Community Business District (C-1)*, waive full reading, and read by Title Only (Attachment 2); and 3) Adopt Resolution-18 approving the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report (Attachment 3).

Amy Wolfson, City Planner, gave the presentation of the item to the Council.

An amendment was made by staff and Legal Counsel to Ordinance 836.

Virtual public comment attached.

Motion made to approve the Re-zone application by Granite Wellness from the *Central Business District (C-2) to the Community Business District (C-1) zoning designation*, and approve the Use Permit project as presented, or as modified at the public hearing, which includes the following actions: 1) Adopt Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report and adopt the attached Notice of Exemption (NOE) (Attachment 1; and 2) Introduce the attached Ordinance 836 to adopt a zoning amendment to rezone a portion of APN: 035-330-021 from *Central Business District (C-2) to the Community Business District (C-1)*, waive full reading, and read by Title Only (Attachment 2); and 3) Adopt Resolution-18 approving the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code in accordance with the Conditions of Approval as presented in the staff report (Attachment 3) by Councilmember Ivy, Seconded by Councilmember Bonomolo. Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge.

**ADMINISTRATIVE**

## 9. FY 2025-26 Preliminary Budget Overview

**CEQA:** Not a project

**Recommendation:** It is recommended that the City Council 1) approve the FY 2025-26 Preliminary Budget and provide further Director to staff as it relates to the preparation of the 2025-26 Final Budget and 2) set June 24, 2025, as the date for the public hearing for the FY 2025-26 Final Budget.

Jenifer Styczynski, Deputy Finance Director, gave an overview of the preliminary budget for the Council.

Virtual public comment attached.

Motion to 1) approve the FY 2025-26 Preliminary Budget and provide further Director to staff as it relates to the preparation of the 2025-26 Final Budget and 2) set June 24, 2025, as the date for the public hearing for the FY 2025-26 Final Budget by Councilmember Arbuckle, Seconded by Vice Mayor Caravelli.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

10. Update on the rollout of SB1383 and the new organic waste recycling program.

**CEQA:** Not a project.

**Recommendation:** That Council provide general input and direction to staff.

Zac Quentmeyer, Deputy Public Works Director, along with staff from WM, gave a presentation on the rollout of SB 1383.

Virtual comments attached.

Informational item.

11. Condon Park Skatepark Expansion - Establishing an Ad Hoc Committee

**CEQA:** Not a Project

**Recommendation:** That the City Council appoint two City Council Members to an Ad Hoc Committee to work on the future expansion of the Condon Park Skatepark.

Tim Kiser, City Manager, introduced the item of the Council selecting an Ad Hoc Committee.

Public Comment: Unnamed, Unnamed, Unnamed, Unnamed, Unnamed

Virtual public comments are attached.

Motion made by Councilmember Caravelli to nominate Councilmember Ivy & Bonomolo to sit on ad hoc committee, seconded by Councilmember Arbuckle. Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

## **BRIEF REPORTS BY COUNCIL MEMBERS**

Councilmember Bonomolo had nothing to report. Councilmember Ivy attended a Pioneer Energy meeting, Caltrans Hwy 49 projects are coming, the peanut roundabout is in the early planning stages, attended a Friday Night Live presentation, and participated in the WM Bulky item drop off. Councilmember Arbuckle attended the GVDA and Chamber meeting, Memorial Day event at Memorial Park, was on the On the Town radio program, Savvy women talk at the Hospital, met with the County in discussions of Animal Shelter, a Chamber Mixer, and Bright Futures for Youth event. Vice Mayor Caravelli attended an ERC executive Board Meeting, a Sierra Harvest meeting, a Cultural Arts Planning meeting with Nevada City, a Memorial Day event, a Garden Party at Saint Joseph's Hall, and the Bright Futures for Youth Graduation. She will have the first installation of Art put into City Hall with her City stipend. Mayor Hodge attended the Downtown Association Meeting, the Center for the Arts

event, and the Memorial Day Event, and will have office hours tomorrow from 9 am to 11 am.

**CONTINUATION OF PUBLIC COMMENT**

**ADJOURN**

The meeting was adjourned at 9:37 p.m.

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Hilary Hodge, Mayor

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Taylor Whittingslow, City Clerk

Adopted on: \_\_\_\_\_



# CITY OF GRASS VALLEY CITY COUNCIL MEETING

## GENERAL PUBLIC COMMENT SIGN IN SHEET

5/27/2025

Item # 2.

WELCOME to the City of Grass Valley City Council meeting! Public Comments provide an opportunity for the public to address the City Council on any subject which is not on the agenda but in the jurisdiction of the council. If you wish to speak, please indicate in the appropriate box when you sign in and take the number corresponding to your name. Each individual can have up to 3 minutes of public comment. At the beginning of the meeting, there will be an allotted 30 minutes of general public comments and the remainder of comments will be heard at the end of the agenda. Speakers will be called in order of the numbers given.

When you are recognized by the mayor:

1. Please stand before the podium and give your name and address. (optional)
2. Please limit your comments to three minutes per speaker.
3. If previous speakers have made the same point, you may simply indicate your support or disagreement, unless you have new information.

Thank you for your participation.

#'s	Print Name or N/A	Address (optional)	Self/Business (optional)
1	Lily Marie Mora	11683 Alta Vista Ave GV	Self/neighbors
2	Katherine Thompson	10815 Footwall Dr GV and Up. State Creek GV	Sierra Express Nevada Bicycle Club & County
3	Sam Dudley	_____	Nevada City Bridge
4	Cheryl Shoshana Neel	Grass Valley	
5	Jedidiah Watson		
6	Freedom Cole	Nevada City	self
7	REFUSED TO SIGN		
8			
9			
10			
11			
12			
13			
14			



## Grass Valley City Council

May 27, 2025

### Sierra Express Bicycle Club of Nevada County

#### Support for Improving Bike Safety as Part of East Main Paving Project

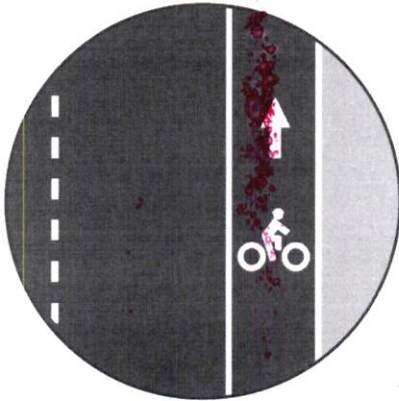
- Good evening honorable Mayor and Council members
- Speaker: Katherine Thompson, President, Sierra Express Bicycle Club of Nevada County  
sierraexpress.org
  - Report on two things:
    - Our recent Community engagement activities concerning cycling
    - Meeting with City about the Measure E East Main Paving Project
- We ~~also~~ had booths at the May 3 County Recreation Fair and the April 13 Earthfest to promote bike safety. We had a bike safety quiz and we rec'd community feedback.
- The primary feedback we received is the need for a **bicycle connection between Grass Valley and Nevada City—the most logical candidate is East Main and the Nevada City Highway.**
- Regarding the **Measure E East Main Paving Project**, we met with City of Grass Valley on April 24 and presented specific written bike safety proposals which the City is seriously considering. We thank the City for meeting with us and hearing out our proposals. (Please note that much of East Main has existing bike lanes).
- Our proposals deal with restriping to create more of a consistent bike lane for the length of East Main, reducing traffic lane widths, adding bike boxes at intersections and creating more of a separated bike lane using striping and plastic delineators where practical. (Our proposal largely involves striping...no parking removal is involved.)
  - Federal Highways found converting bike lanes to separated bike lanes can reduce serious crashes by up to 53% (Fact Sheet FHWA-SA-21-051)
  - Federal Highways found that decreasing lane width to add a bike lane/bike box as we are suggesting at busy intersections did not result in an increase in crashes or congestion.
  - Federal Highways has specific guidance for repaving projects that highly recommends improving bike lanes as a cost-effective means as improving bike safety. (FHWA Workbook, "Incorporating On-Road Bicycle Networks into Resurfacing Projects").
- In conclusion, we support <sup>contributing to</sup> making East Main safer for cyclists as part of the Measure E repaving project. <sub>e</sub>

THANK YOU





# Proven Safety Countermeasures



## Safety Benefits:

**Converting traditional or flush buffered bicycle lanes to a separated bicycle lane with flexible delineator posts can reduce crashes up to:**

**53%**

for bicycle/vehicle crashes.<sup>3</sup>

**Bicycle Lane Additions can reduce crashes up to:**

**49%**

for total crashes on urban 4-lane undivided collectors and local roads.<sup>7</sup>

**30%**

for total crashes on urban 2-lane undivided collectors and local roads.<sup>7</sup>



Bicycle lane in Washington, DC.  
Source: Alex Baca, Washington Area Bicyclist Association.

**For more information on this and other FHWA Proven Safety Countermeasures, please visit <https://highways.dot.gov/safety/proven-safety-countermeasures> and <https://highways.dot.gov/sites/fhwa.dot.gov/files/2022-07/fhwas18077.pdf>.**

## Bicycle Lanes

Most fatal and serious injury bicyclist crashes occur at non-intersection locations. Nearly one-third of these crashes occur when motorists are overtaking bicyclists<sup>1</sup> because the speed and size differential between vehicles and bicycles can lead to severe injury. Many people are not comfortable riding a bicycle because of their fear that this type of crash may occur. To make bicycling safer and more comfortable for most types of bicyclists, State and local agencies should consider installing bicycle lanes. Providing bicycle facilities can mitigate or prevent interactions, conflicts, and crashes between bicyclists and motor vehicles, and create a network of safer roadways for bicycling. Bicycle Lanes align with the Safe System Approach principle of recognizing human vulnerability—where separating users in space can enhance safety for all road users.

### Applications

The FHWA's *Bikeway Selection Guide* and *Incorporating On-Road Bicycle Networks into Resurfacing Projects* assist agencies in determining which facilities provide the most benefit in various contexts. Bicycle lanes can be included on new roadways or created on existing roads by reallocating space in the right-of-way through *Road Diets*. Separated bicycle lanes, which use vertical elements—such as flexible delineator posts, curbs, or vegetation—between the bicycle lane and motorized traffic lanes provide additional safety benefits.<sup>2,3</sup> For a marked bike lane without vertical elements, a lateral offset with marked buffer can help to further separate bicyclists from vehicle traffic.

### Considerations

- In order to maximize a roadway's suitability for riders of all ages and abilities, bicycle lane design should vary according to roadway characteristics (number of lanes, motor vehicle and truck volumes, speed, presence of transit), user needs (current and forecasted ridership, types of bicycles and micromobility devices in use within the community, role within the bicycling network), and land-use context (adjacent land uses, types and intensity of conflicting uses, demands from other users for curbside access). Separated bicycle lanes are recommended on roadways with higher vehicle volumes and speeds, such as arterials.
- City and State policies may require minimum bicycle lane widths, although desirable bicycle lane widths

can differ by agency and functional classification of the road, current and forecasted bicycle volumes, and contextual attributes such as topography.

- Studies have found that roadways did not experience an increase in crashes or congestion when travel lane widths were decreased to add a bicycle lane.<sup>4</sup>
- Studies and experience in U.S. cities show that bicycle lanes increase ridership and may help jurisdictions better manage roadway capacity.
- In rural areas, rumble strips can negatively impact bicyclists' ability to ride if not properly installed. Agencies should consider the dimensions, placement, and offset of rumble strips when adding a bicycle lane.<sup>5</sup>
- Bicycle lanes should be considered on roadways where adjacent land use suggests that trips could be served by varied modes, particularly to meet the safety and travel needs of low-income populations likely to use bicycles to reach essential destinations.<sup>6</sup>

1 Thomas et al. *Bicyclist Crash Types on National, State, and Local Levels: A New Look*. Transportation Research Record 673(6), 664-676, (2019).

2 *Separated Bike Lane Planning and Design Guide*. FHWA-HEP-15-025, (2015).

3 (CMF ID: 11296) *Developing CMFs for Separated Bicycle Lanes*. FHWA-HRT-23-025, (2023).

4 Park and Abdel-Aty. *Evaluation of safety effectiveness of multiple cross sectional features on urban arterials*. Accident Analysis and Prevention, Vol. 92, pp. 245-255, (2016).

5 FHWA Tech Advisory *Shoulder and Edge Line Rumble Strips*, (2011).

6 Sandt et al. *Pursuing Equity in Pedestrian and Bicycle Planning*. FHWA, (2016).

7 (CMF ID: 10738, 10742) *Development of Crash Modification Factors for Bicycle Lane Additions, Reducing Lane and Shoulder Widths*. FHWA-HRT-21-012, (2021).



Date: May 13, 2025 - *update May 27, 2025*

To: Mayor Hodge and Members of the Grass Valley City Council

From: Lily Marie Mora  
 11683 Alta Vista Ave.  
 Grass Valley, CA 95945-5523  
 Email: [lilymarie@infostations.com](mailto:lilymarie@infostations.com)  
 Cell Ph# 530-210-8931

RE: Public Comment- Future land use and boundary extensions of the city limits

Dear Mayor and Council Members  
 Appreciation—

Thanks for all your efforts to work with the public to make our town a great place to live.  
 Special thanks to Duane Strawser for the fire abatement work around the Water Treatment Plant and Cell Tower areas. He has been both thorough to keep on task to get the job completed as fire season approaches and thoughtful to address neighbors concerns.

Points of concern & questions —

1. As you work on your Strategic Plan take special care to look at the revitalization of business areas near housing and best use of the open space that we have left. Think park like settings for business and residents / shoppers to live, relax and support the local economy like Mill St.  
 Generally, look how to develop strong neighborhoods, that support each other through all kinds of situations that will arise in the future.
2. The property surrounding the old Golf course--maybe converting some of the office buildings into Hotels, instead of building the one proposed by Burger King or do a building conversion to housing? Revitalizing those areas without destroying more of our natural beauty that attracts people to our area. Go to Oakland, CA and see what can happen to a city without long term planning. It has a great effect on the economy, the culture and the quality of life / crime rate.  
 Much of the infrastructure is already there—building, parking, lighting, etc.  
 Businesses that stand-alone have more difficulty staying in business too.
3. SPIRIT Center Property at the end of Gates Place, maybe Tiny Homes development and Community Garden like proposed at Mautino Park?
4. The Ridge Rd. development that has been at a stands still for a couple of years,  
 Maybe, Habitat Homes could be built there? Also, developers need to have strict time lines for their development completions, fees for not staying on time or forfeit these half developed properties to the city to resell or get grant funding to finish the projects.
5. Don't extend the City Limits—we don't need more to take care of and /or increase the degrading of the environment or more city sprawl.
6. Work with local Solar Companies to install solar units over parking lots to create more local power independence and jobs for residents, i.e.—Briar Patch, Nev. Co. Government Center, etc.

Thanks for your consideration,  
 Lily Marie Mora, 70yr. resident of Nevada County and Retired Social Worker

## **Rescind Resolution 2025-003, End violence Against Jews and Israelis and Restore Accountability and Common Sense to Local Government**

We, the undersigned, respectfully request that the Grass Valley City Council rescind **Resolution 2025-003, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, CALIFORNIA, CALLING FOR A CEASEFIRE AND AN END TO VIOLENCE BETWEEN PALESTINE AND ISRAEL**

### **Introduction**

Last Wednesday evening, May 21, 2025, Yaron Lischinsky, 30, and Sarah Milgrim, 26, two Israeli Embassy staffers, were gunned down by an anti-Israel fanatic just a mile away from the U.S. Capitol. As Bari Weiss wrote in The Free Press, “Anyone who cares about the health of this country will be alarmed by the murder—and the increasing popularity of the anti-American, anti-civilizational worldview of their alleged killer.” Yaron was a Christian man from Jerusalem, Sarah a Jewish woman from Kansas. Yaron had purchased an engagement ring for Sarah a few days before. They were meant to fly to Israel just this past Sunday so that she could meet his parents before he proposed. No matter their specific religious beliefs, it is clear that they were murdered because the assassin believed that they were Jewish and/or Israeli.

“Free, free Palestine!” How many times have we heard this slogan reverberate in the City Council Chambers?

It was also shouted by Yaron and Sarah’s killer during and after his acts.

The alleged manifesto of the killer claims, “Those of us against the genocide take satisfaction in arguing that the perpetrators and abettors have forfeited their humanity.”

Accusations that Israel, and by extension, Jews and Israelis in Grass Valley, are acting in derivation of international humanitarian law are enshrined in the Ceasefire Resolution.

“Genocide!” this accusation is inscribed on the clothing and banners of the advocates of Resolution 2025-003 in the City Council chambers and is enshrined in the Ceasefire Resolution.

The manifesto of Yaron and Sarah’s suspected murderer praised Aaron Bushnell, the 25-year-old active-duty U.S. Airman who committed suicide by setting himself on fire outside the Israeli embassy in Washington, D.C.

Advocates for Resolution 2025-003 also openly praised Bushnell in comments before the City Council.

No, we are not drawing a straight line between the Ceasefire Resolution in Grass Valley and the specific murders of Yaron and Sarah in D.C. But, the inflammatory, malicious and false accusations against the world’s only ethnic Jewish State by the Grass Valley City Council - egged on by anti-Israel activists relying on templates provided by the Hamas-friendly CAIR -

have caused and contributed to the normalization of antisemitism and hate crimes against Grass Valley's Jewish and Israeli community. In other words, it happened in D.C. and it could happen here.

Below is a description of the malicious, inflammatory and false statements in Resolution 2025-003, an explanation as to why the statements are malicious, inflammatory and false, and the harms these statements have caused to the Jewish and Israeli community of Grass Valley. This is followed by a call for the City Council to take accountability for its actions and immediately remediate those harms by rescinding Resolution 2025-003. (See attached Proposed Resolution).

### **What is Zionism? Is Zionism Racism?**

Zionism is defined as the belief that the Jewish people have the right to self-defense and self-determination in their indigenous homeland, Israel. Zionism has a political dimension, but is also embodied in religious Jewish doctrine, in the Torah. Zionism, as properly defined, is not racism. Zionism is not a "settler-colonial project." 89% of Jews in the Bay Area, for instance, consider themselves to be Zionists. Informal surveys in Grass Valley seem to show similar support for Zionism and Israel. (See *References and Further Reading*, below).

### **What is Antisemitism? Is Criticizing Israel Antisemitic?**

At the December 12, 2023 Grass Valley City Council meeting, two antizionist activists tried to re-define the meaning of "antisemitism," claiming it meant not just hatred and fear of Jewish people, but equally applied to Arabs or anyone who has a semitic ethnic background. This is false.

First, the California Attorney General Criminal Justice Statistics Center tracks and publishes an annual hate crime report. The *Hate Crime Report* (2023) separately and independently tracks hate crimes against Arabs as hate crimes on the basis of ethnicity. The *Hate Crime Report* separately tracks hate crimes on the basis of religion, where hate crimes against Jews, Muslims, Christians, Hindus and others are individually tracked. Characterizing all hate crimes against Jews, Arabs and Muslims collectively as "antisemitic" erases the specific and individualized harms to Jewish people.

Second, there are accepted definitions of antisemitism. The International Holocaust Remembrance Alliance (IHRA) definition of antisemitism has been adopted by many organizations, government agencies and educational institutions, including as adapted by the U.S. State Department. It provides: "Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, and toward Jewish community institutions and religious facilities."

A framework for distinguishing between legitimate criticism of Israel and antisemitic antizionism is the "Three D Test": 1) delegitimization of Israel ("Israel does not deserve to exist" "Israel is not a real country" "Israel is a settler-colonial project"); 2) demonization or dehumanization (referring to Jews, Israelis and their supporters as "Zios" "Zio Nazis" "settlers" or "pigs"); and 3) applying double-standards, by requiring of Israel behavior not expected or demanded of any other nation ("Israel does not have the right to defend itself," accusing Israel of

civil rights violations, while refusing to criticize regimes with far worse human rights abuse records, such as Iran, North Korea and Russia). The IHRA provides examples of antizionist speech that is antisemitic. (See *References and Further Reading* below).

*In singling out Israel for appropriation, referring to Jews and Israelis with dehumanizing language, demonizing Israel and holding that its very existence is illegitimate and applying a double-standard to Jews and Israel not expected of any other people or nation, the Ceasefire Resolution and the rhetoric of its supporters engages in antisemitic hate speech.*

### **Who speaks on behalf of the Jewish Community?**

The proponents of the Ceasefire Resolution on the City Council claimed that the purpose of the resolution was to heal political, social and religious divisions in the community. Yet, some of most inflammatory language of the Ceasefire Resolution was taken from the Council of Arabic Islamic Relations (CAIR) *Cease Fire Toolkit*, an Arab and Muslim advocacy organization.

It was also done without input from the majority of the Jewish community; although we do not question the veracity of antizionist advocates of the Ceasefire Resolution who state that they identify as Jews, they are a distinct minority.

Notably, not a single Grass Valley Jewish synagogue or recognized Jewish organization (Jewish Federation, JCRC, etc.) provided input on or endorsed the Grass Valley Ceasefire Resolution. Rather, the record reflects that the Ceasefire Resolution was passed *over the objections* of the Jewish community and its leadership. Peace, unity and dialog cannot be accomplished by one-sided fiat or when the City Council selectively anoints and tokenizes a minority of our community, to the exclusion of the majority of the Jewish and Israeli community.

### **Does Israel Illegally Occupy “Palestine?”**

No. And this accusation as contained in the Ceasefire Resolution is libelous and displays actual malice towards Jewish people and Israelis.

There are repeated references in the Grass Valley Ceasefire Resolution to “Palestinian territory” and “Palestine,” coupled with calls for Israel to return the “illegally occupied” territory. These accusations misread the historical record, endorse false and damaging narratives, and are stated with actual malice, intended to harm the Jewish and Israeli residents of Grass Valley.

This rhetoric is false and malicious for several reasons. First, Israel is a recognized country that gained independence on May 14, 1948 pursuant to a U.N. declaration. Palestine is not a country, and to refer to the territory in terms that implies that it is creates a false equivalency. Rather, Arabs in the region rejected the U.N. partition plan. To this day, there is no “Palestine” – Gaza, Judea and Samaria are not a Palestinian state; rather, in 2005 Israel agreed to allow Gaza, which is part of Israel, to become an Arab-only territory under local rule. The Palestinian Authority operates in a similar fashion in Judea and Samara in Area A.

At best, the status of these regions is highly contested. Yet, despite this complicated history, the Ceasefire Resolution unequivocally describes Israel as occupying Palestinian territory. As espoused in the rhetoric of the proponents of the Ceasefire Resolution at City Council meetings,



Israel (and by extension, Jews and Israelis) are illegal “colonial occupiers” against whom violent “resistance” is a justified moral imperative.

Moreover, use of this divisive and ahistorical language in the Ceasefire Resolution is contrary to the purpose of the Ceasefire Resolution as stated by its City Council proponents – ostensibly, to heal political, social and religious divisions in Grass Valley.

*By falsely and maliciously describing Israelis and Jews as “occupiers” the City caused emotional distress to, and justified violence against, the Jewish and Israeli people in Israel and the community here in Grass Valley.*

### **Is Israel an Apartheid State?**

No. And this accusation as contained in the Ceasefire Resolution is libelous and displays actual malice towards Jews and Israelis.

Apartheid is defined as discriminatory racial segregation, imposed by law and in contravention of established notions of human equality and equal rights. The most well-known example of apartheid is the treatment of native Africans in South Africa during the apartheid era.

In contrast, Israeli-Arabs are citizens of the state of Israel, with full and equal civil rights under the law. Israeli-Arabs are represented in all levels of government, including the Knesset (Israel’s legislative body) and its Supreme Court. Israeli-Arabs, like all other religious groups in Israel, including Christians and Druze, freely practice their religion. Israeli-Arabs are fully integrated in employment settings. For example, despite representing approximately 18% of the Israeli population, Israeli-Arabs are 24% of Israel’s doctors and 35% of Israel’s pharmacists.

Although they are not required by law to do so (unlike Jewish citizens) Israeli-Arab soldiers volunteer to serve their country, Israel, and in this capacity defended their fellow Israelis during the October 7, 2023 terrorist invasion from Gaza. Tragically, Israeli-Arabs were taken hostage and killed by Hamas and their terrorist allies for the “crime” of being in Israel.

Given the differences between South Africa under apartheid and modern Israel, many South Africans object to the false of equivalency of apartheid era South Africa with modern Israel. (See *References and Further Reading* below).

Arabs in Judea, Samaria and Gaza, some of whom prefer to be called Palestinians, are not citizens of Israel, as international law permits them to retain the status of refugees. Therefore, they do not have the same rights as the Arab citizens of Israel.

In contrast, apartheid does exist, but not in Israel. Rather, Gaza choose to become an apartheid territory; under its agreement with Israel in 2005, Israel was required to withdraw all Jewish residents from Gaza. Under Hamas-controlled Gaza and in Area A under the control of the Palestinian Authority, Jews are not allowed.

Significantly, the language in the Ceasefire Resolution accusing Israel of “apartheid” was taken from the CAIR “Cease Fire Toolkit.” CAIR has deep ties to the Muslim Brotherhood. Hamas is also a Muslim Brotherhood entity. (See *References and Further Reading* below).

*By falsely and maliciously describing Israel as an apartheid state, and by extension, the Jewish and Israeli people as racist apartheid supporters, the City caused emotional distress to, and justified violence against, Jewish and Israeli people in Israel and the community here in Grass Valley.*

### **Is Israel Committing Genocide?**

No. And the accusation contained in the Ceasefire Resolution, which is clearly directed at Israel, is libelous and displays actual malice towards Jewish people and Israelis.

The *Convention on the Prevention and Punishment of the Crime of Genocide* was adopted by the United Nations General Assembly as Resolution 260 A (III) on December 9, 1948. It provides that “genocide means any of the following acts committed with intent to destroy, in whole or in part, a national, ethnical, racial or religious group.”

No credible international organization has accused Israel of committing genocide in connection with its military campaign in Gaza, as the Ceasefire Resolution suggests. Significantly, the language in the Ceasefire Resolution accusing Israel of genocide is language again taken from the CAIR Cease Fire Toolkit. CAIR has deep ties to the Muslim Brotherhood. Hamas is also a Muslim Brotherhood entity. (See *References and Further Reading* below).

*By falsely and maliciously describing Israel, and by extension, Jewish and Israeli people as genocidal, the City caused emotional distress to, and justifies violence against, the Jewish and Israeli people in Israel and here in Grass Valley.*

### **What’s Wrong With Calling for a Ceasefire? Don’t Jewish and Israeli People Want Peace?**

The Ceasefire Resolution demands an “immediate, permanent, and unconditional ceasefire.” The framing of this statement maliciously demonizes Israel and the Jewish people and paints this community in a false and defamatory light.

Jewish and Israeli people, like all people of conscience, seek peaceful resolutions to conflicts. However, in the context of the current conflict, the call for a “ceasefire” is disingenuous. Israel had a ceasefire with Hamas on October 6, which was irrevocably violated on October 7. Calls for a “ceasefire” began on October 8, while Hamas was still actively engaged in terrorist acts in Israel, and two weeks before Israel’s military response. To this day, hostages and their remains are in Gaza. In this context, the call for a “ceasefire” applies a double-standard to Israel, calling for Israel – and Israel alone among all other nations in the world – to refrain from defending its borders and protecting the lives and property of its people. It also demonizes Israel and the Jewish people, by implying that they are not peaceful.

*By falsely and maliciously intimidating that individuals who oppose the Ceasefire Resolution are belligerent and hostile – opposed to peaceful – and applying a double-standard to Israel as*

*opposed to other nations, the City caused emotional distress to, and justified violence against, Jewish and Israeli people in Israel and the community here in Grass Valley.*

### **What is Wrong with Calling for a Return of All Hostages and Unjustly Held Prisoners?**

The Ceasefire Resolution calls for a “return of all hostages and unjustly held prisoners....” This statement creates a false equivalency between the innocent civilian hostages kidnapped on October 7, 2023 by Hamas and other terrorist organizations – including the elderly, infirm and children – and convicted criminals in Israel, who were afforded due process and lawfully convicted for crimes including mass murder, arson and rape.

It is important to note that Hamas and other terrorist organizations also kidnapped individuals who were Israeli-Arab, as well as non-Jewish, non-Israeli students and workers from multiple countries, including Thailand, Nepal, the Philippines, Tanzania, Sri Lanka and China.

As discussed in numerous public comments, local residents have ties to hostages and their families. It was distressing in the utmost to have their friends and associates, who are being held hostage in deplorable, inhumane conditions, equated with duly incarcerated convicted murderers and rapists.

*By falsely, maliciously and insensitively equating innocent hostages with convicted criminals, the City of Grass caused emotional harm and distress to, and justified violence against, the residents of Grass Valley, including, but not limited to, the Thai, Nepalese, Filipino, Sri Lankan, African, Jewish and Israeli communities.*

### **Did Israel Engage in “indiscriminate retaliation?”**

The Ceasefire Resolution states that the City condemns “indiscriminate retaliation by the State of Israel.” This statement is false, libelous and made with actual malice towards Jewish people and Israelis.

As City Council members had been informed in public comments made at prior meetings, all credible evidence supports the fact that the Israeli military goes to great lengths, above and beyond what is required under international law, to avoid unnecessary civil casualties. This is done despite Hamas’ well-documented practice of utilizing the civilian population as “human shields” and embedding military infrastructure in civilian facilities, such as hospitals and schools, in violation of the international humanitarian law (the Geneva Convention Rules of War.) As international law recognizes, using civilian infrastructure to shield military operations or for other military purposes can make that infrastructure a legitimate target. In fact, Israel has the lowest ratio of civilian to military deaths in the history of urban warfare, according to West Point’s John Spencer. (See *References and Further Reading*, below).

The use of the term “retaliation” is a libelous, deliberate attempt to mischaracterize Israel’s actions in defending its borders, rescuing its hostages and protecting the lives and property of the people of Israel, as all rational nations have the right, authority and obligation to do.

*By falsely and maliciously accusing Israel, and by extension, Jewish and Israeli people as engaging in acts of “indiscriminate retaliation” and applying a double-standard to Israel as*

*opposed to other nations, the City acted with actual malice, caused emotional distress to, and justified violence against, Jewish and Israeli people in Israel and here in Grass Valley.*

### **Did Israel Violate the Leahy Law?**

No. The Leahy Law refers to Section 620M of the Foreign Assistance Act of 1961. It restricts U.S. assistance to foreign security forces implicated in gross violations of human rights.

The Ceasefire Resolution condemns violations of the Leahy Law and calls for an arms embargo against Israel, and Israel alone. In this way, the Ceasefire Resolution makes clear that it is the view of the City Council that Israel, and only Israel (and by extension, Jewish and Israeli people) are violating the Leahy Law.

The implication that Israel is violating the Leahy Law is false. In an NPR interview on March 26, 2024, Charles Blaha, head of the State Department office that oversaw the administration of the Leahy Law in the Biden Administration, unequivocally stated that “there has not yet been a finding by the State Department that any Israeli unit has ever committed a gross violation of human rights.” This finding has not been disputed or updated since.

*By falsely and maliciously accusing Israel, and by extension, Jewish and Israeli people, of violating the Leahy Law and calling for arms embargo of Israel, the City acted with actual malice, and caused emotional distress to, and justified violence against, the Jewish and Israeli people in Israel and here in Grass Valley.*

### **The Ceasefire Resolution’s Failure to Condemn Hamas is an Antisemitic Double-Standard.**

While the Ceasefire Resolution is replete with condemnation of Israel and its military operations, nowhere does the Ceasefire Resolution recognize that Hamas is U.S. State Department listed terrorist organization and that October 7 was a terrorist act committed by Hamas and other U.S. State Department listed terrorist organizations.

*By failing to condemn Hamas and other terrorist organizations and failing to accurately describe their actions as acts of terrorism, while singling out Israel and its military for appropriation, the City acted with actual malice, caused emotional distress to, and justified violence against, the Jewish and Israeli people in Israel and here in Grass Valley.*

### **The Ceasefire Resolution’s Antisemitic Language and Framing: Consequences for Grass Valley’s Jewish and Israeli Community.**

The libelous, false and inflammatory language used in the discourse surrounding the Ceasefire Resolution and in Resolution 2025-003 itself has caused actual harm to Grass Valley’s Jewish and Israeli residents, visitors and businesses.

During the February 25, 2025 City Council meeting where the Ceasefire Resolution was adopted, City Council Members Tom Ivy and Joe Bonomolo specifically stated that they were personally in touch with their constituents, the vast and overwhelming majority of whom, they alleged, supported the Resolution.

First, this is false. The record reflects that the majority of comments received were opposed to Resolution 2025-003. Second, considering their stated level of involvement with the local community, these same City Council Members must surely be aware of the stark and alarming increase in antisemitic hate crimes in Grass Valley, including crimes against *children*, as relayed to the City Council in public comments and summarized below:

1. A woman spat on in her face in front of her children for speaking Hebrew at Safeway.
2. A worker in a restaurant got a threatening hateful note in the tip jar.
3. Members of the Jewish community were assaulted outside the Briar Patch Co-op and told they were not welcomed there by visible proponent of the Ceasefire Resolution.
4. In a separate incident at the Briar Patch, a Jewish person was falsely accused of harassment (proved false by the video footage of the co-op).
5. Jewish children have been bullied at school, with hateful notes left in their backpacks.
6. Jewish people have been blocked from entering Grass Valley City Council meetings, while being yelled at with such slogans such as "From the River to the Sea" "Intifada" "ISIS Liberation" and "I would have joined Hamas if I could."
7. Inside Grass Valley City Council meetings: "Zionist lies" signs held up behind Jewish and Israeli speakers, who were recounting atrocities of October 7<sup>th</sup>. Callers proclaiming "Israel should not exist, these people are finally getting some karma" "Do I feel bad about what happened on October 7th? Not one bit." "Kill all Niggers, Kill all Jews" "Heil Hitler" "I support the KTP" (Kike Deportation Program).
8. Jewish members were followed to their cars after City Council meetings, intimidated and photographed.
9. Antisemitic and pro-Palestinian graffiti on Jewish homes and business.
10. A plaque in Nevada City for the Jewish Pioneers was vandalized with red paint.
11. The Grass Valley Historical Commission sought to put a plaque at the local historical Jewish cemetery, but under the current circumstances, the Jewish community doesn't want it, fearing it will ignite further vandalism.
12. A false rumor spread that a local Israeli resident reported a pro-Palestine activist, who is an immigrant, to the Department of Homeland Security. The victim of this false rumor believes this was done in an attempt to incite violence towards her, her family and/or her property.

*Notably, several of these events occurred at City Hall and even in front of City Council members. Yet, rather than take steps to protect their Jewish and Israeli constituents, the Council persisted*



*in repeating, amplifying and enshrining antisemitic rhetoric, and acted with actual malice causing emotional distress to, and justifying violence against, the Jewish and Israeli community of Grass Valley.*

### **The Majority of Grass Valley Residents Did Not Support the Substance or Intent of the Ceasefire Resolution and the City's Foray into Foreign Affairs**

As reflected in the public record of comments received in opposition to the Ceasefire Resolution (over 85 calls, letters and public comments) and readers' responses in The Union and in submissions to the City of Grass Valley's email and phone lines, the majority of Grass Valley residents recognize Resolution 2025-003's rhetoric as antisemitic and inflammatory.

These comments also reflect that the residents of Grass Valley disapprove of the City delving into foreign affairs, which are outside of the City's jurisdiction, authority, or operational duties, and that the conflict in the region is a matter outside the City's subject-matter jurisdiction and does not directly affect City governance, infrastructure or services, as defined by the City's Code of Conduct (approved as revised on March 25, 2025).

*Yet, despite overwhelming disapproval of, and lack of support for, Resolution 2025-003 the City Council voted 4:5 to agendize the matter and 3:4 to approve it. The only logical explanation for the Council's insistence on acting on this inflammatory, divisive and ultra vires resolution is that the Council was motivated by actual malice towards Grass Valley's Jewish and Israeli residents with reckless disregard for their safety and well-being.*

### **Rescind Resolution 2025-003**

Resolution 2025-003 is irredeemably based on false, malicious statements that malign the Jewish and Israeli community of Grass Valley and justify violence and hate crimes against them, as described in detail above.

In approving Resolution 2025-003, the City Council abused its discretion, by legitimatizing and enshrining this dangerous rhetoric as City policy. The Council did so with full knowledge of the emotional distress and harms that such rhetoric has had, continues to have, on the Jewish and Israeli residents, visitors, businesses and property of and in Grass Valley, including children.

As the tragic events of May 21, 2025 demonstrate, far from healing political, social and religious divisions in the community, this divisive and antisemitic rhetoric has resulted in an escalating pattern of violence and discrimination against Jewish and Israeli people.

Attached is a proposed Resolution which rescinds Resolution 2023-0025. Nevada County BRIDGE respectfully and urgently implores the City Council to act immediately, before tragedy strikes again, *this time closer to home*. We can be contacted at [nevadacountybridge@gmail.com](mailto:nevadacountybridge@gmail.com) and look forward to working with you.

## References & Further Reading

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**Resolution No. 2025-XX**  
**A RESOLUTION OF THE CITY COUNCIL OF GRASS VALLEY, TO RESCIND RESOLUTION**  
**2025-003, CALLING FOR A CEASEFIRE AND AN END TO VIOLENCE BETWEEN**  
**PALESTINE AND ISRAEL**

**WHEREAS**, the City Council of Grass Valley is elected to represent the will of the people of Grass Valley;

**WHEREAS**, the City of Grass Valley is an inclusive community, which endeavors to embody the values of peace, tolerance, empathy and productive dialog;

**WHEREAS**, the City of Grass Valley Code of Ethics states that “Council Members will work for the common good of the people of Grass Valley and not for any private or personal interest, and they will endeavor to treat all persons, claims, and transactions in a fair and equitable manner”;

**WHEREAS**, the City of Grass Valley Code of Ethics requires that “Public officials be independent, impartial, and fair in their judgments and actions”;

**WHEREAS**, on February 11, 2025, the City of Grass Valley did vote to agendize a resolution “Calling for a Ceasefire and an End to Violence Between Palestine and Israel” for the February 25, 2025 regularly scheduled City Council Meeting;

**WHEREAS**, such resolution was placed on the agenda for the February 25, 2025 City Council Meeting, and was ultimately adopted as Resolution 2025-003;

**WHEREAS**, the City Council received over 85 public comments from the local community, opposing Resolution 20025-03 on the basis that this was an issue, policy, project, or concern that does not fall within the City's jurisdiction, authority, or operational duties; that international conflicts do not directly affect City governance, infrastructure, or services; that the drafting and consideration of the resolution inappropriately consumed and redirected the City's limited resources away from City business; and that the resolution was divisive, antisemitic and would and has caused actual harm to the residents, visitors and businesses of Grass Valley, among other concerns;

**WHEREAS**, public comments submitted and stated opposing Resolution 2025-003 far exceeded the public comments submitted and stated in support of Resolution 2025-003;

**WHEREAS**, at the February 25, 2025 meeting, City Councilmembers stated that they could not identify the origin of the language that formed the basis of Resolution 2025-003;

**WHEREAS**, at the February 25, 2025 meeting, City Councilmember Bonomolo admitted that he was unable to submit input on Resolution 2025-003 as he had intended to do, due to a recent illness;

**WHEREAS**, Vice Mayor Caravelli was unable to attend the February 25, 2025 meeting and provide input on Resolution 2025-003, due to illness;

**WHEREAS**, City Council Members thus acted without full knowledge of the origin of the document that they approved, without a full opportunity to review and comment on the document and/or participate in the February 25, 2025 meeting, including for reasons beyond their control at the time the meeting was held;

**WHEREAS**, Resolution 2025-003 contains clauses with divisive language and unsupported claims as to the country of Israel, and by extension, Jews and Israelis, targeting these groups for specific condemnation and approbation;

**WHEREAS**, these clauses and language do not appear on resolutions on this same topic, considered by other local Nevada County agencies, including the Nevada City Resolution 2024-033;

**WHEREAS**, at the February 25, 2025 meeting, it was acknowledged by the Grass Valley City Council that Resolution 2025-003 comments on current affairs of an international character, over which the City of Grass Valley has no jurisdiction and authority to influence, control or meaningfully impact;

**WHEREAS**, at the February 25, 2025 hearing, it was acknowledged by the Grass Valley City Council that drafting and considering Resolution 2025-003 consumed City resources;

**WHEREAS**, such City resources were necessarily directed away from the tasks and business under the subject-matter jurisdiction and authority of the City of Grass Valley;

**WHEREAS**, on March 25, 2025 the City of Grass Valley adopted a Code of Conduct, adopting a policy that "Agenda items must be directly related to and affect the City of Grass Valley. Only issues, policies, projects, or concerns that fall within the City's jurisdiction, authority, or operational duties may be placed on the City Council agenda. Matters outside the City's subject-matter jurisdiction that do not directly affect City governance, infrastructure, or services will not be considered for inclusion";

**WHEREAS**, Resolution 2025-003 is not directly related to and does not affect the City of Grass Valley. Resolution 2025-003 does not concern issues, policies, projects, or concerns that fall within the City's jurisdiction, authority, or operational duties. Resolution 2025-003 concerns matters outside the City's subject-matter jurisdiction and does not directly affect City governance, infrastructure, or services.

**WHEREAS**, by adopting the revised Code of Code after Resolution 2025-003 was considered and approved, the City of Grass Valley created a *post hoc* exemption for Resolution 2025-003, which permitted the City to agendize matters related to Israel, with

less ethical guidance and oversight in comparison with other substantially similar matters as would now be permitted under the Code of Conduct;

**WHEREAS**, hate crimes against Jewish people are the leading form of religious-based hate crime in California, as stated by the California Attorney 2023 Hate Crimes Report, which further provides that anti-Jewish bias events rose from 189 in 2022 to 289 in 2023, an increase of 52.9%;

**WHEREAS**, On Wednesday, May 21, 2025 in the nation's capital of Washington D.C., Israeli Embassy employees Sarah Milgrim and Yaron Lischinsky were murdered by alleged gunman Elias Rodriquez, who was arrested at the scene of the crime. During the commission of the murders, it is alleged that Elias Rodriquez shouted "Free, free Palestine" and admitted to arresting officers that "I did it for Gaza";

**WHEREAS**, the tragic events of May 21, 2025 have been acknowledged by the bipartisan community as a hate crime, and furthermore, that such divisive rhetoric must be recognized as a call for violence against Jewish and Israeli people; and

**WHEREAS**, in light of the documented, escalating violence against the Jewish and Israeli community in Grass Valley, in the State of California and the recent, tragic events of May 21, 2025, Resolution 2025-033 could be perceived as providing a justification for, inciting, promoting or condoning violence against the City of Grass Valley's Jewish and Israeli residents, visitors, businesses, synagogues and historic property. This is contrary to the values of peace, tolerance, empathy and dialog which the City of Grass Valley endeavors to uphold.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF GRASS VALLEY, CALIFORNIA THAT:**

1. Resolution 2025-003 is RESCINDED.



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Rezone and use permit application by Granite Wellness to change the zoning of a 3.31 acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation, and a Use Permit for an in-patient Withdrawal Management Facility.

**CEQA:** CEQA Exemption Class 1

**Recommendation:** Hold a second reading, waive full reading, by title only, to adopt Ordinance 836, attached, regarding a zoning amendment to rezone a portion of APN: 035-330-021 from Central Business District (C-2) to the Community Business District (C-1).

**Prepared by:** Amy Wolfson, City Planner

**Council Meeting Date:** 6/10/2025

**Date Prepared:** 6/4/2025

**Agenda:** Consent

**Background Information:**

In 2009 the City Council adopted Resolution 2009-82 and Ordinance 710 to re-designate the subject property from a residential general plan designation to a commercial designation, and rezone the property from Single-Family Residential (R-1) zoning to Central Business District (C-2). The General Plan and zoning amendment applications were made in order to accommodate a treatment/social service facility by the applicant at that time, Community Recover Resources. In 2011 the treatment facility was constructed in three buildings, known as “Center for Hope” for which each building was designed to accommodate different stages of treatment: Service Center, Residential Treatment, and Transitional Housing according to the building permit.

The current owner, Granite Wellness, approached Planning staff in December 2024 indicating their desire to provide in-patient treatment at the site to convert some of their facility space from “Recovery Residence” services to a Withdrawal Management facility. At that time, staff verified that the in-patient services being offered were medical in nature and therefore was categorized as a “Medical Use Extended Care” facility, which is not permitted in the C-2 zoning designation, but could be permitted in the C-1 designation with a Use Permit.

At the regular meeting on May 27, 2025, the City Council. adopted Resolution 2025-17, determining that the Zoning Map Amendment and the Conditional Use Permit are Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. They also adopted Resolution 2025-18 approving the Use Permit to allow a use consistent with “Medical Services - Extended Care,” pursuant to Table 2-10, Allowed Land Uses and Permit Requirements for Commercial and Industrial Zone, of the City Municipal Code. Finally, Council introduced the attached Ordinance 836, waiving full reading, and reading by Title only, to adopt a



zoning amendment to rezone a portion of APN: 035-330-021 from Central Business District (C-2) to the Community Business District (C-1).

**Project Description:** This application entails a rezone and use permit application by Granite Wellness to change the zoning of a portion of a 3.31-acre parcel, APN 035-330-021, from Central Business District (C-2) to the Community Business District (C-1) zoning designation to accommodate a Withdrawal Management Facility through a Conditional Use Permit. The current facility is authorized to provide recovery care. Granite Wellness is proposing to change the use of the building to a withdrawal management facility with inpatient care (extended care). Medical Use Extended Care is defined in the municipal code as “residential facilities providing nursing and health-related care as a primary use with in-patient beds.” Overall, the C-1 zoning designation allows fewer and less intense uses than C-2, so the rezone request is considered a “downzone” from the current zoning designation. Both the C-1 and C-2 zoning designations are consistent with the commercial general plan designation so no amendment is required. No physical changes to the site are being requested as a result of this zoning map amendment and use permit. The zoning amendment allows the existing operation to allow inpatient medical care through the use permit process.

**Council Goals/Objectives:** This supports 2022 Strategic Plan Update Goal # 4: the City of Grass Valley encourages a robust and sustainable economy that reflects diverse employment opportunities that support the values of Grass Valley.

**Fiscal Impact:** N/A

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

**Attachments:**

1. Ordinance 836, Zoning Map Amendment

## ORDINANCE NO. 836

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY APPROVING A ZONING MAP AMENDMENT FROM CENTRAL BUSINESS DISTRICT (C-2) TO THE COMMUNITY BUSINESS DISTRICT (C-1) ZONING DESIGNATION FOR A PORTION OF PROPERTY AT ASSESSOR'S PARCEL NUMBER (APN) 035-330-021, GRASS VALLEY, CALIFORNIA

WHEREAS, a complete application was filed by Granite Wellness to rezone a portion of APN 035-330-021 from the Central Business District (C-2) to the Community Business District (C-1) zoning designation as provided in Exhibit A; and

WHEREAS, no General Plan Policies conflict with the proposed zoning map amendment; and

WHEREAS, the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and

WHEREAS, the site and project as conditioned, is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and

WHEREAS, conditions have been applied necessary to ensure that the council is able to make the findings identified in Section 17.94.060 (Findings and Decision), above, and that approval of the amendment would not create problems considered harmful to the public health, safety, and general welfare of the city; and

WHEREAS, the Planning Commission, after considering public comment, held a duly noticed public hearing and reviewed the draft Ordinance at its regular meeting held on April 15, 2025 and voted 3 ayes, 1 abstention, and 1 absent to recommend adoption by the City Council; and

WHEREAS, pursuant to development ordinance and statutory requirements, the City of Grass Valley made due public notification of the pending zoning map amendment.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GRASS VALLEY:

SECTION 1. RECITALS. The recitals and findings set forth above are true and correct and incorporated herein by reference.

SECTION 2. The City of Grass Valley City Council adopts the zoning map amendment, which is shown on "Exhibit A" attached hereto.

**SECTION 3. CEQA FINDINGS.** This Ordinance not a Project under the California Environmental Quality Act (CEQA) pursuant to section 65913.5(a)(3) of the California Government Code, which provides that any ordinance adopted under its provisions and any resolution to amend the jurisdiction's General Plan, zoning ordinance, or other local regulation adopted to be consistent with that zoning ordinance, shall not constitute a "project" for the purposes of CEQA.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Grass Valley declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof despite the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

**SECTION 5. Effective Date.** This Ordinance shall be in full force and effect 30 days after its adoption under Article VII, § 2 of the Grass Valley City Charter.

**SECTION 6. Publication.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in *The Union*, a newspaper of general circulation printed, published, and circulated within the City.

INTRODUCED and first read at a regular meeting of the City Council on the 27th day of May, 2025.

FINAL PASSAGE AND ADOPTION by the City Council was at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

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Hilary Hodge, Mayor  
City of Grass Valley

APPROVED AS TO FORM:

ATTEST:

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Michael G. Colantuono, City Attorney

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Taylor Whittingslow, City Clerk



# Ordinance 836, Exhibit A

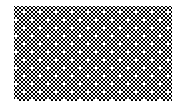
## Proposed Zoning Map

### Amendment Granite Wellness

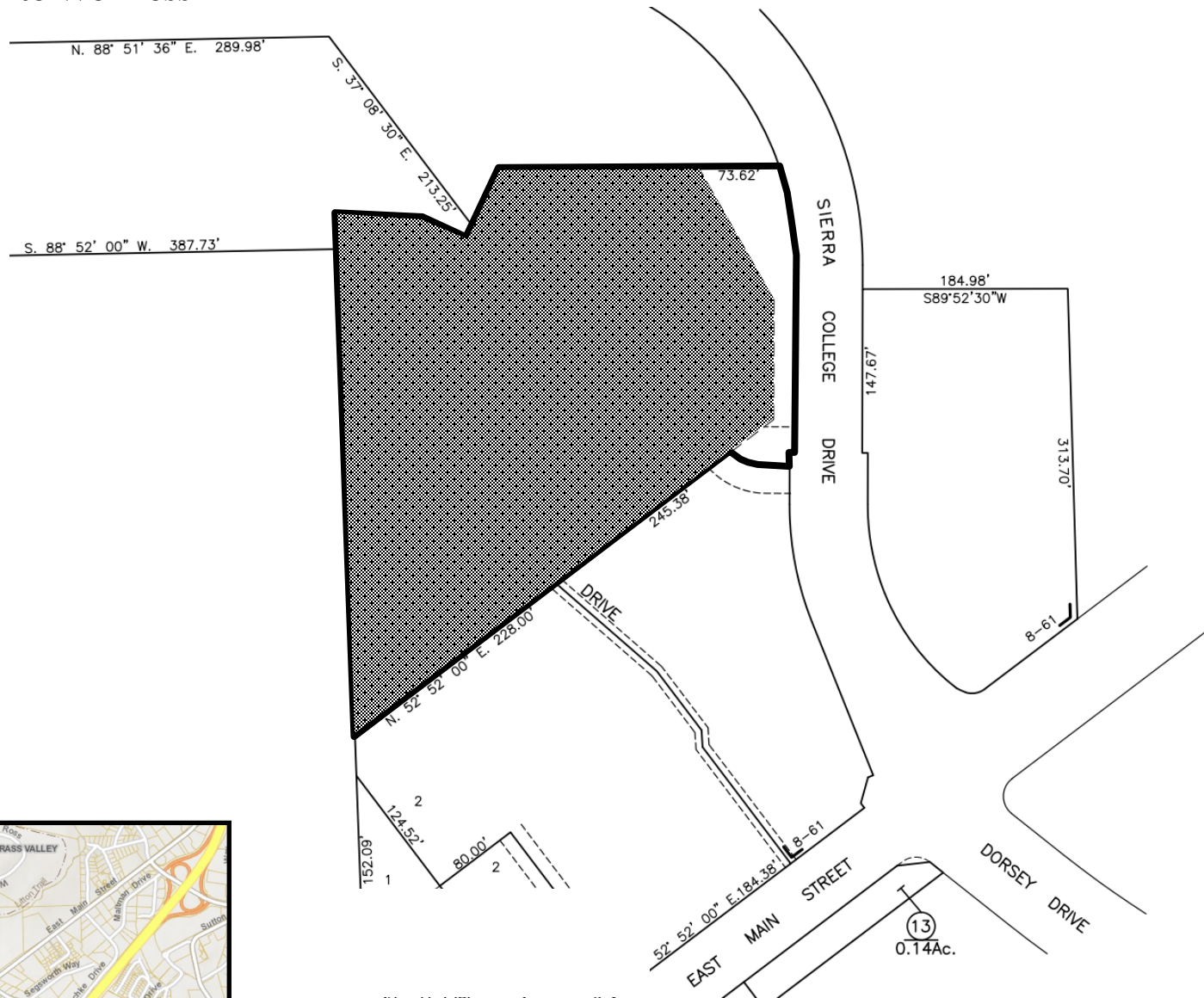
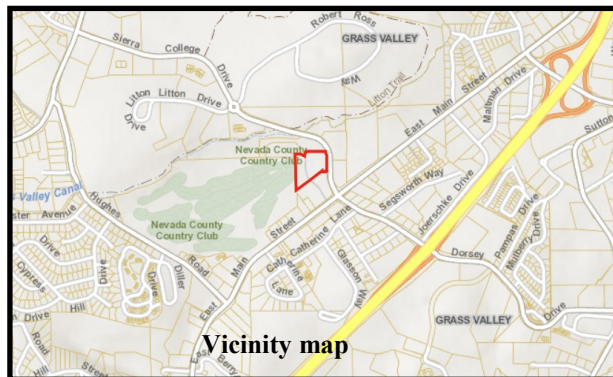
#### 25PLN-01



Subject Parcel



Portion of parcel to be rezoned from C2 to C1





## 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 2025-26 and to Set a Public Hearing for June 24, 2025.

**CEQA:** Not a Project.

**Recommendation:** It is recommended that the City Council adopt five Resolutions of Intention related to the City's Landscaping and Lighting Districts (LLDs) and Benefit Assessment Districts (ADs), and set a public hearing for June 24, 2025, at 6:00 p.m. in the City Council Chambers:

1. Resolution of Intention No. 2025-21 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. 2025-22 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. 2025-23 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. 2025-24 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2010-1, Morgan Ranch West.
5. Resolution of Intention No. 2025-25 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 Assessment District No. 2016-1, Ridge Meadows Benefit.

**Prepared by:** Jennifer Styczynski, Deputy Finance Director

**Council Meeting Date:** 06/10/2025

**Date Prepared:** 06/02/2025

**Agenda:** Consent

**Discussion:** To provide continued funding for the maintenance of improvements within the City's assessment districts, the City must annually levy assessments to be placed on the Nevada County property tax roll.

- **Landscaping and Lighting Districts (LLDs):** The assessments fund the maintenance of landscaping, irrigation systems, associated utilities, street lighting, and administrative costs within the respective zones of the districts.

- **Benefit Assessment Districts (ADs):** The assessments support the maintenance and operation of storm drainage systems, retaining walls, and administrative costs within the respective areas.

The Engineer of Work has prepared the required reports, including assessment diagrams and spreads, for each district. These reports will be filed with the City Clerk prior to the scheduled public hearing on June 24, 2025.

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

**Fiscal Impact:** The proposed assessments for Fiscal Year 2025-26 total \$88,965.08, an increase of \$4,896.50 over the prior fiscal year's total of \$84,068.58. This increase reflects consumer price index (CPI) adjustments in certain districts, while others remain unchanged from last year.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

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

**RESOLUTION NO. 2025-21**

**RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS PURSUANT TO THE LANDSCAPING  
AND LIGHTING ACT OF 1972 ASSESSMENT DISTRICT NO. 1988-1  
(COMMERCIAL LANDSCAPING AND LIGHTING DISTRICT, WHISPERING PINES  
AND LITTON BUSINESS PARK)**

**WHEREAS**, the City Council of the City of Grass Valley intends to levy and collect annual assessments within Assessment District No. 1988-1 (Commercial Landscaping and Lighting District – Whispering Pines and Litton Business Park) during Fiscal Year 2025-26, pursuant to the provisions of the Landscaping and Lighting Act of 1972; and

**WHEREAS**, the property subject to assessment is located within the City of Grass Valley, County of Nevada, State of California; and

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

- **Zone 1 – Whispering Pines:** Maintenance of landscaping and associated structures, including the cost of water and electricity for irrigation controllers and street lighting.
- **Zone 2 – Litton Business Park:** Maintenance of landscaping and associated structures, including the cost of water and electricity for irrigation controllers and street lighting, and maintenance of drainage ditches and associated facilities, including silt removal.

These improvements are more fully described in the Engineer's Report for Assessment District No. 1988-1; and

**WHEREAS**, Bjorn Jones, P.E., the duly appointed Engineer of Work, has prepared and filed with the City Clerk the Engineer's Report as required by the Landscaping and Lighting Act of 1972. Said report includes a full and detailed description of the improvements, the boundaries of the district, and the proposed assessments to be levied on the assessable lots and parcels of land within the district; 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 2025-26 are as follows:

- **Zone 1 – Whispering Pines:** \$30,813.01, representing a 2.6% inflation adjustment (\$780.84 increase over the prior year).
- **Zone 2 – Litton Business Park:** \$6,936.41, representing a 2.6% inflation adjustment (\$175.78 increase over the prior year); and

**WHEREAS**, in accordance with the Landscaping and Lighting Act of 1972, the City Council is required to hold a public hearing on 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. 1988-1 (Commercial Landscaping and Lighting District – Whispering Pines and Litton Business Park) for Fiscal Year 2025-26 as described in the Engineer's Report on file with the City Clerk.
2. The Engineer's Report, as filed with the City Clerk, is hereby approved and incorporated by



reference into this resolution.

3. A public hearing to consider the proposed assessments shall be held on Tuesday, June 24, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard, at the Grass Valley City Council Chambers, located at 125 East Main Street, Grass Valley, California.
4. The City Clerk is hereby authorized and directed to give notice of the public hearing as required by the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 22500 et seq.).

**ADOPTED** as a Resolution of the City Council of the City of Grass Valley at a regular meeting held on the 10th day of June, 2025, 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 J. Ruderman, City Attorney



May, 22, 2025

Item # 4.

# ENGINEER'S REPORT

COMMERCIAL LANDSCAPING AND LIGHTING DISTRICT NO. 1988-1

ANNUAL ASSESSMENT 2025/2026

for

CITY OF GRASS VALLEY

NEVADA COUNTY, CALIFORNIA

Respectfully submitted, as directed by the City Council.

By:

Bjorn P. Jones, P.E.  
R.C.E. No. 75378

**ENGINEER'S REPORT AFFIDAVIT****COMMERCIAL LANDSCAPING AND LIGHTING DISTRICT NO. 1988-1**

(Whispering Pines and Litton Business Park)

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Grass Valley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Nevada on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

## **OVERVIEW**

Bjorn P. Jones, Engineer of Work for Commercial Landscaping and Lighting District No. 1988-1 (Zone 1 - Whispering Pines and Zone 2 - Litton Business Park), City of Grass Valley, Nevada County, California makes this report, as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject matter of this report are briefly described as follows:

### **Zone 1 - Whispering Pines**

The installation, maintenance and servicing of landscaping and associated improvements, as delineated on the plans prepared by Josephine McProud, Landscape Architect, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district. Maintenance, in general, means the furnishing of labor and materials for the ordinary upkeep and care of landscape areas including:

1. The repair, removal or replacement of any improvement.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. Irrigation, including the operation, adjustment and repair of the irrigation system.
4. The removal of trimmings, rubbish, debris and solid waste.

Servicing means the furnishing and payment of:

1. Electric power for any public street light facilities or for the operation of any improvements.
2. Water for the irrigation of any landscaping or the maintenance of any improvements.

### **Zone 2 - Litton Business Park**

The installation, maintenance and servicing of landscaping and associated improvements, as delineated on the plans prepared by Josephine McProud, Landscape Architect, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district. Maintenance, in general, means the furnishing of labor and materials for the ordinary upkeep and care of landscape areas including:

1. The repair, removal or replacement of any improvement.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. Irrigation, including the operation, adjustment and repair of the irrigation system.
4. The removal of trimmings, rubbish, debris and solid waste.

Servicing means the furnishing and payment of:

1. Electric power for any public street light facilities or for the operation of any improvements.
2. Water for the irrigation of any landscaping or the maintenance of any improvements.

The installation and maintenance of drainage ditches, trails and associated improvements, as delineated on the improvement plans for Litton Business Park - Phase One prepared by Nevada City Engineering, Inc., on file with the City of Grass Valley, including:

1. The repair, removal or replacement of any improvement.
2. The trimming, pruning, spraying and removal of vegetative matter.
3. The removal of silt, rubbish debris and solid waste.

This report consists of five (5) parts, as follows:

PART A - Plans and specifications for the improvements that are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference only.

PART B - An estimate of the cost of the improvements for Fiscal Year 2025/2026.

PART C - An assessment of the estimated cost of the improvement and levy on each benefiting parcel of land within the district.

PART D - The Method of Apportionment by which the undersigned has determined the amount proposed to be levied on each parcel.

PART E - A diagram showing all parcels of real property within this district. The diagram is keyed to Part C by Assessor's Parcel Number.



## **PART A** **PLANS**

Plans for the landscape, irrigation and street lighting for each zone have been prepared by a variety of landscape architects and engineers. These Plans have been filed separately with the City Engineer's office and are incorporated in this Report by reference only as the initial improvements were completed by separate contracts.

## **PART B** **COST ESTIMATE**

The estimated cost for the maintenance of improvements described in this report for the fiscal year 2025/2026 includes the use of reserve funds to provide maintenance of the landscape areas and is as follows:

	<b>ZONE 1</b> <b>(Whispering Pines)</b>	<b>ZONE 2</b> <b>(Litton Business Park)</b>
<b>COST INFORMATION</b>		
Direct Maintenance Costs	\$54,500	\$15,050
Water and Electricity	\$12,060	\$2,600
County Administrative Fee	\$253	\$235
City Administration Costs	\$1,200	\$350
<b>Total Direct and Admin Costs</b>	<b>\$68,013</b>	<b>\$18,235</b>
<b>ASSESSMENT INFORMATION</b>		
Direct Costs	\$68,013	\$18,235
Reserve Collections/ (Transfer)	(\$37,200)	(\$11,300)
<b>Net Total Assessment</b>	<b>\$30,813</b>	<b>\$6,935</b>
<b>FUND BALANCE INFORMATION</b>		
Projected Reserve After FY 2025/26	\$67,846	\$18,200
Interest Earnings	\$200	\$50
Reserve Fund Adjustments	(\$37,200)	(\$11,300)
<b>Projected Reserve at End of Year</b>	<b>\$30,846</b>	<b>\$6,950</b>

**PART C**  
**ASSESSMENT ROLL**  
**Zone 1 - Whispering Pines**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$30,812.70	\$30,813.01	\$30,813.00

Percentage of Net Area	Percent of Whispering Pines Lane frontage	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1.11%	3.82%	760.10	009-680-003	01056	380.05	380.05
1.95%	8.70%	1,640.40	009-680-004	01056	820.20	820.20
1.59%	4.42%	927.00	009-680-005	01056	463.50	463.50
2.16%	3.57%	883.50	009-680-006	01056	441.75	441.75
0.85%	3.31%	640.20	009-680-007	01056	320.10	320.10
1.10%	3.25%	669.50	009-680-009	01056	334.75	334.75
0.93%	3.47%	678.50	009-680-015	01056	339.25	339.25
0.00%	0.00%	0.00	009-680-019	01056	0.00	0.00
0.00%	0.00%	0.00	009-680-022	01056	0.00	0.00
6.33%	0.00%	974.90	009-680-024	01056	487.45	487.45
1.73%	3.03%	733.30	009-680-025	01056	366.65	366.65
1.30%	2.28%	551.30	009-680-026	01056	275.65	275.65
1.30%	2.22%	543.60	009-680-027	01056	271.80	271.80
0.00%	0.00%	0.00	009-680-037	01056	0.00	0.00
0.00%	0.00%	0.00	009-680-038	01056	0.00	0.00
0.66%	1.23%	291.00	009-680-039	01056	145.50	145.50
0.66%	1.23%	291.00	009-680-040	01056	145.50	145.50
0.65%	1.23%	289.60	009-680-041	01056	144.80	144.80
0.00%	0.00%	0.00	009-760-026	01056	0.00	0.00
0.35%	0.37%	110.30	009-760-024	01056	55.15	55.15
0.31%	0.37%	105.10	009-760-023	01056	52.55	52.55
0.32%	0.37%	105.50	009-760-022	01056	52.75	52.75
0.33%	0.37%	107.40	009-760-021	01056	53.70	53.70
0.33%	0.37%	108.00	009-760-020	01056	54.00	54.00
0.32%	0.37%	105.90	009-760-019	01056	52.95	52.95
0.32%	0.37%	106.10	009-760-018	01056	53.05	53.05
0.32%	0.37%	105.40	009-760-017	01056	52.70	52.70
0.31%	0.37%	105.20	009-760-016	01056	52.60	52.60
0.33%	0.37%	107.70	009-760-015	01056	53.85	53.85
0.33%	0.37%	107.40	009-760-001	01056	53.70	53.70
0.32%	0.37%	106.10	009-760-002	01056	53.05	53.05
0.32%	0.37%	106.20	009-760-003	01056	53.10	53.10
0.33%	0.37%	108.00	009-760-004	01056	54.00	54.00
0.33%	0.37%	107.80	009-760-005	01056	53.90	53.90
0.32%	0.37%	105.80	009-760-006	01056	52.90	52.90
0.33%	0.37%	107.50	009-760-007	01056	53.75	53.75
0.34%	0.37%	109.30	009-760-009	01056	54.65	54.65
0.36%	0.37%	111.70	009-760-011	01056	55.85	55.85
0.37%	0.37%	114.60	009-760-013	01056	57.30	57.30
1.12%	2.53%	562.50	009-680-054	01056	281.25	281.25
1.14%	4.16%	815.80	009-690-001	01056	407.90	407.90
1.52%	7.62%	1,408.60	009-690-002	01056	704.30	704.30
1.48%	0.00%	228.30	009-690-004	01056	114.15	114.15
1.87%	8.18%	1,548.20	009-690-005	01056	774.10	774.10
1.06%	2.51%	550.10	009-690-009	01056	275.05	275.05

**PART C**  
**ASSESSMENT ROLL**  
**Zone 1 - Whispering Pines**

1.42%	0.00%	218.20	009-690-012	01056	109.10	109.10
1.00%	3.52%	695.30	009-690-013	01056	347.65	347.65
1.86%	3.46%	820.20	009-690-015	01056	410.10	410.10
2.27%	0.00%	350.30	009-690-016	01056	175.15	175.15
1.30%	0.00%	199.60	009-690-019	01056	99.80	99.80
2.12%	0.00%	325.90	009-690-025	01056	162.95	162.95
0.00%	0.00%	0.00	009-750-002	01056	0.00	0.00
0.25%	0.00%	38.40	009-750-003	01056	19.20	19.20
0.28%	0.00%	42.70	009-750-004	01056	21.35	21.35
0.22%	0.00%	34.10	009-750-005	01056	17.05	17.05
0.18%	0.00%	28.40	009-750-006	01056	14.20	14.20
0.25%	0.00%	38.40	009-750-007	01056	19.20	19.20
0.27%	0.00%	41.30	009-750-008	01056	20.65	20.65
0.19%	0.00%	29.80	009-750-009	01056	14.90	14.90
0.22%	0.00%	34.10	009-750-010	01056	17.05	17.05
0.00%	0.00%	0.00	009-690-040	01056	0.00	0.00
0.14%	0.34%	73.80	009-690-041	01056	36.90	36.90
0.12%	0.34%	70.90	009-690-042	01056	35.45	35.45
0.13%	0.34%	72.30	009-690-043	01056	36.15	36.15
0.14%	0.34%	73.80	009-690-044	01056	36.90	36.90
0.11%	0.34%	69.50	009-690-045	01056	34.75	34.75
0.12%	0.34%	70.90	009-690-046	01056	35.45	35.45
0.12%	0.34%	70.90	009-690-047	01056	35.45	35.45
0.10%	0.34%	68.00	009-690-048	01056	34.00	34.00
0.09%	0.34%	66.60	009-690-049	01056	33.30	33.30
0.10%	0.34%	68.00	009-690-050	01056	34.00	34.00
0.09%	0.34%	66.60	009-690-051	01056	33.30	33.30
0.10%	0.34%	68.00	009-690-052	01056	34.00	34.00
0.09%	0.34%	66.60	009-690-053	01056	33.30	33.30
0.09%	0.34%	66.60	009-690-054	01056	33.30	33.30
0.09%	0.34%	66.60	009-690-055	01056	33.30	33.30
0.09%	0.34%	66.60	009-690-056	01056	33.30	33.30
0.10%	0.34%	68.00	009-690-057	01056	34.00	34.00
0.09%	0.34%	66.60	009-690-058	01056	33.30	33.30
0.09%	0.34%	66.60	009-690-059	01056	33.30	33.30
1.72%	3.06%	737.00	009-690-031	01056	368.50	368.50
1.41%	3.06%	687.70	009-690-032	01056	343.85	343.85
1.82%	0.00%	280.00	009-690-036	01056	140.00	140.00
4.41%	0.86%	811.90	009-690-037	01056	405.95	405.95
1.34%	5.39%	1,037.70	009-690-039	01056	518.85	518.85
1.68%	0.00%	258.40	009-770-021	01051	129.20	129.20
2.04%	0.00%	314.40	009-770-022	01051	157.20	157.20
1.59%	0.00%	245.50	009-770-023	01051	122.75	122.75
2.53%	0.00%	390.50	009-770-024	01051	195.25	195.25
2.52%	0.00%	387.70	009-770-025	01051	193.85	193.85
2.35%	0.00%	361.80	009-770-032	01051	180.90	180.90
1.32%	0.00%	203.90	009-770-033	01051	101.95	101.95
0.00%	0.00%	0.00	009-770-034	01054	0.00	0.00
0.00%	0.00%	0.00	009-770-035	01054	0.00	0.00
0.00%	0.00%	0.00	009-770-037	01051	0.00	0.00
1.40%	0.00%	215.40	009-770-038	01056	107.70	107.70
0.96%	0.00%	147.90	009-770-039	01056	73.95	73.95
1.00%	0.00%	153.60	009-770-049	01051	76.80	76.80

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Whispering Pines**

1.18%	0.00%	182.30	009-770-050	01051	91.15	91.15
0.00%	0.00%	0.00	009-770-057	01056	0.00	0.00
3.19%	0.00%	491.00	009-770-058	01051	245.50	245.50
2.29%	0.00%	353.20	009-770-059	01051	176.60	176.60
1.87%	0.00%	288.60	009-770-060	01051	144.30	144.30
3.77%	0.00%	580.10	009-770-063	01051	290.05	290.05
2.34%	0.00%	360.40	009-770-065	01051	180.20	180.20
0.55%	0.00%	84.70	009-770-068	01051	42.35	42.35
1.20%	0.00%	185.20	009-770-069	01051	92.60	92.60
3.73%	0.00%	574.30	009-770-070	01051	287.15	287.15
0.00%	0.00%	0.00	009-770-071	01051	0.00	0.00
0.53%	0.00%	82.30	009-770-072	01051	41.15	41.15
0.00%	0.00%	0.00	009-770-073	01051	0.00	0.00
0.16%	0.00%	24.90	009-770-074	01051	12.45	12.45
0.20%	0.00%	30.60	009-770-075	01051	15.30	15.30
<b>Total - Zone 1 =</b>		<b>\$30,813.00</b>			<b>\$15,406.50</b>	<b>\$15,406.50</b>



## **PART C**

### **ASSESSMENT ROLL Zone 2 - Litton Business Park**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$6,935.90	\$6,936.41	\$6,935.30

Development Areas	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	\$365.00	008-060-056	01056	182.50	182.50
1	\$365.00	035-260-085	01056	182.50	182.50
1	\$365.00	035-260-086	01056	182.50	182.50
1	\$365.00	035-330-015	01056	182.50	182.50
0.83	\$303.00	035-330-020	01056	151.50	151.50
0.17	\$62.10	035-330-021	01056	31.05	31.05
1	\$365.00	035-530-009	01056	182.50	182.50
1	\$365.00	035-530-010	01056	182.50	182.50
1	\$365.00	035-530-012	01056	182.50	182.50
1	\$365.00	035-530-013	01056	182.50	182.50
1	\$365.00	035-530-014	01056	182.50	182.50
0.2482	\$90.60	035-530-017	01056	45.30	45.30
0.2482	\$90.60	035-530-018	01056	45.30	45.30
0.5035	\$183.80	035-530-019	01056	91.90	91.90
0	\$0.00	035-540-003	01056	0.00	0.00
0	\$0.00	035-540-014	01056	0.00	0.00
0.0561	\$20.50	035-540-015	01056	10.25	10.25
0.0523	\$19.10	035-540-016	01056	9.55	9.55
0.0523	\$19.10	035-540-017	01056	9.55	9.55
0.0561	\$20.50	035-540-018	01056	10.25	10.25
0.1412	\$51.50	035-540-019	01056	25.75	25.75
0.0546	\$19.90	035-540-020	01056	9.95	9.95
0.0874	\$31.90	035-540-021	01056	15.95	15.95
0.1031	\$37.60	035-540-022	01056	18.80	18.80
0.0575	\$21.00	035-540-023	01056	10.50	10.50
0.0561	\$20.50	035-540-024	01056	10.25	10.25
0.0503	\$18.40	035-540-025	01056	9.20	9.20
0.0499	\$18.20	035-540-026	01056	9.10	9.10
0.0479	\$17.50	035-540-027	01056	8.75	8.75
0.1352	\$49.40	035-540-028	01056	24.70	24.70
1	\$365.00	035-540-005	01056	182.50	182.50
1	\$365.00	035-540-006	01056	182.50	182.50
1	\$365.00	035-540-012	01056	182.50	182.50
1	\$365.00	035-540-032	01056	182.50	182.50
1	\$365.00	035-540-033	01056	182.50	182.50
0.1928	\$70.40	035-590-003	01056	35.20	35.20

## **PART C**

### **ASSESSMENT ROLL Zone 2 - Litton Business Park**

0.0628	\$22.90	035-590-004	01056	11.45	11.45
0.1570	\$57.30	035-590-005	01056	28.65	28.65
0.0854	\$31.20	035-590-006	01056	15.60	15.60
0.1151	\$42.00	035-590-007	01056	21.00	21.00
0.1412	\$51.60	035-590-008	01056	25.80	25.80
0.0948	\$34.60	035-590-009	01056	17.30	17.30
0.1457	\$53.20	035-590-010	01056	26.60	26.60
0.2641	\$96.40	035-590-011	01056	48.20	48.20
0.0638	\$23.30	035-590-012	01056	11.65	11.65
0.0651	\$23.80	035-590-013	01056	11.90	11.90
0.1123	\$41.00	035-590-014	01056	20.50	20.50
0.0764	\$27.90	035-590-015	01056	13.95	13.95
0.0941	\$34.30	035-590-016	01056	17.15	17.15
0.0855	\$31.20	035-590-017	01056	15.60	15.60
0.0658	\$24.00	035-590-018	01056	12.00	12.00
0.0651	\$23.80	035-590-023	01056	11.90	11.90
0.1129	\$41.20	035-590-020	01056	20.60	20.60
19 (rounded)	<b>\$6,935.30</b>	<b>= Total - Zone 2</b>		<b>\$3,467.65</b>	<b>\$3,467.65</b>

## **PART D** **METHOD OF APPORTIONING**

In order to maintain sufficient funding for the Districts, assessments will be adjusted annually by the Consumer Price Indexes (CPI) Pacific Cities and U.S. City Average for February of the year of calculation All Items Indexes for the West. The corresponding CPI for February 2025 was 2.6%.

### **ZONE 1 - Whispering Pines**

The Whispering Pines development created the 1988-1 Commercial L&L District in 1988. Because the district was created before Proposition 218, the initial assessment per property has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund.

The annual maximum assessments shall be adjusted annually, as set forth hereinafter, 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. The Base Index to be used for subsequent annual adjustments ("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year.

This assessment spread uses two factors to determine individual lot assessments. Fifty percent of the cost is spread using the net area of each lot as to the total net area. Net area is the area remaining in each lot after deducting the area dedicated to open space. The remaining fifty percent is spread to those lots fronting Whispering Pines Lane on a front foot basis as a percentage of the total length of frontage along Whispering Pines Lane. The formula is:

Assessment Per Parcel = Round  $\left[ \left( \frac{\text{Total Assessment}}{2} \right) \times (\% \text{ of Net Area}) \right] + \left[ \left( \frac{\text{Total Assessment}}{2} \right) \times (\% \text{ of Whispering Pines Lane Frontage}) \right]$

Notwithstanding the foregoing method of apportionment, parcels numbered 19, 20, 21, 22 and 23 shall receive zero assessments for the first year as shown in the second amended Engineer's Report and each of said parcels shall continue to receive no assessment until such time as the parcel is sold or developed. Development shall be evidenced by issuance of a building permit; provided, however, that the issuance of a building permit to reconstruct the sanctuary of the Whispering Pines Church of God located on parcel numbers 19 and 20 shall not be construed to be development. At the time of sale or development of each of said parcels, they shall thereafter be assessed in accordance with the method of apportionment hereinabove set forth.

The total assessment for 2024/2025 was \$30,032.00. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$30,813.01. The actual total assessment will be \$30,813.00. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula above which incorporates each parcel's net area and length of Whispering Pines Lane frontage.

## **ZONE 2 - Litton Business Park**

The Litton Business Park was annexed into the 1988-1 Commercial L&L District in 1999. Although the district was created after Proposition 218, the initial assessment per property has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund.

The initial assessment spread created a yearly assessment per development area of \$480.00. It is the intent that each development area of the entire project share equally in all Landscaping and Lighting District expenses upon completion of said project. As future phases of this project are incorporated into the Landscaping and Lighting District, the existing assessment area will be reassessed and new assessment values will be calculated equally per development area. The assessment formula is:

Assessment Per Parcel = Round ((# of Development Areas) \* (Total Assessment)) / (Total # of Development Areas)

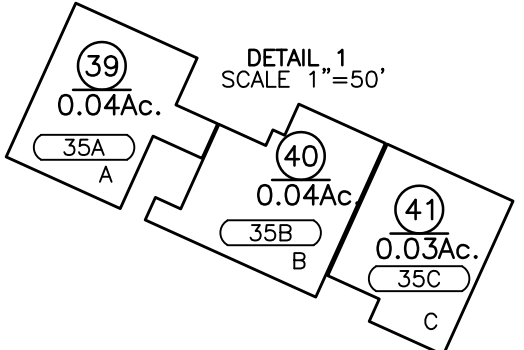
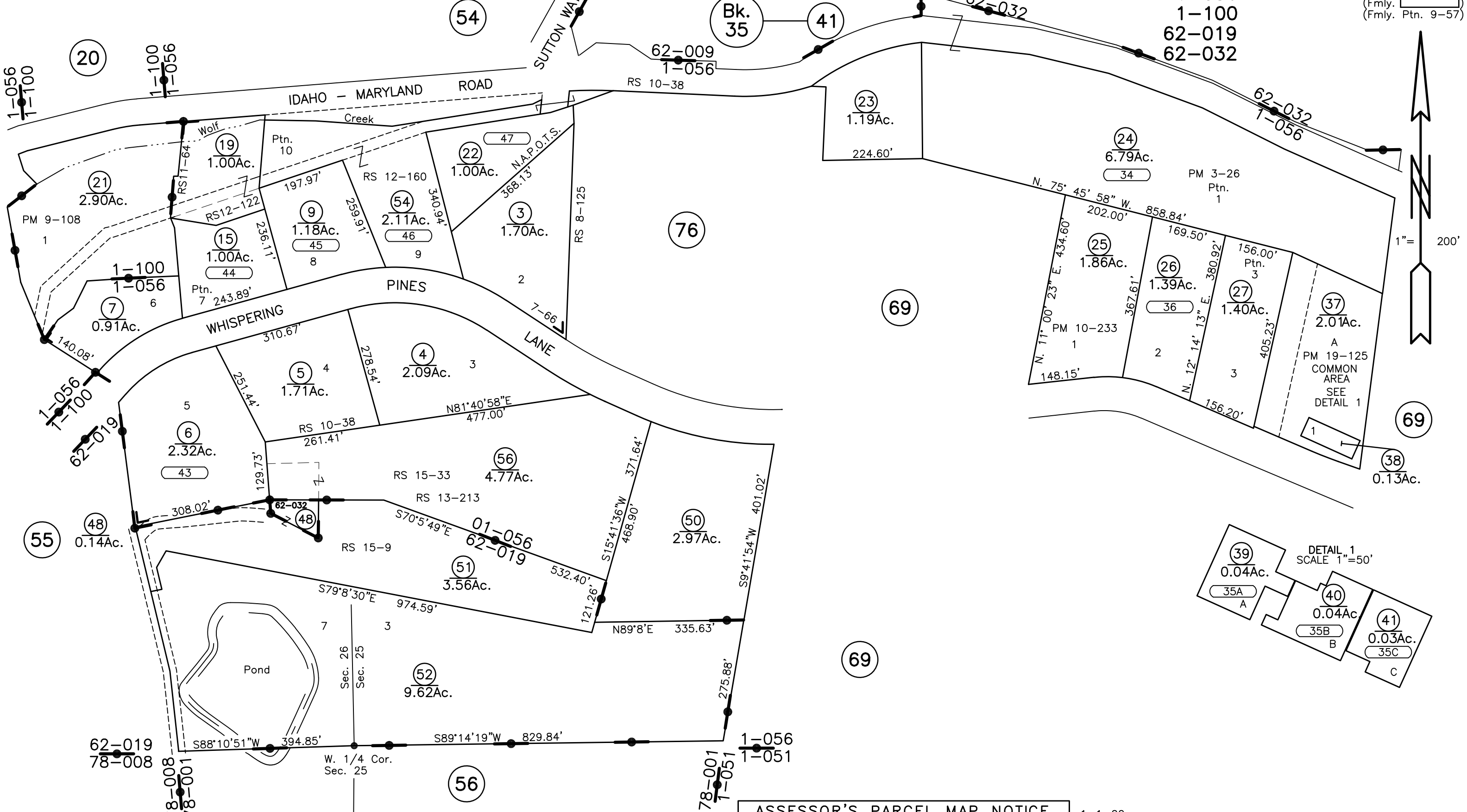
The annual maximum assessments shall be adjusted annually, as set forth hereinafter, based upon the Consumer Price Indexes Pacific Cities and U.S. City Average as issued by the United States Department of Labor, Bureau of Labor Statistics. The Base Index to be used for subsequent annual adjustments ("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year.

The total assessment for 2024/2025 was \$6,760.30. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$6,936.41. The actual total assessment will be \$6,935.30. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula shown above which evenly distributes the assessment over the original number of parcels. Parcels subdivided after the initial assessment pay a portion of the assessment based on percentage of area of the original parcel.

## **PART E** **ASSESSMENT DIAGRAM**

The following pages are excerpts from the latest Assessor's Parcel Maps of the County of Nevada illustrating the approximate location, size and area of the benefiting parcels within the Landscaping and Lighting District.





CENTENNIAL PARK SUB. Bk. 7, Pg. 66  
GRASS VALLEY ANNEX. No. 67 RS Bk. 9, Pg. 203  
WHISPERING PINES/MORGAN RANCH REFUNDING DISTRICT

ASSESSOR'S PARCEL MAP NOTICE

This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.

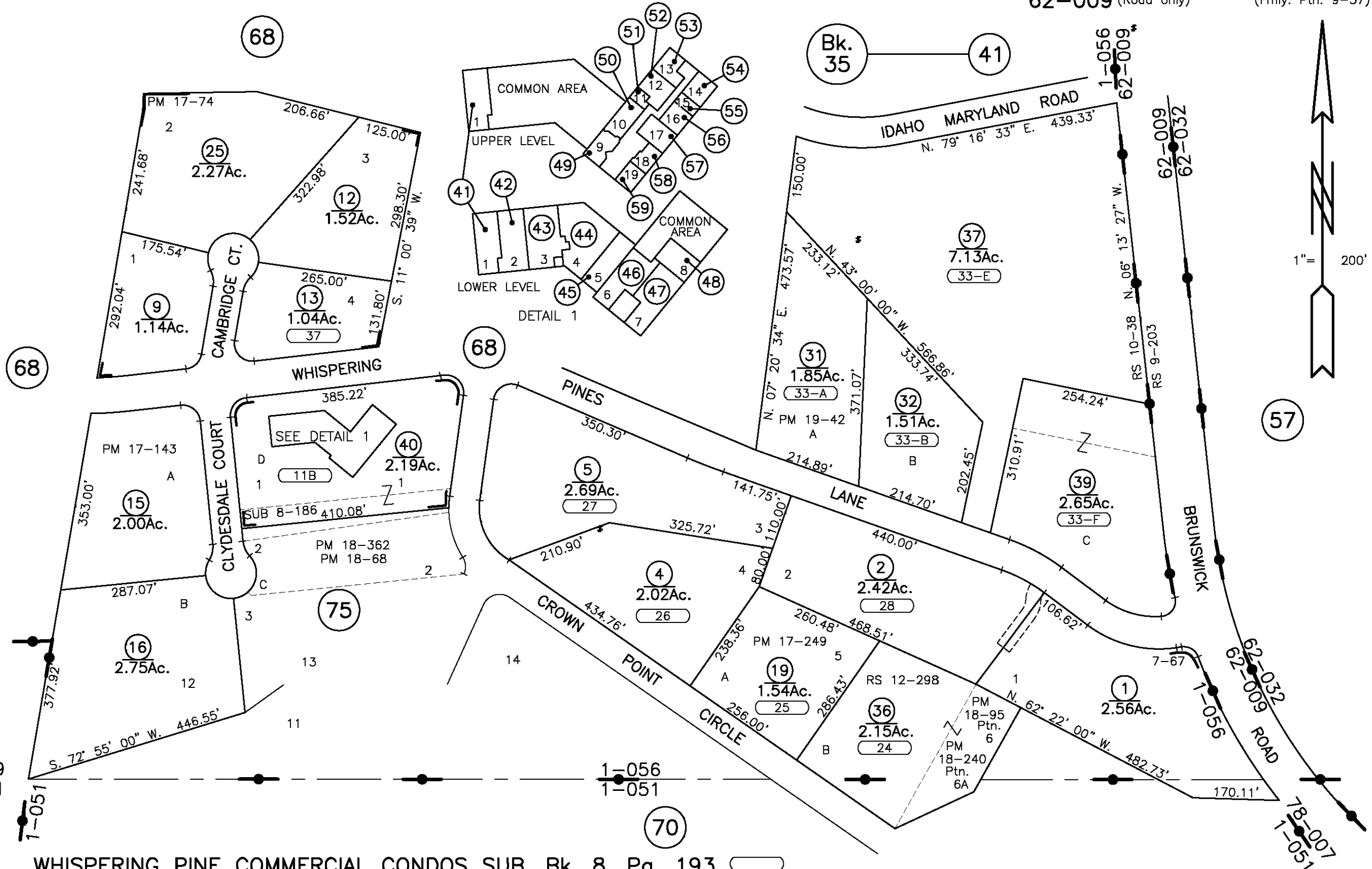
ZONE 1 - WP

PTN. SEC. 25, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-056  
62-009 (Road only)

9 Item # 4.  
(Fmly. Ptn. 9-57)

- |                    |                     |
|--------------------|---------------------|
| (41) 11C 0.06Ac. 1 | (50) 11L 0.02Ac. 10 |
| (42) 11D 0.04Ac. 2 | (51) 11M 0.01Ac. 11 |
| (43) 11E 0.05Ac. 3 | (52) 11N 0.02Ac. 12 |
| (44) 11F 0.06Ac. 4 | (53) 11O 0.01Ac. 13 |
| (45) 11G 0.03Ac. 5 | (54) 11P 0.01Ac. 14 |
| (46) 11H 0.04Ac. 6 | (55) 11Q 0.01Ac. 15 |
| (47) 11I 0.04Ac. 7 | (56) 11R 0.01Ac. 16 |
| (48) 11J 0.02Ac. 8 | (57) 11S 0.02Ac. 17 |
| (49) 11K 0.01Ac. 9 | (58) 11T 0.01Ac. 18 |
|                    | (59) 11U 0.01Ac. 19 |



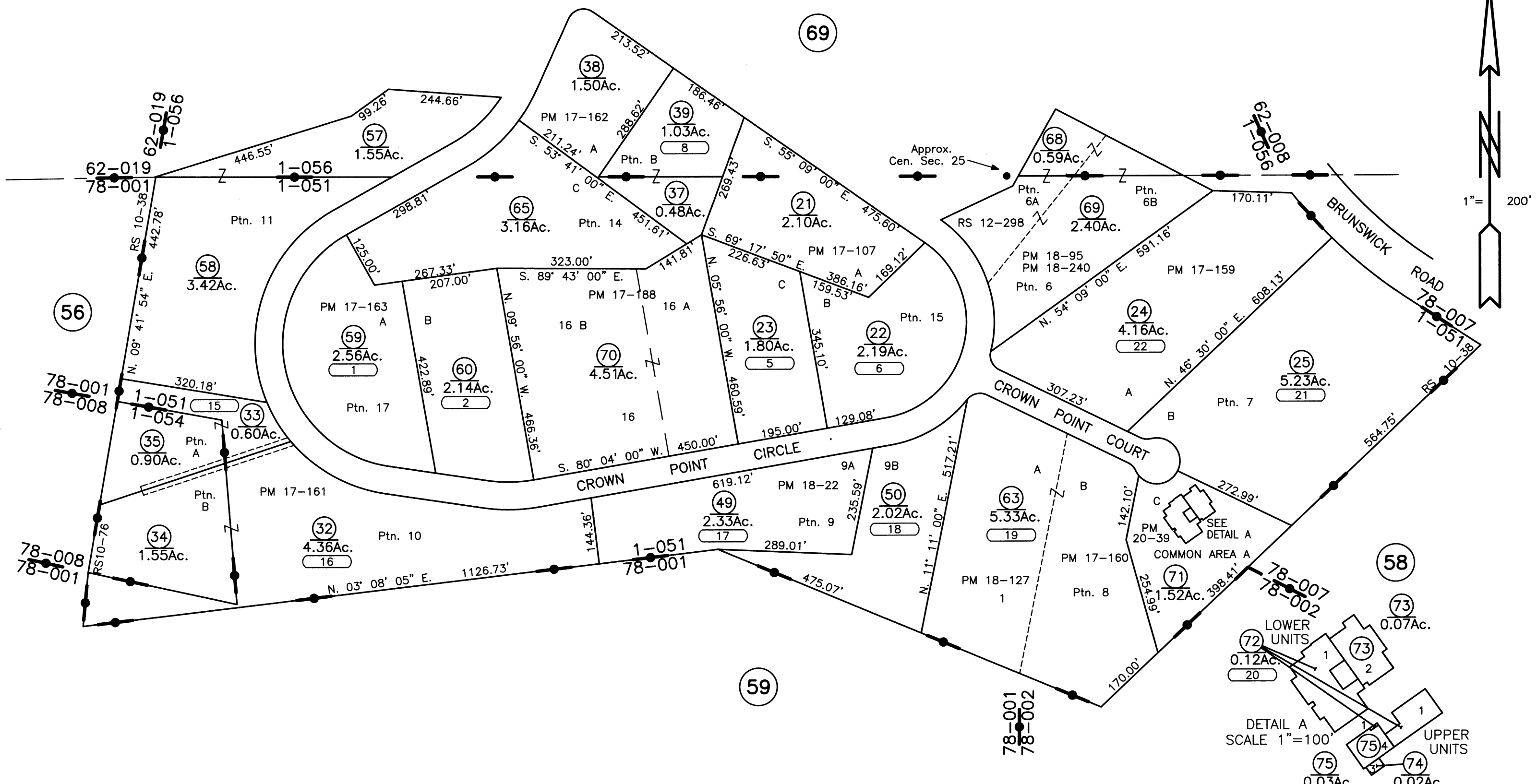
**ASSESSOR'S PARCEL MAP**  
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WHISPERING PINE COMMERCIAL CONDOS SUB. Bk. 8, Pg. 193  
CLYDESDALE COMMERCE CENTER SUB. Bk. 8, Pg. 186  
WHISPERING PINES/MORGAN RANCH REASSESSMENT  
CAMBRIDGE PARK P. M. Bk. 17, Pg. 74  
GRASS VALLEY ANNEX. No. 67 RS Bk. 9, Pg. 203  
WHISPERING PINES PARK SUB. Bk. 7, Pg. 67  
WHISPERING PINES/MORGAN RANCH REFUNDING DISTRICT

1-1-99 1-1-04  
1-1-00 1-1-05  
1-1-01 1-1-07  
1-1-02 1-1-10  
1-1-03  
Assessor's Map Bk. 9 -Pg. 69  
County of Nevada, Calif.  
2011  
LAST UPDATE: 4-10-12  
Page 55  
AAG 27/11

Tax Area Code  
1-051  
1-054  
1-056

Item # 4.  
(Fmly. Ptn. 9-18)  
(Fmly. Ptn. 9-58)



**ASSESSOR'S PARCEL MAP**  
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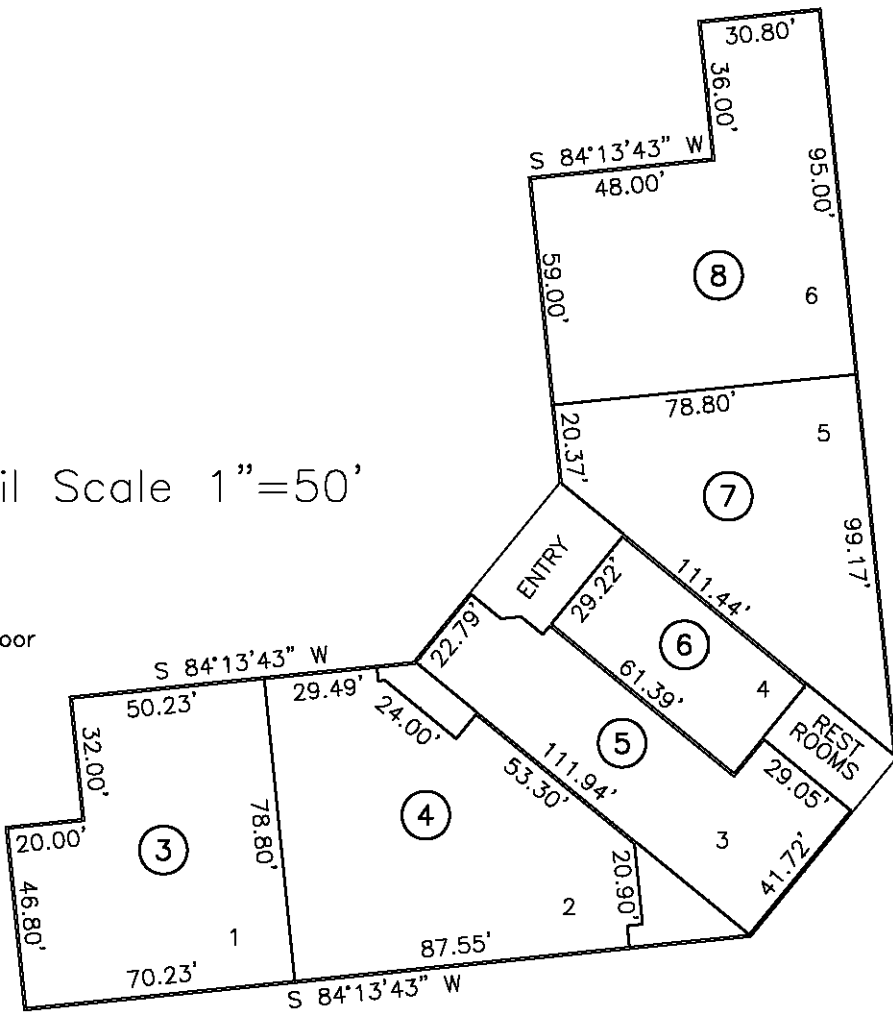
GRASS VALLEY ANNEX No. 67 R.S. Bk. 9, Pg. 203  
WHISPERING PINES PARK SUB. Bk. 7, Pg. 67  
WHISPERING PINES/MORGAN RANCH REFUNDING DIST.

1-1-02  
1-1-03  
1-1-04  
1-1-05  
1-1-06  
1-1-07  
1-1-08

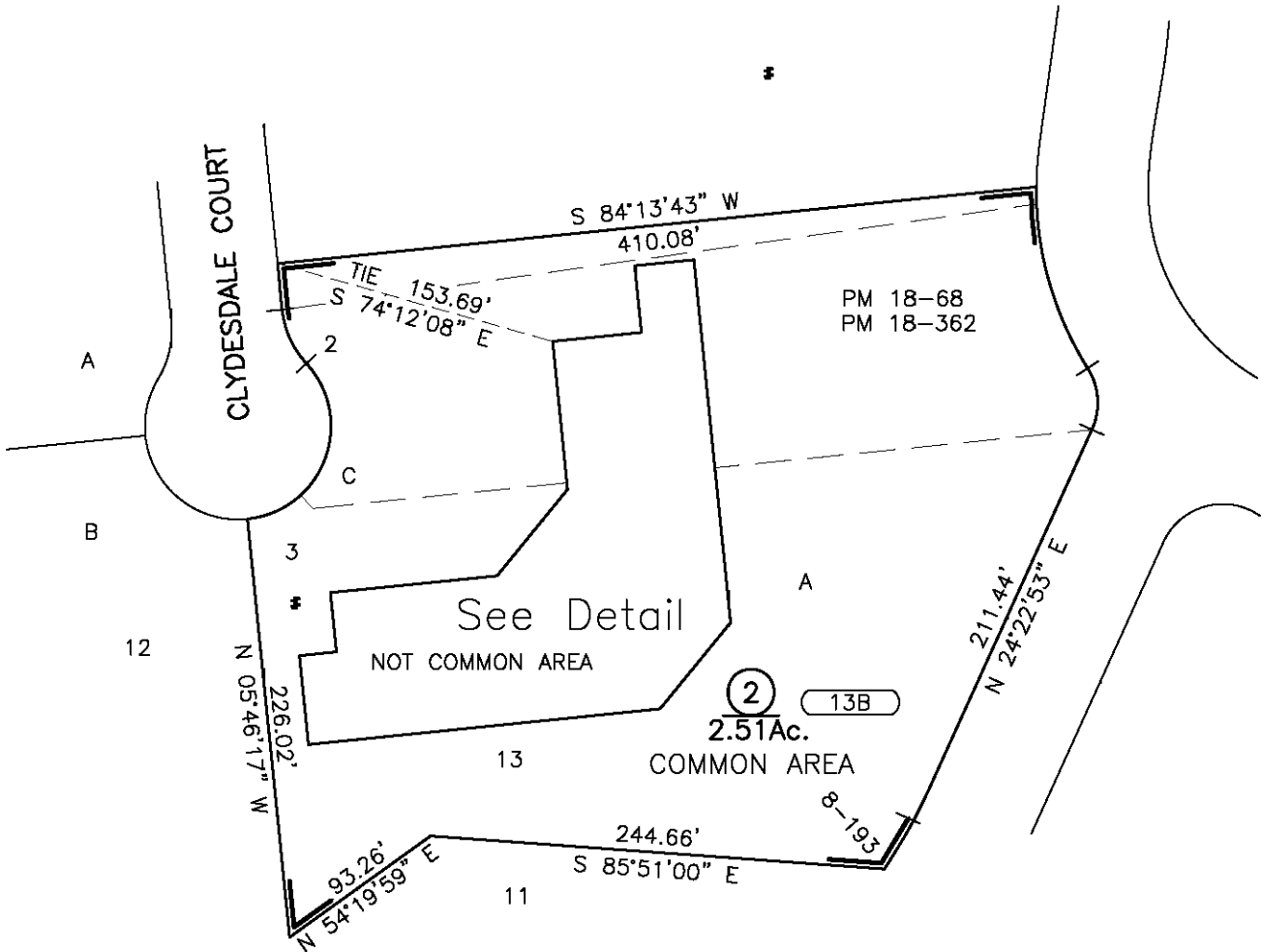
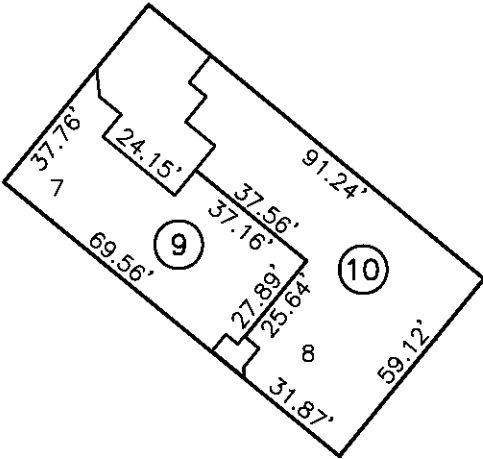
Assessor's Map Bk. 9 -Pg.70  
County of Nevada, Calif.  
2001

Detail Scale 1"=50'

First Floor



Second Floor

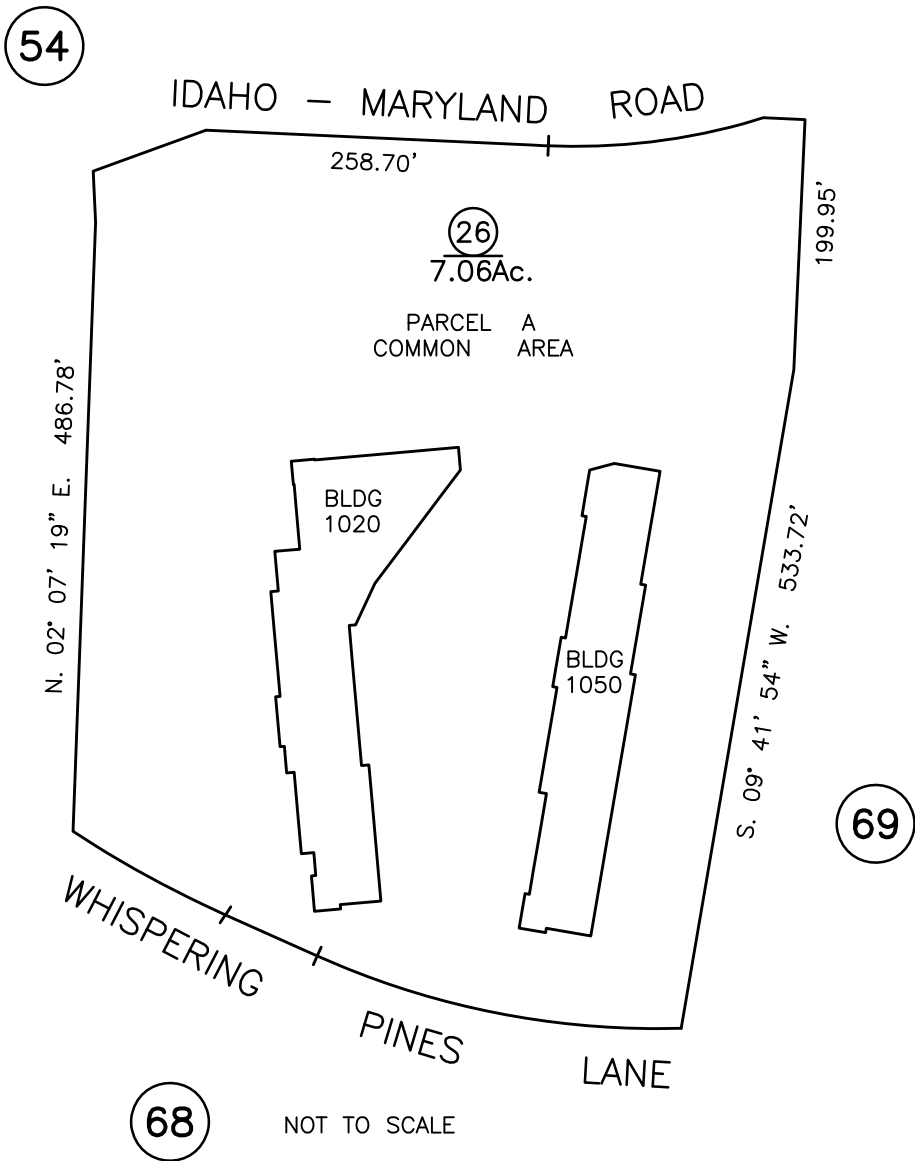


NOTE: Amended Reassessment NO. 13A  
See Doc# 11-10381 for revised lien amounts  
for Parcels 2 thru 10.

- 3 0.11Ac. 13C
- 4 0.13Ac. 13D
- 5 0.08Ac. 13E
- 6 0.04Ac. 13F
- 7 0.11Ac. 13G
- 8 0.13Ac. 13H
- 9 0.05Ac. 13I
- 10 0.08Ac. 13J

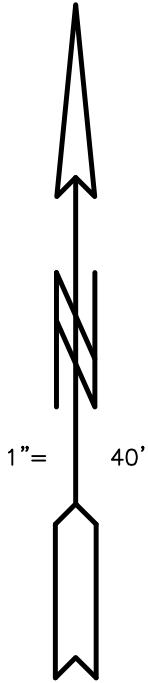
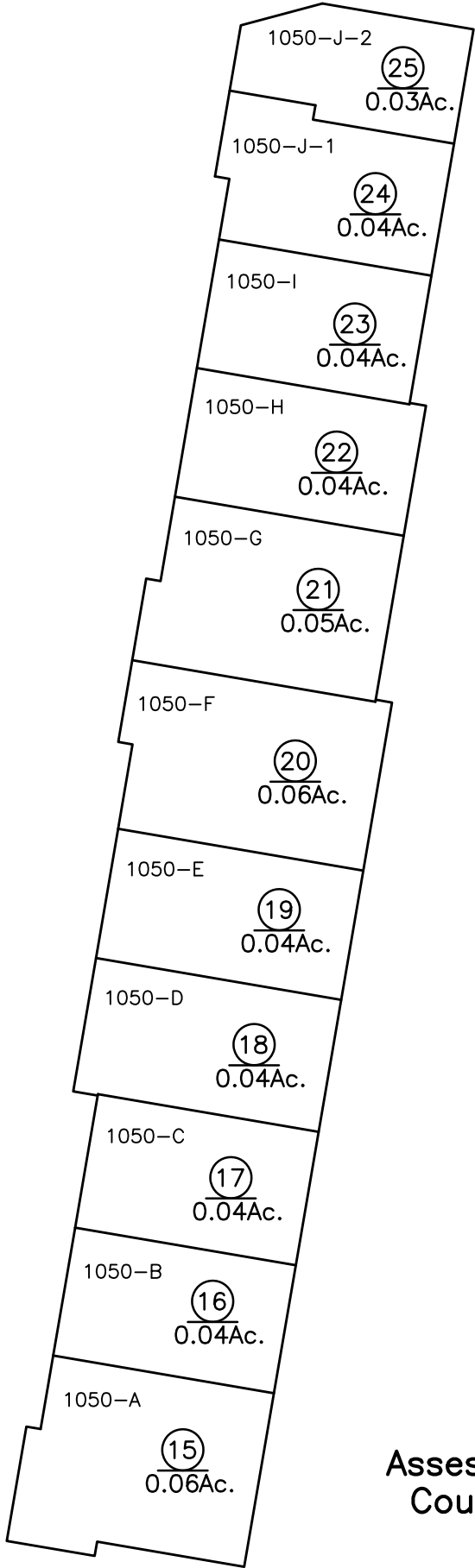
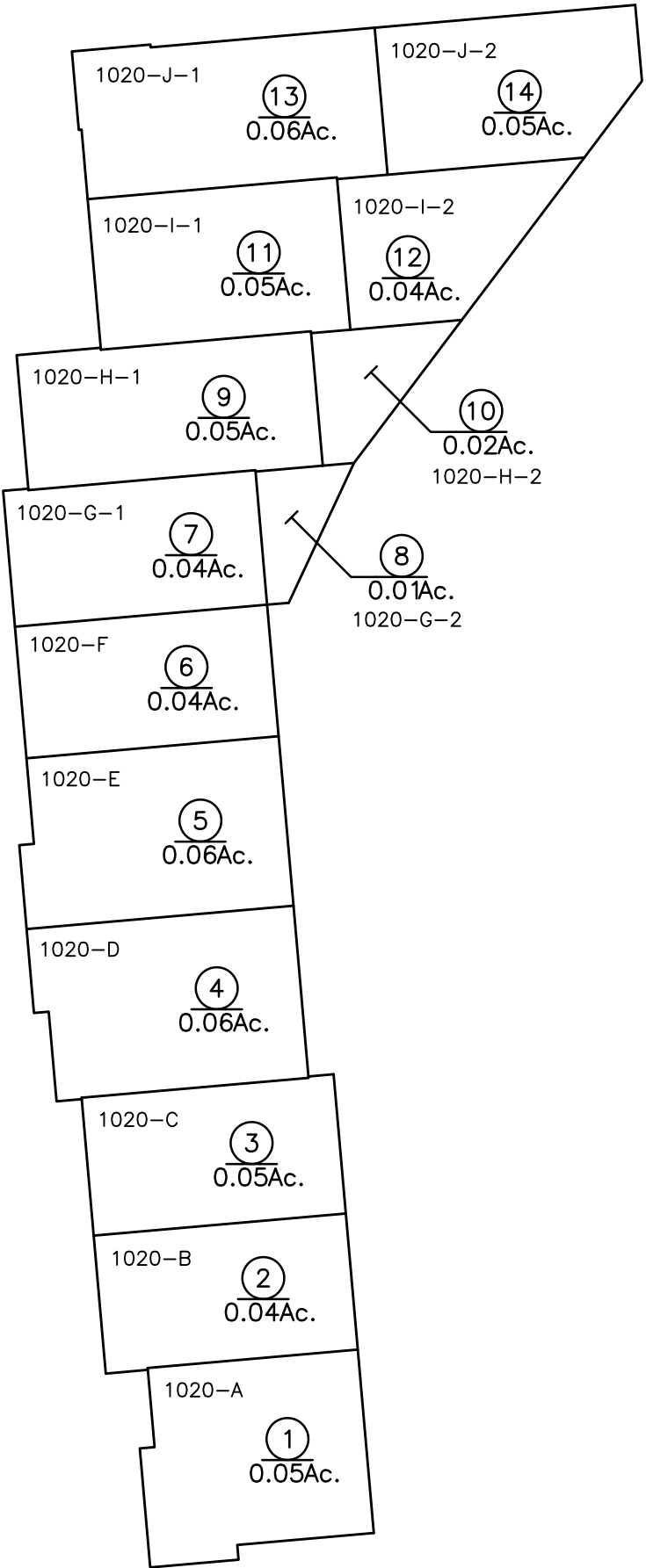
LAST UPDATE: 3-8-12

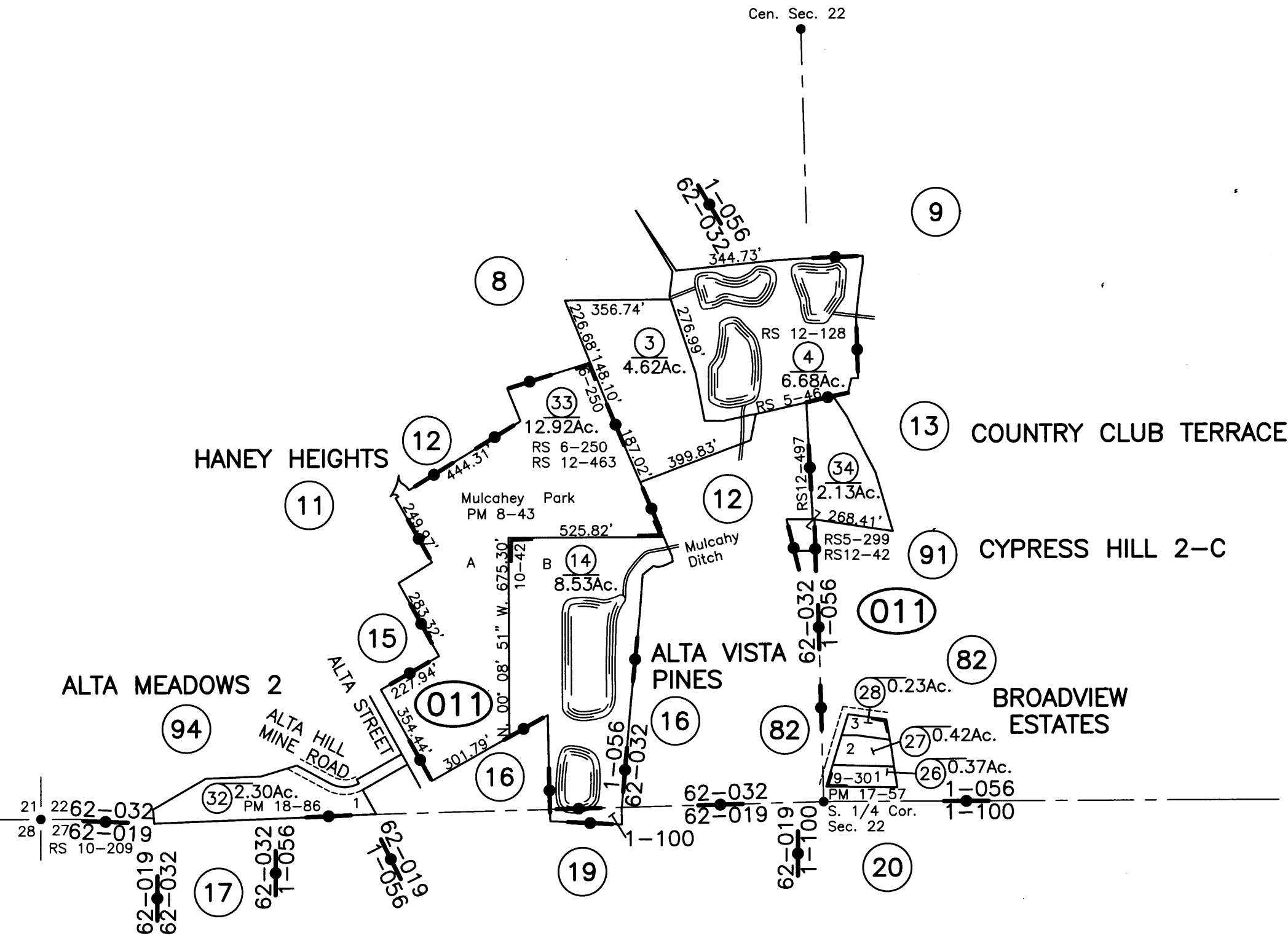
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ASSESSOR'S PARCEL MAP NOTICE

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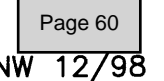


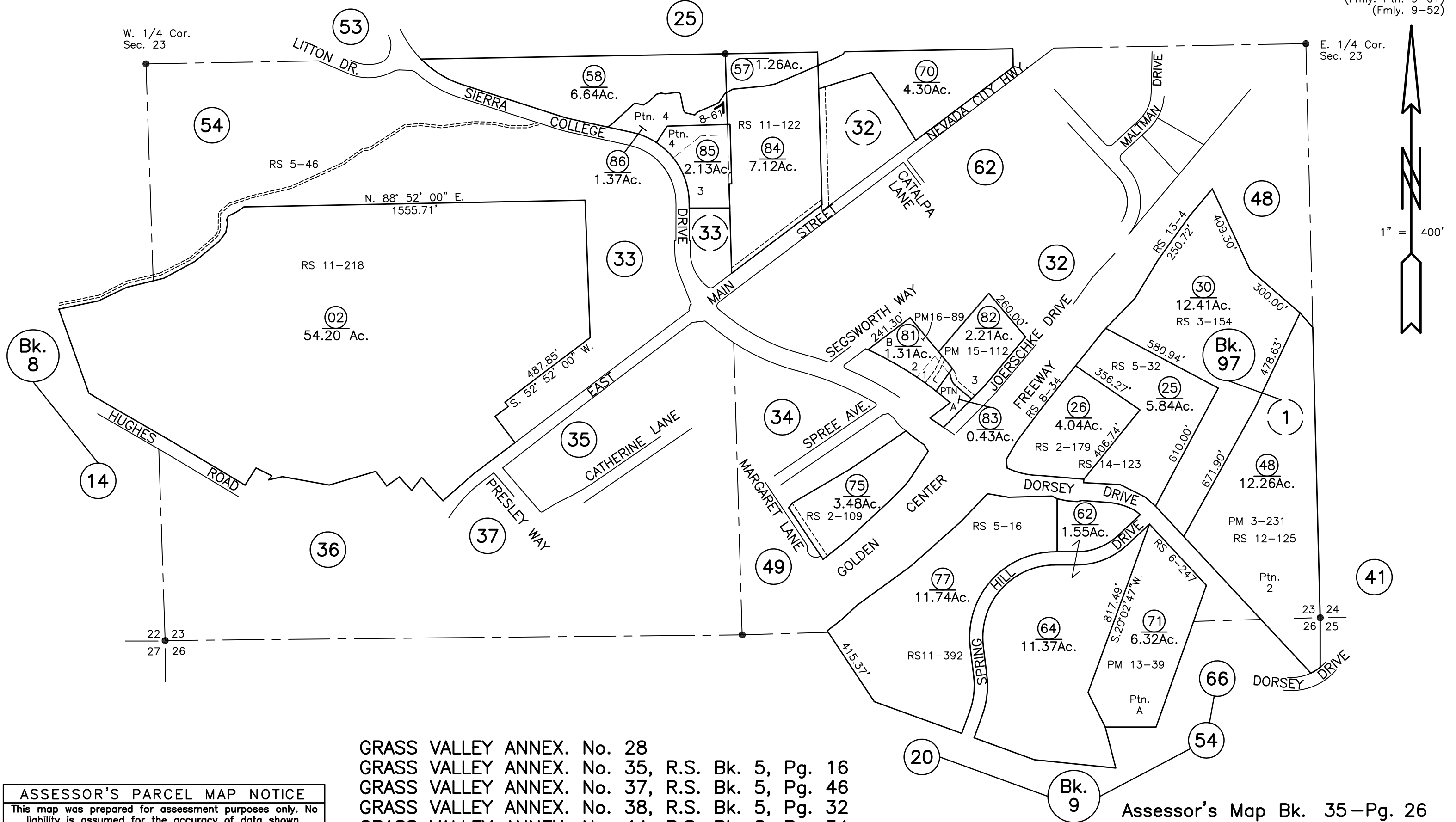
GRASS VALLEY ANNEX 41 R.S. Bk. 6, Pg. 250  
GRASS VALLEY ANNEX 41-A R.S. Bk. 10, Pg. 42  
GRASS VALLEY ANNEX 51-A R.S. Bk. 9, Pg. 30

**ASSESSOR'S PARCEL MAP**  
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NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles  
Assessor's Map Bk. 8 -Pg. 01  
County of Nevada, Calif.  
2003  
Last Update 8-7-08  
Page 59

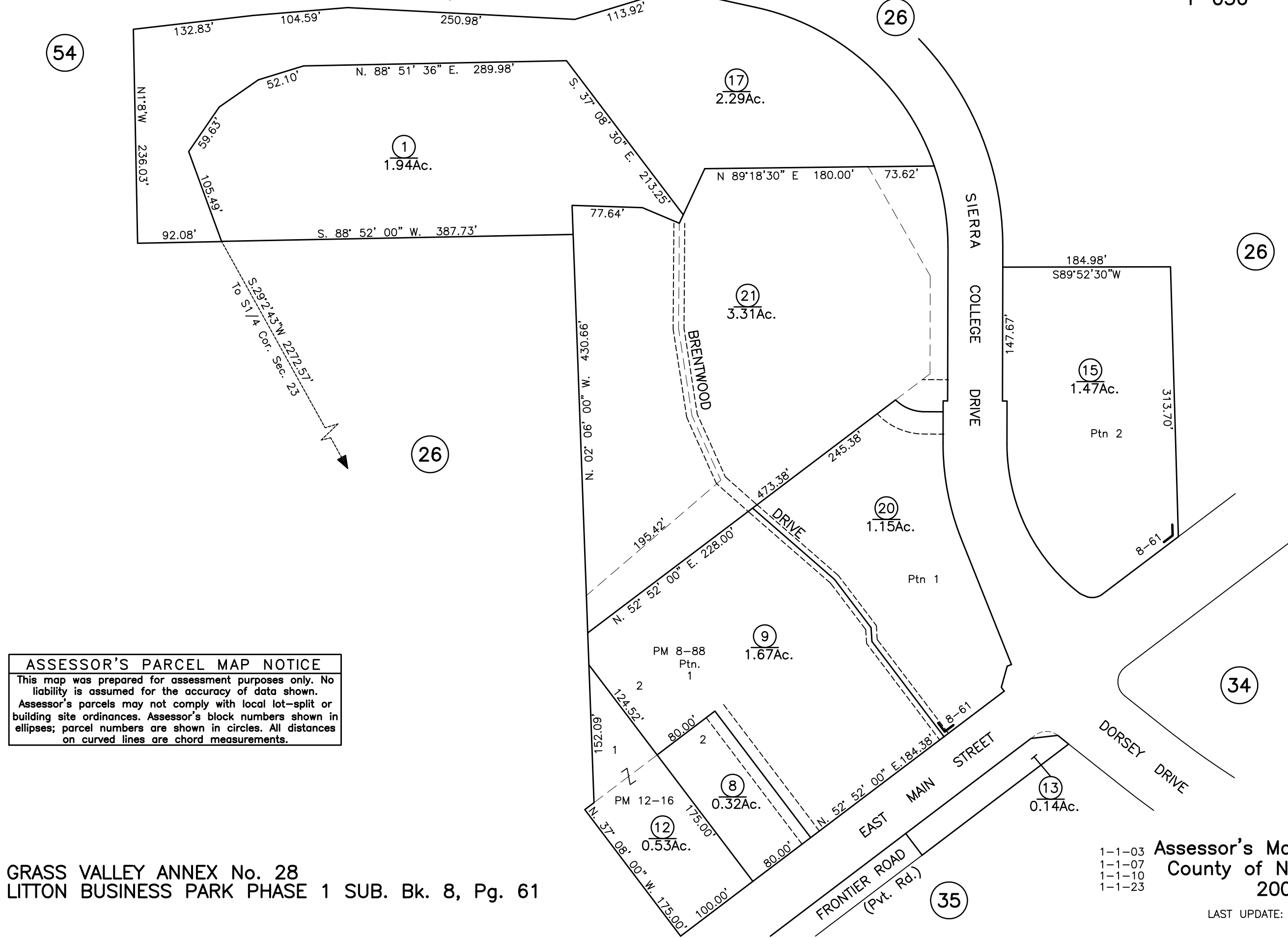


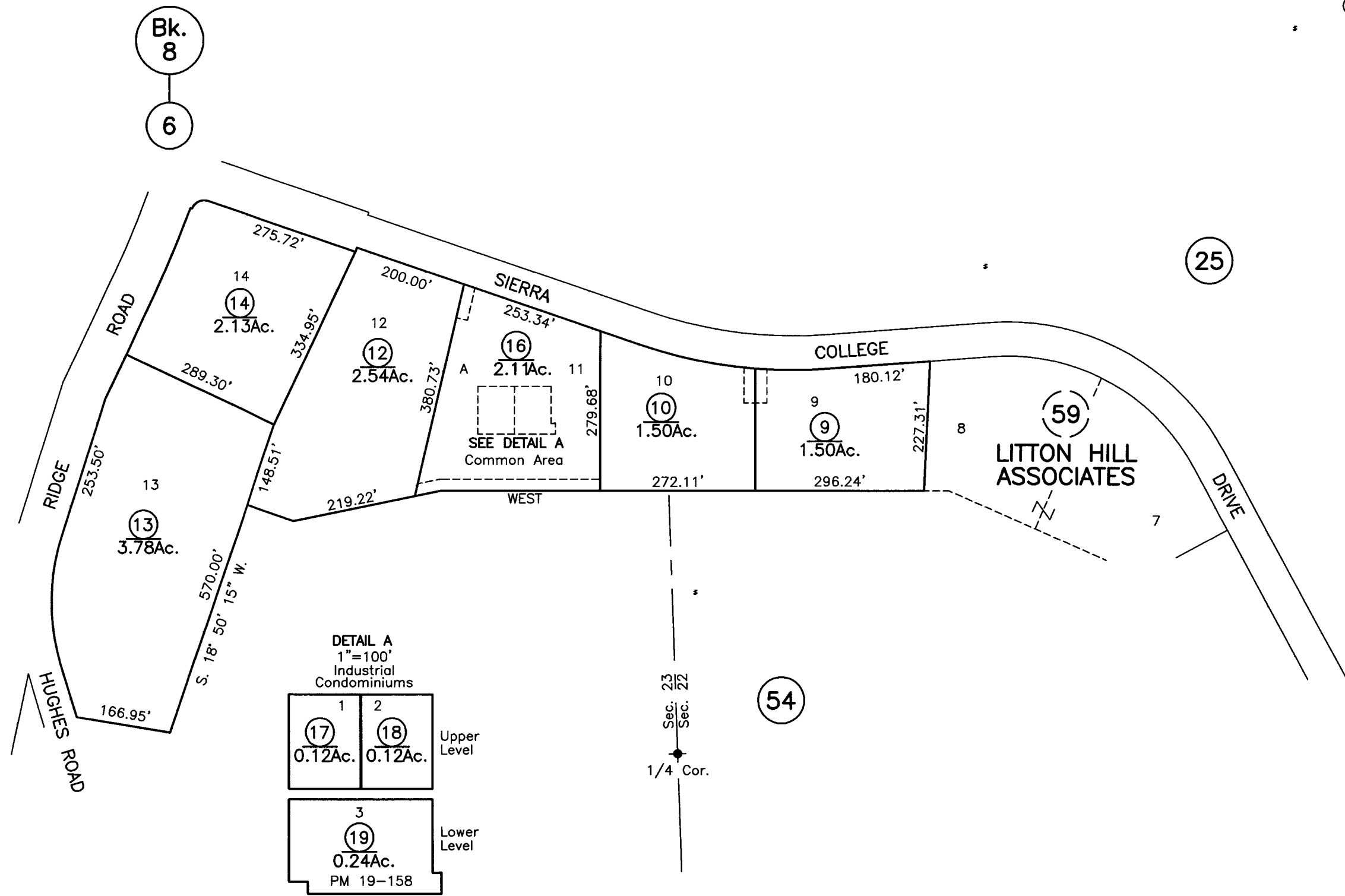




ASSESSOR'S PARCEL MAP NOTICE

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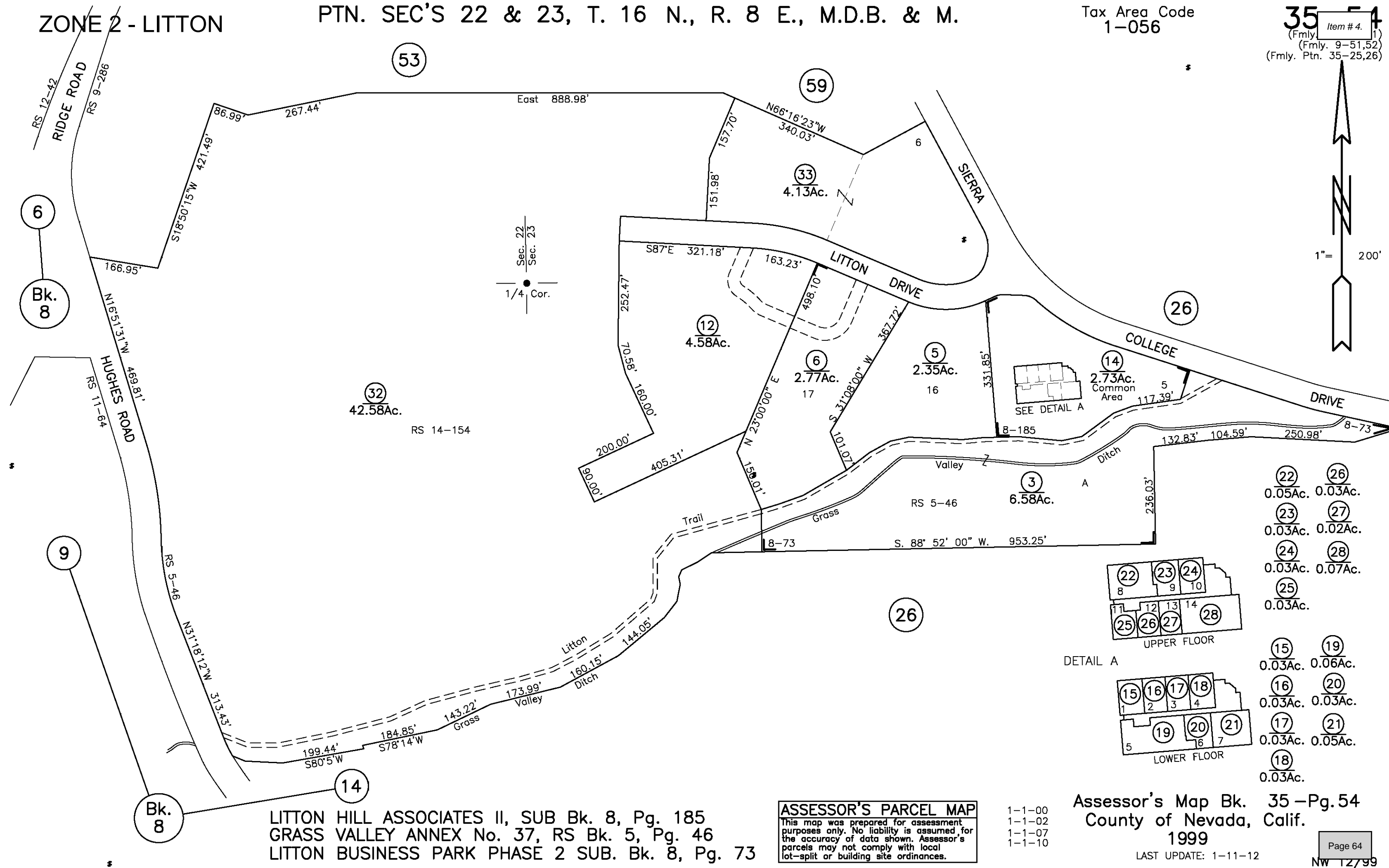
LITTON BUSINESS PARK PHASE ONE SUB. Bk. 8, Pg. 61  
SIERRA BUILDING GROUP LLC P.M. Bk. 19, Pg. 158

**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

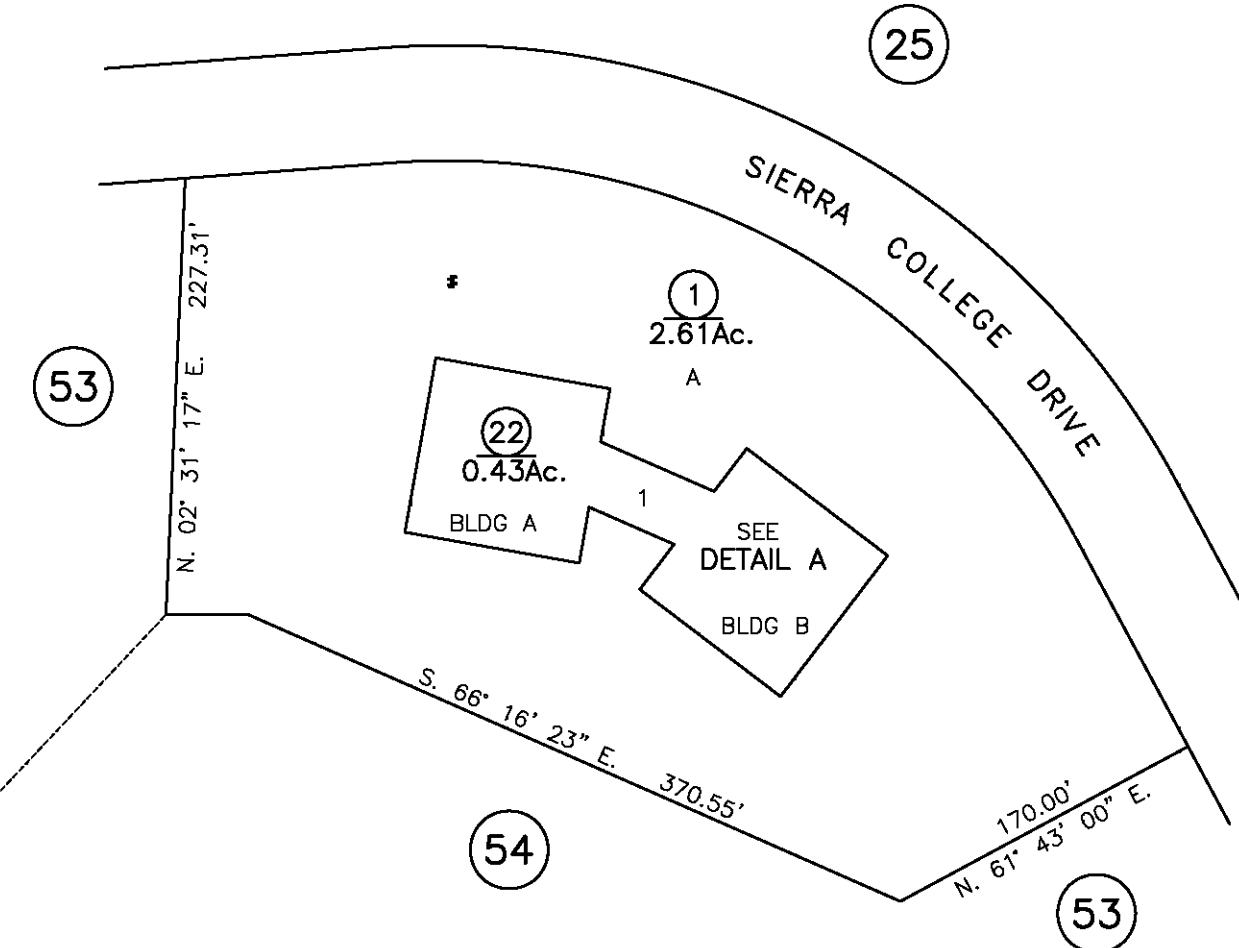
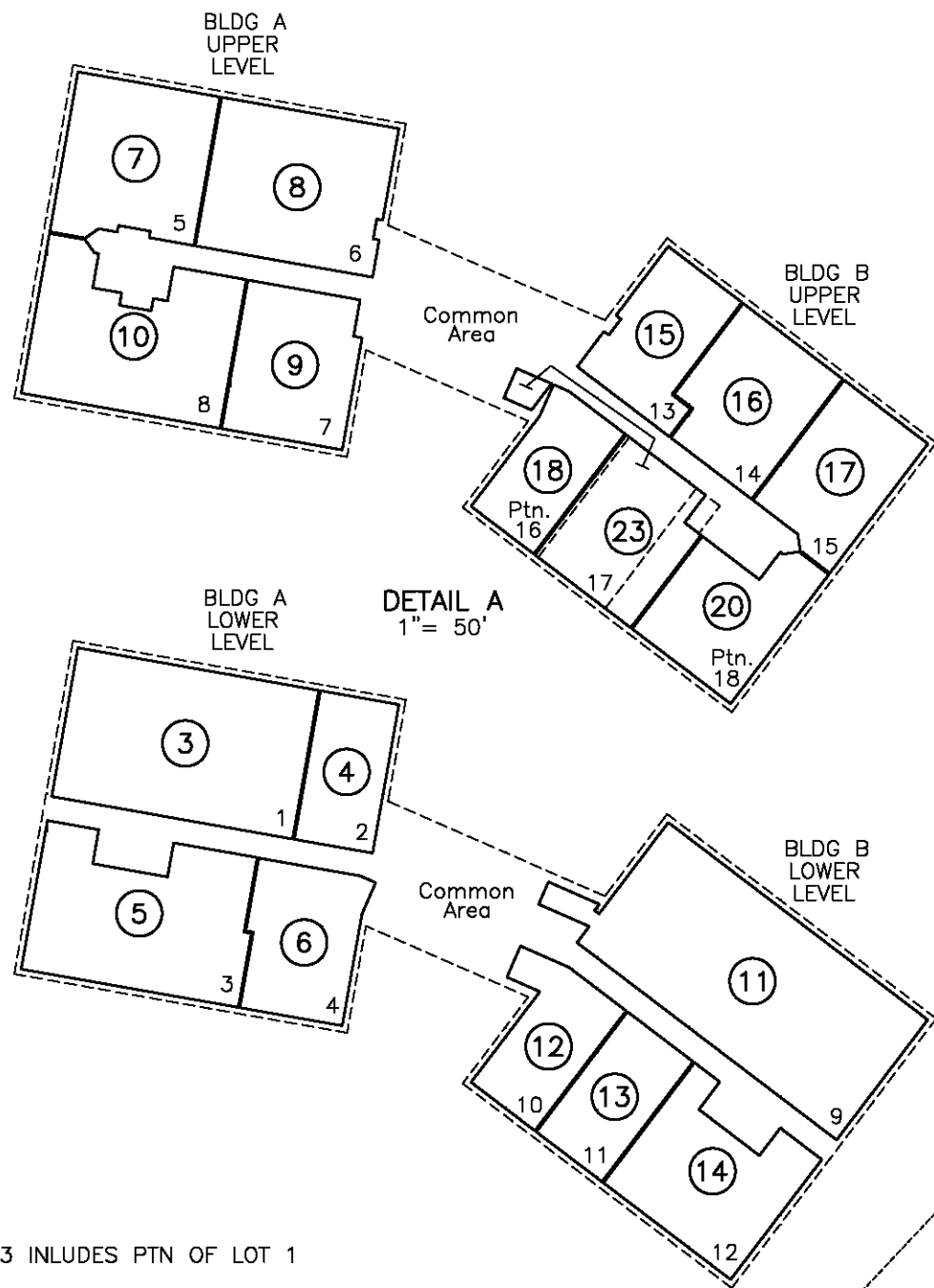
1-1-99  
1-1-01  
1-1-02  
1-1-03  
1-1-06  
1-1-07  
1-1-10

Assessor's Map Bk. 35 -Pg.53  
County of Nevada, Calif.  
1998

Last Update 1-27-11



- 3 0.06Ac.
- 4 0.02Ac.
- 5 0.05Ac.
- 6 0.03Ac.
- 7 0.04Ac.
- 8 0.05Ac.
- 9 0.03Ac.
- 10 0.05Ac.
- 11 0.09Ac.
- 12 0.02Ac.
- 13 0.02Ac.
- 14 0.04Ac.
- 15 0.02Ac.
- 16 0.03Ac.
- 17 0.03Ac.
- 18 0.02Ac.
- 23 0.03Ac. NOTE: PCL 23 INCLUDES PTN OF LOT 1
- 20 0.03Ac.





## RESOLUTION NO. 2025-22

### 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 AND RIDGE MEADOWS)

**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, and Ridge Meadows) pursuant to the Landscaping and Lighting Act of 1972, for Fiscal Year 2025-26; 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.

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 2025-26 are as follows:

- **Scotia Pines:** \$4,752.00 reflecting a \$121.00 increase (2.6% inflation adjustment); \$86.40 per dwelling unit.
- **Ventana Sierra:** \$4,450.94, reflecting a \$785.08 increase (2.6% inflation adjustment); \$234.26 per dwelling unit.
- **Morgan Ranch:** \$30,082.56, reflecting a \$760.32 increase (2.6% inflation adjustment); \$78.34 per dwelling unit.
- **Morgan Ranch West:** \$500.00, reflecting no change from the prior year; \$20.00 per dwelling unit.

- **Ridge Meadows:** \$9,500.12, reflecting a \$1,129.98 increase (2.6% inflation adjustment); \$256.76 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 2025-26 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 24, 2025, 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 10th day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

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Hilary Hodge, Mayor

ATTEST:

---

Taylor Whittingslow, City Clerk

APPROVED AS TO FORM:

---

David J. Ruderman, City Attorney



May 28, 2025

# ENGINEER'S REPORT

RESIDENTIAL LANDSCAPING AND LIGHTING DISTRICT NO. 1988-2

ANNUAL ASSESSMENT 2025/2026

for

CITY OF GRASS VALLEY

NEVADA COUNTY, CALIFORNIA

Respectfully submitted, as directed by the City Council.

By: 

Bjorn P. Jones, P.E.  
R.C.E. No. 75378

## **ENGINEER'S REPORT AFFIDAVIT**

### **RESIDENTIAL LANDSCAPING AND LIGHTING DISTRICT NO. 1988-2**

(Morgan Ranch, Ventana Sierra, Scotia Pines, Morgan Ranch West and Ridge Meadows)

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Grass Valley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Nevada on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

## **OVERVIEW**

Bjorn P. Jones, Engineer of Work for Residential Landscaping and Lighting District No. 1988-2 (Zone I - Morgan Ranch, Zone II - Ventana Sierra Tract 90-03 Annexation No. 1993-1, and Zone III - Scotia Pines Subdivision Annexation No. 30-A, Zone IV – Morgan Ranch West Annexation No. 2010-1, Zone V – Ridge Meadows Annexation 2016-1), City of Grass Valley, Nevada County, California makes this report, as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject matter of this report are briefly described as follows:

### **Zone I - Morgan Ranch**

The installation, maintenance and servicing of landscaping and associated improvements, as delineated on the plans prepared by Josephine McProud, Landscape Architect, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district. Maintenance, in general, means the furnishing of labor and materials for the ordinary upkeep and care of landscape areas including:

1. The repair, removal or replacement of any improvement.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. Irrigation, including the operation, adjustment and repair of the irrigation system.
4. The removal of trimmings, rubbish, debris and solid waste.

Servicing means the furnishing and payment of:

1. Electric power for any public street light facilities or for the operation of any improvements.
2. Water for the irrigation of any landscaping or the maintenance of any improvements.

### **Zone II - Ventana Sierra (Tract 90-03)**

The installation, maintenance and servicing of landscaping and associated improvements, as delineated on the plans prepared by Josephine McProud, Landscape Architect, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district. Maintenance, in general, means the furnishing of labor and materials for the ordinary upkeep and care of landscape areas including:

1. The repair, removal or replacement of any improvement.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. Irrigation, including the operation, adjustment and repair of the irrigation system.
4. The removal of trimmings, rubbish, debris and solid waste.

Servicing means the furnishing and payment of:

1. Electric power for any public street light facilities or for the operation of any improvements.
2. Water for the irrigation of any landscaping or the maintenance of any improvements.

### **Zone III - Scotia Pines Subdivision**

The installation, maintenance and servicing of landscaping and associated improvements of Parcels A, B, C as delineated on Final Map 91-01, on file with the Nevada County Recorder's Office. Maintenance, in general, means the furnishing of labor and materials for the ordinary upkeep and care of landscape areas including:

1. The repair, removal or replacement of any improvement.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. The removal of trimmings, rubbish, debris and solid waste.
4. Mosquito abatement.

Servicing means the furnishing and payment of:

1. Electric power for any public street light facilities or for the operation of any improvements.
2. Water for the irrigation of any landscaping or the maintenance of any improvements.

#### **Zone IV – Morgan Ranch West**

The installation, maintenance and servicing of public street light facilities including the furnishing and payment of electric power.

#### **Zone V – Ridge Meadows**

The installation, maintenance and servicing of landscaping and associated improvements, as delineated on the plans prepared by K. Clausen, Landscape Architect, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district. Maintenance, in general, means the furnishing of labor and materials for the ordinary upkeep and care of landscape areas including:

1. The repair, removal or replacement of any improvement.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. Irrigation, including the operation, adjustment and repair of the irrigation system.
4. The removal of trimmings, rubbish, debris and solid waste.

Servicing means the furnishing and payment of:

1. Electric power for any public street light facilities or for the operation of any improvements.
2. Water for the irrigation of any landscaping or the maintenance of any improvements.



This report consists of five (5) parts, as follows:

- PART A - Plans and specifications for the improvements that are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference only.
- PART B - An estimate of the cost of the improvements for Fiscal Year 2025/2026.
- PART C - An assessment of the estimated cost of the improvement and levy on each benefiting parcel of land within the district.
- PART D - The Method of Apportionment by which the undersigned has determined the amount proposed to be levied on each parcel.
- PART E - A diagram showing all parcels of real property within this district. The diagram is keyed to Part C by Assessor's Parcel Number.

## **PART A** **PLANS**

Plans for the landscape, irrigation and street lighting for each zone have been prepared by a variety of landscape architects and engineers. These Plans have been filed separately with the City Engineer's office and are incorporated in this Report by reference only as the initial improvements were completed by separate contracts.

The following reference drawings are on file with the office of the City Engineer:

Zone I - Morgan Ranch, Landscape Plans (Dwg. No. 1560)

Zone II - Ventana Sierra, Landscape Plans (Dwg. No. 1689)

Zone III - Scotia Pines, Subdivision Map (Dwg. No. 1719)

Zone IV – Morgan Ranch West, Improvement Plans (Dwg. No. 2000)

Zone V – Ridge Meadows, Improvement and Landscape Plans (Dwg. No. 1453)

## **PART B** **COST ESTIMATE**

The estimated cost for the maintenance of improvements described in this report for the fiscal year 2025/2026 includes the use of reserve funds to provide maintenance of the landscape areas and is as follows:

	<b>ZONE 1</b> <b>(Morgan Ranch)</b>	<b>ZONE 2</b> <b>(Ventana Sierra)</b>	<b>ZONE 3</b> <b>(Scotia Pines)</b>	<b>ZONE 4</b> <b>(Morgan Ranch West)</b>	<b>ZONE 5</b> <b>(Ridge Meadows)</b>
<b>COST INFORMATION</b>					
Maintenance Costs	\$59,000	\$1,200	\$1,500	\$7,200	\$7,400
Water and Electricity Servicing	\$9,150	\$2,000	\$1,200	\$170	\$570
County Administrative Fee	\$233	\$151	\$202	\$200	\$220
City Administration Costs	\$500	\$100	\$250	\$180	\$210
<b>Total Direct and Admin Costs</b>	<b>\$68,883</b>	<b>\$3,451</b>	<b>\$3,152</b>	<b>\$7,750</b>	<b>\$8,400</b>
<b>ASSESSMENT INFORMATION</b>					
Direct Costs	\$68,883	\$3,451	\$3,152	\$7,750	\$8,400
Reserve Collections/ (Transfer)	(\$38,800)	\$1,000	\$1,600	(\$7,250)	\$1,100
<b>Net Total Assessment</b>	<b>\$30,083</b>	<b>\$4,451</b>	<b>\$4,752</b>	<b>\$500</b>	<b>\$9,500</b>
<b>FUND BALANCE INFORMATION</b>					
Projected Reserve After FY 2024/2025	\$68,768	(\$1,000)	\$2,688	\$7,720	\$5,902
Interest Earnings	\$114	\$0	\$3	\$30	\$35
Reserve Fund Adjustments	(\$38,800)	\$1,000	\$1,600	(\$7,250)	\$1,100
<b>Projected Reserve at End of Year</b>	<b>\$30,082</b>	<b>\$0</b>	<b>\$4,291</b>	<b>\$500</b>	<b>\$7,037</b>

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$30,084.40	\$30,087.77	\$30,082.56

Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	\$78.34	008-060-048	01056	\$39.17	\$39.17
1	\$78.34	008-060-049	01056	\$39.17	\$39.17
1	\$78.34	008-060-050	01056	\$39.17	\$39.17
1	\$78.34	008-060-051	01056	\$39.17	\$39.17
1	\$78.34	008-060-052	01056	\$39.17	\$39.17
1	\$78.34	008-060-053	01056	\$39.17	\$39.17
1	\$78.34	008-861-001	01061	\$39.17	\$39.17
1	\$78.34	008-861-002	01061	\$39.17	\$39.17
1	\$78.34	008-861-003	01061	\$39.17	\$39.17
1	\$78.34	008-861-004	01061	\$39.17	\$39.17
1	\$78.34	008-861-005	01061	\$39.17	\$39.17
1	\$78.34	008-861-006	01061	\$39.17	\$39.17
1	\$78.34	008-861-007	01061	\$39.17	\$39.17
1	\$78.34	008-861-008	01061	\$39.17	\$39.17
1	\$78.34	008-861-010	01061	\$39.17	\$39.17
1	\$78.34	008-861-011	01061	\$39.17	\$39.17
1	\$78.34	008-861-012	01061	\$39.17	\$39.17
1	\$78.34	008-861-013	01061	\$39.17	\$39.17
1	\$78.34	008-861-014	01061	\$39.17	\$39.17
1	\$78.34	008-861-015	01061	\$39.17	\$39.17
1	\$78.34	008-861-016	01061	\$39.17	\$39.17
1	\$78.34	008-861-017	01061	\$39.17	\$39.17
1	\$78.34	008-861-018	01061	\$39.17	\$39.17
1	\$78.34	008-861-020	01061	\$39.17	\$39.17
1	\$78.34	008-861-021	01061	\$39.17	\$39.17
1	\$78.34	008-861-022	01061	\$39.17	\$39.17
1	\$78.34	008-861-023	01061	\$39.17	\$39.17
1	\$78.34	008-861-024	01061	\$39.17	\$39.17
1	\$78.34	008-861-025	01061	\$39.17	\$39.17
1	\$78.34	008-861-026	01061	\$39.17	\$39.17
1	\$78.34	008-861-027	01061	\$39.17	\$39.17
1	\$78.34	008-861-028	01061	\$39.17	\$39.17
1	\$78.34	008-861-029	01061	\$39.17	\$39.17
1	\$78.34	008-861-030	01061	\$39.17	\$39.17
1	\$78.34	008-861-031	01061	\$39.17	\$39.17
1	\$78.34	008-861-032	01061	\$39.17	\$39.17
1	\$78.34	008-861-033	01061	\$39.17	\$39.17
1	\$78.34	008-861-034	01061	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-861-035	01056	\$39.17	\$39.17
1	\$78.34	008-861-036	01056	\$39.17	\$39.17
1	\$78.34	008-861-037	01056	\$39.17	\$39.17
1	\$78.34	008-861-038	01056	\$39.17	\$39.17
1	\$78.34	008-861-039	01056	\$39.17	\$39.17
1	\$78.34	008-861-040	01056	\$39.17	\$39.17
1	\$78.34	008-880-001	01061	\$39.17	\$39.17
1	\$78.34	008-880-002	01061	\$39.17	\$39.17
1	\$78.34	008-880-003	01061	\$39.17	\$39.17
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1	\$78.34	008-880-006	01061	\$39.17	\$39.17
1	\$78.34	008-880-007	01061	\$39.17	\$39.17
1	\$78.34	008-880-008	01061	\$39.17	\$39.17
1	\$78.34	008-880-009	01061	\$39.17	\$39.17
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1	\$78.34	008-880-012	01061	\$39.17	\$39.17
1	\$78.34	008-880-013	01061	\$39.17	\$39.17
1	\$78.34	008-880-014	01061	\$39.17	\$39.17
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1	\$78.34	008-880-016	01061	\$39.17	\$39.17
1	\$78.34	008-880-017	01061	\$39.17	\$39.17
1	\$78.34	008-880-018	01061	\$39.17	\$39.17
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1	\$78.34	008-880-029	01061	\$39.17	\$39.17
1	\$78.34	008-880-030	01061	\$39.17	\$39.17
1	\$78.34	008-880-031	01061	\$39.17	\$39.17
1	\$78.34	008-880-032	01061	\$39.17	\$39.17
1	\$78.34	008-880-033	01061	\$39.17	\$39.17
1	\$78.34	008-880-034	01061	\$39.17	\$39.17
1	\$78.34	008-880-035	01061	\$39.17	\$39.17
1	\$78.34	008-880-036	01061	\$39.17	\$39.17
1	\$78.34	008-880-037	01061	\$39.17	\$39.17
1	\$78.34	008-890-001	01061	\$39.17	\$39.17
1	\$78.34	008-890-002	01061	\$39.17	\$39.17
1	\$78.34	008-890-003	01061	\$39.17	\$39.17
1	\$78.34	008-890-004	01061	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-890-005	01061	\$39.17	\$39.17
1	\$78.34	008-890-006	01061	\$39.17	\$39.17
1	\$78.34	008-890-007	01061	\$39.17	\$39.17
1	\$78.34	008-890-008	01061	\$39.17	\$39.17
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1	\$78.34	008-890-021	01061	\$39.17	\$39.17
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1	\$78.34	008-890-025	01061	\$39.17	\$39.17
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1	\$78.34	008-890-034	01061	\$39.17	\$39.17
1	\$78.34	008-890-035	01061	\$39.17	\$39.17
1	\$78.34	008-890-036	01061	\$39.17	\$39.17
1	\$78.34	008-890-037	01061	\$39.17	\$39.17
1	\$78.34	008-920-001	01061	\$39.17	\$39.17
1	\$78.34	008-920-008	01061	\$39.17	\$39.17
1	\$78.34	008-920-009	01061	\$39.17	\$39.17
1	\$78.34	008-920-010	01061	\$39.17	\$39.17
1	\$78.34	008-920-011	01061	\$39.17	\$39.17
1	\$78.34	008-920-012	01061	\$39.17	\$39.17
1	\$78.34	008-920-013	01061	\$39.17	\$39.17
1	\$78.34	008-920-014	01061	\$39.17	\$39.17
1	\$78.34	008-920-015	01061	\$39.17	\$39.17
1	\$78.34	008-920-016	01061	\$39.17	\$39.17
1	\$78.34	008-920-017	01061	\$39.17	\$39.17
1	\$78.34	008-920-018	01061	\$39.17	\$39.17
1	\$78.34	008-920-019	01061	\$39.17	\$39.17
1	\$78.34	008-920-020	01061	\$39.17	\$39.17
1	\$78.34	008-920-021	01061	\$39.17	\$39.17
1	\$78.34	008-920-022	01061	\$39.17	\$39.17
1	\$78.34	008-920-023	01061	\$39.17	\$39.17
1	\$78.34	008-920-024	01061	\$39.17	\$39.17
1	\$78.34	008-920-025	01061	\$39.17	\$39.17



## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-920-026	01061	\$39.17	\$39.17
1	\$78.34	008-920-027	01061	\$39.17	\$39.17
1	\$78.34	008-920-028	01061	\$39.17	\$39.17
1	\$78.34	008-920-031	01061	\$39.17	\$39.17
1	\$78.34	008-920-032	01061	\$39.17	\$39.17
1	\$78.34	008-920-033	01061	\$39.17	\$39.17
1	\$78.34	008-920-034	01061	\$39.17	\$39.17
1	\$78.34	008-920-035	01061	\$39.17	\$39.17
1	\$78.34	008-931-001	01061	\$39.17	\$39.17
1	\$78.34	008-931-002	01061	\$39.17	\$39.17
1	\$78.34	008-931-003	01061	\$39.17	\$39.17
1	\$78.34	008-931-004	01061	\$39.17	\$39.17
1	\$78.34	008-931-005	01061	\$39.17	\$39.17
1	\$78.34	008-931-006	01061	\$39.17	\$39.17
1	\$78.34	008-931-007	01061	\$39.17	\$39.17
1	\$78.34	008-931-008	01061	\$39.17	\$39.17
1	\$78.34	008-931-009	01061	\$39.17	\$39.17
1	\$78.34	008-931-010	01061	\$39.17	\$39.17
1	\$78.34	008-931-011	01061	\$39.17	\$39.17
1	\$78.34	008-931-012	01061	\$39.17	\$39.17
1	\$78.34	008-931-013	01061	\$39.17	\$39.17
1	\$78.34	008-931-014	01061	\$39.17	\$39.17
1	\$78.34	008-931-015	01061	\$39.17	\$39.17
1	\$78.34	008-931-016	01061	\$39.17	\$39.17
1	\$78.34	008-931-017	01061	\$39.17	\$39.17
1	\$78.34	008-931-018	01061	\$39.17	\$39.17
1	\$78.34	008-931-019	01061	\$39.17	\$39.17
1	\$78.34	008-931-020	01061	\$39.17	\$39.17
1	\$78.34	008-931-021	01061	\$39.17	\$39.17
1	\$78.34	008-931-022	01061	\$39.17	\$39.17
1	\$78.34	008-931-023	01061	\$39.17	\$39.17
1	\$78.34	008-931-024	01061	\$39.17	\$39.17
1	\$78.34	008-931-025	01061	\$39.17	\$39.17
1	\$78.34	008-931-026	01061	\$39.17	\$39.17
1	\$78.34	008-931-027	01061	\$39.17	\$39.17
1	\$78.34	008-931-028	01061	\$39.17	\$39.17
1	\$78.34	008-931-029	01061	\$39.17	\$39.17
1	\$78.34	008-931-030	01061	\$39.17	\$39.17
1	\$78.34	008-931-031	01061	\$39.17	\$39.17
1	\$78.34	008-931-032	01061	\$39.17	\$39.17
1	\$78.34	008-931-033	01061	\$39.17	\$39.17
1	\$78.34	008-931-034	01061	\$39.17	\$39.17
1	\$78.34	008-931-035	01061	\$39.17	\$39.17
1	\$78.34	008-931-036	01061	\$39.17	\$39.17
1	\$78.34	008-931-037	01061	\$39.17	\$39.17
1	\$78.34	008-931-038	01061	\$39.17	\$39.17
1	\$78.34	008-931-039	01061	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-931-040	01061	\$39.17	\$39.17
1	\$78.34	008-931-041	01061	\$39.17	\$39.17
1	\$78.34	008-931-042	01061	\$39.17	\$39.17
1	\$78.34	008-931-043	01061	\$39.17	\$39.17
1	\$78.34	008-931-044	01061	\$39.17	\$39.17
1	\$78.34	008-931-045	01061	\$39.17	\$39.17
1	\$78.34	008-931-046	01061	\$39.17	\$39.17
1	\$78.34	008-931-047	01061	\$39.17	\$39.17
1	\$78.34	008-931-048	01061	\$39.17	\$39.17
1	\$78.34	008-931-049	01061	\$39.17	\$39.17
1	\$78.34	008-931-050	01061	\$39.17	\$39.17
1	\$78.34	008-931-051	01061	\$39.17	\$39.17
1	\$78.34	008-931-052	01061	\$39.17	\$39.17
1	\$78.34	008-931-053	01061	\$39.17	\$39.17
1	\$78.34	008-931-054	01061	\$39.17	\$39.17
1	\$78.34	008-931-055	01061	\$39.17	\$39.17
1	\$78.34	008-931-056	01061	\$39.17	\$39.17
1	\$78.34	008-931-057	01061	\$39.17	\$39.17
1	\$78.34	008-932-001	01061	\$39.17	\$39.17
1	\$78.34	008-932-002	01061	\$39.17	\$39.17
1	\$78.34	008-932-003	01061	\$39.17	\$39.17
1	\$78.34	008-932-004	01061	\$39.17	\$39.17
1	\$78.34	008-932-005	01061	\$39.17	\$39.17
1	\$78.34	008-932-006	01061	\$39.17	\$39.17
1	\$78.34	008-932-007	01061	\$39.17	\$39.17
1	\$78.34	008-932-008	01061	\$39.17	\$39.17
1	\$78.34	008-932-009	01061	\$39.17	\$39.17
1	\$78.34	008-932-010	01061	\$39.17	\$39.17
1	\$78.34	008-932-011	01061	\$39.17	\$39.17
1	\$78.34	008-932-012	01061	\$39.17	\$39.17
1	\$78.34	008-932-013	01061	\$39.17	\$39.17
1	\$78.34	008-932-014	01061	\$39.17	\$39.17
1	\$78.34	008-932-015	01061	\$39.17	\$39.17
1	\$78.34	008-932-016	01061	\$39.17	\$39.17
1	\$78.34	008-932-017	01061	\$39.17	\$39.17
1	\$78.34	008-932-018	01061	\$39.17	\$39.17
1	\$78.34	008-932-019	01061	\$39.17	\$39.17
1	\$78.34	008-932-020	01061	\$39.17	\$39.17
1	\$78.34	008-932-021	01061	\$39.17	\$39.17
1	\$78.34	008-932-022	01061	\$39.17	\$39.17
1	\$78.34	008-932-023	01061	\$39.17	\$39.17
1	\$78.34	008-932-024	01061	\$39.17	\$39.17
1	\$78.34	008-932-025	01061	\$39.17	\$39.17
1	\$78.34	008-932-026	01061	\$39.17	\$39.17
1	\$78.34	008-932-027	01061	\$39.17	\$39.17
1	\$78.34	008-932-028	01061	\$39.17	\$39.17
1	\$78.34	008-932-029	01061	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-932-030	01061	\$39.17	\$39.17
1	\$78.34	008-932-031	01061	\$39.17	\$39.17
1	\$78.34	008-932-032	01061	\$39.17	\$39.17
1	\$78.34	008-932-033	01061	\$39.17	\$39.17
1	\$78.34	008-932-034	01061	\$39.17	\$39.17
1	\$78.34	008-932-035	01061	\$39.17	\$39.17
1	\$78.34	008-932-036	01061	\$39.17	\$39.17
1	\$78.34	008-932-037	01061	\$39.17	\$39.17
1	\$78.34	008-932-038	01061	\$39.17	\$39.17
1	\$78.34	008-950-003	01061	\$39.17	\$39.17
1	\$78.34	008-950-004	01061	\$39.17	\$39.17
1	\$78.34	008-950-005	01061	\$39.17	\$39.17
1	\$78.34	008-950-006	01061	\$39.17	\$39.17
1	\$78.34	008-950-007	01061	\$39.17	\$39.17
1	\$78.34	008-950-008	01061	\$39.17	\$39.17
1	\$78.34	008-950-009	01061	\$39.17	\$39.17
1	\$78.34	008-950-010	01061	\$39.17	\$39.17
1	\$78.34	008-950-011	01061	\$39.17	\$39.17
1	\$78.34	008-950-012	01061	\$39.17	\$39.17
1	\$78.34	008-950-013	01061	\$39.17	\$39.17
1	\$78.34	008-950-014	01061	\$39.17	\$39.17
1	\$78.34	008-950-015	01061	\$39.17	\$39.17
1	\$78.34	008-950-016	01061	\$39.17	\$39.17
1	\$78.34	008-950-017	01061	\$39.17	\$39.17
1	\$78.34	008-950-018	01061	\$39.17	\$39.17
1	\$78.34	008-950-019	01061	\$39.17	\$39.17
1	\$78.34	008-950-020	01061	\$39.17	\$39.17
1	\$78.34	008-950-021	01061	\$39.17	\$39.17
1	\$78.34	008-950-022	01061	\$39.17	\$39.17
1	\$78.34	008-950-023	01061	\$39.17	\$39.17
1	\$78.34	008-950-024	01061	\$39.17	\$39.17
1	\$78.34	008-950-025	01061	\$39.17	\$39.17
1	\$78.34	008-950-026	01061	\$39.17	\$39.17
1	\$78.34	008-950-027	01061	\$39.17	\$39.17
1	\$78.34	008-950-028	01061	\$39.17	\$39.17
1	\$78.34	008-950-037	01061	\$39.17	\$39.17
1	\$78.34	008-950-038	01061	\$39.17	\$39.17
1	\$78.34	008-950-039	01061	\$39.17	\$39.17
1	\$78.34	008-950-040	01061	\$39.17	\$39.17
1	\$78.34	008-950-041	01061	\$39.17	\$39.17
1	\$78.34	008-950-042	01061	\$39.17	\$39.17
1	\$78.34	008-950-043	01061	\$39.17	\$39.17
1	\$78.34	008-950-044	01061	\$39.17	\$39.17
1	\$78.34	008-950-045	01061	\$39.17	\$39.17
1	\$78.34	008-950-046	01061	\$39.17	\$39.17
1	\$78.34	008-950-047	01061	\$39.17	\$39.17
1	\$78.34	008-950-048	01061	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-950-049	01061	\$39.17	\$39.17
1	\$78.34	008-950-050	01061	\$39.17	\$39.17
1	\$78.34	008-950-051	01061	\$39.17	\$39.17
1	\$78.34	008-950-055	01061	\$39.17	\$39.17
1	\$78.34	008-950-058	01061	\$39.17	\$39.17
1	\$78.34	008-950-060	01061	\$39.17	\$39.17
1	\$78.34	008-950-061	01056	\$39.17	\$39.17
1	\$78.34	008-950-062	01056	\$39.17	\$39.17
1	\$78.34	008-950-063	01056	\$39.17	\$39.17
1	\$78.34	008-950-064	01056	\$39.17	\$39.17
1	\$78.34	008-950-065	01061	\$39.17	\$39.17
1	\$78.34	008-950-066	01061	\$39.17	\$39.17
1	\$78.34	008-950-067	01061	\$39.17	\$39.17
1	\$78.34	008-950-068	01061	\$39.17	\$39.17
1	\$78.34	008-950-069	01061	\$39.17	\$39.17
1	\$78.34	008-950-070	01061	\$39.17	\$39.17
1	\$78.34	008-950-071	01061	\$39.17	\$39.17
1	\$78.34	008-950-072	01061	\$39.17	\$39.17
1	\$78.34	008-950-073	01061	\$39.17	\$39.17
1	\$78.34	008-950-074	01056	\$39.17	\$39.17
1	\$78.34	008-950-075	01056	\$39.17	\$39.17
1	\$78.34	008-950-076	01061	\$39.17	\$39.17
1	\$78.34	008-960-003	01061	\$39.17	\$39.17
1	\$78.34	008-960-004	01061	\$39.17	\$39.17
1	\$78.34	008-960-005	01061	\$39.17	\$39.17
1	\$78.34	008-960-006	01061	\$39.17	\$39.17
1	\$78.34	008-960-007	01061	\$39.17	\$39.17
1	\$78.34	008-960-008	01061	\$39.17	\$39.17
1	\$78.34	008-960-010	01061	\$39.17	\$39.17
1	\$78.34	008-960-014	01061	\$39.17	\$39.17
1	\$78.34	008-960-015	01061	\$39.17	\$39.17
1	\$78.34	008-960-016	01061	\$39.17	\$39.17
1	\$78.34	008-960-017	01061	\$39.17	\$39.17
1	\$78.34	008-960-018	01061	\$39.17	\$39.17
1	\$78.34	008-960-019	01061	\$39.17	\$39.17
1	\$78.34	008-960-020	01061	\$39.17	\$39.17
1	\$78.34	008-960-021	01061	\$39.17	\$39.17
1	\$78.34	008-960-022	01061	\$39.17	\$39.17
1	\$78.34	008-960-023	01061	\$39.17	\$39.17
1	\$78.34	008-960-024	01061	\$39.17	\$39.17
1	\$78.34	008-960-028	01061	\$39.17	\$39.17
1	\$78.34	008-960-029	01061	\$39.17	\$39.17
1	\$78.34	008-960-030	01061	\$39.17	\$39.17
1	\$78.34	008-960-031	01061	\$39.17	\$39.17
1	\$78.34	008-960-032	01061	\$39.17	\$39.17
1	\$78.34	008-960-033	01061	\$39.17	\$39.17
1	\$78.34	008-960-034	01061	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-960-040	01061	\$39.17	\$39.17
1	\$78.34	008-960-041	01061	\$39.17	\$39.17
1	\$78.34	008-960-042	01061	\$39.17	\$39.17
1	\$78.34	008-960-043	01061	\$39.17	\$39.17
1	\$78.34	008-960-044	01061	\$39.17	\$39.17
1	\$78.34	008-970-002	01056	\$39.17	\$39.17
1	\$78.34	008-970-003	01056	\$39.17	\$39.17
1	\$78.34	008-970-004	01056	\$39.17	\$39.17
1	\$78.34	008-970-005	01056	\$39.17	\$39.17
1	\$78.34	008-970-006	01056	\$39.17	\$39.17
1	\$78.34	008-970-007	01056	\$39.17	\$39.17
1	\$78.34	008-970-008	01056	\$39.17	\$39.17
1	\$78.34	008-970-009	01056	\$39.17	\$39.17
1	\$78.34	008-970-010	01056	\$39.17	\$39.17
1	\$78.34	008-970-011	01056	\$39.17	\$39.17
1	\$78.34	008-970-012	01056	\$39.17	\$39.17
1	\$78.34	008-970-014	01056	\$39.17	\$39.17
1	\$78.34	008-970-015	01056	\$39.17	\$39.17
1	\$78.34	008-970-016	01056	\$39.17	\$39.17
1	\$78.34	008-970-017	01056	\$39.17	\$39.17
1	\$78.34	008-970-018	01056	\$39.17	\$39.17
1	\$78.34	008-970-019	01056	\$39.17	\$39.17
1	\$78.34	008-970-020	01056	\$39.17	\$39.17
1	\$78.34	008-970-021	01056	\$39.17	\$39.17
1	\$78.34	008-970-022	01056	\$39.17	\$39.17
1	\$78.34	008-970-023	01056	\$39.17	\$39.17
1	\$78.34	008-970-024	01056	\$39.17	\$39.17
1	\$78.34	008-970-025	01056	\$39.17	\$39.17
1	\$78.34	008-970-026	01056	\$39.17	\$39.17
1	\$78.34	008-970-027	01056	\$39.17	\$39.17
1	\$78.34	008-970-028	01056	\$39.17	\$39.17
1	\$78.34	008-970-029	01056	\$39.17	\$39.17
1	\$78.34	008-970-030	01056	\$39.17	\$39.17
1	\$78.34	008-970-031	01056	\$39.17	\$39.17
1	\$78.34	008-970-032	01056	\$39.17	\$39.17
1	\$78.34	008-970-033	01056	\$39.17	\$39.17
1	\$78.34	008-970-034	01056	\$39.17	\$39.17
1	\$78.34	008-970-036	01061	\$39.17	\$39.17
1	\$78.34	008-970-037	01061	\$39.17	\$39.17
1	\$78.34	008-970-039	01061	\$39.17	\$39.17
1	\$78.34	008-970-040	01056	\$39.17	\$39.17
1	\$78.34	008-970-041	01056	\$39.17	\$39.17
1	\$78.34	008-970-042	01056	\$39.17	\$39.17
1	\$78.34	008-970-043	01056	\$39.17	\$39.17
1	\$78.34	008-970-044	01056	\$39.17	\$39.17
1	\$78.34	008-970-045	01056	\$39.17	\$39.17
1	\$78.34	008-970-046	01056	\$39.17	\$39.17

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 1 - Morgan Ranch Subdivision**

1	\$78.34	008-970-047	01056	\$39.17	\$39.17
1	\$78.34	008-970-048	01056	\$39.17	\$39.17
1	\$78.34	008-970-049	01056	\$39.17	\$39.17
1	\$78.34	008-970-050	01056	\$39.17	\$39.17
1	\$78.34	008-970-051	01056	\$39.17	\$39.17
1	\$78.34	008-970-052	01056	\$39.17	\$39.17
1	\$78.34	008-970-053	01056	\$39.17	\$39.17
1	\$78.34	008-970-054	01056	\$39.17	\$39.17
1	\$78.34	008-970-055	01056	\$39.17	\$39.17
1	\$78.34	008-970-056	01056	\$39.17	\$39.17
1	\$78.34	008-970-057	01056	\$39.17	\$39.17
1	\$78.34	008-970-058	01056	\$39.17	\$39.17
1	\$78.34	008-970-059	01056	\$39.17	\$39.17
1	\$78.34	008-970-060	01056	\$39.17	\$39.17
1	\$78.34	008-970-061	01056	\$39.17	\$39.17
1	\$78.34	008-970-062	01056	\$39.17	\$39.17
1	\$78.34	008-970-063	01056	\$39.17	\$39.17
384	<b>\$30,082.56</b>	Subtotal - Developed Land		<b>\$15,041.28</b>	<b>\$15,041.28</b>

**PART C**  
**ASSESSMENT ROLL**

**Zone 2 - Ventana Sierra (Tract 90-03)**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$4,451.00	\$6,116.10	\$4,450.94

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
-	-	-	-	-----	-
1	234.26	004-630-002	01061	117.13	117.13
1	234.26	004-630-003	01061	117.13	117.13
1	234.26	004-630-004	01061	117.13	117.13
1	234.26	004-630-005	01061	117.13	117.13
1	234.26	004-630-006	01061	117.13	117.13
1	234.26	004-630-007	01061	117.13	117.13
1	234.26	004-630-008	01061	117.13	117.13
1	234.26	004-630-009	01061	117.13	117.13
1	234.26	004-630-010	01061	117.13	117.13
1	234.26	004-630-011	01061	117.13	117.13
1	234.26	004-630-012	01061	117.13	117.13
1	234.26	004-630-013	01061	117.13	117.13
1	234.26	004-630-014	01061	117.13	117.13
1	234.26	004-630-015	01061	117.13	117.13
1	234.26	004-630-016	01061	117.13	117.13
1	234.26	004-630-017	01061	117.13	117.13
1	234.26	004-630-020	01061	117.13	117.13
1	234.26	004-630-021	01061	117.13	117.13
1	234.26	004-630-023	01061	117.13	117.13
19	\$4,450.94			\$2,225.47	\$2,225.47



## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 3 - Scotia Pines Subdivision**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$4,752.00	\$4,752.04	\$4,752.00

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	86.40	029-330-001	01000	43.20	43.20
1	86.40	029-330-002	01000	43.20	43.20
1	86.40	029-330-003	01000	43.20	43.20
1	86.40	029-330-005	01000	43.20	43.20
1	86.40	029-330-006	01000	43.20	43.20
1	86.40	029-330-007	01000	43.20	43.20
1	86.40	029-330-008	01000	43.20	43.20
1	86.40	029-330-009	01000	43.20	43.20
1	86.40	029-330-010	01000	43.20	43.20
1	86.40	029-330-011	01000	43.20	43.20
1	86.40	029-330-012	01000	43.20	43.20
1	86.40	029-330-013	01000	43.20	43.20
1	86.40	029-330-014	01000	43.20	43.20
1	86.40	029-330-015	01000	43.20	43.20
1	86.40	029-330-016	01000	43.20	43.20
1	86.40	029-330-017	01000	43.20	43.20
1	86.40	029-330-018	01000	43.20	43.20
1	86.40	029-330-019	01000	43.20	43.20
1	86.40	029-330-020	01000	43.20	43.20
1	86.40	029-330-021	01000	43.20	43.20
1	86.40	029-330-022	01000	43.20	43.20
1	86.40	029-330-023	01000	43.20	43.20
1	86.40	029-330-024	01000	43.20	43.20
1	86.40	029-330-026	01000	43.20	43.20
1	86.40	029-330-027	01000	43.20	43.20
1	86.40	029-330-030	01000	43.20	43.20
1	86.40	029-330-031	01000	43.20	43.20
1	86.40	029-330-032	01000	43.20	43.20
1	86.40	029-330-033	01000	43.20	43.20
1	86.40	029-330-034	01000	43.20	43.20
1	86.40	029-330-035	01000	43.20	43.20
1	86.40	029-330-036	01000	43.20	43.20
1	86.40	029-330-037	01000	43.20	43.20
1	86.40	029-330-038	01000	43.20	43.20
1	86.40	029-330-039	01000	43.20	43.20

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 3 - Scotia Pines Subdivision**

1	86.40	029-330-040	01000	43.20	43.20
1	86.40	029-330-041	01000	43.20	43.20
1	86.40	029-330-042	01000	43.20	43.20
1	86.40	029-330-043	01000	43.20	43.20
1	86.40	029-330-044	01000	43.20	43.20
1	86.40	029-330-047	01000	43.20	43.20
1	86.40	029-330-048	01000	43.20	43.20
1	86.40	029-330-049	01000	43.20	43.20
1	86.40	029-330-050	01000	43.20	43.20
1	86.40	029-330-051	01000	43.20	43.20
1	86.40	029-330-052	01000	43.20	43.20
1	86.40	029-330-053	01000	43.20	43.20
1	86.40	029-330-054	01000	43.20	43.20
1	86.40	029-330-055	01000	43.20	43.20
1	86.40	029-330-056	01000	43.20	43.20
1	86.40	029-330-061	01000	43.20	43.20
1	86.40	029-330-062	01000	43.20	43.20
1	86.40	029-330-064	01000	43.20	43.20
1	86.40	029-330-065	01000	43.20	43.20
1	86.40	029-330-066	01000	43.20	43.20
55	\$4,752.00			\$2,376.00	\$2,376.00

**PART C**  
**ASSESSMENT ROLL**  
**Zone 4 - Morgan Ranch West**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$500.00	\$606.63	\$500.00

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	20.00	004-660-002	01056	10.00	10.00
1	20.00	004-660-003	01056	10.00	10.00
1	20.00	004-660-004	01056	10.00	10.00
1	20.00	004-660-005	01056	10.00	10.00
1	20.00	004-660-006	01056	10.00	10.00
1	20.00	004-660-007	01056	10.00	10.00
1	20.00	004-660-008	01056	10.00	10.00
1	20.00	004-660-009	01056	10.00	10.00
1	20.00	004-660-010	01056	10.00	10.00
1	20.00	004-660-011	01056	10.00	10.00
1	20.00	004-660-012	01056	10.00	10.00
1	20.00	004-660-013	01056	10.00	10.00
1	20.00	004-660-014	01056	10.00	10.00
1	20.00	004-660-015	01056	10.00	10.00
1	20.00	004-660-016	01056	10.00	10.00
1	20.00	004-660-017	01056	10.00	10.00
1	20.00	004-660-018	01056	10.00	10.00
1	20.00	004-660-019	01056	10.00	10.00
1	20.00	004-660-020	01056	10.00	10.00
1	20.00	004-660-021	01056	10.00	10.00
1	20.00	004-660-022	01056	10.00	10.00
1	20.00	004-660-023	01056	10.00	10.00
1	20.00	004-660-024	01056	10.00	10.00
1	20.00	004-660-029	01056	10.00	10.00
1	20.00	004-660-027	01056	10.00	10.00
25	\$500.00			\$250.00	\$250.00

## **PART C**

### **ASSESSMENT ROLL**

#### **Zone 5 - Ridge Meadows**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$9,500.00	\$11,094.38	\$9,500.12

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	256.76	008-980-001	01056	128.38	128.38
1	256.76	008-980-002	01056	128.38	128.38
1	256.76	008-980-003	01056	128.38	128.38
1	256.76	008-980-004	01056	128.38	128.38
1	256.76	008-980-005	01056	128.38	128.38
1	256.76	008-980-006	01056	128.38	128.38
1	256.76	008-980-007	01056	128.38	128.38
1	256.76	008-980-008	01056	128.38	128.38
1	256.76	008-980-009	01056	128.38	128.38
1	256.76	008-980-010	01056	128.38	128.38
1	256.76	008-980-011	01056	128.38	128.38
1	256.76	008-980-012	01056	128.38	128.38
1	256.76	008-980-013	01056	128.38	128.38
1	256.76	008-980-014	01056	128.38	128.38
1	256.76	008-980-015	01056	128.38	128.38
1	256.76	008-980-016	01056	128.38	128.38
1	256.76	008-980-017	01056	128.38	128.38
1	256.76	008-980-018	01056	128.38	128.38
1	256.76	008-980-019	01056	128.38	128.38
1	256.76	008-980-020	01056	128.38	128.38
1	256.76	008-980-021	01056	128.38	128.38
1	256.76	008-980-022	01056	128.38	128.38
1	256.76	008-980-023	01056	128.38	128.38
1	256.76	008-980-024	01056	128.38	128.38
1	256.76	008-980-025	01056	128.38	128.38
1	256.76	008-980-026	01056	128.38	128.38
1	256.76	008-980-027	01056	128.38	128.38
1	256.76	008-980-028	01056	128.38	128.38
1	256.76	008-980-029	01056	128.38	128.38
1	256.76	008-980-030	01056	128.38	128.38
1	256.76	008-980-031	01056	128.38	128.38
1	256.76	008-980-032	01056	128.38	128.38
1	256.76	008-980-033	01056	128.38	128.38
1	256.76	008-980-034	01056	128.38	128.38
1	256.76	008-980-035	01056	128.38	128.38
1	256.76	008-980-036	01056	128.38	128.38
1	256.76	008-980-037	01056	128.38	128.38
37	\$9,500.12			\$4,750.06	\$4,750.06

## **PART D** **METHOD OF APPORTIONING**

In order to maintain sufficient funding for the Districts, assessments will be adjusted annually by the Consumer Price Indexes (CPI) Pacific Cities and U.S. City Average for February of the year of calculation All Items Indexes for the West. The corresponding CPI for February 2025 was 2.6%.

### **ZONE I - Morgan Ranch**

The Morgan Ranch Subdivision was annexed into the 1988-2 Residential L&L District in 1996. Because the district was created before Proposition 218, the initial assessment per dwelling unit of \$87.00 has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund. Per the formation documents, it is the intent that each dwelling unit of the project shares equally in all expenses of Zone I.

The annual maximum assessments shall be adjusted annually, as set forth hereinafter, 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. The Base Index to be used for subsequent annual adjustments ("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year. The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

Based on the total build-out number of parcels as of 6/1/2025, and the total assessment needed for FY 2025/2026, the levy will be increased \$1.98 per dwelling unit to \$78.34 per dwelling unit in accordance with the Consumer Price Index.

The total assessment for 2024/2025 was \$29,322.24. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$30,087.77. The actual total assessment will be \$30,082.56. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula shown above which evenly distributes the assessment over the number of parcels.

### **ZONE II - Ventana Sierra (Tract 90-03)**

The Ventana Sierra Subdivision was annexed into the 1988-2 Residential L&L District in 1993. Because the district was created before Proposition 218, the initial assessment per dwelling unit of \$190.00 has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund. Per the formation documents, it is the intent that each dwelling unit of the project shares equally in all expenses of Zone II.

The annual maximum assessments shall be adjusted annually, as set forth hereinafter, 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. The Base Index to be used for subsequent annual adjustments

("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year. The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

Based on the total number of parcels in Ventana Sierra as of 6/1/2025 and the total assessment needed for FY 2025/2026, the levy will be increased \$41.32 per dwelling unit to \$234.26 per dwelling unit in accordance with the Consumer Price Index.

The total annual assessment for 2024/2025 was \$3,665.86. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$6,116.10. The actual total assessment will be \$4,450.94. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula shown above which evenly distributes the assessment over the number of parcels.

### **ZONE III - Scotia Pines Subdivision**

The Scotia Pines Subdivision was annexed into the 1988-2 Residential L&L District in 1996. Because the district was created before Proposition 218, the initial assessment per dwelling unit of \$66.27 has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund. Per the formation documents, it is the intent that each dwelling unit of the project shares equally in all expenses of Zone III.

The annual maximum assessments shall be adjusted annually, as set forth hereinafter, 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. The Base Index to be used for subsequent annual adjustments ("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year. The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

Based on the total build-out number of parcels as of 6/1/2025 and the total assessment needed for FY 2025/2026, the levy will be increased \$2.20 per dwelling unit to \$86.40 per dwelling unit in accordance with the CPI.

The total annual assessment for 2024/2025 was \$4,631.00. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$4,752.04. The actual total assessment will be \$4,752.00. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula shown above which evenly distributes the assessment over the number of parcels.

## **ZONE IV - Morgan Ranch West**

The Morgan Ranch West Subdivision was annexed into the 1988-2 Residential L&L District in 2010. Because the district was created before Proposition 218, the initial assessment per dwelling unit of \$51.08 has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund. Per the formation documents, it is the intent that each dwelling unit of the project shares equally in all expenses of Zone IV.

The street lights in Morgan Ranch West and the maintenance of those street lights are of entirely local and special benefit to the parcels in Morgan Ranch West, and no general benefits are provided by them. The street lighting services funded by the District constitute residential street lighting which provides safety lighting and sidewalk and parking illumination for the special benefit of assessed parcels.

The annual maximum assessments shall be adjusted annually, as set forth hereinafter, 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. The Base Index to be used for subsequent annual adjustments ("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year. The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

Based on the total build-out number of parcels as of 6/1/2025, and the total assessment needed for FY 2025/2026, the levy will remain unchanged at \$20.00 per dwelling unit.

The total annual assessment for 2024/2025 was \$500. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$606.63. The actual total assessment will be \$500.00. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula shown above which evenly distributes the assessment over the number of parcels.

## **ZONE V – Ridge Meadows**

The Ridge Meadows Subdivision was annexed into the 1988-2 Residential L&L District in 2016. Because the district was created before Proposition 218, the initial assessment per dwelling unit of \$239.72 has been adjusted annually based on actual increases in utility and maintenance costs and the balance of the operational reserve fund. Per the formation documents, it is the intent that each dwelling unit of the project shares equally in all expenses of Zone V.

The landscaping, irrigation and street lights in Ridge Meadows and the maintenance of the landscaping, irrigation and street lights are of entirely local and special benefit to the parcels in Ridge Meadows, and no general benefits are provided by them. The street lighting services funded by the District constitute residential street lighting which provides safety lighting and sidewalk and parking illumination for the special benefit of assessed parcels.



The annual maximum assessments shall be adjusted annually, as set forth hereinafter, 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. The Base Index to be used for subsequent annual adjustments ("Base Index") shall be the Index published annually in February ("Base Month"). The annual maximum assessment per lot, as defined in this report, shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on the Base Month of each year over the Base Index. Any reduction or de-escalation in the Index from one year to the next will not result in a reduction of the annual costs. The annual costs will be levied consistent with the previous year. The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

Based on the total build-out number of parcels as of 6/1/2025, and the total assessment needed for FY 2025/2026, the levy will be increased \$30.54 per dwelling unit to \$256.76 per dwelling unit in accordance with the CPI.

The total annual assessment for 2024/2025 was \$8,370.14. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$11,094.38. The actual total assessment will be \$9,500.12. Each parcel's assessment rate, as depicted in Part C was calculated by using the assessment per parcel formula shown above which evenly distributes the assessment over the number of parcels.

## **PART E** **ASSESSMENT DIAGRAM**

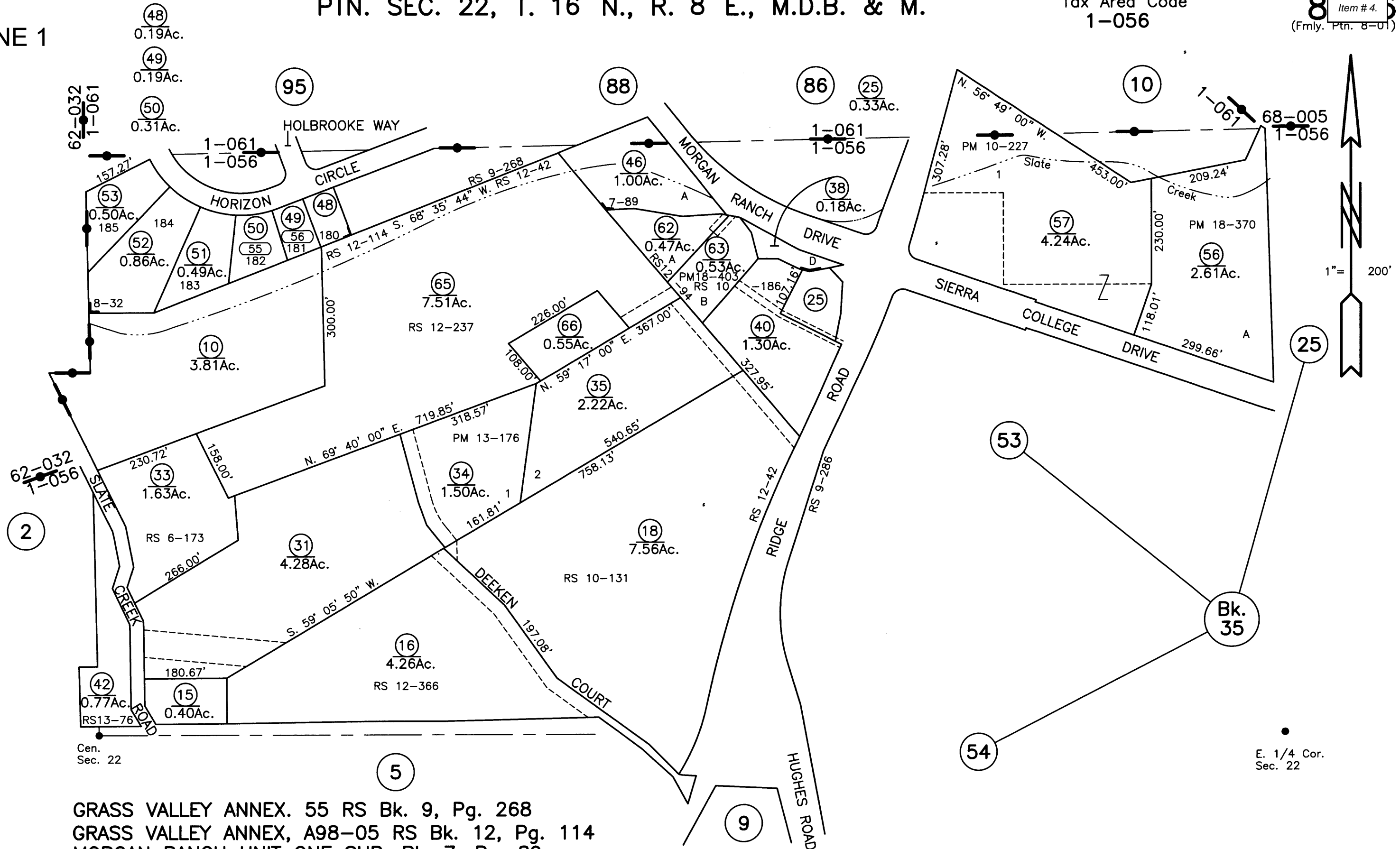
The following pages are excerpts from the latest Assessor's Parcel Maps of the County of Nevada illustrating the approximate location, size and area of the benefiting parcels within the Landscaping and Lighting District.

ZONE 1

PTN. SEC. 22, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-056

8 Item # 4.  
(Fmly. Ptn. 8-01)



GRASS VALLEY ANNEX. 55 RS Bk. 9, Pg. 268  
GRASS VALLEY ANNEX, A98-05 RS Bk. 12, Pg. 114  
MORGAN RANCH UNIT ONE SUB. Bk. 7, Pg. 89  
MORGAN RANCH UNIT 3A SUB. Bk. 8, Pg. 32  
WHISPERING PINES/MORGAN RANCH REFUNDING DISTRICT

**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-99  
1-1-00  
1-1-02  
1-1-03  
1-1-05  
1-1-06  
1-1-07

Assessor's Map Bk. 8 -Pg.06  
County of Nevada, Calif.  
1998

Last Updated 8-7-08

Page 94  
NW 12/98

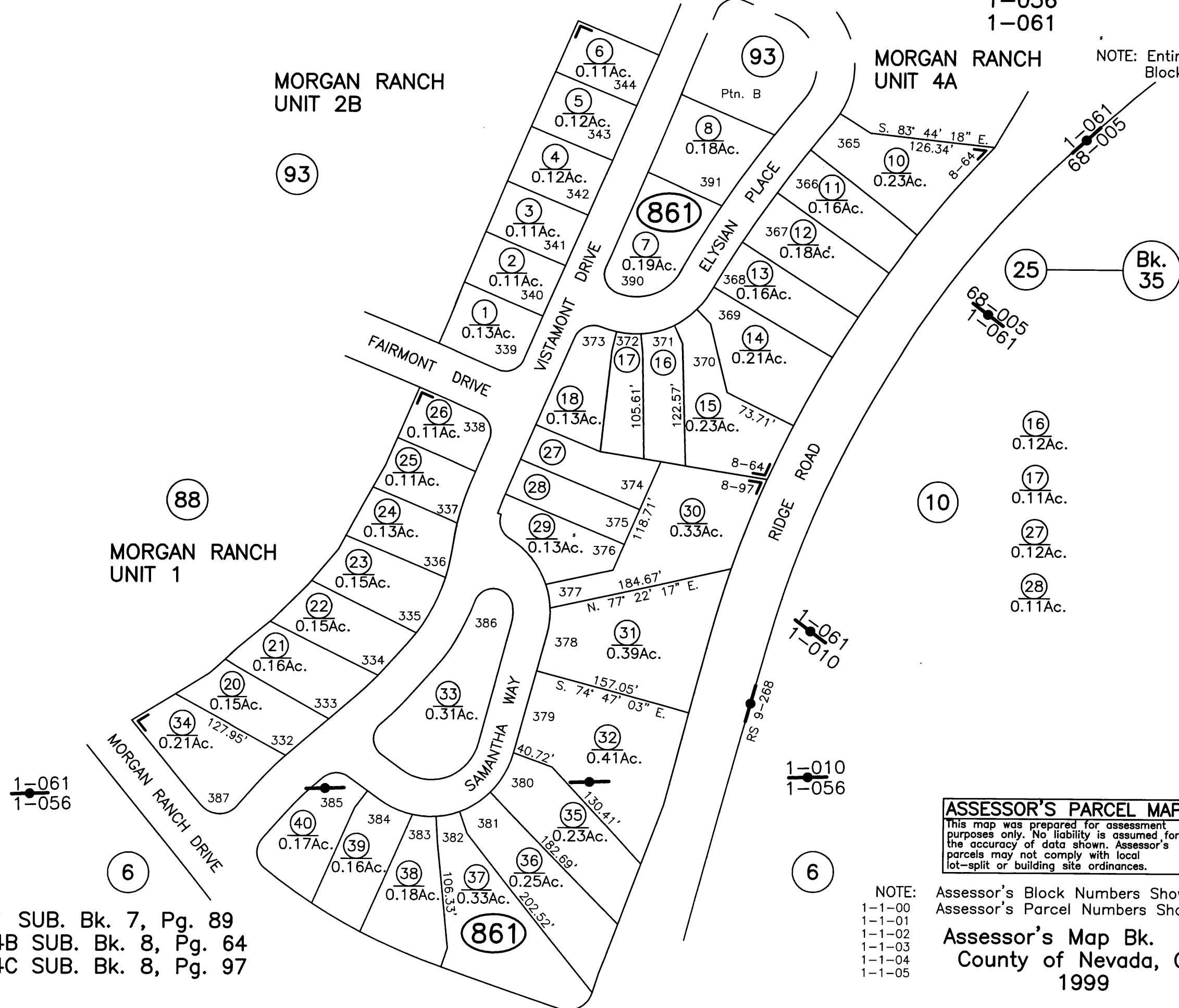
PTN. N.E. 1/4 SEC. 22, T. 16 N., R. 8 E., M.D.B. & M.

ZONE 1

Tax Area Code  
1-056  
1-061

8 Item # 4.  
(Fmly. Ptn. 8-01)  
(Fmly. Ptn. 8-10)

NOTE: Entire page is Block 861



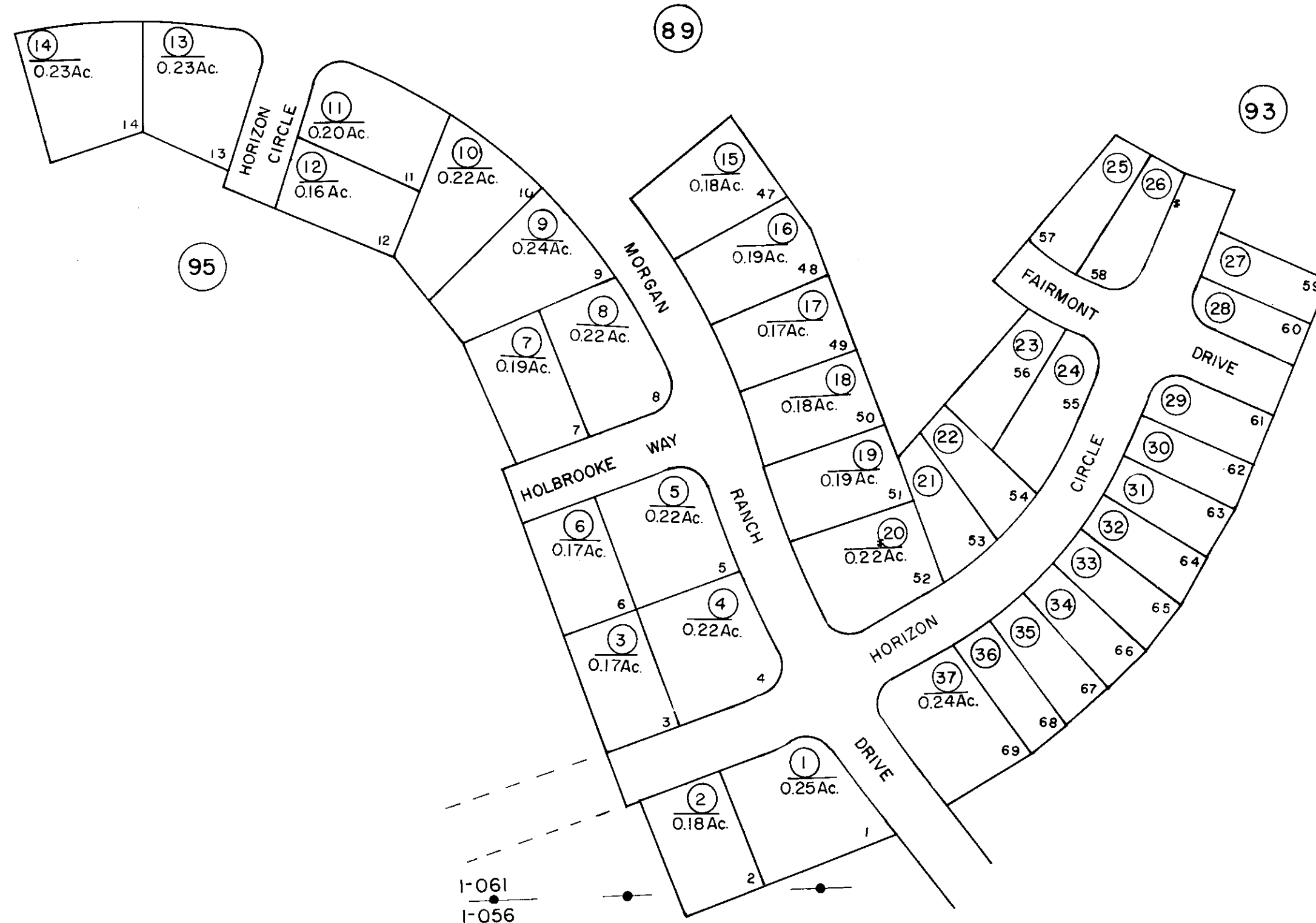
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

NOTE:  
1-1-00  
1-1-01  
1-1-02  
1-1-03  
1-1-04  
1-1-05

Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles  
**Assessor's Map Bk. 8 -Pg.86**  
County of Nevada, Calif.  
1999

MORGAN RANCH UNIT 1 SUB. Bk. 7, Pg. 89  
MORGAN RANCH UNIT 4B SUB. Bk. 8, Pg. 64  
MORGAN RANCH UNIT 4C SUB. Bk. 8, Pg. 97

ZONE 1



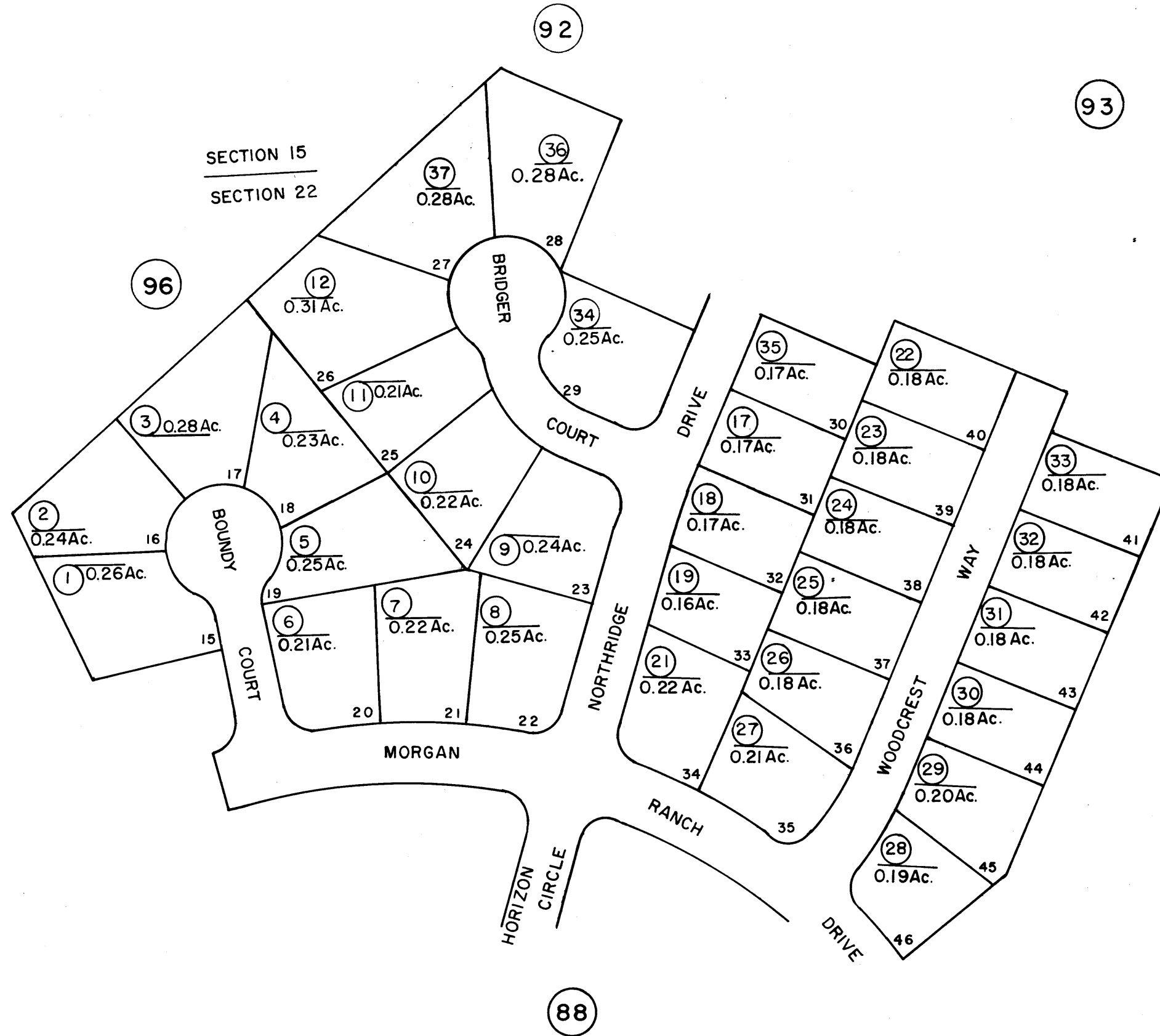
MORGAN RANCH UNIT ONE SUB. Bk. 7 Pg. 89

**ASSESSOR'S PARCEL MAP**  
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Assessor's Map Bk. 8 - Pg. 88  
County of Nevada, Calif.

1988  
3-1-89  
3-1-90  
3-1-91  
3-1-93  
3-1-94  
3-1-95  
3-1-96  
1-1-00  
1-1-03

ZONE 1



MORGAN RANCH UNIT ONE SUB. Bk. 7 Pg. 89

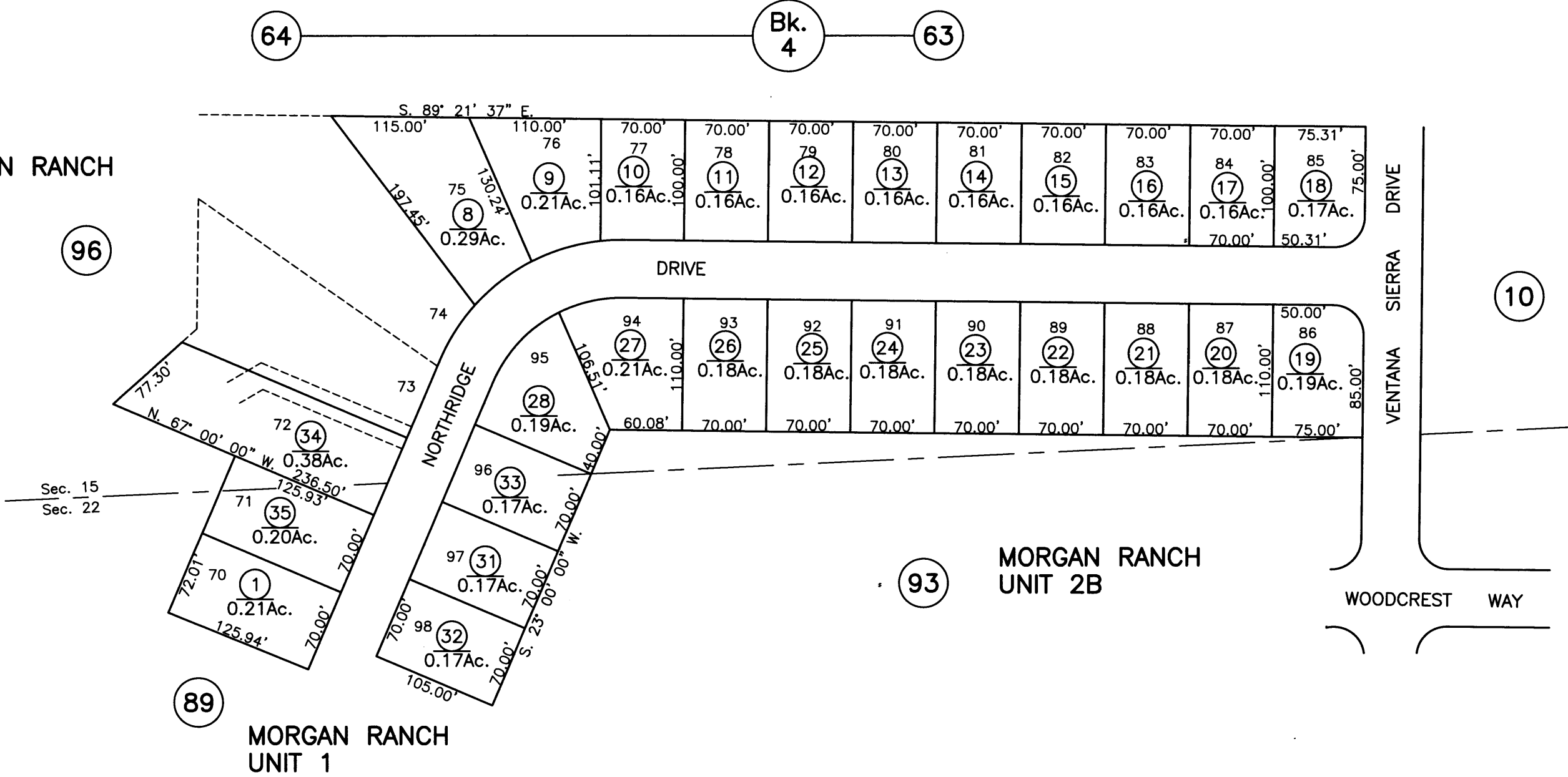
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

Assessor's Map Bk. 8 - Pg. 89  
County of Nevada, Calif.

1988 3-1-89 3-1-95  
3-1-90 3-1-96  
3-1-91 1-1-97  
3-1-92 1-1-99  
3-1-94 1-1-00  
1-1-06

ZONE 1

MORGAN RANCH  
UNIT 5



MORGAN RANCH UNIT 2A SUB. Bk. 7, Pg. 100

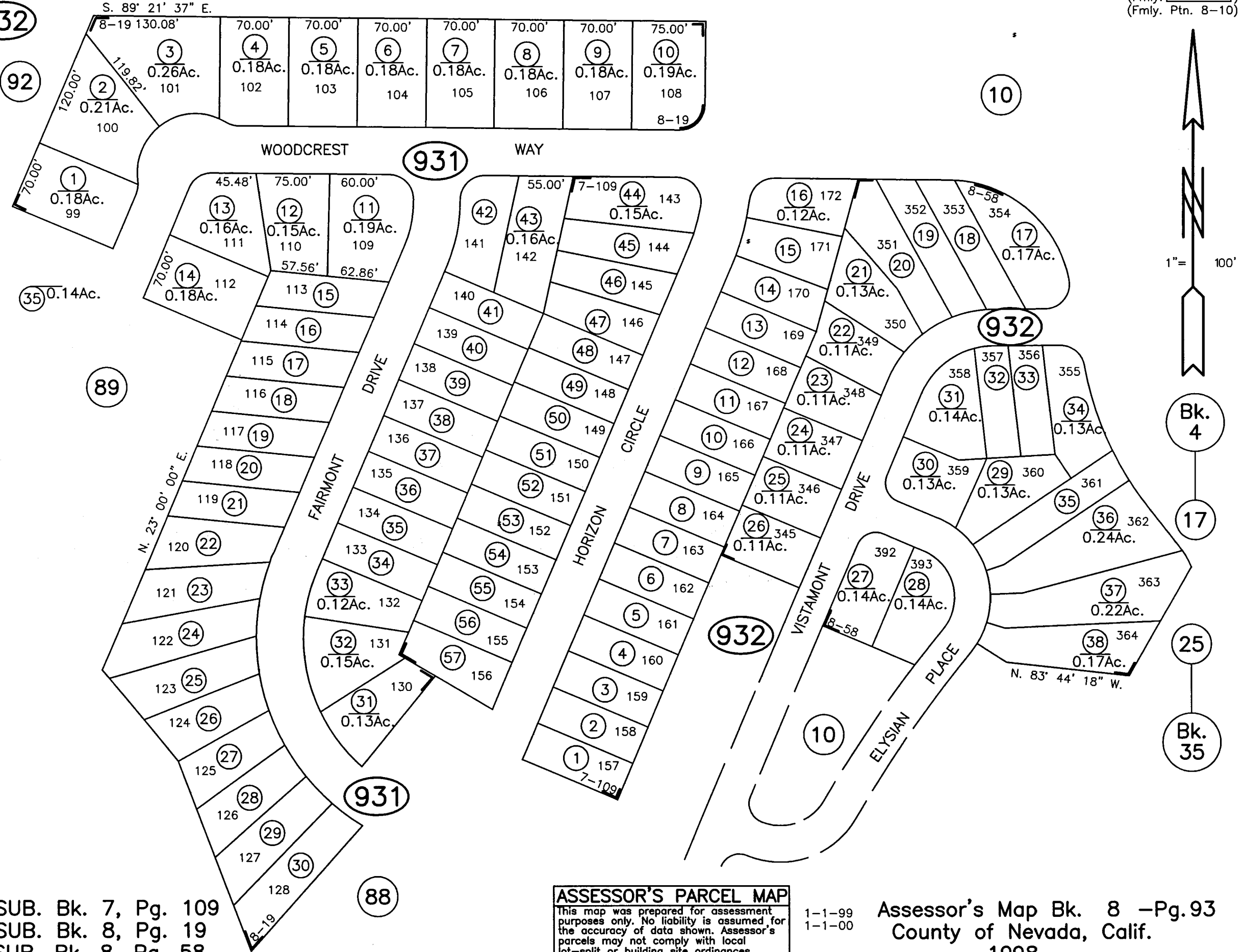
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-00  
1-1-01  
1-1-02  
1-1-03  
1-1-06

Assessor's Map Bk. 8 -Pg.92  
County of Nevada, Calif.  
1999

**Zone 1**

- |              |              |              |
|--------------|--------------|--------------|
| (15) 0.10Ac. | (38) 0.10Ac. | (1) 0.10Ac.  |
| (16) 0.10Ac. | (39) 0.10Ac. | (2) 0.10Ac.  |
| (17) 0.10Ac. | (40) 0.10Ac. | (3) 0.10Ac.  |
| (18) 0.10Ac. | (41) 0.10Ac. | (4) 0.10Ac.  |
| (19) 0.10Ac. | (42) 0.13Ac. | (5) 0.10Ac.  |
| (20) 0.10Ac. | (45) 0.11Ac. | (6) 0.10Ac.  |
| (21) 0.10Ac. | (46) 0.11Ac. | (7) 0.10Ac.  |
| (22) 0.13Ac. | (47) 0.10Ac. | (8) 0.10Ac.  |
| (23) 0.14Ac. | (48) 0.10Ac. | (9) 0.10Ac.  |
| (24) 0.16Ac. | (49) 0.10Ac. | (10) 0.10Ac. |
| (25) 0.14Ac. | (50) 0.10Ac. | (11) 0.10Ac. |
| (26) 0.12Ac. | (51) 0.10Ac. | (12) 0.10Ac. |
| (27) 0.11Ac. | (52) 0.10Ac. | (13) 0.10Ac. |
| (28) 0.12Ac. | (53) 0.10Ac. | (14) 0.10Ac. |
| (29) 0.13Ac. | (54) 0.10Ac. | (15) 0.11Ac. |
| (30) 0.15Ac. | (55) 0.10Ac. | (16) 0.12Ac. |
| (34) 0.10Ac. | (56) 0.10Ac. | (18) 0.12Ac. |
| (35) 0.10Ac. | (57) 0.11Ac. | (19) 0.12Ac. |
|              |              | (20) 0.15Ac. |
|              |              | (32) 0.09Ac. |
|              |              | (33) 0.09Ac. |



MORGAN RANCH UNIT 2B SUB. Bk. 7, Pg. 109  
MORGAN RANCH UNIT 2C SUB. Bk. 8, Pg. 19  
MORGAN RANCH UNIT 4A SUB. Bk. 8, Pg. 58

**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-99  
1-1-00

Assessor's Map Bk. 8 -Pg.93  
County of Nevada, Calif.  
1998



ZONE 1

PTN. NE 1/4 SEC. 22, T. 16 N., R. 8 E., M.D.B. & M.

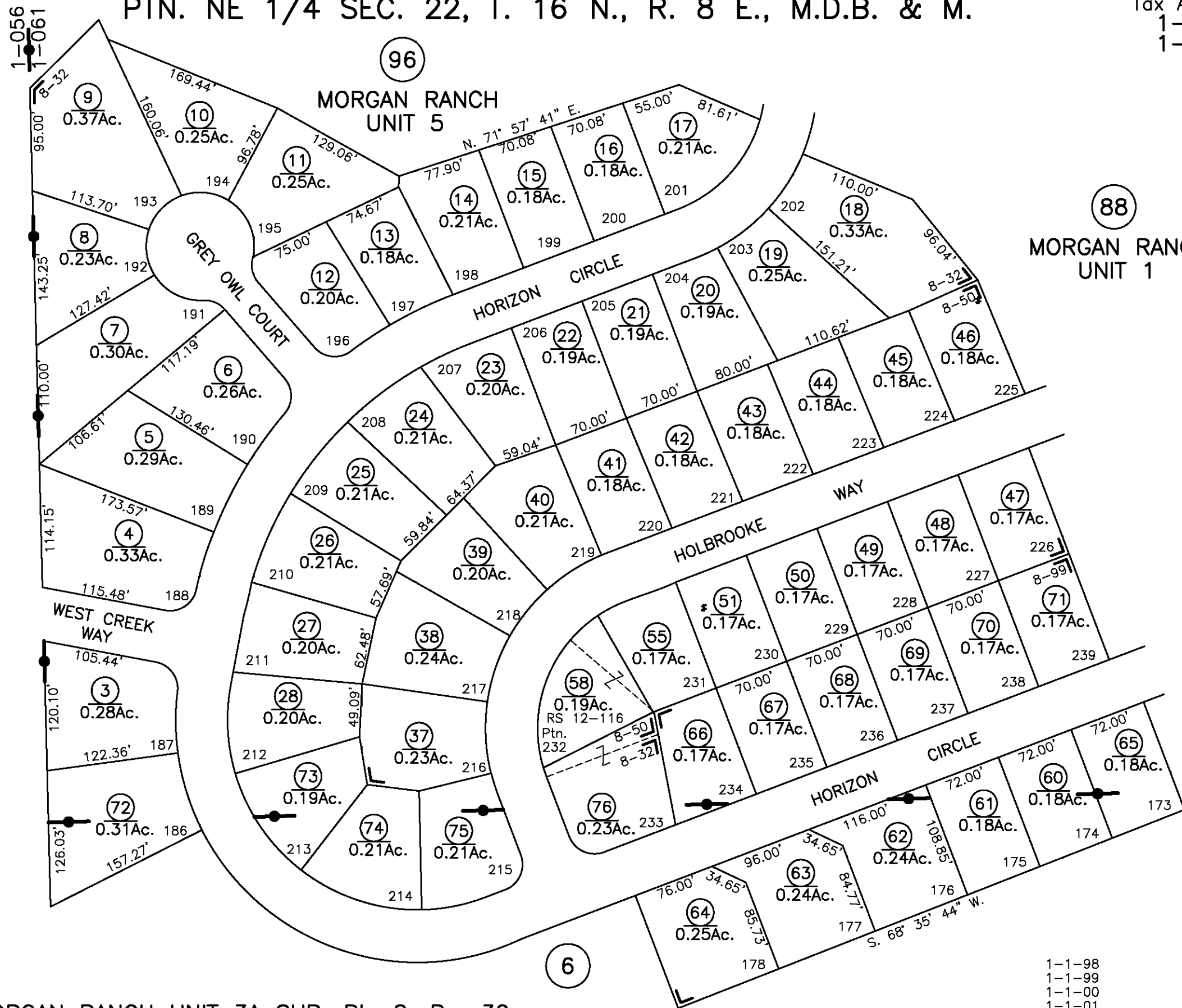
Tax Area Code

1-056  
1-061

8-05  
Item # 4.

(Fmly. Ptn. 8-01)  
(Fmly. Ptn. 8-06, 8-10)

10



MORGAN RANCH UNIT 3A SUB. Bk. 8, Pg. 32  
MORGAN RANCH UNIT 3B SUB. Bk. 8, Pg. 50  
MORGAN RANCH UNIT 3C SUB. Bk. 8, Pg. 99  
WHISPERING PINES/MORGAN RANCH REFUNDING DISTRICT

**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-98  
1-1-99  
1-1-00  
1-1-01  
1-1-02  
1-1-03  
1-1-04  
1-1-05  
1-1-06  
1-1-09

Assessor's Map Bk. 8 -Pg.95  
County of Nevada, Calif.

1997

LAST UPDATE: 2-2-12

Page 100

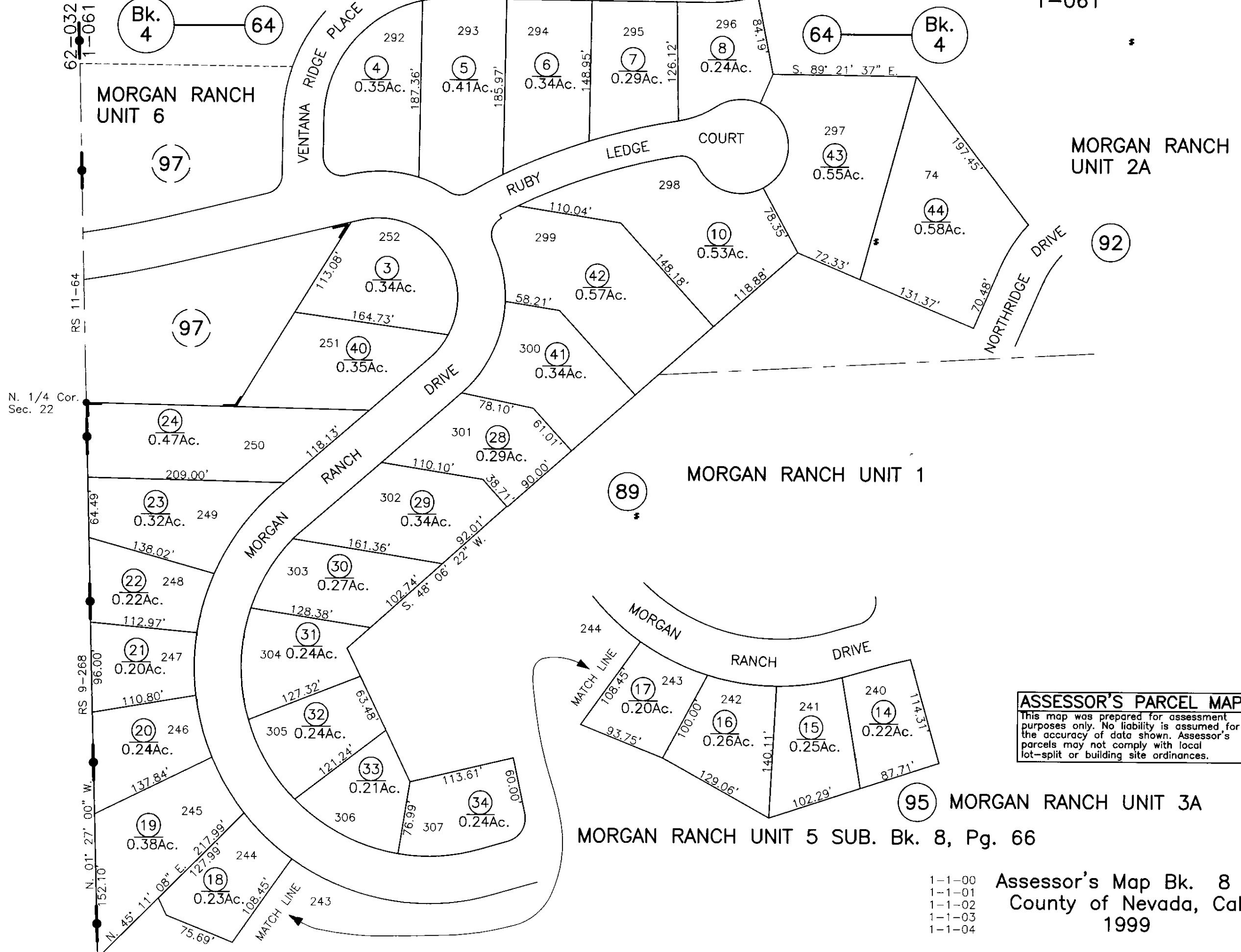
mm 9/97

ZONE 1

PTN. SEC'S 15 & 22, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-061

Item # 4.  
(Fmly. Plan. 8-10)



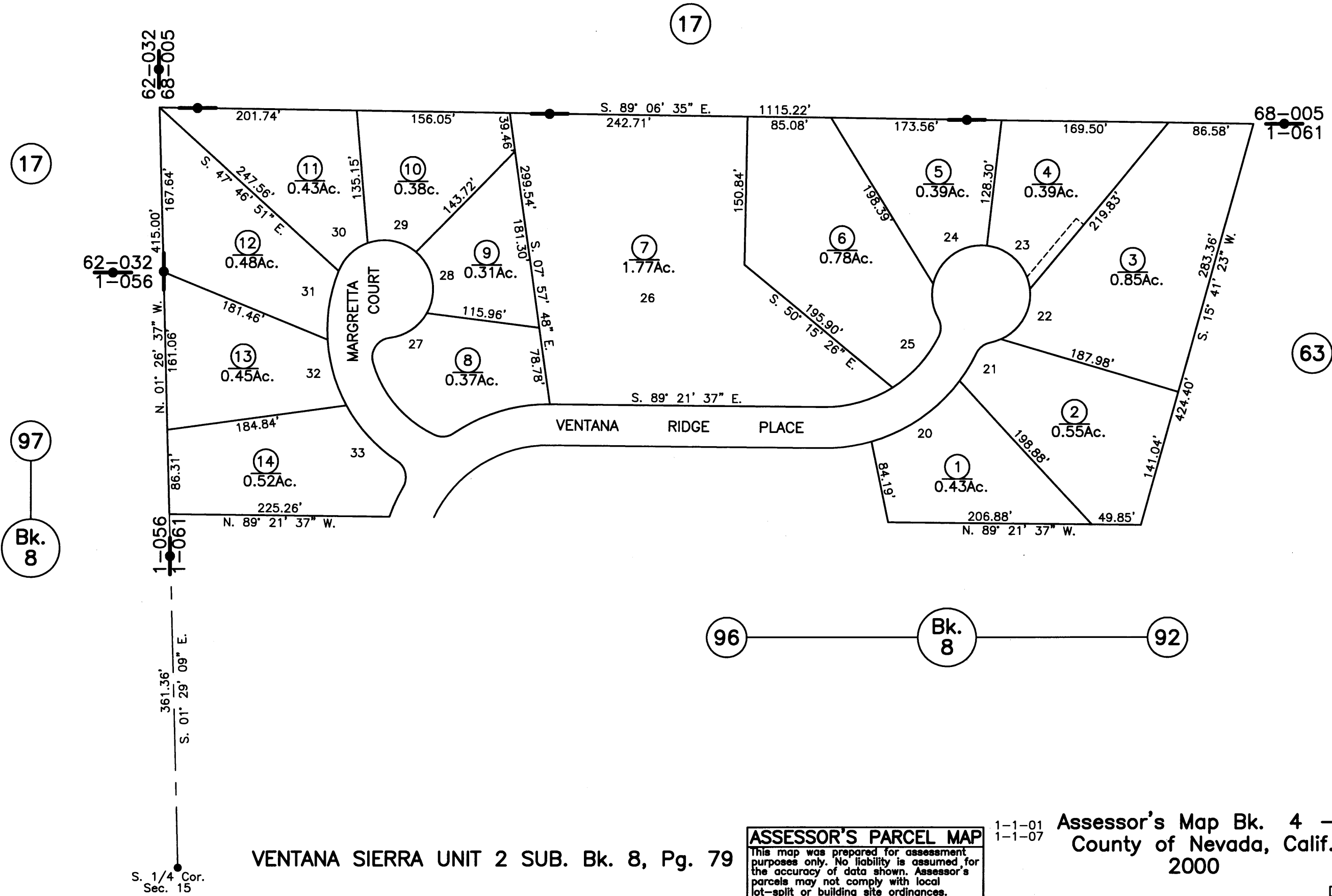


ZONE 2

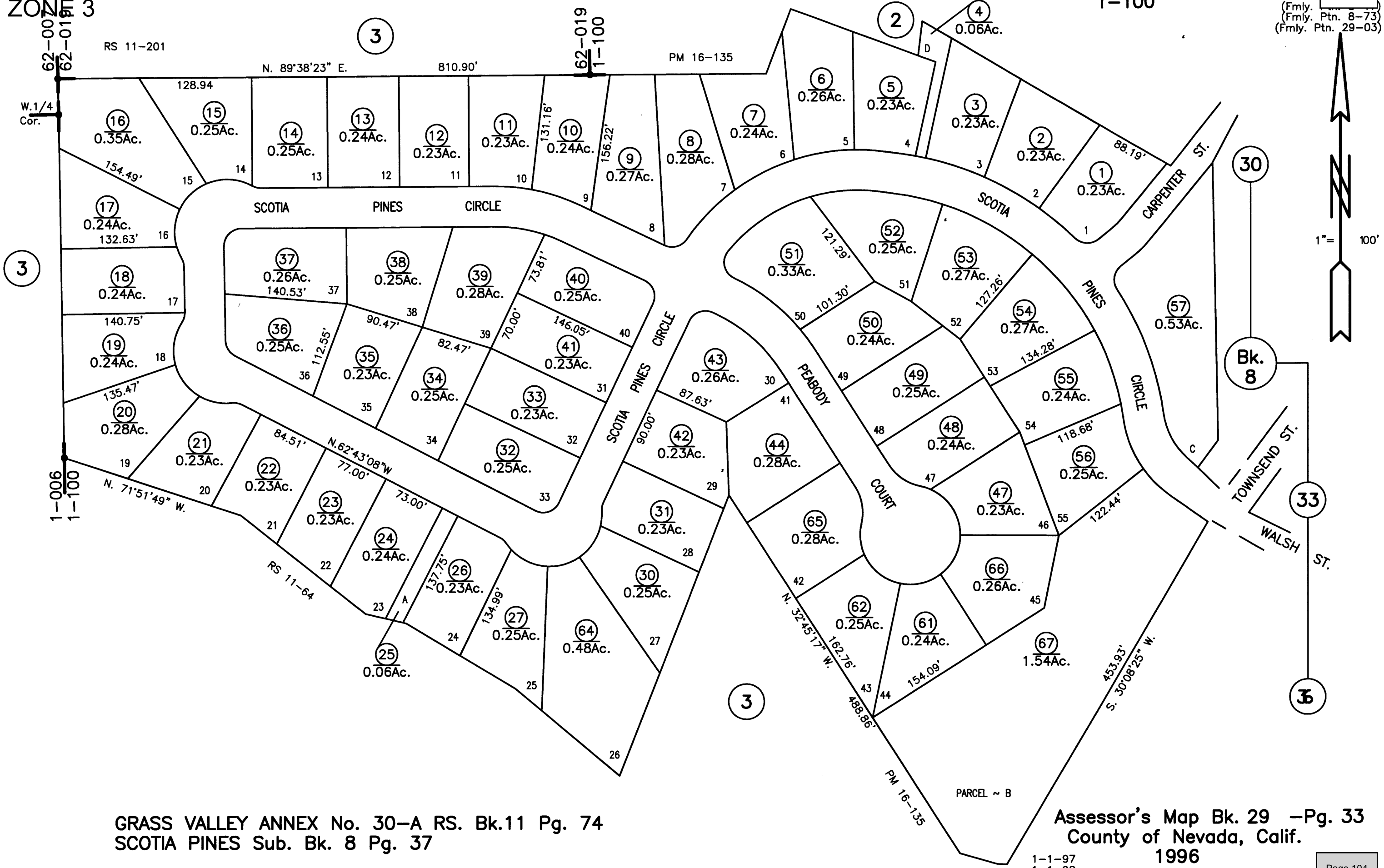
PTN. S.E. 1/4 SEC. 15, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-061

4 Item # 4.  
(Fmly. P...



ZONE 3



GRASS VALLEY ANNEX No. 30-A RS. Bk.11 Pg. 74  
SCOTIA PINES Sub. Bk. 8 Pg. 37

Assessor's Map Bk. 29 -Pg. 33  
County of Nevada, Calif.  
1996

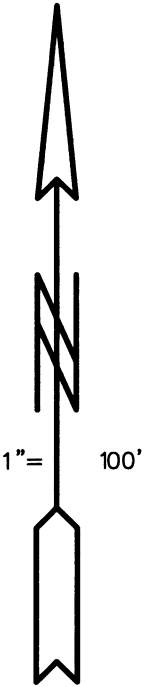
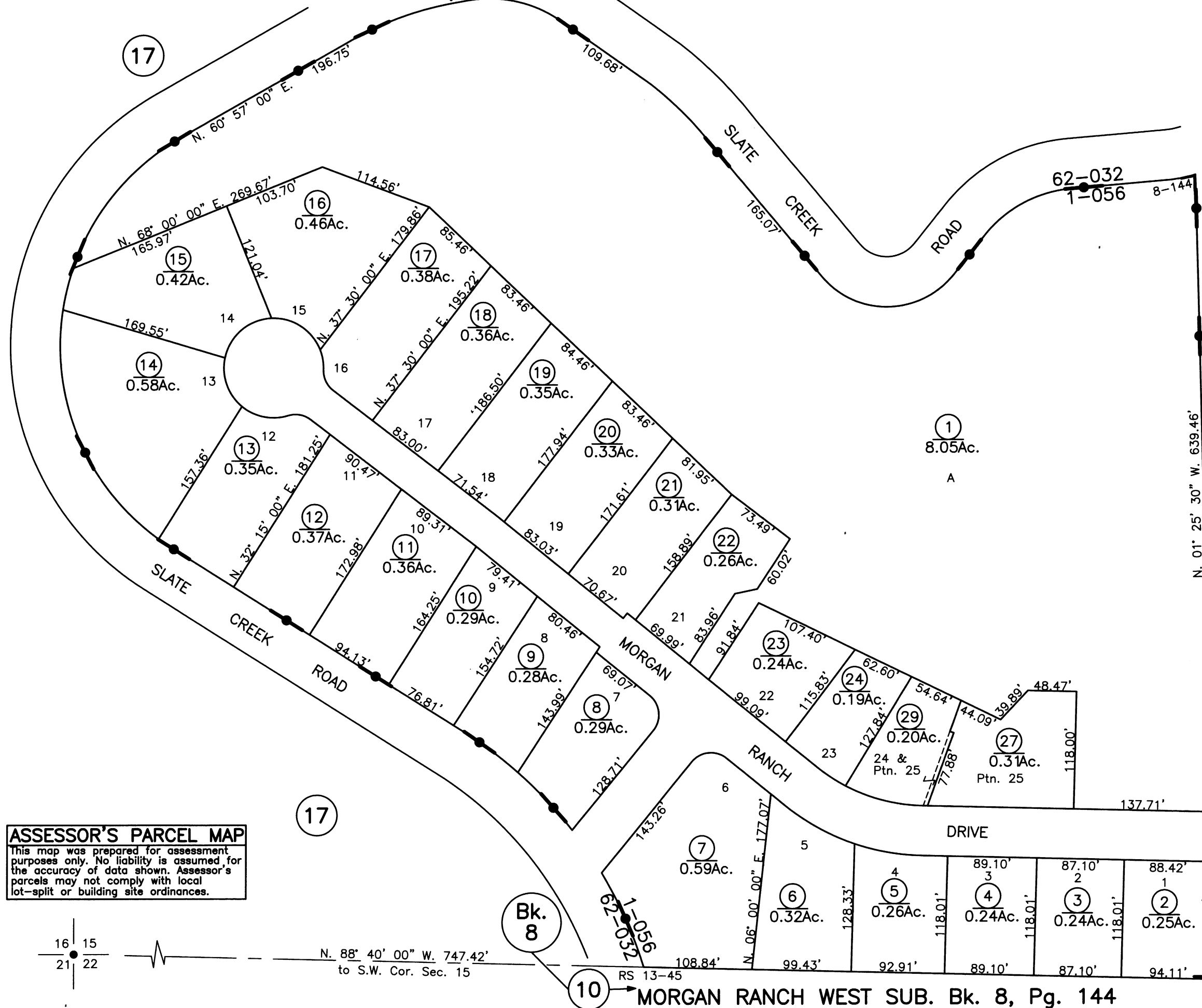
1-1-97  
1-1-98  
1-1-07

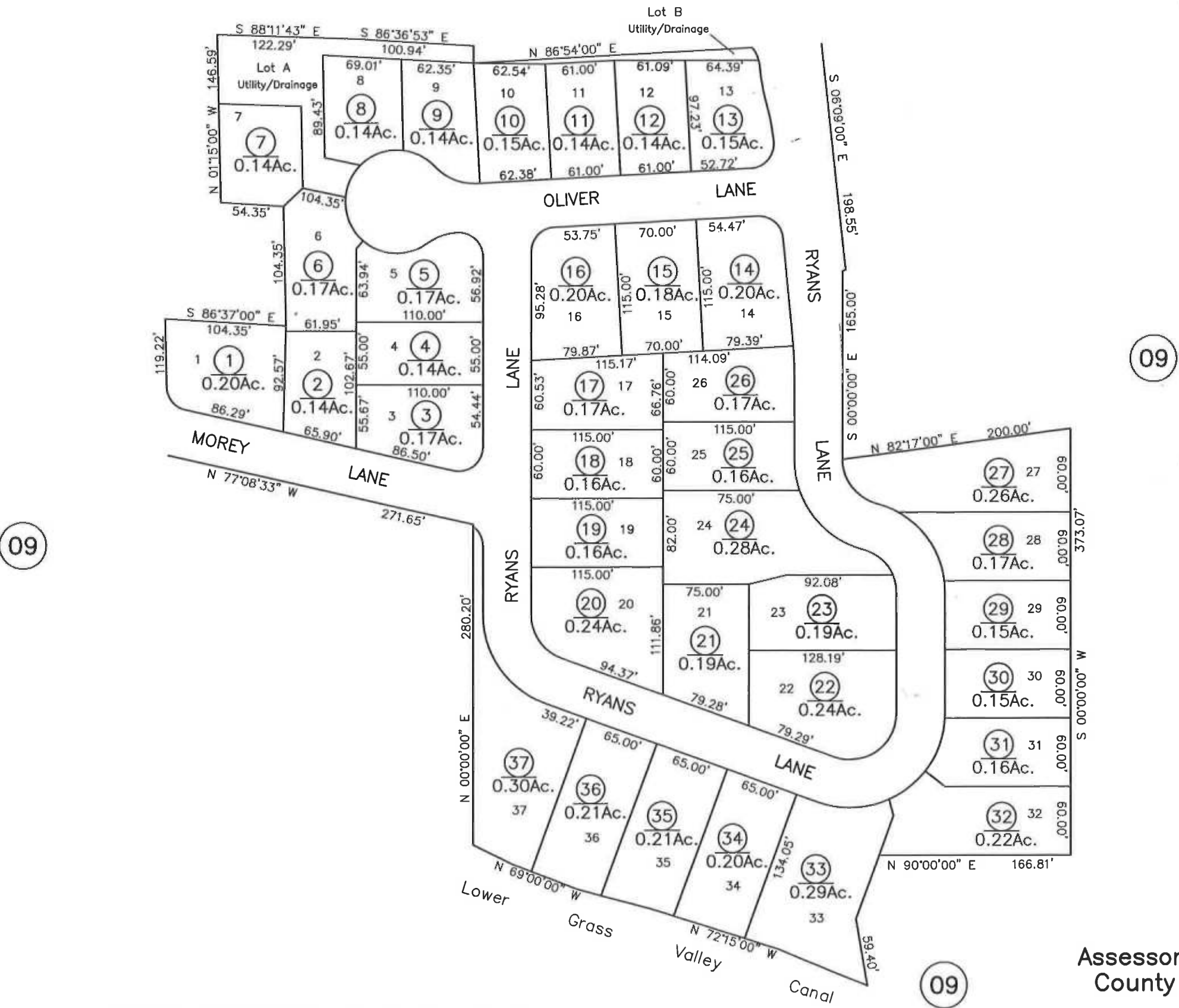
ZONE 4

PTN. S.W. 1/4 SEC. 15, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-056

4 Item # 4.  
(Fmly. ....)





**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

**RESOLUTION NO. 2025-23**

**RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS PURSUANT TO THE BENEFIT  
ASSESSMENT ACT OF 1982 ASSESSMENT DISTRICT NO. 2003-1  
(MORGAN RANCH UNIT 7)**

**WHEREAS**, the City Council of the City of Grass Valley intends to levy and collect assessments within Benefit Assessment District No. 2003-1 (Morgan Ranch Unit 7) for the purpose of financing the maintenance, operation, and servicing of drainage improvements located within said district during Fiscal Year 2025-26; and

**WHEREAS**, the land within the proposed assessment district is located entirely within the City of Grass Valley, County of Nevada, State of California; and

**WHEREAS**, the improvements to be funded by the proposed assessments consist of the maintenance, operation, and servicing of drainage improvements within the boundaries of the assessment district; and

**WHEREAS**, Bjorn Jones, P.E., the duly appointed Engineer of Work for the District, has filed a report with the City Clerk in accordance with the requirements of the Benefit Assessment Act of 1982, which report provides a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments on the assessable lots and parcels of land within the district; and

**WHEREAS**, said report is available for public inspection and all interested persons are referred to the report for further particulars; and

**WHEREAS**, the City Council proposes to levy an annual assessment for Fiscal Year 2025-26 in the amount of \$480.00 for Morgan Ranch Unit 7, which is consistent with the prior fiscal year, and based on the total number of dwelling units within the district, results in a per-unit levy of \$20.00; and

**WHEREAS**, a public hearing is required to consider public testimony and written protests regarding the proposed assessments.

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

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The City Council hereby declares its intention to levy and collect assessments within Benefit Assessment District No. 2003-1 (Morgan Ranch Unit 7) for Fiscal Year 2025-26 as set forth in the Engineer's Report.
3. A public hearing to consider the proposed assessments shall be held on Tuesday, June 24, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Grass Valley Council Chambers, located at 125 East Main Street, Grass Valley, California.
4. The City Clerk is hereby authorized and directed to provide notice of the public hearing in the manner required by law, specifically the Benefit Assessment Act of 1982 (California Government Code Section 54703 et seq.).
5. The proposed assessment for Fiscal Year 2025-26 is \$480.00 for the district, which equates to \$20.00 per dwelling unit and is the same as the amount levied in the previous fiscal year.



**ADOPTED** as a Resolution of the City Council of the City of Grass Valley at a regular meeting held on the 10th day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

---

Hilary Hodge, Mayor

ATTEST:

---

Taylor Whittingslow, City Clerk

APPROVED AS TO FORM:

---

David J. Ruderman, City Attorney



MAY 29, 2025

Item # 4.

# ENGINEER'S REPORT

MORGAN RANCH UNIT 7 BENEFIT ASSESSMENT DISTRICT NO. 2003-1

ANNUAL ASSESSMENT 2025/2026

for

CITY OF GRASS VALLEY

NEVADA COUNTY, CALIFORNIA

Respectfully submitted, as directed by the City Council.

By:

Bjorn P. Jones, P.E.  
R.C.E. No. 75378

## **ENGINEER'S REPORT AFFIDAVIT**

### **BENFIT ASSESSMENT DISTRICT NO. 2003-1 (Morgan Ranch Unit 7)**

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Grass Valley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Nevada on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

## **OVERVIEW**

Bjorn P. Jones, Engineer of Work for Morgan Ranch Unit 7 Benefit Assessment District No. 2003-1, City of Grass Valley, Nevada County, California makes this report, as directed by City Council, pursuant to Section 54715 of the Government Code (Benefit Assessment District of 1982).

The improvements which are the subject matter of this report are briefly described as follows:

### **Morgan Ranch Unit 7**

The maintenance, operation and servicing of drainage improvements, as delineated on plans prepared by Nevada City Engineering, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district, including the maintenance, operations, and servicing of the drainage improvements.

This report consists of five (5) parts, as follows:

**PART A** - Plans and specifications for the improvements that are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference only.

**PART B** - An estimate of the cost of the improvements for Fiscal Year 2025/2026.

**PART C** - An assessment of the estimated cost of the improvement and levy on each benefiting parcel of land within the district.

**PART D** - The Method of Apportionment by which the undersigned has determined the amount proposed to be levied on each parcel.

**PART E** - A diagram showing all parcels of real property within this district. The diagram is keyed to Part C by Assessor's Parcel Number.

## **PART A** **PLANS**

Plans and specifications for the drainage improvements have been prepared by Nevada City Engineering. These Plans and Specifications have been filed separately with the City Clerk and the City Engineer's office and are incorporated in this Report by reference only; the initial improvements were completed by separate contracts.

The following reference drawings are on file with the office of the City Engineer:

Morgan Ranch - Unit 7 Plans (Dwg No. 1892)

## **PART B** **COST ESTIMATE**

The estimated cost for the maintenance of improvements described in this Report for the fiscal year 2025/2026 includes the use of reserve funds to provide maintenance to the detention basins and is as follows:

<b>Morgan Ranch Unit 7</b>	
<b>COST INFORMATION</b>	
Direct Maintenance Costs	\$15,000
County Administrative Fee	\$215
City Administration Costs	\$265
<b>Total Direct and Admin Costs</b>	<b>\$15,480</b>
<b>ASSESSMENT INFORMATION</b>	
Direct Costs	\$15,480
Reserve Collections/ (Transfer)	(\$15,000)
<b>Net Total Assessment</b>	<b>\$480</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2022/2023	\$19,450
Interest Earnings	\$65
Reserve Fund Adjustments	(\$15,000)
<b>Projected Reserve at End of Year</b>	<b>\$4,515</b>

**PART C**  
**ASSESSMENT ROLL**

**Morgan Ranch - Unit 7 Subdivision**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$480.00	\$549.40	\$480.00

Percent of Undeveloped Land or No. of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	\$20.00	008-970-040	01056	\$10.00	\$10.00
1	\$20.00	008-970-041	01056	\$10.00	\$10.00
1	\$20.00	008-970-042	01056	\$10.00	\$10.00
1	\$20.00	008-970-043	01056	\$10.00	\$10.00
1	\$20.00	008-970-044	01056	\$10.00	\$10.00
1	\$20.00	008-970-045	01056	\$10.00	\$10.00
1	\$20.00	008-970-046	01056	\$10.00	\$10.00
1	\$20.00	008-970-047	01056	\$10.00	\$10.00
1	\$20.00	008-970-048	01056	\$10.00	\$10.00
1	\$20.00	008-970-049	01056	\$10.00	\$10.00
1	\$20.00	008-970-050	01056	\$10.00	\$10.00
1	\$20.00	008-970-051	01056	\$10.00	\$10.00
1	\$20.00	008-970-052	01056	\$10.00	\$10.00
1	\$20.00	008-970-053	01056	\$10.00	\$10.00
1	\$20.00	008-970-054	01056	\$10.00	\$10.00
1	\$20.00	008-970-055	01056	\$10.00	\$10.00
1	\$20.00	008-970-056	01056	\$10.00	\$10.00
1	\$20.00	008-970-057	01056	\$10.00	\$10.00
1	\$20.00	008-970-058	01056	\$10.00	\$10.00
1	\$20.00	008-970-059	01056	\$10.00	\$10.00
1	\$20.00	008-970-060	01056	\$10.00	\$10.00
1	\$20.00	008-970-061	01056	\$10.00	\$10.00
1	\$20.00	008-970-062	01056	\$10.00	\$10.00
1	\$20.00	008-970-063	01056	\$10.00	\$10.00
24	<b>\$480.00</b>	<b>Subtotal - Developed Land</b>		<b>\$240.00</b>	<b>\$240.00</b>

## **PART D**

### **METHOD OF APPORTIONING**

In order to maintain sufficient funding for the Districts, assessments will be adjusted annually by the Consumer Price Indexes (CPI) Pacific Cities and U.S. City Average for February of the year of calculation All Items Indexes for the West. The corresponding CPI for February 2025 was 2.6%.

#### **Morgan Ranch Unit 7**

The initial assessment spread created a yearly assessment per dwelling unit of \$84.29. It is the intent that each dwelling unit of the entire project share equally in all expenses upon completion.

The 2024/2025 assessment was \$480. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$549.40. The actual total assessment will remain unchanged at \$480.00. Based on the total build-out number of parcels and the total assessment needed, the FY 2025/2026 levy will remain at \$20.00 per dwelling unit.

The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)



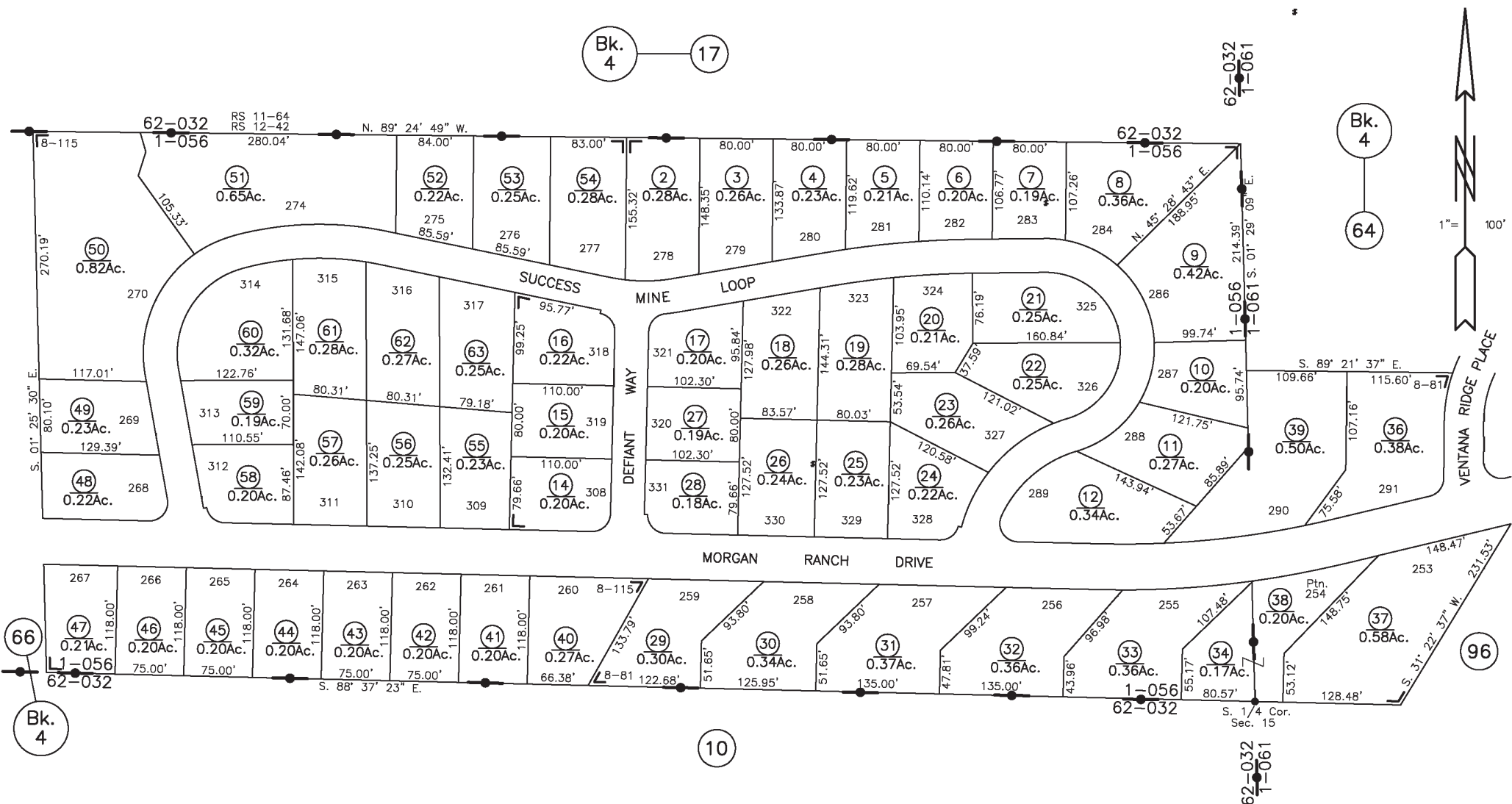
**PART E**  
**ASSESSMENT DIAGRAM**

The following pages are excerpts from the latest Assessor's Parcel Maps of the County of Nevada illustrating the approximate location, size and area of the benefiting parcels within the Benefit Assessment District.

PTN. S.1/2 SEC. 15, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-056  
1-061

8-97  
(Fmly. Ptn. 4-17)  
(Fmly. Ptn. 8-10)



MORGAN RANCH UNIT 6 Bk. 8, Pg. 81  
MORGAN RANCH UNIT 7 Bk. 8, Pg. 115  
MORGAN RANCH BENEFIT ASSESSMENT DISTRICT

**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-01  
1-1-02  
1-1-05  
1-1-06  
1-1-09

Assessor's Map Bk. 8 -Pg.97  
County of Nevada, Calif.  
2000

LAST UPDATE: 2-2-12

DLB 12/00

**RESOLUTION NO. 2025-24****RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS PURSUANT TO THE BENEFIT  
ASSESSMENT ACT OF 1982 ASSESSMENT DISTRICT NO. 2010-1  
(MORGAN RANCH WEST)**

**WHEREAS**, the City Council of the City of Grass Valley proposes to levy and collect assessments within Benefit Assessment District No. 2010-1 (Morgan Ranch West) for the purpose of funding the maintenance, operation, and servicing of drainage improvements within said district during Fiscal Year 2025-26; and

**WHEREAS**, the land within the assessment district is located within the jurisdictional boundaries of the City of Grass Valley, County of Nevada, State of California; and

**WHEREAS**, the improvements to be financed through the proposed assessments consist of the maintenance, operation, and servicing of drainage facilities within the boundaries of the assessment district; and

**WHEREAS**, Bjorn Jones, P.E., the duly appointed Engineer of Work, has prepared and filed with the City Clerk a report as required by the Benefit Assessment Act of 1982, which includes a detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments on all assessable lots and parcels within the district; and

**WHEREAS**, said report is on file with the City Clerk and is available for public review, and all interested persons are referred to said report for further information; and

**WHEREAS**, for Fiscal Year 2025-26, the Engineering Department has proposed a total assessment revenue of \$750.00 for the Morgan Ranch West assessment district, which is unchanged from the prior fiscal year and represents a levy of \$30.00 per dwelling unit based on the number of assessable parcels; and

**WHEREAS**, in accordance with applicable law, a public hearing must be held to consider the proposed annual assessment and receive any public input or written protests.

**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 Benefit Assessment District No. 2010-1 (Morgan Ranch West) for Fiscal Year 2025-26, as outlined in the Engineer's Report on file with the City Clerk.
2. A public hearing to consider the proposed levy of assessments shall be held on Tuesday, June 24, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Grass Valley Council Chambers located at 125 East Main Street, Grass Valley, California.
3. The City Clerk is hereby authorized and directed to provide notice of the public hearing in the manner prescribed by the Benefit Assessment Act of 1982 (Government Code Section 54703 et seq.).
4. The total proposed assessment for Fiscal Year 2025-26 is \$750.00, which equates to \$30.00 per dwelling unit, and is the same as the amount levied in the prior fiscal year.

**ADOPTED** as a Resolution of the City Council of the City of Grass Valley at a regular meeting held on the 10th day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

---

Hilary Hodge, Mayor

ATTEST:

---

Taylor Whittingslow, City Clerk

APPROVED AS TO FORM:

---

David J. Ruderman, City Attorney



MAY 29, 2025

Item # 4.

# ENGINEER'S REPORT

MORGAN RANCH WEST BENEFIT ASSESSMENT DISTRICT NO. 2010-1

ANNUAL ASSESSMENT 2025/2026

for

CITY OF GRASS VALLEY

NEVADA COUNTY, CALIFORNIA

Respectfully submitted, as directed by the City Council.

By:

Bjorn P. Jones P.E.  
R.C.E. No. 75378

## **ENGINEER'S REPORT AFFIDAVIT**

### **BENEFIT ASSESSMENT DISTRICT NO. 2010-1 (Morgan Ranch West)**

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Grass Valley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Nevada on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

## **OVERVIEW**

Bjorn P. Jones Engineer of Work for Morgan Ranch West Benefit Assessment District No. 2010-1, City of Grass Valley, Nevada County, California makes this report, as directed by City Council, pursuant to Section 54715 of the Government Code (Benefit Assessment District of 1982).

The improvements which are the subject matter of this report are briefly described as follows:

### **Morgan Ranch West**

The maintenance, operation and servicing of drainage improvements, as delineated on plans prepared by Nevada City Engineering, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district, including the maintenance, operations, and servicing of the drainage improvements.

This report consists of five (5) parts, as follows:

**PART A** - Plans and specifications for the improvements that are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference only.

**PART B** - An estimate of the cost of the improvements for Fiscal Year 2025/2026.

**PART C** - An assessment of the estimated cost of the improvement and levy on each benefiting parcel of land within the district.

**PART D** - The Method of Apportionment by which the undersigned has determined the amount proposed to be levied on each parcel.

**PART E** - A diagram showing all parcels of real property within this district. The diagram is keyed to Part C by Assessor's Parcel Number.

## **PART A** **PLANS**

Plans for the landscape, irrigation and street lighting for each zone have been prepared by a variety of landscape architects and engineers. These Plans have been filed separately with the City Engineer's office and are incorporated in this Report by reference only as the initial improvements were completed by separate contracts.

The following reference drawings are on file with the office of the City Engineer:

Morgan Ranch West Improvement Plans (Dwg No. 2000)



**PART B**  
**COST ESTIMATE**

The estimated cost for the maintenance of improvements described in this Report for the fiscal year 2025/2026 includes the use of reserve funds to provide maintenance to the detention basins and is as follows:

<b>Morgan Ranch West</b>	
<b>COST INFORMATION</b>	
Direct Maintenance Costs	\$10,300
County Administrative Fee	\$215
City Administration Costs	\$235
<b>Total Direct and Admin Costs</b>	<b>\$10,750</b>
<b>ASSESSMENT INFORMATION</b>	
Direct Costs	\$10,750
Reserve Collections/ (Transfer)	(\$10,000)
<b>Net Total Assessment</b>	<b>\$750</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2022/2023	\$11,940
Interest Earnings	\$35
Reserve Fund Adjustments	(\$10,000)
<b>Projected Reserve at End of Year</b>	<b>\$1,975</b>

## **PART C**

### **ASSESSMENT ROLL**

#### **Morgan Ranch West**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$750.00	\$909.96	\$750.00

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
-	-	-	-	-	-
1	30.00	004-660-002	01056	15.00	15.00
1	30.00	004-660-003	01056	15.00	15.00
1	30.00	004-660-004	01056	15.00	15.00
1	30.00	004-660-005	01056	15.00	15.00
1	30.00	004-660-006	01056	15.00	15.00
1	30.00	004-660-007	01056	15.00	15.00
1	30.00	004-660-008	01056	15.00	15.00
1	30.00	004-660-009	01056	15.00	15.00
1	30.00	004-660-010	01056	15.00	15.00
1	30.00	004-660-011	01056	15.00	15.00
1	30.00	004-660-012	01056	15.00	15.00
1	30.00	004-660-013	01056	15.00	15.00
1	30.00	004-660-014	01056	15.00	15.00
1	30.00	004-660-015	01056	15.00	15.00
1	30.00	004-660-016	01056	15.00	15.00
1	30.00	004-660-017	01056	15.00	15.00
1	30.00	004-660-018	01056	15.00	15.00
1	30.00	004-660-019	01056	15.00	15.00
1	30.00	004-660-020	01056	15.00	15.00
1	30.00	004-660-021	01056	15.00	15.00
1	30.00	004-660-022	01056	15.00	15.00
1	30.00	004-660-023	01056	15.00	15.00
1	30.00	004-660-024	01056	15.00	15.00
1	30.00	004-660-029	01056	15.00	15.00
1	30.00	004-660-027	01056	15.00	15.00
25	\$750.00			\$375.00	\$375.00

## **PART D** **METHOD OF APPORTIONING**

In order to maintain sufficient funding for the Districts, assessments will be adjusted annually by the Consumer Price Indexes (CPI) Pacific Cities and U.S. City Average for February of the year of calculation All Items Indexes for the West. The corresponding CPI for February 2025 was 2.6%.

### **Morgan Ranch West**

The initial assessment spread created a yearly assessment per dwelling unit of \$84.29. It is the intent that each dwelling unit of the entire project share equally in all expenses upon completion.

The 2024/2025 assessment was \$750.00. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$909.96. The actual total assessment will remain unchanged at \$750.00. Based on the total build-out number of parcels and the total assessment needed, the FY 2025/2026 levy will be \$30.00 per dwelling unit.

The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

**PART E**  
**ASSESSMENT DIAGRAM**

The following pages are excerpts from the latest Assessor's Parcel Maps of the County of Nevada illustrating the approximate location, size and area of the benefiting parcels within the Landscaping and Lighting District.

Tax Area Code  
1-056



97

**Bk.**  
**8**

1-1-06

Assessor's Map Bk. 4 -Pg.66  
County of Nevada, Calif.  
2005

LAST UPDATE 9-12-08

NW 12/05

**RESOLUTION NO. 2025-25****RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS PURSUANT TO THE BENEFIT  
ASSESSMENT ACT OF 1982 ASSESSMENT DISTRICT NO. 2016-1  
(RIDGE MEADOWS)**

**WHEREAS**, the City Council of the City of Grass Valley intends to levy and collect assessments within Benefit Assessment District No. 2016-1 (Ridge Meadows) for the purpose of financing the maintenance, operation, and servicing of drainage improvements located within the district during Fiscal Year 2025-26; and

**WHEREAS**, the land within the proposed assessment district is situated entirely within the corporate boundaries of the City of Grass Valley, County of Nevada, State of California; and

**WHEREAS**, the improvements to be financed by the proposed assessments consist of the continued maintenance, operation, and servicing of drainage improvements within the boundaries of the assessment district; and

**WHEREAS**, Bjorn Jones, P.E., the Engineer of Work duly appointed by the City Council, has prepared and filed with the City Clerk the annual Engineer's Report in accordance with the Benefit Assessment Act of 1982, which report provides a full and detailed description of the improvements, the assessment district boundaries, and the proposed assessments on the assessable lots and parcels of land within the district; and

**WHEREAS**, said report is on file and available for public inspection, and all interested persons are hereby referred to said report for further information; and

**WHEREAS**, for Fiscal Year 2025-26, the City's Engineering Department has proposed a total assessment revenue of \$700.04 for Ridge Meadows, which is unchanged from the prior fiscal year, and based on the number of dwelling units within the district, results in a per-unit assessment of \$18.92; and

**WHEREAS**, in accordance with law, a public hearing must be held to consider the proposed levy of assessments and to hear any objections or protests from affected property owners.

**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 Benefit Assessment District No. 2016-1 (Ridge Meadows) for Fiscal Year 2025-26 as set forth in the Engineer's Report on file with the City Clerk.
2. A public hearing shall be held on Tuesday, June 24, 2025, at 6:00 p.m., or as soon thereafter as the matter may be heard, in the Grass Valley Council Chambers located at 125 East Main Street, Grass Valley, California, to consider the proposed assessments and hear any objections or protests thereto.
3. The City Clerk is hereby authorized and directed to give notice of the public hearing in the manner required by the Benefit Assessment Act of 1982 (Government Code Section 54703 et seq.).
4. The proposed total assessment for Fiscal Year 2025-26 is \$700.04, equating to \$18.92 per dwelling unit, which is the same amount as levied in the previous fiscal year.

**ADOPTED** as a Resolution of the City Council of the City of Grass Valley at a regular meeting held on the 10th day of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

---

Hilary Hodge, Mayor

ATTEST:

---

Taylor Whittingslow, City Clerk

APPROVED AS TO FORM:

---

David J. Ruderman, City Attorney



MAY 29, 2025

Item # 4.

# ENGINEER'S REPORT

**RIDGE MEADOWS BENEFIT ASSESSMENT DISTRICT NO. 2016-1**

ANNUAL ASSESSMENT 2025/2026

for

CITY OF GRASS VALLEY

NEVADA COUNTY, CALIFORNIA

Respectfully submitted, as directed by the City Council.

By:

Bjorn P. Jones, P.E.  
R.C.E. No. 75378



## **ENGINEER'S REPORT AFFIDAVIT**

### **BENEFIT ASSESSMENT DISTRICT NO. 2016-1 (Ridge Meadows)**

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Grass Valley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Nevada on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk, City of Grass Valley  
Nevada County, California

## **OVERVIEW**

Bjorn P. Jones, Engineer of Work for Ridge Meadows Benefit Assessment District No. 2016-1, City of Grass Valley, Nevada County, California makes this report, as directed by City Council, pursuant to Section 54715 of the Government Code (Benefit Assessment District of 1982).

The improvements which are the subject matter of this report are briefly described as follows:

### **Ridge Meadows**

The maintenance, operation and servicing of drainage improvements, as delineated on plans prepared by Nevada City Engineering, on file with the City of Grass Valley, and modified by subsequent development, or changes instituted by the City of Grass Valley in the routine administration of the district, including the maintenance, operations, and servicing of the drainage improvements.

This report consists of five (5) parts, as follows:

**PART A** - Plans and specifications for the improvements that are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference only.

**PART B** - An estimate of the cost of the improvements for Fiscal Year 2025/2026.

**PART C** - An assessment of the estimated cost of the improvement and levy on each benefiting parcel of land within the district.

**PART D** - The Method of Apportionment by which the undersigned has determined the amount proposed to be levied on each parcel.

**PART E** - A diagram showing all parcels of real property within this district. The diagram is keyed to Part C by Assessor's Parcel Number.

## **PART A** **PLANS**

Plans for the drainage facilities have been prepared by a variety of landscape architects and engineers. These Plans have been filed separately with the City Engineer's office and are incorporated in this Report by reference only as the initial improvements were completed by separate contracts.

The following reference drawings are on file with the office of the City Engineer:

Ridge Meadows Improvement Plans (Dwg No. 1453)

## **PART B** **COST ESTIMATE**

The estimated cost for the maintenance of improvements described in this Report for the fiscal year 2025/2026 includes the use of reserve funds to provide maintenance to the drainage facilities and is as follows:

<b>Ridge Meadows BAD</b>	
<b>COST INFORMATION</b>	
Direct Maintenance Costs	\$10,200
County Administrative Fee	\$215
City Administration Costs	\$285
<b>Total Direct and Admin Costs</b>	<b>\$10,700</b>
<b>ASSESSMENT INFORMATION</b>	
Direct Costs	\$10,700
Reserve Collections/ (Transfer)	(\$10,000)
<b>Net Total Assessment</b>	<b>\$700</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2022/2023	\$15,875
Interest Earnings	\$35
Reserve Fund Adjustments	(\$10,000)
<b>Projected Reserve at End of Year</b>	<b>\$5,910</b>

**PART C**  
**ASSESSMENT ROLL**  
**Zone 5 - Ridge Meadows**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year Max + 2.6% CPI	TOTAL ASSESSMENT
2025/2026	\$700.00	\$2,244.55	\$700.04

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	\$18.92	008-980-001	01056	\$9.46	\$9.46
1	\$18.92	008-980-002	01056	\$9.46	\$9.46
1	\$18.92	008-980-003	01056	\$9.46	\$9.46
1	\$18.92	008-980-004	01056	\$9.46	\$9.46
1	\$18.92	008-980-005	01056	\$9.46	\$9.46
1	\$18.92	008-980-006	01056	\$9.46	\$9.46
1	\$18.92	008-980-007	01056	\$9.46	\$9.46
1	\$18.92	008-980-008	01056	\$9.46	\$9.46
1	\$18.92	008-980-009	01056	\$9.46	\$9.46
1	\$18.92	008-980-010	01056	\$9.46	\$9.46
1	\$18.92	008-980-011	01056	\$9.46	\$9.46
1	\$18.92	008-980-012	01056	\$9.46	\$9.46
1	\$18.92	008-980-013	01056	\$9.46	\$9.46
1	\$18.92	008-980-014	01056	\$9.46	\$9.46
1	\$18.92	008-980-015	01056	\$9.46	\$9.46
1	\$18.92	008-980-016	01056	\$9.46	\$9.46
1	\$18.92	008-980-017	01056	\$9.46	\$9.46
1	\$18.92	008-980-018	01056	\$9.46	\$9.46
1	\$18.92	008-980-019	01056	\$9.46	\$9.46
1	\$18.92	008-980-020	01056	\$9.46	\$9.46
1	\$18.92	008-980-021	01056	\$9.46	\$9.46
1	\$18.92	008-980-022	01056	\$9.46	\$9.46
1	\$18.92	008-980-023	01056	\$9.46	\$9.46
1	\$18.92	008-980-024	01056	\$9.46	\$9.46
1	\$18.92	008-980-025	01056	\$9.46	\$9.46
1	\$18.92	008-980-026	01056	\$9.46	\$9.46
1	\$18.92	008-980-027	01056	\$9.46	\$9.46
1	\$18.92	008-980-028	01056	\$9.46	\$9.46
1	\$18.92	008-980-029	01056	\$9.46	\$9.46
1	\$18.92	008-980-030	01056	\$9.46	\$9.46
1	\$18.92	008-980-031	01056	\$9.46	\$9.46
1	\$18.92	008-980-032	01056	\$9.46	\$9.46
1	\$18.92	008-980-033	01056	\$9.46	\$9.46
1	\$18.92	008-980-034	01056	\$9.46	\$9.46
1	\$18.92	008-980-035	01056	\$9.46	\$9.46
1	\$18.92	008-980-036	01056	\$9.46	\$9.46
1	\$18.92	008-980-037	01056	\$9.46	\$9.46
37	\$700.04			\$350.02	\$350.02

## **PART D**

### **METHOD OF APPORTIONING**

In order to maintain sufficient funding for the Districts, assessments will be adjusted annually by the Consumer Price Indexes (CPI) Pacific Cities and U.S. City Average for February of the year of calculation All Items Indexes for the West. The corresponding CPI for February 2025 was 2.6%.

#### **Ridge Meadows**

##### General Benefit

The drainage facilities in Ridge Meadows and the maintenance, operation, and servicing of those facilities are of entirely local and special benefit to the parcels in Ridge Meadows, and no general benefits are provided by them.

##### Apportionment of Special Benefits

The initial assessment spread created a yearly assessment per dwelling unit of \$104.80. It is the intent that each dwelling unit of the project shares equally in all expenses.

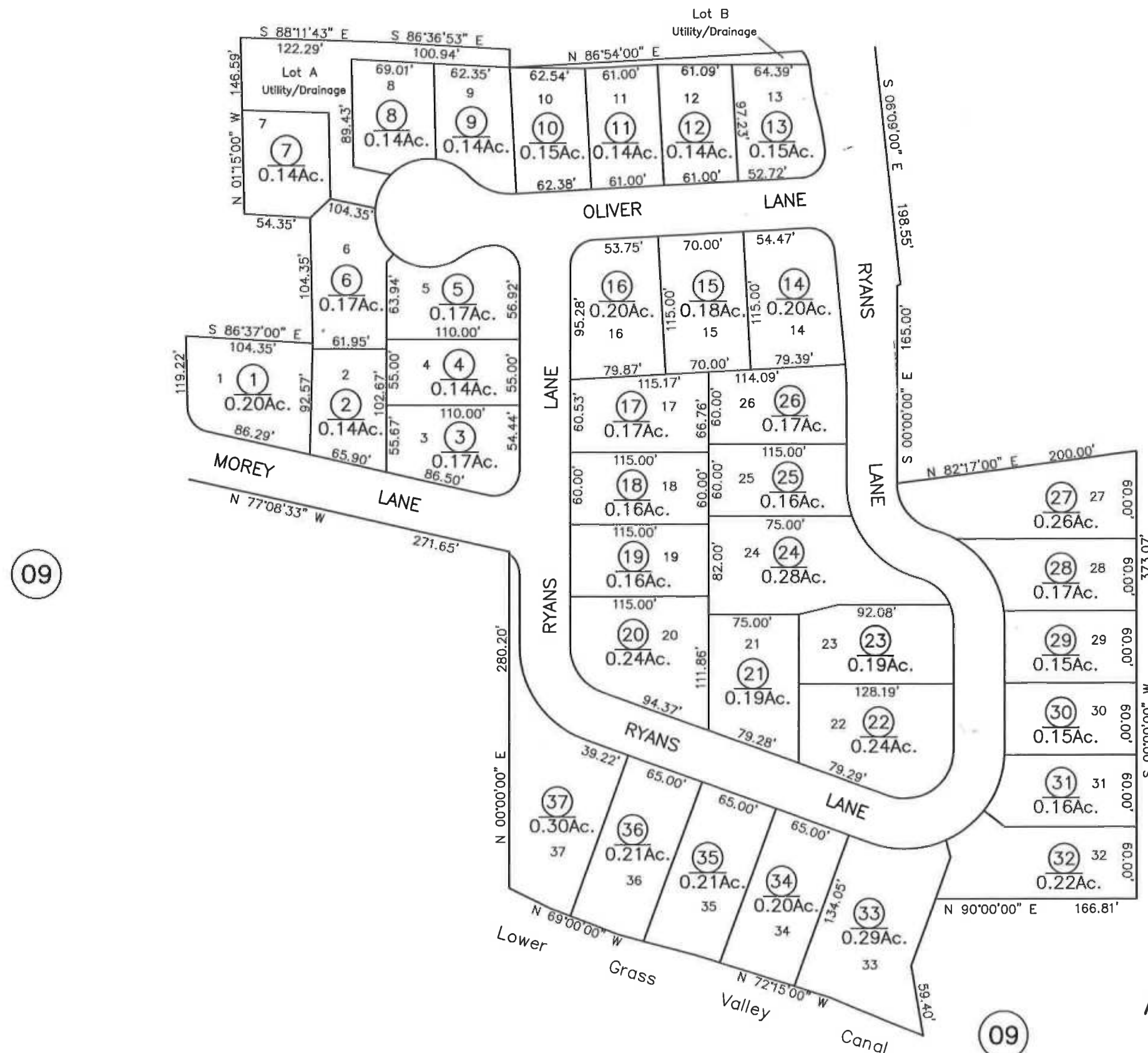
The 2024/2025 assessment was \$700.04. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$2,244.55. The actual total assessment will remain unchanged at \$700.04. Based on the total build-out number of parcels and the total assessment needed, the FY 2025/2026 levy will remain at \$18.92 per dwelling unit.

The assessment formula is:

Assessment Per Parcel = Round (Total Assessment / # of Parcels)

**PART E**  
**ASSESSMENT DIAGRAM**

The following pages are excerpts from the latest Assessor's Parcel Maps of the County of Nevada illustrating the approximate location, size and area of the benefiting parcels within the Landscaping and Lighting District.



**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.





## City of Grass Valley City Council Agenda Action Sheet

**Title:** Grass Valley Citizen's Star Award

**CEQA:** Not a project

**Recommendation:** Approve of the Nomination of Peggy & Howard Levine for a "Grass Valley Citizen's Star" award.

**Prepared by:** Taylor Whittingslow, Deputy City Manager

**Council Meeting Date:** 6/10/2025

**Date Prepared:** 06/05/2025

**Agenda:** Consent

**Background Information:** The City Council has adopted a procedure for the nomination and approval of individuals to receive a "Grass Valley Citizen's Star" (attached). The process was followed in nominating Peggy and Howard Levine for the Star Award. The committee supports the nomination and recommends approval. The nomination is now before the City Council for consideration. If approved, City staff will work with those nominating Peggy and Howard Levine on the purchase of the Star and placement.

**Council Goals/Objectives:** This item executes portions of work tasks towards achieving/maintaining the Strategic Plan - Community.

**Fiscal Impact:** Staff time for installation of the Star and the Bronze Star will be privately funded.

**Funds Available:** Yes

**Account #:** Street & Parks

**Reviewed by:** \_\_\_ City Manager

**Attachments:** Grass Valley Citizen's Star, & Nomination letters

## GUIDELINES FOR A "GRASS VALLEY CITIZEN'S STAR" AWARD

Adopted by City Council on May 23, 1995

An individual nominated for a "Grass Valley Citizen's Star" should meet each of the following criteria:

- 1) Is or has been a resident of the greater Grass Valley area.
- 2) Has given outstanding, dedicated, long term service for the community of Grass Valley; resulting in significant accomplishments.
- 3) Has demonstrated good character and integrity.
- 4) Has been involved extensively in community service and activities.

### Recommended Process for Selecting a "Grass Valley Citizen's Star":

- a) Nomination for a "Grass Valley Citizen's Star" must be made in writing to City Clerk; supported by at least ten (10) letters of recommendation from organizations and individuals, validating the nominee's accomplishments.
- b) The application(s) for "Grass Valley Citizen's Star" nominations will be reviewed by an awards committee composed of three (3) citizens as follows: the Chairperson of the Grass Valley Downtown Association or designee, the President of the Grass Valley / Nevada County Chamber of Commerce or designee, and a citizen-at-large selected by the previous two members. The Mayor and / or Vice Mayor will serve as ex officio members of this committee.
- c) The City Council must approve the "Grass Valley Citizen's Star" nomination.
- d) Funds to purchase the "Grass Valley Citizen's Star" must be raised privately.
- e) The Public Works Department will install the "Grass Valley Citizen's Star" at no charge.
- f) The placement of the "Grass Valley Citizen's Star" will be in the brick area around Stamp Mill monument at the southeast corner of East Main and South Auburn streets or in adjoining sidewalk.
- h) A dedication event will be held to commemorate the individual and his or her contributions. The people who nominate the "Star" recipient shall be responsible for the dedication event.
- i) Generally, no more than one "Grass Valley Citizen's Star" award will be made in any calendar year.

To: Grass Valley City Council

From: Grass Valley Historic Commission

Date: March 11, 2025

Re: STAR Nomination for Peggy and Howard Levine

We are submitting this STAR Award nomination cover letter and supporting materials to the Grass Valley City Council nominating Peggy and Howard Levin as our nominees for this prestigious award. Enclosed you will find 10 letters of support from a variety of community leaders.

Peggy and Howard Levine were two of the finest examples of "giving back" to one's community than any two people we have ever known. Each of them pursued their own course with a common goal of helping people and serving community. From their elected perches on the Grass Valley City Council and Trustee to the Nevada Union High School Board to reviving the Grass Valley Downtown Association and the North Star House and collectively, helping to save the Holbrooke Hotel and their historic Bed and Breakfast are just a few of their myriad of accomplishments. Moreover, they are both genuine and loving human beings who never had a harsh word about anyone.

We believe the Star should be worded as: Peggy and Howard Levine  
for their Lifelong Energy and Efforts  
in Supporting Our Entire Community

Please note that we submit this application knowing well that, if approved for designation, it is the City's duty to excavate the site for the star and our responsibility to raise the funds to physically produce the star. We also have planned a reception for the unveiling.

It has been 15 years since the last STAR was placed so we look forward to working with the City to move this nomination expeditiously forward while Howard is still with us.

Members of the GV Historic Commission

  
Teresa Poston

  
Dyanne Albrecht

  
Greg Savelli

  
Mark Reilly

  
Terry McAteer

**Board of Directors**

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J R Strauss Law Group

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**Suzanne Voter**

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**Member-at-Large**

**Susan Rice**

Individual Member

**DIRECTORS**

**Buckley Armacher**

Budget Blinds

**Barbara Bashall**

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**Debbe Blakemore**

Alpine Storage

**Carrie Featherston**

Sierra Gold Credit Union

**Joy Porter**

Winding Road Imagery

**Lillie Robertson**

Yuba Blue

**Steve Sanchez**

Sierra Gold Parks  
Foundation

**Executive Director**

Robin Galvan-Davies

March 1, 2025

Grass Valley Historic Commission  
City of Grass Valley  
125 East Main Street,  
Grass Valley, CA 95945

**RE: Subject: Recommendation for Howard Levine and Margaret "Peggy"  
Warner Swan Levine**

Dear Commissioners,

It is with great admiration and heartfelt enthusiasm that I recommend Howard Levine and Margaret "Peggy" Warner Swan Levine for recognition of their outstanding contributions to our community. Their lasting impact on Grass Valley is woven into the artistic, cultural, and historic fabric of our town, leaving a legacy that continues to inspire.

Howard Levine's devotion to Grass Valley was evident in every role he embraced. As an artist and educator at Sierra College, he nurtured creativity in his students, fostering a deep appreciation for the arts. His leadership as Executive Director of the Grass Valley Downtown Association and his service on the Grass Valley City Council demonstrated his unwavering commitment to the vitality of our historic downtown. Howard and Peggy's stewardship of the Holbrooke Hotel not only preserved a landmark but also strengthened its role as a cornerstone of our local heritage.

Peggy Levine was a brilliant artist whose work enriched the cultural landscape of Nevada County. Her artistic vision extended beyond her own creations, she played an instrumental role in the renovation of the historic North Star House, designed by the renowned architect Julia Morgan. Her dedication to preserving this architectural treasure ensured that future generations could appreciate its historical significance.

Together, Howard and Peggy embodied the spirit of community, tirelessly working to preserve our history, elevate the arts, and enhance the vibrancy of Grass Valley. Their contributions have left an indelible mark and honoring them would be a fitting tribute to their lifetime of dedication.

I wholeheartedly support their nomination and would be honored to provide any additional information if needed. Thank you for your consideration.

Sincerely,



Robin Galvan-Davies  
Executive Director

**Greater Grass Valley Chamber of Commerce and Visitors Center**  
128 East Main Street, Grass Valley, CA 95945  
(530) 273-4667 • [www.grassvalleychamber.com](http://www.grassvalleychamber.com)



March 1, 2025

**Board of Directors**

**OFFICERS**

**Chair**

**Joy Porter**

Winding Road Imagery

**Vice-Chair**

**Penny Short**

Tess' Kitchen

**Treasurer-Secretary**

**Debbe Blakemore**

Associate Member

**Member-at-Large**

**Lillie Piland**

Yuba Blue

**DIRECTORS**

**Nicole Arbaugh**

Stucki Jewelers

**Craig Hamilton**

RHF Properties

**Christine Larkin**

Cake Bakery

**Jacob MacDonald**

Oxvolk Wetherwerks

**Robert Medlyn**

Beam Easy Living Center

**Jay Strauss**

JR Strauss Law Group

**Suzanne Voter**

Home Heros Lending

**Executive Director**

Robin Galvan-Davies

Grass Valley Historic Commission  
City of Grass Valley  
125 East Main Street,  
Grass Valley, CA 95945

RE: Recognizing Howard and Margaret "Peggy" Warner Star Levine for a Star

Dear Commissioners, It is with great admiration and heartfelt enthusiasm that I recommend Howard Levine and Margaret "Peggy" Warner Swan Levine for the Star recognition for their outstanding contributions to our community. Their lasting impact on Grass Valley is woven into the artistic, cultural, and historic fabric of our town, leaving a legacy that continues to inspire.

Howard Levine for recognition of his exceptional contributions to the revitalization and enrichment of downtown Grass Valley. As the Executive Director of the Grass Valley Downtown Association (GVDA) for 13 years, Howard's visionary leadership and unwavering dedication have left an indelible mark on our community. During his tenure, Howard spearheaded numerous initiatives that transformed our historic downtown into a vibrant hub of commerce and culture. His collaborative approach fostered strong partnerships among local businesses, city officials, and community organizations, leading to a unified effort in preserving and enhancing the character of Grass Valley.

Beyond his role with the GVDA, and his extensive public service, Howard and Peggy were dedicated to hospitality and the enrichment of the community. As the owners of the Swan Levine House, the former Jones Hospital, they welcomed thousands of guests to their unique artistic bed and breakfast. Their dedication to hospitality extended to their stewardship of the Holbrooke Hotel which not only preserved a landmark but also strengthened its role as a cornerstone of our local heritage.

Together, Howard and Peggy embodied the spirit of community, tirelessly working to preserve our history, elevating the arts, and enhancing the vibrancy of Grass Valley. Their contributions have left an indelible mark and honoring them would be a fitting tribute to their lifetime of dedication.

I wholeheartedly support their nomination for a Star and would be honored to provide any additional information if needed. Thank you for your consideration.

Sincerely,



Robin Galvan-Davies  
Executive Director  
Grass Valley Downtown Association

To Whom it May Concern,

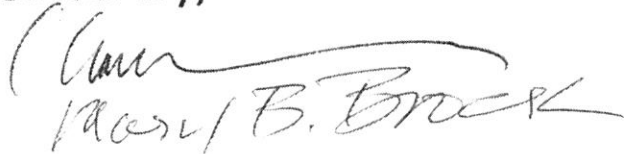
Howard and Peggy Swan Levine have contributed immensely to the historic preservation, economic growth, and overall quality of life in Grass Valley.

After moving into Grass Valley in 1975 we became close family friends of the Levines. Over the years we watched Howard and Peggy contribute to the city and county's vibrant growth and preservation. They were founders, and provided ongoing active leadership, of the Nevada County Arts Council. Peggy served on the High School District Board and County Grand Jury. From their family residence at 328 S. School St., they ran a private print making school, taught art classes and worked tirelessly to preserve the historic home (The Old Jones Hospital), out of which they also operated, a Bed and Breakfast Inn. Both Howard and Peggy contributed mightily to the historic preservation and economic viability of Downtown Grass Valley and indeed all of Western Nevada County. Howard served as head of the Downtown Association and was available night and day to handle whatever was needed for any event

downtown. Peggy served on the County Grand Jury. Howard served on City of GV Planning Commission and City Council. Howard's well deserved nick name was "Mr. Grass Valley. Peggy actively served for years on the Board of Directors, working tirelessly on the restoration, preservation and management , of the North Star House.

My list could go on. There should be no doubt whatsoever the Howard And Peggy Swan-Levine are totally deserving of recognition for their dedication and service to the City of Grass Valley with the placement of a brass star (really they should get 2 stars), on Mill St. in their honor.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charlie and Mary B. Brock".

Charlie and Mary B Brock

Mark A. Johnson

530.802.3702 markingv@yahoo.com

127 Chester Street, Grass Valley, CA 95945

February 25, 2025

To: Grass Valley City Council,

I would like to state my recommendation that Howard & Peggy Levine be awarded a CITY STAR reflecting their dedication and commitment to the City of Grass Valley for over 4 decades in volunteer positions as well as successful businesses in the city. They are deserving of this honor for all dedication and improvements over the years and their love of making Grass Valley what it is today.

Sincerely,

*Mark A. Johnson*



GAGE McKINNEY  
 485 Chester Street, Grass Valley, CA 95945  
 February 24, 2024

Grass Valley City Council  
 125 East Main Street  
 Grass Valley, California 95945

Re: Nomination for "Grass Valley Citizen's Stars" for Howard Levine and Peggy Levine

Honorable Council:

I nominate Howard & Margaret "Peggy" Swan Levine for Grass Valley Citizen's Stars based on their more than forty years of service to the city and the region. The stars would recognize Howard and Peggy's indispensable role in helping to establish the Grass Valley we know today and that we will know into the future.

The following is a *partial* list of Howard and Peggy's contributions:

- Grass Valley City Council member and Mayor (Howard)
- Members of local school boards (Howard & Peggy)
- Director, Grass Valley Downtown Association (Howard)
- County Grand Jury member and foreman (Peggy)
- Political activists, especially related to ballot measures & propositions for conservation and tax increases for parks & recreation (Howard & Peggy)
- Founding supporters of what became the North Star House Conservancy (Peggy & Howard)
- Member & chair, Grass Valley Historical Commission (Peggy)
- Thirty-year member & leader of Ladies Relief Society (Peggy)
- Founders of Nevada County Arts Council (Howard & Peggy)
- Board member of Foothill theatre (Peggy) and forty-year supporters (Howard & Peggy)
- Founding board member of The Center for the Arts (Peggy)
- Managing partners of The Holbrooke Hotel (Peggy & Howard)
- Proprietors of perhaps the first bed & breakfast inn in the region, where they entertained many who later became residents & set a standard for hospitality (Howard & Party)
- Contributors to Nevada County's vibrant local arts scene as artists & patrons (Howard & Peggy)
- Sponsors of local visiting artists and performers especially providing lodging (Howard & Peggy)
- Long-time arts instructor at Sierra College (Howard)

As Howard and Peggy contributed so much for so long, no individual will ever describe completely what they meant to our city and region. Grass Valley would not be the city we know today without them.

As a Grass Valley citizen and historian, I recognize Howard and Peggy made a contribution for the ages. They deserve the official recognition of the city they served and loved. Thank you for your consideration.

  
 Gage McKinney



January 13, 2025

Nancy Chandler

328 Horizon Circle,

Grass Valley, CA 95945

To Whom It May Concern:

It is with deep respect and admiration that I write this letter of recommendation for Peggy and Howard Levine to receive a Star in the sidewalk for the City of Grass Valley. Their wavering commitment to the City of Grass Valley and the entire community has left a lasting impact that will continue to inspire for generations to come.

Throughout their time in Nevada County, Peggy and Howard left a legacy of incredible accomplishments in the Public- school system, Local Historic Preservation, Local Government and most importantly in the artists community.

It is both fitting and deeply deserved that we honor the Levine's for the incredible difference they made.

Sincerely,

A handwritten signature in cursive script, appearing to read 'N Chandler', written in dark ink.

Nancy Chandler



# NEVADA COUNTY CALIFORNIA

## BOARD OF SUPERVISORS

### Lisa Swarthout

Supervisor, 3<sup>rd</sup> District

Email: [lisa.swarthout@nevadacountyca.gov](mailto:lisa.swarthout@nevadacountyca.gov)

Office Location: 950 Maidu Avenue, Suite 200

Nevada City, California 95959

530.265.1480 | Cell: 530.205.0004

January 13, 2025

Lisa Swarthout  
Nevada County District 3 Supervisor  
950 Maidu Ave.  
Nevada City, CA 95945

To Whom it May Concern:

I am honored to recommend Howard and Peggy Levine for a Grass Valley City Star. As long-time school board members, non-profit board members, local artisans and business owners and both appointed and elected officials, Howard and Peggy have dedicated countless hours to enriching our community.

Their selfless commitment to service was truly inspiring. Howard and Peggy exemplify leadership, consistently putting the needs of Grass Valley first. As a colleague, neighbor and friend, I have witnessed firsthand their unwavering dedication to foster a vibrant and inclusive community. Their collaborative spirit and innovative thinking have led to meaningful progress and lasting positive changes in Grass Valley and all of Nevada County.

Howard and Peggy Levine were exceptional community leaders who embodied the very spirit of the City Star Award. I wholeheartedly support their nomination and feel this is a well-deserved recognition of the contributions they made to our Community.

Sincerely,

Lisa Swarthout

**COUNTY EXECUTIVE OFFICE**

950 Maidu Avenue, Suite 220

Nevada City, CA 95959

530-265-7040

ceo@nevadacountyca.gov

www.nevadacountyca.gov

**Alison Lehman**

County Executive Officer

January 14, 2025

Dear Nomination Committee,

I am writing to express my strong support for the recognition of Howard and Peggy Levine with a Grass Valley Sidewalk Star to honor their many meaningful contributions to our Grass Valley and Nevada County community.

Together, Howard and Peggy have demonstrated extraordinary leadership, vision, and commitment to the cultural, social, and economic fabric of our community. Their legacy of service, creativity, and community building has deeply impacted our community, leaving a lasting and positive mark.

Howard Levine's accomplishments as Mayor of Grass Valley and as a longstanding community leader are unparalleled. He modeled inclusive leadership and was a skilled problem-solver. Howard played a pivotal role in revitalizing the downtown area, championing beautification projects like "Paint the Town," and fostering a vibrant cultural hub as executive director of the Grass Valley Downtown Association. His work helped shape the Grass Valley we know today.

Peggy Levine was a celebrated artist and philanthropist, known for her boundless energy, creativity, and generosity. Peggy's spirit was a guiding force in enhancing arts education and Grass Valley's cultural scene. She played a critical role in the restoration of the North Star House, helping transform it into a beloved cultural event center, providing a venue for numerous community gatherings from farmers markets to children's theater. Peggy's activism and dedication to the arts and education have enriched the lives of many, leaving a permanent mark on the cultural landscape of our community.

Together, Howard and Peggy exemplify the spirit of collaboration and community engagement. Their shared passion for the arts, culture, and civic responsibility has significantly elevated Grass Valley and created a place of pride. Their vision, tireless dedication, and influence have been an inspiration to me and countless others.

By awarding Howard and Peggy Levine a Sidewalk Star, we would honor not only their individual achievements but also their collective contribution to Grass Valley and the greater Nevada County community. This recognition would serve as a lasting reminder of what can be accomplished through dedication, creativity, and a strong sense of community.

Thank you for considering this well-deserved recognition for two of our most cherished community leaders.

Sincerely,  
Alison Lehman, CEO  
County of Nevada



Grass Valley City Council

January 6, 2025

City of Grass valley

125 E. Main Street

Grass Valley, CA 95945

Dear Members,

It is with distinct pleasure I nominate Peggy & Howard Levine for the City of Grass Valley STAR AWARD; they were both absolute 'stars' in the story of the community. I became friends with Peggy & Howard when moving back to Nevada City in 1979, sharing a love of many mutual interests; both of them were passionate about life and living in this wonderful place.

Peggy and Howard were for decades champions of Grass Valley and an important part of the greater community as artists, homeowners, teachers, philanthropists, hotel owners, organization members, dreamers, preservationists, and community leaders. They were tireless advocates serving in many roles, Howard on the Grass Valley City Council, Downtown Business Association and Peggy as woman about town, leaving their mark on many places and in many people's lives.

Peggy and Howard were among the first few to "rediscover" the Julia Morgan designed North Star House in the 1990's. Many North Star meetings took place in their Swan-Levine House on S. Church Street, a gathering place for many activities and causes.

Peggy served on the board of the North Star Historic Conservancy at its inception and for years championed and worked tirelessly with the vision of the North Star becoming an important part of the community, today it has become the North Star Historic Cultural Event Center.

Howard served on the NSHC board and continues as a Board Advisor; he is active with organizing and raising funds for the Margret (Peggy) Swan-Levine Art Gallery that will become an important cultural and educational part of the second floor of the North Star House Cultural Event Center. The gallery will show case local artists and adjacent classrooms will provide learning opportunities for the community arts.

I urge you to recognize Peggy and Howard's legacies with stars in the concrete of Grass Valley.

David Wright,



NSHC Board Member and Site Architect



David Wright Associates  
Architect

Architecture & Planning • Solar & Energy Engineering  
1072 East Main Street • Grass Valley, CA 95945  
(530) 477-5057 • davidwrightarchitect.com

Grass Valley City Council  
125 East Main Street  
Grass Valley, CA 95945

January 15, 2025

Dear Council,

Another side of Peggy and Howard's life which is often overlooked is their devotion to public education. Howard was a passionate art teacher at Sierra College while Peggy served for 12 years on the Nevada Joint Union HS Board of Trustees. As County Superintendent, I always knew I could rely on Peggy and Howard to have my back and the back of our public schools.

Howard taught a variety of art classes in Rocklin and in Nevada County. The best way to judge the impact of a teacher is through the eyes of his students. Here are just three of many students who commented on Howard as a teacher:

*"Seeing as he's also the mayor of Grass Valley, I admire Howard Levine for the amount of energy he gives his students. Passionate about art, interesting in class, tough but understanding. Fun and interesting class. Explores many topics and mediums. Main complaint: we got to draw delicious freshly baked cupcakes but not eat them. :( was disappointed"*

*"Howard is an excellent artist, and mentor. I enjoy his feedback. He is very laid-back and calls everyone babe! If you are either a professional or a beginner I recommend this class. Expect more of a mentor than an instructor though! Field trips to his printmaking studio are fun! He is patient, and a little spacey. But he is very educated in art!!!"*

*"Levine was fun and challenging. The projects and assignments definitely furthered me overall as an artist and opened my mind to using different mediums and techniques. He was very kind, helpful and encouraging. Fun class, great professor!"*

Peggy also always had student interests at heart but from a different perspective. She led by often saying, "I make decisions on this Board which are always in the best interest of students." With that adage, oftentimes, you are conflicted by the needs of your community, of your parents and of your teachers. Peggy ruffled a few feather during her tenure but was always true to her word. She was adamant about her support to keep the arts and vocational education alive even through tough budgetary times.

I worked closely with Peggy on a number of initiatives and always found her businesslike, professional coupled with a huge heart. Peggy was the model board member who always sought consensus and who believed in the power of the collective board to lead a school district. District Superintendents Mike Barkhurst, Joe Boeckx and Maggie Deetz were always singing the praises of Peggy because she was quiet in action but loud in passion.

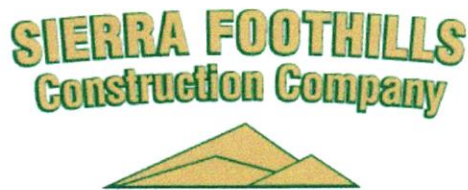
Peggy and Howard are both deserving of the Star Award, if solely based on their contributions to the Nevada County educational community.

Cordially,



Dr. Terence K. McAteer  
Nevada County Superintendent of Schools, retired





March 5, 2025

To: Grass Valley Historical Commission  
C/O Terry McAteer

From: Keoni Allen, Sierra Foothills Construction Company

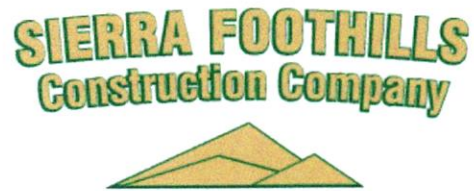
Re: Recognition of Howard and Peggy Levine's contribution to the City of  
Grass Valley

Dear Members of the Grass Valley Historical Commission

Thank you for the opportunity to add my thoughts and memories to the effort to recognize Howard and Peggy Levine and their effort to preserve the history of Grass Valley.

From the beginning of SFCC in 1986, our offices were located in the building that Howard and Peggy owned at 205 West Main Street and we quickly became good friends, in large part due to our common passion for the old buildings in Grass Valley.

During our friendship we worked on many things together. Howard became the Director of the Grass Valley Downtown Association. Peggy became involved in the restoration of the North Star House and we at SFCC renovated dozens of downtown buildings. Those buildings include The Old Post Office, The Holbrooke Hotel and our offices across Main Street from City Hall. Howard and Peggy were always there to offer their support and advice on helping to preserve the architectural history of Grass Valley.



Knowing Howard and Peggy Levine's contribution to preserving the history of Grass Valley, no one has come close to doing as much as they have to honor and preserve our history. They most certainly deserve recognition for their contributions to our town. Please let me know what I can do to help that effort.

Sincerely, Keoni Allen, Sierra Foothills Construction Company



March 01, 2025

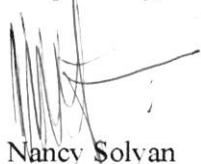
To Whom It May Concern,

It is a pleasure and an honor to write this letter of recommendation for my friend, Howard Levine. I wholeheartedly believe he should receive a Star at the corner of South Auburn and West Main Street in our town of Grass Valley. I have known Howard and his late wife Peggy Levine since 2008, both personally and professionally. First with his association at the Center for the Arts where I worked, then later when Peggy and I both had cancer in 2017, running into each other for treatment at Sierra Nevada's Cancer Treatment Center. She and I bonded even further as friends. In 2020, Howard sold my husband and I their historic building at 205-209 West Main Street called the Quick Building, built in 1856.

In his role as Mayor of Grass Valley, Board Member of various organizations, Executive Director of the Grass Valley Downtown Association, Art instructor, Business owner, and many others, I undoubtedly sensed Howard's love for this city, which was inordinately attentive and caring. He is seemingly able to be multiple places at once. Whether at a Board meeting, music show, street fair, or a City Council meeting, he will be there. In his time here in Grass Valley, Howard has always been a true supporter of this magnificent town that we all call home. His heart has been here since the early 1970's!

Howard has always shown dedication and undying service in his devotion to the city of Grass Valley which is a true sign of someone who deserves to be recognized and celebrated.

Respectfully,



Nancy Solyan  
Resident and Business owner of Grass Valley



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Road Maintenance and Rehabilitation Account Funding - Adopt Project List

**CEQA:** N/A - Not a Project/Administrative Action

**Recommendation:** That Council adopt a Resolution to include Road Maintenance and Rehabilitation Account (RMRA) funding in the Fiscal Year 2025/26 budget and specifying a list of projects to be funded with RMRA funds.

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

**Council Meeting Date:** 06/10/2025

**Date Prepared:** 06/04/2025

**Agenda:** Consent

**Background Information:** California State Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, was passed by the Legislature and signed into law by the Governor in April 2017 in order to address significant transportation infrastructure funding shortfalls statewide. SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Grass Valley are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year. SB 1 requires the City of Grass Valley to provide a specific list of projects proposed to receive funding from RMRA funding, including a description and location of each proposed project.

Overall, the City of Grass Valley is scheduled to receive an estimated \$368,605 in RMRA funding in Fiscal Year 2025/26. Staff recommends that the FY 2025/26 budget and specifically the 2026 Annual Street Rehabilitation Project budget, include the full \$368,605 in RMRA funds.

The 2026 Annual Street Rehabilitation Project proposes rehabilitation of the street infrastructure, with construction of Complete Streets components including improved sidewalks, curb ramps and bicycling facilities on Idaho Maryland Rd between Railroad Ave and Centreville Rd. Staff requests that Council adopt the attached Resolution specifying the list of RMRA funded projects in the CIP Budget.

**Council Goals/Objectives:** Utilization of RMRA funding executes portions of work tasks towards achieving/maintaining Strategic Plan -City Infrastructure Investment.

**Fiscal Impact:** The City of Grass Valley will receive an estimated \$368,605 in 25/26 RMRA funding which will supplement other local funds to fully fund the project.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

**Attachments:** Resolution, Project List

**RESOLUTION NO. R2025-20****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY  
AUTHORIZING THE INCLUSION OF ROAD MAINTENANCE AND REHABILITATION  
ACCOUNT FUNDS IN THE FISCAL YEAR 2025/26 BUDGET AND INCORPORATING A LIST  
OF PROJECTS FUNDED BY SENATE BILL 1**

**WHEREAS**, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant transportation funding shortfalls statewide; and

**WHEREAS**, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Grass Valley are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

**WHEREAS**, the City of Grass Valley must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

**WHEREAS**, the City of Grass Valley will receive an estimated \$368,605 in RMRA funding in Fiscal Year 2025/26 from SB 1; and

**WHEREAS**, the funding from SB 1 will help the City of Grass Valley continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

**WHEREAS**, the City of Grass Valley has undergone a robust public process to ensure public input into our community's transportation priorities; and

**WHEREAS**, the City of Grass Valley utilizes a pavement evaluation process to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

**WHEREAS**, the funding from SB 1 will help the City of Grass Valley maintain and rehabilitate various streets and add active transportation infrastructure throughout the City, this year and in numerous similar projects into the future; and

**WHEREAS**, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City of Grass Valley streets are in a "at-risk" condition and funding from SB 1 will increase the overall quality of the street system over the next decade to help bring City streets into a "good" condition; and

**WHEREAS**, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide; and

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRASS VALLEY**, as follows:

1. The foregoing recitals are true and correct.
2. The 2025/26 fiscal year budget include an estimated \$368,605 in Road Maintenance and Rehabilitation Account revenue.
3. The attached list of newly proposed projects, will be funded in part with Fiscal Year 2025/26 Road Maintenance and Rehabilitation Account revenues.

**PASSED AND ADOPTED** as a Resolution by the City Council of the City of Grass Valley at a regular meeting thereof held on the 10th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Hillary Hodge, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
David J. Ruderman, CITY ATTORNEY

\_\_\_\_\_  
Taylor Day, CITY CLERK

## **SB 1 - ROAD MAINTENANCE AND REHABILITATION ACCOUNT PROJECTS**

### **PROJECT TITLE: SOUTH AUBURN STREET RENOVATION PROJECT**

**PROJECT STATUS:** New street rehabilitation project proposed for funding with next fiscal year's SB 1 RMRA apportionment, supplemented with local funding as necessary.

**PROJECT DESCRIPTION:** The Project will address deferred street maintenance and rehabilitation of the location(s) listed. Complete Streets components, including accessible curb ramp replacement and bicycle lanes installation will be incorporated in the project's scope of work in accordance with the City's Active Transportation Plan goals. Fiscal Year 2025/26 RMRA apportionments will be used to fund the pavement replacement work and the construction of Complete Street components.

**PROJECT LOCATION:** The following location is scheduled for rehabilitation in Fiscal Year 2025/26

- Idaho Maryland Rd, between Railroad Ave and Centreville Rd

**ESTIMATED PROJECT SCHEDULE:** It is anticipated that project construction will begin in Spring 2026 and will be completed before the end of the fiscal year in June 2026 .

**ESTIMATED USEFUL LIFE:** Many factors can affect a pavement's useful life, including the quality of the subgrade, drainage conditions, traffic loads, etc. Typically, the City of Grass Valley expects a 20 year useful life out of the pavement overlay/pavement replacement treatment proposed with this project.



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Local Transportation Fund (LTF) Claim for Transit and Paratransit Operations

**CEQA:** N/A - Not a Project

**Recommendation:** That Council adopt a resolution requesting that Nevada County Transportation Commission (NCTC) allocate \$665,159 of the City's FY 2025/26 estimated apportionment of LTF in support of transit and paratransit services.

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

**Council Meeting Date:** 6/10/2025

**Date Prepared:** 6/4/2025

**Agenda:** Consent

**Background Information:** Pursuant to the Transportation Development Act, Grass Valley is eligible for an estimated apportionment of \$473,859 in Local Transportation Funds (LTF) for FY 2025/26, based upon NCTC's Revised Findings of Apportionment adopted on May 21, 2025. These funds are managed by the NCTC and are committed to first support the needs of transit and paratransit activities per a Joint Powers Agreement with Nevada City and Nevada County.

The Nevada County Transit Services Division (TSD) has requested that the City submit a claim to NCTC to allocate the City's entire FY 2025/26 estimated apportionment of LTF, and the prior years' carryover amount of \$191,310, to support Nevada County Connects and Nevada Count Now, transit and contracted paratransit operations. Attached is a Council Resolution that would fulfill that request. Also attached is the NCTC Resolution 25-12, "Revised Findings of Apportionment for Fiscal Year 2025/26" and the draft Resolution regarding "Transportation Development Act Allocations to Grass Valley"

**Council Goals/Objectives:** Approval of the LTF Claim for Transit and Paratransit Operations executes portions of work tasks towards achieving/maintaining Strategic Goal - Transportation

**Fiscal Impact:** 100% of Local Transportation Funds apportioned to the City by NCTC will be allocated directly to Nevada County TSD, resulting in no net impact to the City's budget.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

**Attachments:** Resolution, NCTC Resolutions

**RESOLUTION NO: 2025-19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY  
REQUESTING THE NEVADA COUNTY TRANSPORTATION COMMISSION ALLOCATE  
\$642,298 OF THE CITY'S APPORTIONMENT OF LOCAL TRANSPORTATION FUNDS**

**WHEREAS**, the City of Grass Valley has entered into a Joint Exercise of Powers Agreement with the City of Nevada City and the County of Nevada for the purpose of establishing and funding a Public Transportation Program (Program); and

**WHEREAS**, pursuant to the Transportation Development Act, Local Transportation Funds (LTF) are apportioned annually for the City of Grass Valley and are available to support the Program; and

**WHEREAS**, Grass Valley shares proportionately in the cost for such Program under the terms of the Joint Powers Agreement; and

**WHEREAS**, the Nevada County Transportation Commission (NCTC) adopted Resolution #25-12 showing that the City of Grass Valley has an estimated new apportionment of Local Transportation Funds in Fiscal Year 2025/26 of \$473,859; and

**WHEREAS**, a prior year's carryover amount of unused LTF funds exists in the estimated amount of \$191,310, totaling \$642,298 in funds available to the City for allocation to the Program; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRASS VALLEY**; that the City requests NCTC allocate \$642,298 of Grass Valley's available LTF funds to the Nevada County Transit Services Division to support the needs of transit and paratransit services.

**ADOPTED** as a Resolution by the City Council of the City of Grass Valley at a regular meeting thereof held on the 10<sup>th</sup> day of June 2025, by the following vote:

AYES:

NOES:

ABSTAINS:

ABSENT:

\_\_\_\_\_  
Hillary Hodge, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
David J. Ruderman, City Attorney

\_\_\_\_\_  
Taylor Whittingslow, City Clerk

**RESOLUTION 25-12  
OF THE  
NEVADA COUNTY TRANSPORTATION COMMISSION**

**REVISED FINDINGS OF APPORTIONMENT FOR FISCAL YEAR 2025/26**

WHEREAS, Section 6655.5 of the California Code of Regulations states that the transportation planning agency may, at any time before the conveyance of initial allocation instructions pursuant to Section 6659, issue a revised determination of apportionments based on a revised determination of populations; and

WHEREAS, the Auditor-Controller of Nevada County has issued an estimate of \$4,790,364 as the amount available for allocation in FY 2025/26; and

WHEREAS, the amount subject to apportionment is to be determined by subtracting the anticipated amounts to be allocated, or made available for allocation, for administration of the Transportation Development Act, for transportation planning, for facilities for the exclusive use of pedestrians and bicycles, and for community transit services, from the total estimate of monies to be available for apportionment and allocation during the ensuing fiscal year; and

WHEREAS, the following figures represent the amount described above:

Estimated LTF Available for FY 2025/26

Sales and Use Tax	\$4,610,364
Interest	\$180,000
Subtotal	<b>\$4,790,364</b>

Anticipated Allocations

Administration and Planning	-\$968,299
Pedestrian and Bicycles	-\$76,441
Community Transit Services	-\$187,281

<b>Total Estimated FY 2025/26 LTF Available for Apportionment</b>	<b>\$3,558,342</b>
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Jurisdiction	Estimated Population	Percent of Estimated Total	Apportionment
Nevada County	66,726	66.49%	\$2,365,964
Grass Valley	13,364	13.32%	\$473,859
Nevada City	3,336	3.32%	\$118,288
Truckee	16,928	16.87%	\$600,231
<b>TOTAL</b>	<b>100,354</b>	<b>100.00%</b>	<b>\$3,558,342</b>

Totals may not equal sum of amounts in column due to rounding.



NOW, THEREFORE, BE IT RESOLVED, that Nevada County Transportation Commission finds that the above figures represent area apportionments to be used for FY 2025/26. These apportionments will be used as the basis for allocations throughout FY 2025/26, unless these findings are revised in accordance with statutes and regulations contained in the Transportation Development Act.

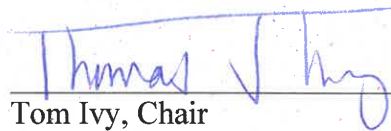
PASSED AND ADOPTED by the Nevada County Transportation Commission on May 21, 2025 by the following vote:

Ayes: Commissioner Ceci, Commissioner Strawser, Commissioner Tucker, Commissioner Zabriskie, Chair Ivy

Noes:

Absent: Commissioner Hoek, Commissioner Strauss

Abstain:

  
\_\_\_\_\_  
Tom Ivy, Chair  
Nevada County Transportation Commission

Attest:

  
\_\_\_\_\_  
Dale D. Sayles  
Administrative Services Officer

**FY 25-26 COMMUNITY TRANSIT SERVICE (CTS)  
REVISED BID TARGETS RESOLUTION 25-12**

Jurisdiction	Estimated Population	Population %	CTS Bid Targets
Nevada County	66,726	66.49%	\$ 155,690
Grass Valley	13,364	13.32%	0*
Nevada City	3,336	3.32%	0*
Truckee	<u>16,928</u>	<u>16.87%</u>	<u>\$ 31,591</u>
<b>TOTAL</b>	<b>100,354</b>	<b>100.00%</b>	<b>\$ 187,281</b>

Nevada County serves as transit operator for Grass Valley and Nevada City.

Population estimates from State Department of Finance E-1 Report, May 2025.

CTS Revised FY 25/26 Bid Targets from Auditor-Controller's estimate February 3, 2025.

**PUC § 99275 – Community Transit Services Definition**

*(Added by Stats. 1976, Ch. 1348.)*

(a) Claims may be filed with the transportation planning agency by claimants for community transit services, including such services for those, such as the disabled, who cannot use conventional transit services.

(b) For purposes of this article, “community transit services” means transportation services which link intracommunity origins and destinations.

**RESOLUTION 25-XX DRAFT  
OF THE  
NEVADA COUNTY TRANSPORTATION COMMISSION**

Item # 7.

**TRANSPORTATION DEVELOPMENT ACT ALLOCATIONS TO GRASS VALLEY FOR  
TRANSIT/PARATRANSIT SERVICES DURING FISCAL YEAR 2025/26**

WHEREAS, the City of Grass Valley has requested an allocation of LTF as set forth below:

<b>Project Title/Description</b>	<b>Authorized by TDA Sections</b>	<b>Total Project Cost</b>	<b>Allocation</b>
Transit/Paratransit Operations <b>LTF</b>	99400(c)	\$6,668,309	\$665,169

WHEREAS, the Revised Findings of Apportionment, Resolution 25-12, adopted by the Nevada County Transportation Commission on May 21, 2025, estimates that for FY 2025/26 there is \$473,859 of Local Transportation Funds available for allocation to the City of Grass Valley under Public Utilities Code (PUC) Section 99400(c); and

WHEREAS, as of June 30, 2025, the estimated LTF prior years' carryover is \$191,310, for a total of \$665,169 LTF claimable, and

WHEREAS, no previous allocations of Local Transportation Funds for FY 2025/26 have been made to the City of Grass Valley; and

WHEREAS, this proposed expenditure is in conformity with the Regional Transportation Plan.

NOW, THEREFORE, BE IT RESOLVED, \$665,169 of Local Transportation Funds is allocated to the City of Grass Valley under Section 99400(c) of the Public Utilities Code for support of transit/paratransit operations during FY 2025/26.

BE IT FURTHER RESOLVED, payments are contingent upon receipt of the signed Claim Form and signed Resolution from the City of Grass Valley and shall be made as monies are available.

BE IT FURTHER RESOLVED, that the Executive Director of the Nevada County Transportation Commission is hereby directed to issue allocation instructions in accordance with this resolution to the Nevada County Auditor-Controller.

PASSED AND ADOPTED by the Nevada County Transportation Commission on July 9, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
Tom Ivy, Chair

Attest: \_\_\_\_\_

Dale D. Sayles

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## City of Grass Valley City Council Agenda Action Sheet

**Title:** Letter of Support - Development of Solutions for SB 1383 Compliance and Vegetation Fuel Reduction Waste

**CEQA:** Not a Project.

**Recommendation:** That Council review and approve the Letter of Support for the Development of Solutions for SB 1383 Compliance and Vegetation Fuel Reduction Waste.

**Prepared by:** Timothy M. Kiser, City Manager

**Council Meeting Date:** June 10, 2025

**Date Prepared:** June 4, 2025

**Agenda:** Consent

**Background Information:** Senate Bill 1383 (SB 1383), enacted by the State of California, mandates a 75% reduction in the statewide disposal of organic waste by 2025 as part of a broader strategy to reduce methane emissions and mitigate the environmental impacts of food and green waste. Concurrently, the City of Grass Valley and the surrounding region face growing wildfire risks due to accumulated vegetation, unmanaged wood waste, and extended drought conditions.

In response to these dual challenges—state-mandated organic waste diversion and the urgent need for wildfire fuel reduction—the City of Grass Valley recognizes the importance of supporting the development and implementation of innovative, sustainable waste management solutions. These include projects such as composting facilities, biofuel generation, biomass energy initiatives, and other environmentally responsible methods that help divert organic and vegetative waste from landfills and reduce fire hazards.

To that end, City staff has prepared a draft letter of support for Council consideration. The intent of the letter is to provide a general statement of support from the City to assist developers, entrepreneurs, and agencies pursuing projects that align with SB 1383 goals and regional vegetation and wood waste management efforts. The letter also affirms the City's commitment to participating in collaborative efforts and exploring infrastructure development that enhances community resilience and environmental sustainability.

Approval of this letter will enable the City to proactively support funding applications, permitting efforts, and regional partnerships that further these critical goals.

**Council Goals/Objectives:** The execution of this action attempts to achieve Strategic Goal #5 - High Performance Government and Quality Service.

**Fiscal Impact:** At this time, there is no budgetary impact on the City's budget for this item.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** Tim Kiser, City Manager

**Attachments:** Draft Letter of Support



## CITY OF GRASS VALLEY

125 East Main Street  
Grass Valley, CA 95945  
Tim Kiser, City Manager

Item # 8.

### Council Members

Hilary Hodge, Mayor  
Haven Caravelli, Vice Mayor  
Jan Arbuckle  
Tom Ivy  
Joe Bonomolo

June 10, 2025

**Subject: Letter of Support – Development of Solutions for SB 1383 Compliance and Vegetation Fuel Reduction Waste**

To Whom It May Concern,

On behalf of the Grass Valley City Council, the City is writing to express our strong support for the development and implementation of innovative, sustainable solutions that address the dual goals of Senate Bill 1383 (SB 1383) compliance and effective vegetation and wood waste fuel reduction.

SB 1383 mandates a 75% reduction in statewide organic waste disposal by 2025, a critical step in reducing methane emissions and mitigating the environmental impact of food and green waste. At the same time, our region continues to face severe wildfire threats fueled by overgrown vegetation, unmanaged wood waste, and prolonged drought conditions. Projects that responsibly process food scraps, green waste, and wood debris—such as composting, biofuel generation, or other environmentally sound methods—are essential for protecting both public safety and environmental health.

The City of Grass Valley recognizes the urgent need for local and regional infrastructure that supports these waste diversion and fire mitigation goals. We believe that coordinated, forward-thinking solutions—including composting facilities, biomass energy initiatives, and public-private partnerships—can significantly increase community resilience while advancing state mandates. We strongly support efforts to secure funding, permits, and interagency collaboration to bring these vital projects to fruition. The City is committed to supporting and participating in initiatives that lead to a cleaner, safer, and more sustainable future for Grass Valley and the greater Nevada County area.

Thank you for your leadership and dedication to these important objectives. Please feel free to contact us if we can provide further assistance or collaborate on future efforts.

Sincerely,

Hilary Hodge  
Mayor, City of Grass Valley  
On behalf of the Grass Valley City Council



## City of Grass Valley City Council Agenda Action Sheet

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**Title:** Grass Valley Downtown Association Request for 2025 Parking and Business Improvement District Allotment

**CEQA:** Not a Project.

**Recommendation:** That Council 1) receive a presentation from the Grass Valley Downtown Association (GVDA) request for the distribution of \$70,000 of Business Improvement District (BID) Assessment funds; 2) review and approve the Agreement for Administration of “Parking and Business Improvement Area”, subject to legal review; 3) review and approve the proposed distribution of BID Assessment funds; and 4) authorize City to pay the proposed invoice from the GVDA in accordance with the Agreement for Administration of “Parking and Business Improvement Area”.

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**Prepared by:** Timothy M. Kiser, City Manager

**Council Meeting Date:** June 10, 2025

**Date Prepared:** June 4, 2025

**Agenda:** Administrative

**Background Information:** In accordance with the City’s Municipal Code, the City collects Parking and Business Improvement District (BID) assessments from more than 240 businesses located within the designated downtown assessment district. Since the establishment of the BID, the Grass Valley Downtown Association (GVDA) has been the sole recipient of these funds.

Per the Municipal Code, the GVDA is required to annually request the BID assessment funds and utilize them in compliance with City ordinances governing the BID. For the current fiscal year, the City has collected sufficient BID assessments to support a disbursement of \$70,000.

Over the past several months, City staff and GVDA representatives have collaborated to update the existing agreement for the administration of the BID funds. The updated agreement modernizes procedures related to billing, invoicing, and reporting, improving transparency and efficiency.

GVDA has submitted a formal request for the current year’s BID assessment funds, along with supporting documentation. Included for the Council’s review and consideration are the following:

- the Agreement for Administration of “Parking and Business Improvement Area”
- GVDA 2025-2026 BID Presentation

A representative from the GVDA will be present at the Council meeting to provide a presentation and formally request the disbursement of funds.

**Council Goals/Objectives:** The execution of this action attempts to achieve Strategic Goal #5 - High Performance Government and Quality Service.

**Fiscal Impact:** Sufficient BID assessments were collected to allocate \$70,000 for disbursement.

**Funds Available:** Yes

**Account #:** BID Assessment Funds

**Reviewed by:** Tim Kiser, City Manager

**Attachments:** Agreement for Administration of “Parking and Business Improvement Area” & 2025-2026 BID Presentation



## **AGREEMENT FOR ADMINISTRATION OF “PARKING AND BUSINESS IMPROVEMENT AREA”**

**(City of Grass Valley / Grass Valley Downtown Association)**

### **1. IDENTIFICATION**

This AGREEMENT (“Agreement”) is entered into by and between the City of Grass Valley, a California municipal corporation (“City”), and the Grass Valley Downtown Association, a California nonprofit tax-exempt corporation (“GVDA”).

### **2. RECITALS**

- 2.1. This agreement is made pursuant to Chapter 12.40 of the Grass Valley Municipal Code (the “PBID Ordinance”) and Section 36530 of the California Street and Highway Code, which provides that the City Council may contract from time to time with GVDA, a nonprofit tax-exempt corporation, to help the City administer the Downtown Parking and Business Improvement District (“PBID”) the City formed under what is now the Parking and Business Improvement Area Law of 1989. (Sts. & Hy. Code, § 36500 et seq. (the “1989 PBID Law”).)
- 2.2. Section 12.40.120 of the PBID Ordinance appoints GVDA as the advisory board described in Sts. & Hy Code § 36530.
- 2.3. This Agreement replaces the previous Agreement for Administration of “Parking and Business Improvement Area” dated August 28, 1981 in its entirety.
- 2.4. GVDA is qualified to take on the role described for it in the PBID Ordinance and this Agreement, and to perform the tasks described herein.
- 2.5. GVDA represents that it is willing to accept responsibility for performing such activities in accordance with the terms and conditions set forth in this Agreement.
- 2.6. GVDA represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent GVDA from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and GVDA agree as follows:

### **3. DEFINITIONS**

- 3.1. “Agreement Administrator”: The Agreement Administrator is the City Manager or their appointee. The Agreement Administrator shall be the principal point of contact at the City for this agreement.
- 3.2. “Commencement Date”: January 1, 2025.

- 3.3. “Termination Date”: the date specified in a notice of termination given pursuant to Section 13 of this Agreement.

#### 4. TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date, said contract will continue thereafter from year to year until so terminated under Section ~~13~~14 (“Termination”) below.

#### 5. GVDA’S DUTIES

- 5.1. **Budget.** Pursuant to Section 12.40.120 of the PBID Ordinance, ~~prior to the 1st day in June~~ of each ~~March~~year, the GVDA shall present a budget of proposed expenditures to the City Council for consideration for the next fiscal year starting July 1st, and report to the City Council upon the advisability and feasibility of the proposed expenditures and improvements, which, when approved by the Council, shall constitute the budget for the GVDA for the ensuing fiscal year as it pertains to the use of funds from the PBID. The budget shall also break down proposed expenditures per Section 12.40.050 “Use of Revenues” by dollar amount per each category (A. through F.). In the event of a material change of circumstances after said budget has first been approved, a supplemental or modified budget request may be submitted and considered by the Council and if so approved, said modified and subsequently approved budget shall replace the previously approved budget for the remainder of that fiscal year.
- 5.2. **Activities.** GVDA shall perform the activities identified in the annually approved budget (the “Activities”).
- 5.3. **Coordination with City.** In performing Activities under this Agreement, GVDA shall coordinate all contact with City through its Agreement Administrator.
- 5.4. **[Reserved.]**
- 5.5. **Permits/Licenses.** GVDA shall obtain and maintain in force all permits and licenses required to hold events from the City and/or other State/County permits/licenses for the duration of this Agreement.
- 5.6. **Standards.** GVDA shall perform all activities in a manner reasonably satisfactory to City. GVDA shall make diligent, good faith efforts to keep itself informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement.
- 5.7. **Appropriate Personnel.** GVDA has, or will secure at its own expense, all personnel required to perform the Activities. All such Activities shall be performed by GVDA or under its supervision, and all personnel engaged in the work shall be qualified to perform such Activities. GVDA’s Executive Director shall be GVDA’s agreement administrator and shall have direct responsibility for management of GVDA’s performance under this Agreement. No change shall be made in GVDA’s agreement administrator without prior written notice to the City.

- 5.8. **Permits and Approvals.** GVDA shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for GVDA's performance of this Agreement. This includes, but shall not be limited to, licenses, encroachment permits, Special Event Permits, and Environmental Health Permits.
- 5.9. **Notification of Organizational Changes.** GVDA shall notify the Agreement Administrator, in writing, of any change in name or control of GVDA. Change of control of GVDA may require an amendment to this Agreement.
- 5.10. **Records.** GVDA shall maintain all ledgers, books of account, invoices, vouchers, canceled checks, receipts, and other records or documents evidencing or relating to charges for activities or expenditures and disbursements and supporting documentation made pursuant to the provisions of this agreement for a minimum of three (3) years, or for any longer period required by law. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three years after final payment under this Agreement.
- 5.11. **General Prohibition.** This Agreement covers activities of a specific and unique nature. Except as otherwise provided herein, GVDA shall not assign or transfer its interest in this Agreement or subcontract any activities to be performed without an amendment to this Agreement.
- 5.12. **Use Of Funds.** All funds received by the GVDA pursuant to this contract shall be used for purposes approved by the City Council in the budget.
- 5.13. **Voluntary Contributions To The GVDA.** Any funds collected by voluntary contribution by GVDA from whatever source, shall not be subject to an accounting to the City Council; provided, however, that in any budget presentation to the City Council, GVDA shall report the amount of funds proposed to be used, derived from any source, so the City Council may appropriately determine the feasibility of the Activities, and the ability of GVDA to finance them.

## 6. DISTRIBUTION OF ASSESSMENTS

### 6.1. Distribution and Reporting Obligations of GVDA and City.

- 6.1.1. **General.** City agrees to distribute to the GVDA the assessments collected by the City pursuant to Section 12.40.060 of the PBID Ordinance ("Assessments") to provide for the Activities approved annually under this Agreement less: (i) an amount of one percent (1%) to recover the City's costs to administer the PBID and the Assessments; and (ii) any amounts to be withheld pursuant to the "Memorandum of Understanding" between the GVDA and City for the Downtown Bathroom Building Project dated as of September 26, 2024.
- 6.1.2. **City Collection Reporting.** No later than April 30 of any year, City shall use its best efforts to report to GVDA on the Assessments collected by the City during the

period from April 1 of any year to March 31 of the following year (the “Collection Report”). The Collection Report will show the amounts paid by each business within the PBID during the period as well as delinquencies owed by any specific business. GVDA will keep delinquencies and all related information confidential and use them only to enforce the duty to pay the assessment.

- 6.1.3. **GVDA Quarterly Reports.** GVDA shall provide summary accountings to the City at least quarterly in substantially the format attached hereto as Exhibit A (which form may be amended by an amendment to this Agreement) showing ~~revenues and~~ expenditures associated with each of the Activities conducted by the GVDA. Quarterly reports shall also break down expenditures per Grass Valley Municipal Code Section 12.40.050, “Use of Revenues,” by dollar amount per each category (A. through F.), and shall be due to the City within 30 days of the end of the quarter.
- 6.1.4. **GVDA Final Report and Budget.** In June of each year, GVDA shall provide an Annual Account of Funds report to the City detailing final ~~revenues and~~ expenditures for Activities conducted under this Agreement during the preceding fiscal year, any remaining funds approved by City Council, and a budget for proposed expenditures during following fiscal year. The annual reports shall break down expenditures per Grass Valley Municipal Code Section 12.40.050, “Use of Revenues,” by dollar amount per each category (A. through F.). GVDA shall not be reimbursed for any expenses unless provided for in this Agreement, a budget approved by the City, or otherwise authorized in writing by the Agreement Administrator in advance.
- 6.1.5. **Distribution by City and Notification by GVDA.** Except as otherwise agreed, within 30 days after receiving the Collection Report for April 1 to March 31, GVDA shall submit to the City a request for distribution of eighty percent (80%) of all collections shown on the Collection Report. After receiving GVDA’s Annual Account of Funds report under Section 6.1.4 and no later than June 30 of each year, City will distribute to the GVDA eighty percent (80%) of the annual Assessments received to date, less the City’s one percent (1%) administrative and other applicable costs pursuant to Section 6.1.1 of this Agreement. GVDA shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the total Assessments distributable to GVDA hereunder. Within 30 days of receiving this notice, Agreement Administrator may release the remaining twenty percent (20%) of assessments received for that fiscal year to GVDA to fund Activities if the Agreement Administrator determines that the reports of expenditures of eighty percent (80%) of funding under Sections 6.1.3 and 6.1.4 is acceptable. If for any reason the Administrator determines not to release some or all of the remaining twenty percent (20%), the Agreement Administrator shall explain in writing to the GVDA the reason or reasons for withholding funds and give the GVDA reasonable opportunity to remedy any cause for such withholding.
- 6.1.6. **Excess Funds.** At the end of each fiscal year, any unexpended or uncommitted funds approved by the City Council shall be applied to the next fiscal year’s request

approved by the City Council. If for any reason the City retains a surplus of funds from year to year, it shall report the amount thereof to the GVDA.

- 6.1.7. **Appointment of GVDA.** City hereby appoints GVDA, non-exclusively, as a collections agency pursuant to section 12.40.060 of the PBID Ordinance; provided, however, that all payments must be to the City and not to GVDA to ensure the proper accounting of payments and delinquencies; and provided further, GVDA may, but is not obligated to, pursue any delinquent account.
- 6.2. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to GVDA except as otherwise required by law. GVDA shall be solely responsible for calculating, withholding, and paying any taxes.
- 6.3. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputes arising from or related to this Agreement.
- 6.4. **Additional Work.** GVDA shall not be reimbursed for any expenses incurred for work performed beyond the activities approved by the City Council unless prior approval is given by the City. GVDA shall not undertake any such work without prior written approval of the City's Agreement Administrator.
- 6.5. **Right to Withhold Payments.** If GVDA fails to promptly satisfy an indemnity obligation described in Section 9, City shall have the right to withhold payments under this Agreement to offset that amount.

## 7. PREVAILING WAGES

GVDA is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects including the design and preconstruction phases of a covered public works project. GVDA shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless ~~from~~from any ~~claim or~~ liability arising out of any failure or alleged failure of GVDA to comply with the Prevailing Wage Laws.

## 8. RELATIONSHIP OF PARTIES

- 8.1. **General.** GVDA is, and shall be a wholly independent contractor as to the City under this Agreement.
- 8.2. **No Agent Authority.** GVDA shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of GVDA or any of GVDA's employees, except as set forth in this Agreement. GVDA shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.
- 8.3. **Independent Contractor Status.** Under no circumstances shall GVDA or its employees look to the City as an employer. GVDA shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on any previously

earned California Public Employees Retirement System (“CalPERS”) retirement benefits, if any, and GVDA specifically assumes the responsibility for making such a determination. GVDA shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers’ compensation, and other applicable federal and state taxes.

- 8.4. **Indemnification of CalPERS Determination.** In the event that GVDA or any employee, agent, or subcontractor of GVDA providing services under this Agreement is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, GVDA shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of GVDA or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.
- 8.5. **Record of Fees.** The City Finance Director shall maintain a record of all fees payable pursuant to the PBID ordinance, and of all payments made pursuant to such assessments. A record of the total fees paid and charges on a person liable for the assessment, or the fact that said person has allowed the fees and charges to become delinquent, is not deemed to be confidential. City shall provide the GVDA with a record of delinquent assessments pursuant to Section 6.1 of this Agreement above.

## 9. INDEMNIFICATION

### 9.1 Definitions.

9.1.1 For purposes of this Section, “GVDA” shall mean GVDA, acting through its officers, any employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either GVDA or its subcontractors, in the performance of this Agreement; provided, however, that this Section 9 imposes no indemnification obligation on any individual acting within the course and scope of his or her work for GVDA.

9.1.2 “City” shall include City, its officials, officers, agents, employees and volunteers.

- 9.2 **Consultant to Indemnify City.** Where the services to be provided by GVDA under this Agreement are design professional services, as that term is defined under Civil Code Section 2782.8, GVDA agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of GVDA and its subcontractors and other agents in the performance of services under this Agreement, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then GVDA’s indemnification and defense obligations shall be reduced in proportion to the established comparative liability of the City and shall not exceed the GVDA’s proportionate percentage of fault.



- 9.3 As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, and to the full extent permitted by law, GVDA agrees to indemnify, defend and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any claims, demands, losses, liability of any kind or nature (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) where the same arise out of the negligence or willful misconduct in performance of this Agreement by GVDA or by any individual or entity for which GVDA is legally liable, including but not limited to officers, agents, employees or subcontractors of GVDA, except to the extent those liabilities arise out of the negligence, or willful misconduct of the City, its officers, officials, employees and volunteers.
- 9.4 **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. GVDA shall not be required to indemnify City for such loss or damage as is caused by the negligence or willful misconduct of the City. If it is finally adjudicated that liability is caused by the comparative negligence or willful misconduct of an indemnified party, then GVDA's indemnification obligation shall be reduced in proportion to its established comparative liability.
- 9.5 **Waiver of Statutory Immunity.** The obligations of GVDA under this Section are not limited by the provisions of any workers' compensation act or similar act. GVDA expressly waives its statutory immunity under such statutes or laws as to City.
- 9.6 **Indemnification by Subcontractors.** GVDA agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section from each and every subcontractor or any other person or entity involved in the performance of this Agreement on GVDA's behalf.
- 9.7 **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. GVDA's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

## 10. INSURANCE

- 10.1. **Insurance Required.** GVDA shall maintain insurance as described in this Section and shall require any subcontractors, consultants, and other agents to do the same.
- 10.2. **Documentation of Insurance.** The City will not execute any permits or licenses associated with this agreement until it has received a complete set of all required documentation of insurance coverage required for the permits or licenses. However, failure to obtain the required documents prior to the beginning of work associated with this agreement shall not waive the GVDA's obligation to provide them. GVDA shall file with City:
- Certificate of Insurance, indicating companies acceptable to the City, with a Best's Rating of no less than A:VII. The Certificate of Insurance must include express reference

to this Agreement and, where applicable, each project or event for which coverage is provided.

- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

**10.3. Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- General Liability:
 

• General Aggregate:	\$2,000,000
• Products Comp/Op Aggregate	\$2,000,000
• Personal & Advertising Injury	\$1,000,000
• Each Occurrence	\$1,000,000
• Fire Damage (any one fire)	\$ 50,000
• Medical Expense (any 1 person)	\$ 5,000
- Workers' Compensation (if GVDA has any employees during the term of this Agreement):
 

• Workers' Compensation	Statutory Limits
• EL Each Accident	\$1,000,000
• EL Disease - Policy Limit	\$1,000,000
• EL Disease - Each Employee	\$1,000,000
- Automobile Liability
 

• Any vehicle, combined single limit	\$1,000,000 (see section 10.6 below for scope)
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Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the City as additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured.

**10.4. General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

**10.5. Worker's Compensation Insurance.** GVDA is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and GVDA will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

**10.6. Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.



- 10.7. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the GVDA must purchase “extended reporting” coverage for a minimum of five (5) years after completion of contract work.
- 10.8. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of the City of Grass Valley must be endorsed as an additional insured for each policy required herein, for liability arising out of ongoing and completed operations by or on behalf of the GVDA. GVDA’s insurance policies shall be primary as respects any claims related to or as the result of the GVDA’s work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the GVDA’s insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.
- 10.9. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the GVDA does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the GVDA under this Agreement. Failure of the GVDA to maintain the insurance required by this Agreement, or to comply with any of the requirements of this Section, shall constitute a material breach of this Agreement.
- 10.10. **Notices.** GVDA shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. GVDA shall provide no less than 30 days’ notice of any cancellation or material change to policies required by this Agreement. GVDA shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Grass Valley, Attn: City Manager, 125 E. Main Street, Grass Valley, CA 95945.
- 10.11. **GVDA’s Insurance Primary.** The insurance provided by GVDA, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of GVDA’s insurance and shall not contribute with it.
- 10.12. **Waiver of Subrogation.** GVDA hereby waives all rights of subrogation against the City. GVDA shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.
- 10.13. **Report of Claims to City.** GVDA shall report to the City, in addition to the GVDA’s insurer, any and all insurance claims submitted to GVDA’s insurer in connection with the activities under this Agreement.

10.14. **Premium Payments and Deductibles.** GVDA must disclose all deductibles and self-insured retention amounts to the City. The City may require the GVDA to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement. City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. GVDA shall be responsible for all premiums and deductibles in all of GVDA's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

10.15. **Duty to Defend and Indemnify.** GVDA's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration of this Agreement.

## 11. MUTUAL COOPERATION

**GVDA Cooperation in Defense of Claims.** If any claim or action is brought against City relating to GVDA's performance in connection with this Agreement, GVDA shall render any reasonable assistance that City may require in the defense of that claim or action.

## 12. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during GVDA's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

### If to City

City Manager  
City of Grass Valley  
125 E. Main Street  
Grass Valley, CA 95945  
Telephone: (530) 274-4312

### If to GVDA

Executive Director  
Grass Valley Downtown Association  
% Greater Grass Valley Chamber of  
Commerce  
128 East Main Street  
Grass Valley, CA 95945  
Telephone: (530) 273-4667

With courtesy copy to:

Michael G. Colantuono, Esq.  
Grass Valley City Attorney  
Colantuono, Highsmith & Whatley, PC  
420 Sierra College Drive, Suite 140  
Grass Valley, CA 95945  
Telephone: (530) 432-7357

### 13. SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.10 (Records), paragraph 8.4 (Indemnification of CalPERS Determination), Section 9 (Indemnification), paragraph 10.7 (Claims-Made Policies), paragraph 11.1 (GVDA Cooperation in Defense of Claims), and paragraph 16.1 (Confidentiality) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

### 14. TERMINATION

- 14.1. **City Termination.** City may terminate this Agreement for any reason on 180 calendar days' written notice to GVDA. GVDA agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All remaining funds, documents, objects, materials or other tangible things shall be returned to City upon the termination of this Agreement.
- 14.2. **GVDA Termination.** GVDA may terminate this Agreement for any reason upon 180 calendar days' written notice.
- 14.3. **Compensation Following Termination.** Upon termination, GVDA shall receive collected Assessments based on the work satisfactorily performed prior to termination. In no event shall GVDA be entitled to receive more than the amount that would be paid to GVDA for the full performance of the activities required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.
- 14.4. **Remedies.** City and GVDA retain any and all available legal and equitable remedies for breach of this Agreement by the other.

### 15. INTERPRETATION OF AGREEMENT

- 15.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.
- 15.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and the provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and GVDA with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and GVDA.
- 15.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

- 15.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).
- 15.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 15.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

## 16. GENERAL PROVISIONS

- 16.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by GVDA for performance of this Agreement are deemed confidential and GVDA shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.
- 16.2. **Conflicts of Interest.** GVDA maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee or attorney working solely for GVDA or the Greater Grass Valley Chamber of Commerce, to solicit or secure this Agreement. Further, GVDA warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee or attorney working solely for Consultant or the Greater Grass Valley Chamber of Commerce, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. GVDA further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the activities. For breach or violation of this warranty, City shall have the right to terminate this Agreement without liability, as provided above. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.
- 16.3. **Non-assignment.** GVDA shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than GVDA. City is aware of and consents to the Management Agreement dated as of February 1, 2022 and the Alliance Agreement dated as of January 1, 2024 by and between the GVDA and the Greater Grass Valley Chamber of Commerce which are attached hereto as Exhibits B and C respectively.

- 16.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.
- 16.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.
- 16.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.
- 16.7. **Non-Discrimination.** GVDA shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. GVDA agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.
- 16.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or GVDA unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or GVDA of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.
- 16.9. **Excused Failure to Perform.** GVDA shall not be liable for any failure to perform if GVDA presents acceptable evidence, in City's reasonable judgment, that such failure was due to causes beyond the control and without the fault or negligence of GVDA.
- 16.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.
- 16.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, each party shall pay its own costs, including any accountants' and attorneys' fees expended in the action.
- 16.12. **Venue.** The venue for any litigation shall be Nevada County, California and GVDA hereby consents to jurisdiction in Nevada County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

*[Signature Page Follows]*

**TO EFFECTUATE THIS AGREEMENT**, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

“City”  
City of Grass Valley

“GVDA”  
Grass Valley Downtown Association

By: \_\_\_\_\_  
*Signature*

By: \_\_\_\_\_  
*Signature*

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Attest:**

By: \_\_\_\_\_  
Taylor Whittingslow, City Clerk

Date: \_\_\_\_\_

**Approved as to form:**

By: \_\_\_\_\_  
David J. Ruderman, Assistant City Attorney

Date: \_\_\_\_\_

**EXHIBIT A**  
**SAMPLE REPORTS (ANNUAL AND QUARTERLY)**

Grass Valley Downtown Association  
 BID Quarterly Expenditures Summary  
 January - March, 2025

Use of Revenues-Improvements-Activities	GVDA	Car Show	Cornish Christmas	Event Supplies & Materials	Foothills Celebration	Music on Mill Day	Valentines Heart of the Town	Total GVDA	TOTAL
A. The acquisition, construction or maintenance of parking facilities	\$0.00								
B. To Fund or participate in studies of traffic flow and pay for improvements	\$0.00								
C. Decoratation, restoration, and general improvement of public place in the area	\$0.00								
D. Promotion of public events to take place on or in public places in the area									
5106 Special Event Supplies and Materials				\$161.80	\$4,438.67	\$127.69	\$142.91	\$5,021.57	\$5,021.57
5107 Special Event Support (1099 Contract Labor)					\$325.00			\$325.00	\$325.00
5109 Special Event Rentals					\$27.25			\$27.25	\$27.25
5113 Special Event Advertising and Promotion						\$100.00		\$100.00	\$100.00
5114 Special Event Entertainment Fee								\$0.00	\$0.00
E. Furnishing of music in any public place in the area								\$0.00	\$0.00
F. General promotion of business activities in the area						\$1,100.00		\$1,100.00	\$1,100.00
Total BID Expenditures				\$161.80	\$4,790.92	\$1,100.00	\$142.91	\$6,573.82	\$6,573.82

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Grass Valley Downtown Association  
 BID Quarterly Expenditures Detail  
 January - March, 2025

	Date	Name	Memo/Description	Account	Amount	Balance
Special Events Expenses						
Special Event Supplies & Materials						
GVDA						
Cornish Christmas						
	01/13/2025	Weiss Brothers Nursery	Cornish Christmas Sponsor Wreaths	5106 Special Events Expenses	16.60	16.60
	01/20/2025	BrewBlitt Brewing	Jesters Privilege- 2 cases @ \$71.40	5106 Special Events Expenses	142.80	159.40
	01/20/2025	BrewBlitt Brewing	CRV 2 Cases @ \$1.20	5106 Special Events Expenses	2.40	161.80
				\$	161.80	
Total for Cornish Christmas						
Event Supplies & Materials	01/09/2025	Amazon	5106 Special Events Expenses	45.68	45.68	
				\$	45.68	
Total for Event Supplies & Materials						
Foothills Celebration	02/19/2025	Grandstand	5106 Special Events Expenses	1,802.47	1,802.47	
	02/21/2025	ZAZZLE INC	5106 Special Events Expenses	547.70	2,350.17	
	02/28/2025	4IMP/PRINT, INC	5106 Special Events Expenses	328.91	2,679.08	
	03/01/2025	U/LINE	5106 Special Events Expenses	188.39	2,868.47	
	03/03/2025	Grandstand	5106 Special Events Expenses	-20.90	2,847.57	
	03/07/2025	Everything Branded Las Vegas	5106 Special Events Expenses	104.82	2,952.39	



## SAMPLE

03/15/2025	Enrique's Lounge	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	91.00	3,043.39
03/15/2025	Emily's Catering & Cakes	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	232.00	3,275.39
03/15/2025	Gary's Place	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	98.00	3,373.39
03/15/2025	Maria's Mexican	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	121.00	3,494.39
03/15/2025	Tolanelli's	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	344.00	3,838.39
03/15/2025	Lazy Dog	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	154.00	3,992.39
03/15/2025	Marshall's Pasties Co.	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	25.00	4,017.39
03/15/2025	MeZe	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	37.00	4,054.39
03/15/2025	The Owl Tavern	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	166.00	4,220.39
03/15/2025	Jessie Henshaw	Food Tasting Ticket Reimbursement	5106 Special Events Expenses	251.00	4,471.39
03/19/2025	All Season Awards, Inc	Walters Race Trophy Name Plate	5106 Special Events Expenses	16.33	4,487.72
03/21/2025	All Season Awards, Inc	openers Waiters Race	5106 Special Events Expenses	55.77	4,543.49
<b>Total for Foothills Celebration</b>				<b>\$</b>	<b>4,543.49</b>
<b>St. Piran's Day</b>					
02/28/2025	All Season Awards, Inc	6 St. Pirans Award Medals 2" @ \$8.50	5106 Special Events Expenses	60.19	60.19
02/28/2025	All Season Awards, Inc	5 St. Pirans Award Medals 2.5" @ \$10.50	5106 Special Events Expenses	52.50	112.69
03/21/2025	All Season Awards, Inc	St. Pirans Pasty Toss Trophy Name Plate 2.5" @ \$10.50	5106 Special Events Expenses	15.00	127.69
<b>Total for St. Piran's Day</b>				<b>\$</b>	<b>127.69</b>
<b>Valentines Heart of the Town</b>					
02/18/2025	Jan Swearingen	Valentines' Basket Giveaway Baskets	5106 Special Events Expenses	142.91	142.91
<b>Total for Valentines Heart of the Town</b>				<b>\$</b>	<b>142.91</b>
<b>Total for GVDA</b>				<b>\$</b>	<b>5,021.57</b>
<b>Total for Special Event Supplies &amp; Materials</b>				<b>\$</b>	<b>5,021.57</b>
<b>Special Event Logistical Support</b>					
<b>GVDA</b>					
<b>Foothills Celebration</b>					
03/15/2025	Spencer McClay	03-15-2025 Foothills Celebration Event Logistics	5107 Special Events Expenses	75.00	75.00
03/15/2025	Steve Sanchez	03-15-2025 Foothills Celebration Event Logistics	5107 Special Events Expenses	250.00	325.00
<b>Total for Foothills Celebration</b>				<b>\$</b>	<b>325.00</b>
<b>Total for GVDA</b>				<b>\$</b>	<b>325.00</b>
<b>Total for Special Event Logistical Support</b>				<b>\$</b>	<b>325.00</b>
<b>Special Event Rentals</b>					
<b>GVDA</b>					
<b>Foothills Celebration</b>					
03/14/2025	SRC Party Rental Center	8 QT Chaling Dish for Marshall's Pasties/FC food purveyor	5109 Special Events Expenses	27.25	27.25
<b>Total for Foothills Celebration</b>				<b>\$</b>	<b>27.25</b>
<b>Total for GVDA</b>				<b>\$</b>	<b>27.25</b>
<b>Total for Special Event Rentals</b>				<b>\$</b>	<b>27.25</b>
<b>Special Event Advertising and Promotion</b>				<b>\$</b>	<b>27.25</b>
<b>GVDA</b>					
<b>St. Piran's Day</b>					
02/28/2025	KNCO Radio	02/01/2025 to 02/28-2025 Inv 25020084	5113 Special Events Expenses-Special Event Advertising and Promotion	100.00	100.00
<b>Total for St. Piran's Day</b>				<b>\$</b>	<b>100.00</b>
<b>Total for GVDA</b>				<b>\$</b>	<b>100.00</b>

Total for Special Event Advertising and Promotion  
Special Events Entertainment Fee  
GVDA  
Music on Mill

02/04/2025	Gary Bowman	January 27th	Music on Mill	5114 Special Events Expenses	100.00	100.00
02/04/2025	George Croft	January 13th	Music on Mill	5114 Special Events Expenses	100.00	200.00
02/04/2025	Dave Earl Wellhausen	January 6th	Music on Mill	5114 Special Events Expenses	100.00	300.00
02/04/2025	Terry Boyles	January 20th	Music on Mill	5114 Special Events Expenses	100.00	400.00
02/28/2025	Dave Earl Wellhausen	February 11, 2025		5114 Special Events Expenses	100.00	500.00
02/28/2025	Terry Boyles	February 17, 2025		5114 Special Events Expenses	100.00	600.00
02/28/2025	Gary Bowman	February 24, 2025		5114 Special Events Expenses	100.00	700.00
02/28/2025	Ray Lallin	February 25, 2025		5114 Special Events Expenses	100.00	800.00
03/27/2025	Mary Curtin	March 24,	Music on Mill	5114 Special Events Expenses	100.00	900.00
03/27/2025	Linda Andreas	March 31,	Music on Mill	5114 Special Events Expenses	100.00	1,000.00
03/27/2025	Dave Earl Wellhausen	March 25,		5114 Special Events Expenses	100.00	1,100.00
Total for Music on Mill					\$	1,100.00
Total for GVDA					\$	1,100.00
Total for Special Event Entertainment Fee					\$	1,100.00
Total for Special Event Travel Mileage					\$	1,100.00
Total for Special Events Expenses					\$	6,573.82
TOTAL						

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**EXHIBIT B**  
**MANAGEMENT AGREEMENT DATED AS OF FEBRUARY 1, 2022 BY AND**  
**BETWEEN THE GVDA AND THE GREATER GRASS VALLEY CHAMBER OF**  
**COMMERCE**

## MANAGEMENT AGREEMENT:

Greater Grass Valley Chamber of Commerce and Grass Valley Downtown Association

This Management Agreement ("Agreement") is entered into as of February 1, 2022 by and between the Greater Grass Valley Chamber of Commerce, Inc. ("Chamber") and the Grass Valley Downtown Association, Inc. ("GVDA") under the following circumstances:

- A. Pursuant to its designation by the City of Grass Valley ("City"), GVDA is the recipient of funds (the "BID Funds") which the City collects from businesses in downtown Grass Valley within the Business Improvement District ("BID");
- B. City has indicated its preference that management of the operations of the GVDA and the various events conducted with BID funds be transferred from GVDA to the Chamber; and
- C. Chamber is willing to undertake management of GVDA in strict accordance with the following terms and conditions.

Accordingly, the parties agree as follows:

1. Effective Date: This Agreement will become effective as of February 1, 2022 (the "Effective Date") when executed by parties following the approval of their respective Boards of Directors, and upon an indication of approval by the City.
2. Term: The term of this Agreement is 18 months, through July 2023, subject to termination by Chamber if any of the following occur:
  - 2.1 City requests that the Agreement terminate;
  - 2.2 GVDA violates any of the terms or conditions of this Agreement;
  - 2.3 GVDA fails to reasonably cooperate with Chamber in the performance of Chamber's obligations hereunder; or
  - 2.4 Any other cause, as determined in the discretion of the Chamber, justifying its decision to terminate the Agreement.
3. Undertaking by the Chamber: Chamber will do the following:
  - 3.1 The Chamber CEO will act as Executive Manager of GVDA (the "Executive Manager") and as such oversee the operations of GVDA, including those required by the BID Agreement.
  - 3.2 The Executive Manager will evaluate the administrative programs, procedures, finances and methodology of GVDA and improve same as needed to maximize GVDA efficiency.
  - 3.3 The Executive Manager will create job descriptions and cause the GVDA to hire personnel for at least the following: outreach liaison to BID members (including social media postings and website updates), event coordination, financial/bookkeeping (including monthly QuickBooks reconciliation, P&L and Balance Sheet preparation, semi-

7. Arbitration of Disputes. Any disputes arising from or relating to this Agreement shall be submitted to binding arbitration by an arbitrator selected by the parties, or if they are unable to agree on an arbitrator, by the court at the request of any party. Costs of arbitration shall be shared equally by the parties. Each side shall bear its own attorney fees. The Arbitration shall be conducted in Grass Valley, California at the Chamber offices, or such other location selected by the Chamber.
8. Miscellaneous.
- 8.1 This Agreement shall be governed by California law.
- 8.2 This Agreement is voluntarily entered into. The parties each have the opportunity to consult with and or be represented by legal counsel prior to entering into this Agreement.

AGREED:

Greater Grass Valley Chamber of Commerce, Inc.

By:  3/8/22  
Jon Katis, Chairperson

Grass Valley Downtown Association, Inc.

By:  3/8/22  
Lillie Piland, Chairperson

**EXHIBIT C**  
**THE ALLIANCE AGREEMENT DATED AS OF JANUARY 1, 2024 BY AND**  
**BETWEEN THE GVDA AND THE GREATER GRASS VALLEY CHAMBER OF**  
**COMMERCE**

## CAMPAIGN CONTRIBUTION DISCLOSURE PROVISIONS

Cities are subject to the campaign disclosure provisions detailed in Government Code Section 84308.

**Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form must be completed and returned to the City with your application.**

1. No City councilmember or commissioner shall accept, solicit, or direct a contribution of more than \$500 from any party,<sup>1</sup> financially interested participant,<sup>2</sup> or agent<sup>3</sup> while a proceeding is pending or for 12 months subsequent to the date a final decision is rendered by the City. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.

2. A party to a City proceeding shall disclose on the record of the proceeding any contribution of more than \$500 made to any councilmember or commissioner by the party, or agent, during the preceding 12 months. No party to or participant in a City proceeding shall make a contribution of more than \$500 to a councilmember or commissioner during the proceeding and for 12 months following the date a final decision is rendered by the City. No agent to a party or participant shall make a contribution in any amount to a councilmember or commissioner during the proceeding and for 12 months following the date a final decision is rendered by the City.

3. Before rendering a decision on a City proceeding, any councilmember or commissioner who received contribution of more than \$500 within the preceding 12 months from any party to a proceeding, or agent, shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any councilmember or commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of (a) making the decision, or (b) knowing about the contribution and the relevant proceeding, whichever comes last, that councilmember or commissioner may participate in the proceeding.

<sup>1</sup> "Party" is defined as any person who files an application for, or is the subject of, a proceeding.<sup>2</sup> "Participant" is defined as any person who actively supports or opposes a particular decision in a proceeding, as by submitted written or oral comments at a commission or council meeting.

<sup>3</sup> "Agent" is defined as a person who represents a party in connection with a proceeding for compensation who appears before or otherwise communicates with the City for the purpose of influencing the proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closely held corporation is a party to a proceeding, the majority shareholder is subject to these provisions.

To determine whether a campaign contribution of more than \$500 has been made by you or your agent to a councilmember or commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current City councilmembers and commissioners are available on the City's website. If you have questions about Government Code Section 84308, FPPC regulations, or the Campaign Disclosure Form, please contact the City Clerk.

## CAMPAIGN CONTRIBUTION DISCLOSURE FORM

### (a) Document:

- ☐ License
- ☐ Lease
- ☐ Permit
- ☐ Franchise
- ☐ Other Contract
- ☐ Other Entitlement

Name and address of any party, participant, or agent who has contributed more than \$500 to any councilmember or commissioner within the preceding 12 months:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### (b) Date and amount of contribution:

Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

### (c) Name of councilmember or commissioner to whom contribution was made:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

(d) I certify that the above information is provided to the best of my knowledge.

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_ Phone \_\_\_\_\_

To be completed by City:

Document No: \_\_\_\_\_

## **AGREEMENT: GREATER GRASS VALLEY BUSINESS ALLIANCE**

This Agreement (“Agreement”) is entered into effective January 1, 2024 (“Effective Date”) by and between the Greater Grass Valley Chamber of Commerce (“Chamber”), the Grass Valley Downtown Association (“GVDA”) and the Greater Grass Valley Business Alliance (“Alliance”), each a “Party” to this Agreement, under the following circumstances:

- A. The Chamber is a California non-profit corporation operating pursuant to Internal Revenue Code (“IRC”) §501(c)(6) for the benefit of the greater Grass Valley business community;
- B. The GVDA is a California non-profit corporation operating pursuant to IRC §501(c)(4) for the benefit of the businesses within the Business Improvement District encompassing the Grass Valley downtown;
- C. The Alliance is a California non-profit corporation to be formed following execution of this Agreement. It will then apply for IRC §501(c)(6) status.
- D. Since January 2022, the Parties have been operating under a Management Agreement, by which the administration of the GVDA operations and events has been provided by the Executive Director of the Chamber (the “Management Agreement”);
- E. The Chamber and the GVDA have entered into a non-binding Letter of Intent dated as of November 16, 2023, providing for, among other things, the formation and operation of the Alliance;
- F. The Parties wish to formalize their contractual arrangements as provided below.

Now therefore the Parties hereto enter into this Agreement as follows:

1. **Purpose.** The purpose of the Alliance is to combine the resources and talents of the Parties in a manner that will promote the interests of both while achieving efficiencies of management and economies of combined operational overhead, and at the same time preserving the individual identities of each Party—all for the betterment of the City of Grass Valley, the members of each Party, and the greater area business community.

2. **Term.** This Agreement will have a term of 3 years, and will automatically renew for additional terms of 3 years, unless one of the Parties gives



- operating expenses until operations of the Parties generate sufficient cash flow to fund operations; provided, in the event it is determined at any time by the Chamber Finance Committee that additional funds are needed in the Combined Account, each Party will contribute 50% of needed amounts;
- (iv) all net income in this account will be held as a reserve against future needs of either Party or the Alliance; provided, at the end of each calendar year, 10% of the 'net profits' generated through this account will be distributed to each of the Chamber and GVDA as strategic reserves. At such time as the Alliance receives IRC § 501(c)(6) status, it will also receive 10% of the annual 'net profits' generated through this account to be held as a reserve.
  - (v) Any dispute or controversy concerning income or expense of the Combined Account will be resolved by the Alliance Board.
  - (vi) On termination of this Agreement and the relationships provided for herein, the funds remaining in the Combined Account, after payment of expenses, will be distributed equally to the Chamber and GVDA.
- D. The Chamber and GVDA each maintain separate 'reserve accounts' and other accounts shown on Exhibit A, the proceeds of which remain the sole property of each Party.
- E. The ED will control expenditures from all accounts held by both Parties, including the BID account, the Destination Magazine account and the Combined Account; provided for any withdrawal over \$500, in addition to the ED's, a signature of one additional designated signator shall be required.
- F. The Arletta Douglas account also remains separate and the GVDA controls the use of those funds as intended.

5. **Organization of the Alliance.** The Alliance will be organized and operated as follows:

- A. Following the execution of this Agreement, the Parties will cooperate to form the Alliance as a California non-profit corporation and to obtain IRC § 501(c)(6) status. In the event that such status cannot be obtained, the Parties agree to negotiate in good faith to establish a working relationship that is as close as possible to the structure provided for in this Agreement.

arbitration shall be conducted in Nevada County, California, or if the arbitrator selected is unable to conduct the proceedings in such county, then in the California county closest to Nevada County in which the arbitrator is able conduct the proceeding. Any arbitration award shall be enforceable in Nevada County Superior Court and shall not be appealable.

C. **Entire Agreement.** This Agreement, with exhibits, constitutes the entire understanding and agreement between the Parties with respect to the transactions contemplated and supersedes any and all prior or contemporaneous oral or written representations, understandings, agreements or communications between the Parties concerning the subject matter hereof. No Party is relying upon any representation, assurance, or inducement not expressly set forth herein.

D. **Waiver.** No waiver of any provision of this Agreement or any rights or obligations of any Party hereunder shall be effective, except pursuant to a written instrument signed by the Party waiving compliance, and any such waiver shall be effective only in the specific instance and for the specific purpose stated in such writing. No waiver by any Party of a breach by another Party shall be deemed a waiver of any other or subsequent breach by such Party.

E. **Amendments and Severability.** This Agreement may be modified from time to time by a written instrument signed by the Parties (an "Amendment"). The terms of any Amendment will be subject to all the other terms of this Agreement unless otherwise stipulated in the Amendment. In the event that any provision of this Agreement should be found by a court or tribunal of competent jurisdiction to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained will not, in any way, be affected or impaired thereby.

F. **Independent Contractors.** The Parties to this Agreement are independent contractors. No Party is an agent, representative, or partner of the other Party. No Party shall have any right, power, or authority to enter into any agreement for or on behalf of, or incur any obligation or liability of, or to otherwise bind, the other Party, except to the extent that the ED is managing such Party and is therefore empowered to act for more than one Party. Each Party shall bear its own costs and expenses in performing this Agreement, except to the extent provided for herein (i.e., insofar as the provisions concerning the Combined Account provide for joint cost and expense sharing).

GMDA

2025-2026

BID (Business  
Improvement District  
Funds)

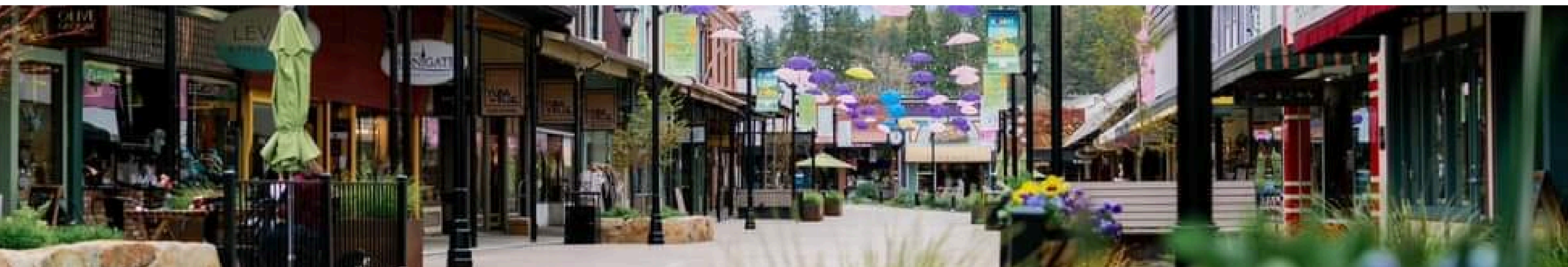




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# About the Grass Valley Downtown Association »»»

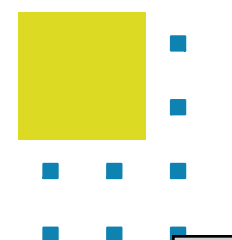
The Grass Valley Downtown Association is a 501 C 4 Not for Profit organization that provides the 250+ downtown businesses located within the Business Improvement District (BID) boundaries with a unified voice and an umbrella organization that concerns itself with those issues impacting the downtown area.

The GVDA is the sole recipient of the BID Assessment Fees. These fees give the GVDA the opportunity to accomplish its mandated objectives:

Community Events | Special Projects |  
Member Engagement & Support



We are committed to enhancing the vitality of our historic district through high-caliber events that celebrate our unique character, strengthen community connections, and drive economic growth. We look forward to deepening collaboration with members, the City and local partners as we continue to elevate the downtown experience for residents, businesses, and visitors alike.







# Meet Our Staff



**Robin Galvan Davies**

Executive Director



**Mary Ann Boyer**

Member Outreach & Event Support



**Sherry Sanchez**

Graphic Designer





# Meet Our Board of Directors



**Joy Porter**  
2024–2025 Chair



**Penny Short**  
2026 Incoming Chair



**Debbie Blakemore**  
2024–2025 Treasurer



**Lillie Robertson**  
Outgoing Chair | Co-Chair, Promotions Committee



**Christine Larkin**  
Director | Co-Chair, Promotions Committee



**Nicole Arbaugh**  
Director | Chair – Economic Vitality Committee



**Jacob MacDonald**  
Director | Chair – Design Committee



**Craig Hamilton**  
Director



**Jay Strauss**  
Director



**Bob Medlyn**  
Director



**Suzanne Voter**  
Director



Eight Elected GVDA Board Members (BID Members)  
Three Appointed GVCC Board Members



# Vision and Mission



## Our Vision

The Grass Valley Downtown Association represents its general membership with a unified voice in the economic development and historical preservation of downtown Grass Valley and our community.



## Our Mission

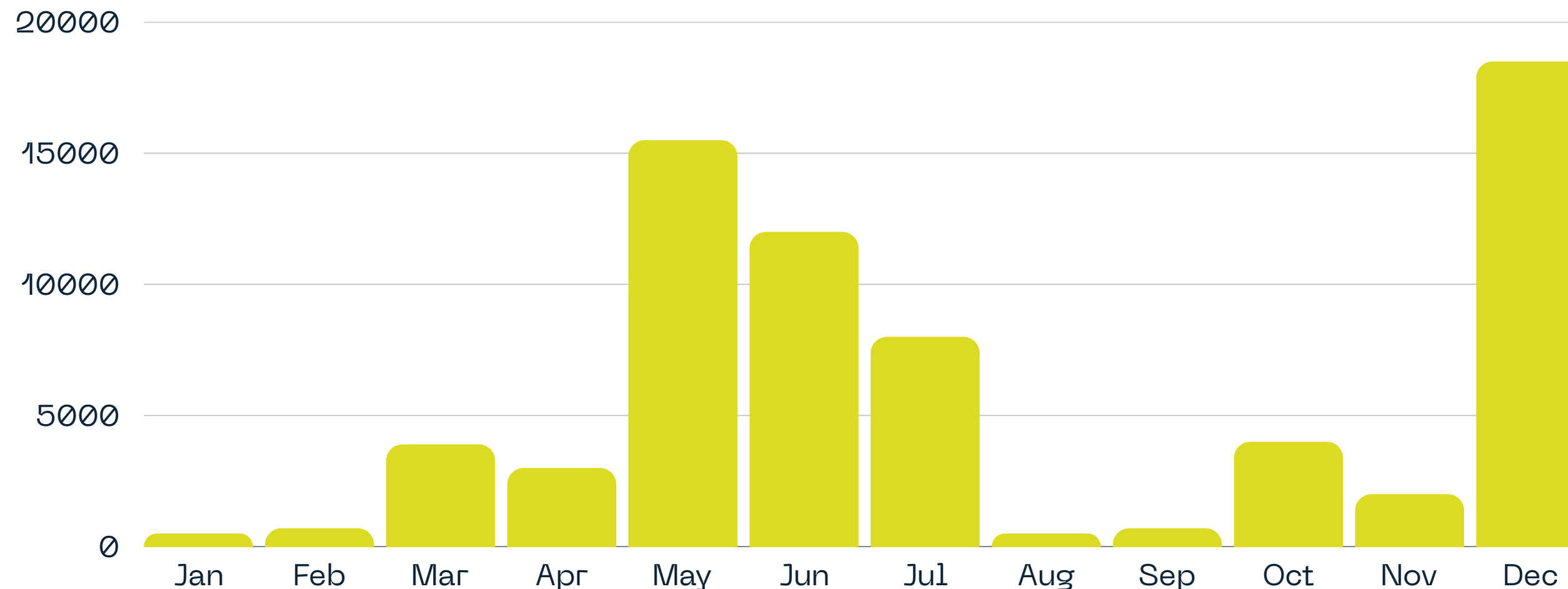
We utilize the National Main Street Four Point Approach to support the beautification activities and community events we host, thus fostering a viable, healthy downtown business district recognized as one of California's certified Main Street communities.





# Annual BID Budget \$70,000

● Revenue (\$)



The GVDA uses the monies collected from our BID Members in accordance with City of Grass Valley Ordinance No.282N.S81-464.

Section 62-A specifies the acceptable purposes of fund usage: Event Based

- Advertising & Marketing
- Supplies & Materials
- Entertainment
- Sanitation
- Permits





# BID Ordinance Approved Expenditures

## **Advertising & Marketing**

Social Media, Social Media Boosts, The Union Newspaper, KNCO Radio, Nevada County Gold, Destination Magazine, Website, Weekly Merchant Memos, Monthly Newsletters, Graphic Designer, Banners, Sponsor Packets.

## **Supplies & Materials**

Community Posters, BID Handouts, Garbage Bags, Rental Equipment

## **Entertainment**

Music on Mill, Event Entertainment (bands, characters, etc.) Performers and Dancers

## **Permits | Event Fees**

City, County, ABC, Rental Equipment, Bank & Credit Card Processing Fees, Event Security, Event Logistic Support,

## **Sanitation**

Port-a-Potty, Hand Washing Stations, Garbage and Garbage Disposal, Sidewalk & Street Cleanup



# BID Expenses | Allocation

## 2025 – 2026

Car Show	Thursday Night Market (5 Weeks)	4th of July (Host) Pancake Breakfast, Parade & Dance Party	Sidewalk Sale
\$2,500	\$12,000	\$7,500	\$200
Brewfest	Holiday Open House   Tree Lighting	Cornish Christmas	Heart of the Town
\$3,500	\$1,500	\$18,000	\$200



# BID Expenses | Allocation

## 2025 – 2026

<b>St. Pirans Day</b>	<b>Foothills Celebration</b>	<b>Special Projects</b> Bathrooms   \$10,000 Building Lights   \$3,500 Music on Mill   \$6,000 Special Advertising & Promotion   \$1700
\$400	\$3,000	\$21,200





# One Year Review

## Special Projects & Partnerships

Public Restroom	Contributed \$20,000 (commitment is \$120,000 over 10 years) – Applying \$10,000 (06–2025) (vs. \$5k)
Downtown Building Lights	\$3,450 (Mill Main Street from Holbrooke to GV Post Office Building Lighting)
Community Giveback & Collaboration	<ul style="list-style-type: none"><li>• Music On Mill (with City of GV)</li><li>• Nevada Union High School</li><li>• Project H.E.A.R.T.</li><li>• Blue Grass Association</li><li>• Celtic Festival</li></ul>



# Contact Information



Phone Number  
**530-272-8315**



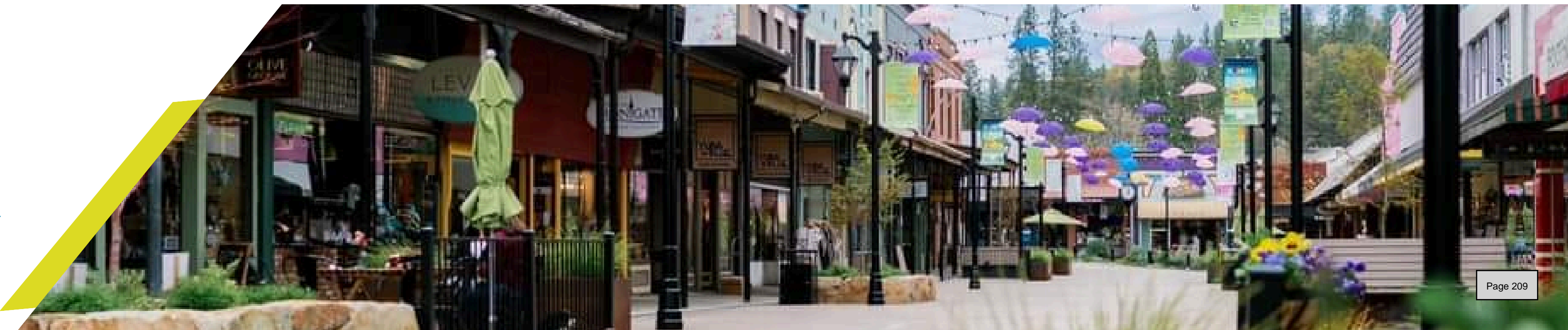
Email Address  
**info@downtowngrassvalley.com**



Our Website  
**www.downtowngrassvalley.com**



Our Address  
**128 E. Main Street | Grass Valley, CA 95945**





## City of Grass Valley City Council Agenda Action Sheet

**Title:** Capital Improvement Program - Adopt Capital Project List and Budgets

**CEQA:** N/A - Not a Project

**Recommendation:** That Council adopt a five year Capital Improvement Program covering Fiscal Years 2025/26 through 2029/30.

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

**Council Meeting Date:** 06/10/2025

**Date Prepared:** 06/04/2025

**Agenda:** Administrative

**Background Information:** Over the past several months, Staff have worked to develop a new Capital Improvement Program (CIP) document to serve as a summary of the anticipated available funding and a guide for the City of the numerous capital projects scheduled for delivery. The draft CIP document is attached and consists of a 5-year outlook of projects based on funding that is either received annually, such as Measure E, Gas Tax or Rate Funds; various grants that are secured for the current year or scheduled for multi-year delivery; or special project funding such as Impact fees or Assessment District funds.

The CIP document is very similar to the CIP Budget spreadsheet that was developed by Engineering annually for Fiscal Year budgeting, and almost all the projects listed for funding have already been approved or previously discussed with Council. However, the CIP presents projects in an easy to read format, with more detailed descriptions, strategic goals and projected breakdowns of the expenditures and funding sources extrapolated over a five year timeframe. Of course, the projects included in the CIP and funding amounts can change as projects are further defined and the City's priorities and capacity to fund the projects evolves. It is expected that Staff will update the CIP annually, likely in advance of the new fiscal year, to provide a revised outlook of spending and priorities for the subsequent five years.

Staff will present a brief overview of the CIP to Council at the meeting and will field any feedback or questions on the document. If no major revisions are requested Staff requests that Council adopt the five year Capital Improvement Program covering Fiscal Years 2025/26 through 2029/30.

**Council Goals/Objectives:** Adoption of the CIP executes portions of work tasks towards achieving/maintaining Strategic Plan - High Performance Government & Quality Service.

**Fiscal Impact:** The CIP prioritizes individual project funding but has no direct fiscal impact.

**Funds Available:** N/A

**Account #:** N/A

**Reviewed by:** City Manager

**Attachments:** CIP Plan





## CITY OF GRASS VALEY CAPITAL IMPROVEMENT PROGRAM 2025-2030





# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

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AN-WA2	Annual Water Treatment Plant Maintenance	6
AN-WA4	Annual Water Line Replacement	7

## 2 - Sewer Projects 8

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AN-SS2	Annual WWTP Projects	10
AN-SS3	Annual Sewer Lining Project	11
AN-SS4	Annual Sewer Main Replacement Project	12
07-12	Sewer System Evaluation - NPDES Compliance	13
17-09	Slate Creek Lift Station Project	14
25-06	Taylorville Lift Station Improvements	15

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06-07	Storm Drainage Master Plan	18
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## 4 - Park Projects 20

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17-06	Wolf Creek Trail	23
23-10	Condon Park Skate Park Replacement	24
24-03A	Park Restroom & Accessibility Improvements	25
24-03B	Church St Parking Lot Restroom	26
25-02	Condon Park Road Maintenance Project	27
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25-07	Condon Park Baseball Improvements	31
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**5 - Street /Multi-Fund Projects**

Item # 10.

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AN-ST3	Annual Sidewalk & Accessibility Improvements	36
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AN-PL2	Lighting & Landscaping / BAD	46

# 5-Year Capital Improvement Program

## City of Grass Valley      FY 2025-26 to FY 2029-30

Item # 10.

	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
<b>PROJECT CATEGORY EXPENDITURES</b>						
1 Water Projects	580,000	1,040,000	1,060,200	1,080,604	1,103,215	4,864,019
2 Sewer Projects	5,170,000	1,350,000	1,370,000	1,380,000	1,400,000	10,670,000
3 Storm Drain Projects	735,000	51,000	52,020	53,060	54,121	945,201
4 Park Projects	6,190,000	2,780,000	1,585,000	15,645,000	1,240,000	27,440,000
5 Street /Multi-Fund Projects	7,617,517	3,790,808	7,296,223	2,141,650	2,177,082	23,023,280
6 Planning / Engineering Programs	107,500	111,540	113,621	115,743	117,907	566,311
<b>TOTALS</b>	<b>20,400,017</b>	<b>9,123,348</b>	<b>11,477,064</b>	<b>20,416,057</b>	<b>6,092,325</b>	<b>67,508,811</b>
<b>PROJECT FUNDING SOURCES</b>						
099 TBA	475,000					475,000
100 General	50,000	51,000	52,020	53,060	54,121	260,201
101 Water Rate	580,000	1,040,000	1,060,200	1,080,604	1,103,215	4,864,019
102 Sewer Rate	5,170,000	1,350,000	1,370,000	1,380,000	1,400,000	10,670,000
200 Measure E	7,200,000	2,435,000	2,460,000	2,490,000	2,515,000	17,100,000
201 Gas Tax	251,395	220,808	221,223	231,650	232,082	1,157,158
207 RSTP	565,000	250,000	250,000	260,000	260,000	1,585,000
208 CMAQ	1,642,517			3,310,000		4,952,517
209 GVTIF	265,000	1,335,000				1,600,000
310 RMRA Funds	1,048,605	380,000	390,000	400,000	410,000	2,628,605
410 L&L District Funds	100,000	104,040	106,121	108,243	110,407	528,811
480 Storm Drainage Impact Local	300,000					300,000
612 ATP Grant	1,050,000	1,950,000	5,560,000	11,095,000		19,655,000
660 Prop1 Grant	345,000					345,000
661 Prop 64 grant	1,350,000					1,350,000
730 County Grant	7,500	7,500	7,500	7,500	7,500	37,500
<b>TOTALS</b>	<b>20,400,017</b>	<b>9,123,348</b>	<b>11,477,064</b>	<b>20,416,057</b>	<b>6,092,325</b>	<b>67,508,811</b>

# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

## 1 - Water Projects

### PROJECT TITLE

AN-WA1 Annual Water Maintenance  
AN-WA2 Annual Water Treatment Plant Maintenance  
AN-WA4 Annual Water Line Replacement

2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
150,000	260,100	265,302	270,608	276,020	1,222,030
430,000	249,900	254,898	259,996	265,195	1,459,989
	530,000	540,000	550,000	562,000	2,182,000
580,000	1,040,000	1,060,200	1,080,604	1,103,215	4,864,019

### PROJECT FUNDING SOURCES

101 Water Rate

580,000	1,040,000	1,060,200	1,080,604	1,103,215	4,864,019
580,000	1,040,000	1,060,200	1,080,604	1,103,215	4,864,019

Project No: AN-WA1

Category Water Projects

Project Various Location  
Location:Responsible Public Works  
Department:**DESCRIPTION:** Misc main line repairs, FH and valve replacements.**STRATEGIC PLAN GOALS:** The 2025 Annual Water Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	10,000	15,606	15,918	16,236	16,561	74,321
3002 - Construction/Inspection	10,000	10,404	10,612	10,824	11,040	52,880
3004 - R/W & Contract	130,000	234,090	238,772	243,548	248,419	1,094,829
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	150,000	260,100	265,302	270,608	276,020	1,222,030
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
101-Water Rate	150,000	260,100	265,302	270,608	276,020	1,222,030
<b>FUNDING TOTALS</b>	150,000	260,100	265,302	270,608	276,020	1,222,030

**Project No:** AN-WA2  
**Category** Water Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Misc WTP repairs and improvements

**STRATEGIC PLAN GOALS:** The 2025 Annual Water Treatment Plant Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000	10,200	10,404	10,612	10,824	47,040
3002 - Construction/Inspection		5,100	5,202	5,306	5,412	21,020
3004 - R/W & Contract	425,000	229,500	234,090	238,772	243,547	1,370,909
3006 - Professional Services		5,100	5,202	5,306	5,412	21,020
<b>EXPENDITURE TOTALS</b>	<b>430,000</b>	<b>249,900</b>	<b>254,898</b>	<b>259,996</b>	<b>265,195</b>	<b>1,459,989</b>
FUNDING SOURCES						
	2025-26	2026-27	2027-28	2028-29	2029-30	
101-Water Rate	430,000	249,900	254,898	259,996	265,195	1,459,989
<b>FUNDING TOTALS</b>	<b>430,000</b>	<b>249,900</b>	<b>254,898</b>	<b>259,996</b>	<b>265,195</b>	<b>1,459,989</b>

**Project No:** AN-WA4  
**Category** Water Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Water main replacement and repaving.

**STRATEGIC PLAN GOALS:** The 2025 Water Line Replacement Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design		10,000	10,000	10,000	12,000	42,000
3002 - Construction/Inspection		15,000	15,000	15,000	15,000	60,000
3004 - R/W & Contract		500,000	510,000	520,000	530,000	2,060,000
3006 - Professional Services	0	5,000	5,000	5,000	5,000	20,000
<b>EXPENDITURE TOTALS</b>	0	530,000	540,000	550,000	562,000	2,182,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
101-Water Rate		530,000	540,000	550,000	562,000	2,182,000
<b>FUNDING TOTALS</b>		530,000	540,000	550,000	562,000	2,182,000



# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

## 2 - Sewer Projects

		2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
<b>PROJECT TITLE</b>							
AN-SS1	Annual Sewer Maintenance	100,000	100,000	105,000	105,000	110,000	520,000
AN-SS2	Annual WWTP Projects	1,850,000	500,000	500,000	500,000	500,000	3,850,000
AN-SS3	Annual Sewer Lining Project	1,600,000	500,000	510,000	520,000	530,000	3,660,000
AN-SS4	Annual Sewer Main Replacement Project	460,000	200,000	205,000	205,000	210,000	1,280,000
07-12	Sewer System Evaluation - NPDES Compliance	60,000	50,000	50,000	50,000	50,000	260,000
17-09	Slate Creek Lift Station Project	700,000					700,000
25-06	Taylorville Lift Station Improvements	400,000					400,000
		5,170,000	1,350,000	1,370,000	1,380,000	1,400,000	10,670,000
<b>PROJECT FUNDING SOURCES</b>							
102	Sewer Rate	5,170,000	1,350,000	1,370,000	1,380,000	1,400,000	10,670,000
		5,170,000	1,350,000	1,370,000	1,380,000	1,400,000	10,670,000

**Project No:** AN-SS1

**Category** Sewer Projects

**Project Location:** Various Location

**Responsible Department:** Public Works



**DESCRIPTION:** Miscellaneous manhole and main line repair projects. Contract cleaning/inspection.

**STRATEGIC PLAN GOALS:** The 2025 Annual Sewer Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000	5,000	5,000	5,000	5,000	25,000
3002 - Construction/Inspection	5,000	5,000	5,000	5,000	5,000	25,000
3004 - R/W & Contract	90,000	88,000	93,000	93,000	98,000	462,000
3006 - Professional Services		2,000	2,000	2,000	2,000	8,000
<b>EXPENDITURE TOTALS</b>	100,000	100,000	105,000	105,000	110,000	520,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	100,000	100,000	105,000	105,000	110,000	520,000
<b>FUNDING TOTALS</b>	100,000	100,000	105,000	105,000	110,000	520,000

**Project No:** AN-SS2  
**Category** Sewer Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Misc WWTP repairs and improvements.

**STRATEGIC PLAN GOALS:** The 2025 Annual WWTP Projects executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000	5,000	5,000	5,000	5,000	25,000
3002 - Construction/Inspection	5,000	5,000	5,000	5,000	5,000	25,000
3004 - R/W & Contract	1,835,000	485,000	485,000	485,000	485,000	3,775,000
3006 - Professional Services	5,000	5,000	5,000	5,000	5,000	25,000
<b>EXPENDITURE TOTALS</b>	1,850,000	500,000	500,000	500,000	500,000	3,850,000
FUNDING SOURCES						
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	1,850,000	500,000	500,000	500,000	500,000	3,850,000
<b>FUNDING TOTALS</b>	1,850,000	500,000	500,000	500,000	500,000	3,850,000

**Project No:** AN-SS3

**Category** Sewer Projects

**Project Location:** Various Location

**Responsible Department:** Public Works



**DESCRIPTION:** Sewer main lining of known I&I areas to be identified

**STRATEGIC PLAN GOALS:** The 2025 Annual Sewer Lining Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	20,000	20,000	20,000	20,000	20,000	100,000
3002 - Construction/Inspection	10,000	10,000	10,000	10,000	10,000	50,000
3004 - R/W & Contract	1,565,000	465,000	475,000	485,000	495,000	3,485,000
3006 - Professional Services	5,000	5,000	5,000	5,000	5,000	25,000
<b>EXPENDITURE TOTALS</b>	<b>1,600,000</b>	<b>500,000</b>	<b>510,000</b>	<b>520,000</b>	<b>530,000</b>	<b>3,660,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	1,600,000	500,000	510,000	520,000	530,000	3,660,000
<b>FUNDING TOTALS</b>	<b>1,600,000</b>	<b>500,000</b>	<b>510,000</b>	<b>520,000</b>	<b>530,000</b>	<b>3,660,000</b>

# Annual Sewer Main Replacement Project

Item # 10.

**Project No:** AN-SS4  
**Category** Sewer Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Main line replacements and repaving

**STRATEGIC PLAN GOALS:** The 2025 Annual Sewer Main Replacement Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000	5,000	5,000	5,000	5,000	25,000
3002 - Construction/Inspection	10,000	10,000	10,000	10,000	10,000	50,000
3004 - R/W & Contract	445,000	185,000	190,000	190,000	195,000	1,205,000
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	460,000	200,000	205,000	205,000	210,000	1,280,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	460,000	200,000	205,000	205,000	210,000	1,280,000
<b>FUNDING TOTALS</b>	460,000	200,000	205,000	205,000	210,000	1,280,000

**Project No:** 07-12**Category** Sewer Projects**Project Location:** Various Location**Responsible Department:** Public Works**DESCRIPTION:** Ongoing.

**STRATEGIC PLAN GOALS:** The 2025 Sewer System Evaluation - NPDES Compliance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000	5,000	5,000	5,000	5,000	25,000
3002 - Construction/Inspection						0
3004 - R/W & Contract						0
3006 - Professional Services	55,000	45,000	45,000	45,000	45,000	235,000
<b>EXPENDITURE TOTALS</b>	60,000	50,000	50,000	50,000	50,000	260,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	60,000	50,000	50,000	50,000	50,000	260,000
<b>FUNDING TOTALS</b>	60,000	50,000	50,000	50,000	50,000	260,000

**Project No:** 17-09  
**Category** Sewer Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Pumps, piping, wet well improvements

**STRATEGIC PLAN GOALS:** The 2025 Slate Creek Lift Station Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	17,500					17,500
3002 - Construction/Inspection	12,500					12,500
3004 - R/W & Contract	660,000					660,000
3006 - Professional Services	10,000					10,000
<b>EXPENDITURE TOTALS</b>	700,000					700,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	700,000					700,000
<b>FUNDING TOTALS</b>	700,000					700,000



**Project No:** 25-06  
**Category** Sewer Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Repair pumps and wetwell if money is not used for Berriman lift station construction

**STRATEGIC PLAN GOALS:** The 2025 Taylorville Lift Station Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	10,000					10,000
3002 - Construction/Inspection	10,000					10,000
3004 - R/W & Contract	370,000					370,000
3006 - Professional Services	10,000					10,000
<b>EXPENDITURE TOTALS</b>	400,000					400,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
102-Sewer Rate	400,000					400,000
<b>FUNDING TOTALS</b>	400,000					400,000

# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

## 3 - Storm Drain Projects

### PROJECT TITLE

AN-SD1 Annual Storm Drain Maintenance  
06-07 Storm Drainage Master Plan  
23-07 Magenta Drain Restoration Project

2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
50,000	51,000	52,020	53,060	54,121	260,201
300,000					300,000
385,000					385,000
735,000	51,000	52,020	53,060	54,121	945,201

### PROJECT FUNDING SOURCES

100 General  
200 Measure E  
480 Storm Drainage Impact Local  
660 Prop1 Grant

50,000	51,000	52,020	53,060	54,121	260,201
40,000					40,000
300,000					300,000
345,000					345,000
735,000	51,000	52,020	53,060	54,121	945,201

**Project No:** AN-SD1

**Category** Storm Drain Projects

**Project Location:** Various Locations

**Responsible Department:** Public Works



**DESCRIPTION:** Misc repairs. Annual MS4 Permit amend Larry Walker contract (\$20k).

**STRATEGIC PLAN GOALS:** The 2025 Annual Storm Drain Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

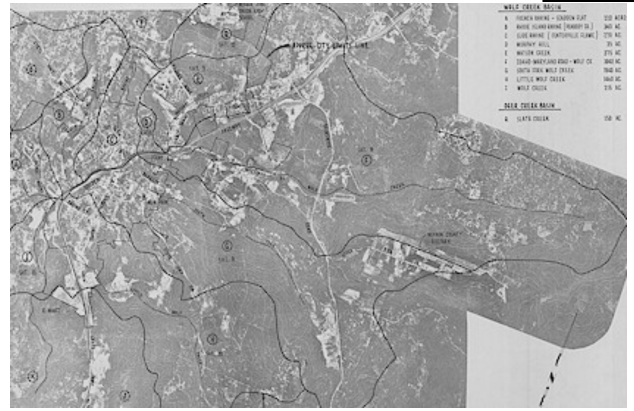
EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	2,500	2,550	2,601	2,653	2,706	13,010
3002 - Construction/Inspection	2,500	2,550	2,601	2,653	2,706	13,010
3004 - R/W & Contract	25,000	25,500	26,010	26,530	27,061	130,101
3006 - Professional Services	20,000	20,400	20,808	21,224	21,648	104,080
<b>EXPENDITURE TOTALS</b>	<b>50,000</b>	<b>51,000</b>	<b>52,020</b>	<b>53,060</b>	<b>54,121</b>	<b>260,201</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
100-General	50,000	51,000	52,020	53,060	54,121	260,201
<b>FUNDING TOTALS</b>	<b>50,000</b>	<b>51,000</b>	<b>52,020</b>	<b>53,060</b>	<b>54,121</b>	<b>260,201</b>

**Project No:** 06-07

**Category:** Storm Drain Projects

**Project Location:** Various Locations

**Responsible Department:** Public Works



**DESCRIPTION:** Update Master Plan

**STRATEGIC PLAN GOALS:** The 2025 Storm Drainage Master Plan executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	20,000					20,000
3002 - Construction/Inspection						0
3004 - R/W & Contract						0
3006 - Professional Services	280,000					280,000
<b>EXPENDITURE TOTALS</b>	<b>300,000</b>					<b>300,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
480-Storm Drainage Impact Local	300,000					300,000
<b>FUNDING TOTALS</b>	<b>300,000</b>					<b>300,000</b>

**Project No:** 23-07  
**Category** Storm Drain Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Restore Magenta Drain through Memorial Park. \$320k total grant, 25% match. Start design this year

**STRATEGIC PLAN GOALS:** The 2025 Magenta Drain Restoration Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Water & Wastewater Systems & Underground Infrastructure

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design						0
3002 - Construction/Inspection	15,000					15,000
3004 - R/W & Contract	270,000					270,000
3006 - Professional Services	100,000					100,000
<b>EXPENDITURE TOTALS</b>	<b>385,000</b>					<b>385,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	40,000					40,000
660-Prop1 Grant	345,000					345,000
<b>FUNDING TOTALS</b>	<b>385,000</b>					<b>385,000</b>

# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

## 4 - Park Projects

PROJECT TITLE		2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
AN-PA1	Annual Playground Maintenance	35,000	35,000	35,000	40,000	40,000	185,000
AN-PA2	Annual Measure E Parks		300,000	700,000	1,200,000	1,200,000	3,400,000
17-06	Wolf Creek Trail	200,000	1,545,000	350,000	14,405,000		16,500,000
23-10	Condon Park Skate Park Replacement	1,350,000					1,350,000
24-03A	Park Restroom & Accessibility Improvements	900,000					900,000
24-03B	Church St Parking Lot Restroom	475,000					475,000
25-02	Condon Park Road Maintenance Project	150,000					150,000
24-01	Loma Rica Trail Improvements	80,000					80,000
24-08	Centreville Bike Park Project	1,800,000					1,800,000
25-01	Lyman Gilmore Lighting and Improvements	600,000					600,000
25-07	Condon Park Baseball Improvements	600,000	400,000				1,000,000
25-08	Memorial Park Softball Field Improvements		500,000	500,000			1,000,000
		6,190,000	2,780,000	1,585,000	15,645,000	1,240,000	27,440,000
PROJECT FUNDING SOURCES							
099	TBA	475,000					475,000
200	Measure E	4,165,000	1,235,000	1,235,000	1,240,000	1,240,000	9,115,000
208	CMAQ	200,000			3,310,000		3,510,000
612	ATP Grant		1,545,000	350,000	11,095,000		12,990,000
661	Prop 64 grant	1,350,000					1,350,000
		6,190,000	2,780,000	1,585,000	15,645,000	1,240,000	27,440,000

## Annual Playground Maintenance

Item # 10.

**Project No:** AN-PA1

**Category:** Park Projects

**Project Location:** Various Locations

**Responsible Department:** Public Works



**DESCRIPTION:** General maintenance, new equipment, misc improvements

**STRATEGIC PLAN GOALS:** The 2025 Annual Playground Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	2,500	2,500	2,500	2,500	2,500	12,500
3002 - Construction/Inspection	2,500	2,500	2,500	2,500	2,500	12,500
3004 - R/W & Contract	30,000	30,000	30,000	35,000	35,000	160,000
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>40,000</b>	<b>40,000</b>	<b>185,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
100-General						0
200-Measure E	35,000	35,000	35,000	40,000	40,000	185,000
<b>FUNDING TOTALS</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>40,000</b>	<b>40,000</b>	<b>185,000</b>



**Project No:** AN-PA2  
**Category** Park Projects  
**Project Location:** Various Locations  
**Responsible Department:**

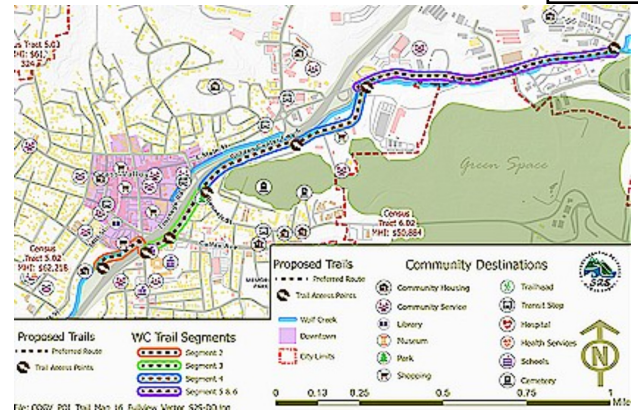


**DESCRIPTION:** Major park improvement project, as recommended by Staff, with Measure E committee and City Council guidance

**STRATEGIC PLAN GOALS:** The Annual Measure E Parks Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design		10,000	15,000	20,000	20,000	65,000
3002 - Construction/Inspection		10,000	15,000	20,000	20,000	65,000
3004 - R/W & Contract		275,000	665,000	1,155,000	1,155,000	3,250,000
3006 - Professional Services		5,000	5,000	5,000	5,000	20,000
<b>EXPENDITURE TOTALS</b>		300,000	700,000	1,200,000	1,200,000	3,400,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E		300,000	700,000	1,200,000	1,200,000	3,400,000
<b>FUNDING TOTALS</b>		300,000	700,000	1,200,000	1,200,000	3,400,000

**Project No:** 17-06  
**Category:** Park Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Design, Environmental and Construction of Wolf Creek Trail extension from Mill St Parking Lot to Centreville Park. Caltrans coordination.

**STRATEGIC PLAN GOALS:** The 2025 Wolf Creek Trail Engineering and Environmental Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	10,000	45,000	30,000			85,000
3002 - Construction/Inspection				45,000		45,000
3004 - R/W & Contract		100,000	50,000	14,200,000		14,350,000
3006 - Professional Services	190,000	1,400,000	270,000	160,000		2,020,000
<b>EXPENDITURE TOTALS</b>	<b>200,000</b>	<b>1,545,000</b>	<b>350,000</b>	<b>14,405,000</b>		<b>16,500,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
208-CMAQ	200,000			3,310,000		3,510,000
612-ATP Grant		1,545,000	350,000	11,095,000		12,990,000
<b>FUNDING TOTALS</b>	<b>200,000</b>	<b>1,545,000</b>	<b>350,000</b>	<b>14,405,000</b>		<b>16,500,000</b>

**Project No:** 23-10  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Replace and expand skatepark

**STRATEGIC PLAN GOALS:** The 2025 Condon Park Skate Park Replacement Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design						0
3002 - Construction/Inspection	15,000					15,000
3004 - R/W & Contract	1,330,000					1,330,000
3006 - Professional Services	5,000					5,000
<b>EXPENDITURE TOTALS</b>	<b>1,350,000</b>					<b>1,350,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E						0
661-Prop 64 grant	1,350,000					1,350,000
<b>FUNDING TOTALS</b>	<b>1,350,000</b>					<b>1,350,000</b>

**Project No:** 24-03A  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Install prefab restrooms at Condon Park. Existing restroom demolition and accessibility improvements

**STRATEGIC PLAN GOALS:** The 2025 Restroom & Accessibility Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	15,000					15,000
3002 - Construction/Inspection	15,000					15,000
3004 - R/W & Contract	865,000					865,000
3006 - Professional Services	5,000					5,000
<b>EXPENDITURE TOTALS</b>	900,000					900,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	900,000					900,000
<b>FUNDING TOTALS</b>	900,000					900,000

**Project No:** 24-03B

**Category** Park Projects

**Project Location:** S Church St Parking Lot

**Responsible Department:**



**DESCRIPTION:** Install prefab restroom at the S Church St Parking lot

**STRATEGIC PLAN GOALS:** The Church St Parking Lot Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000					5,000
3002 - Construction/Inspection	5,000					5,000
3004 - R/W & Contract	465,000					465,000
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	475,000					475,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
099-TBA	475,000					475,000
<b>FUNDING TOTALS</b>	475,000					475,000

**Project No:** 25-02  
**Category** Park Projects  
**Project Location:** Various Locations  
**Responsible Department:** Public Works



**DESCRIPTION:** Seal and restripe access roads and parking areas

**STRATEGIC PLAN GOALS:** The 2025 Condon Park Road Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000					5,000
3002 - Construction/Inspection	5,000					5,000
3004 - R/W & Contract	140,000					140,000
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	150,000					150,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	150,000					150,000
<b>FUNDING TOTALS</b>	150,000					150,000



**Project No:** 24-01  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Grade and install base rock on trail from Brunswick to access road

**STRATEGIC PLAN GOALS:** The 2025 Loma Rica Trail Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000					5,000
3002 - Construction/Inspection	10,000					10,000
3004 - R/W & Contract	60,000					60,000
3006 - Professional Services	5,000					5,000
<b>EXPENDITURE TOTALS</b>	<b>80,000</b>					<b>80,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	80,000					80,000
<b>FUNDING TOTALS</b>	<b>80,000</b>					<b>80,000</b>



**Project No:** 24-08  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Pump track construction at Sutton/Idaho Maryland property

**STRATEGIC PLAN GOALS:** The 2025 Centreville Bike Park Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	20,000					20,000
3002 - Construction/Inspection	20,000					20,000
3004 - R/W & Contract	1,660,000					1,660,000
3006 - Professional Services	100,000					100,000
<b>EXPENDITURE TOTALS</b>	1,800,000					1,800,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	1,800,000					1,800,000
<b>FUNDING TOTALS</b>	1,800,000					1,800,000

**Project No:** 25-01  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Install field lighting, regrade and improve perimeter area

**STRATEGIC PLAN GOALS:** The 2025 Lyman Gilmore Lighting and Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	15,000					15,000
3002 - Construction/Inspection	10,000					10,000
3004 - R/W & Contract	550,000					550,000
3006 - Professional Services	25,000					25,000
<b>EXPENDITURE TOTALS</b>	600,000					600,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	600,000					600,000
<b>FUNDING TOTALS</b>	600,000					600,000

**Project No:** 25-07  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Rehabilitate bleachers, dugouts and drive aisles. Drainage and perimeter improvements

**STRATEGIC PLAN GOALS:** The 2025 Condon Park Baseball Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	25,000					25,000
3002 - Construction/Inspection	10,000	15,000				25,000
3004 - R/W & Contract	540,000	380,000				920,000
3006 - Professional Services	25,000	5,000				30,000
<b>EXPENDITURE TOTALS</b>	600,000	400,000				1,000,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	600,000	400,000				1,000,000
<b>FUNDING TOTALS</b>	600,000	400,000				1,000,000

**Project No:** 25-08  
**Category** Park Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Replace bleachers, new lighting, new fencing, sidewalk and perimeter improvements

**STRATEGIC PLAN GOALS:** The 2025 Memorial Park Softball Field Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Recreation and Parks

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design		10,000	10,000			20,000
3002 - Construction/Inspection		10,000	10,000			20,000
3004 - R/W & Contract		475,000	475,000			950,000
3006 - Professional Services		5,000	5,000			10,000
<b>EXPENDITURE TOTALS</b>		500,000	500,000			1,000,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E		500,000	500,000			1,000,000
<b>FUNDING TOTALS</b>		500,000	500,000			1,000,000

# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

## 5 - Street /Multi-Fund Projects

		2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
<b>PROJECT TITLE</b>							
AN-ST1	Annual Street Maintenance and Striping	190,000	200,000	200,000	210,000	210,000	1,010,000
AN-ST2	Annual Street Rehab Project	1,100,000	630,000	640,000	660,000	670,000	3,700,000
AN-ST3	Annual Sidewalk & Accessibility Improvements	20,000	20,808	21,223	21,650	22,082	105,763
AN-ST4	Annual Measure E Rehabilitation Project	1,075,000	1,200,000	1,225,000	1,250,000	1,275,000	6,025,000
18-12	Mill St Parking Lot	25,000					25,000
19-03	McCourtney Road Active Transportation Project	1,242,517					1,242,517
24-02	Downtown Street Rehabilitation Project	2,450,000					2,450,000
23-08	Downtown GV Roundabout Project	1,250,000	405,000	5,210,000			6,865,000
23-12	Bennett & Ophir Circulation Improvements	100,000					100,000
25-09	Centennial Dr Realignment & Intersection Improvements	165,000	1,335,000				1,500,000
		7,617,517	3,790,808	7,296,223	2,141,650	2,177,082	23,023,280
<b>PROJECT FUNDING SOURCES</b>							
200	Measure E	2,995,000	1,200,000	1,225,000	1,250,000	1,275,000	7,945,000
201	Gas Tax	251,395	220,808	221,223	231,650	232,082	1,157,158
207	RSTP	565,000	250,000	250,000	260,000	260,000	1,585,000
208	CMAQ	1,442,517					1,442,517
209	GVTIF	265,000	1,335,000				1,600,000
310	RMRA Funds	1,048,605	380,000	390,000	400,000	410,000	2,628,605
612	ATP Grant	1,050,000	405,000	5,210,000			6,665,000
		7,617,517	3,790,808	7,296,223	2,141,650	2,177,082	23,023,280

**Project No:** AN-ST1**Category** Street /Multi-Fund Projects**Project Location:** Various Locations**Responsible Department:** Public Works**DESCRIPTION:** Misc patch paving and restriping**STRATEGIC PLAN GOALS:** The 2025 Annual Street Maintenance Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000	5,000	5,000	5,000	5,000	25,000
3002 - Construction/Inspection	5,000	5,000	5,000	5,000	5,000	25,000
3004 - R/W & Contract	180,000	190,000	190,000	200,000	200,000	960,000
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	190,000	200,000	200,000	210,000	210,000	1,010,000
FUNDING SOURCES						
	2025-26	2026-27	2027-28	2028-29	2029-30	
201-Gas Tax	190,000	200,000	200,000	210,000	210,000	1,010,000
<b>FUNDING TOTALS</b>	190,000	200,000	200,000	210,000	210,000	1,010,000

**Project No:** AN-ST2

**Category** Street /Multi-Fund Projects

**Project Location:** Various Location

**Responsible Department:** Public Works



**DESCRIPTION:** Rehab various streets in as determined by Pavement Management System and Staff

**STRATEGIC PLAN GOALS:** The Annual Street Rehab Project executes portions of work taskstowards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	20,000	10,000	10,000	10,000	10,000	60,000
3002 - Construction/Inspection	15,000	15,000	15,000	15,000	15,000	75,000
3004 - R/W & Contract	1,060,000	600,000	610,000	630,000	640,000	3,540,000
3006 - Professional Services	5,000	5,000	5,000	5,000	5,000	25,000
<b>EXPENDITURE TOTALS</b>	<b>1,100,000</b>	<b>630,000</b>	<b>640,000</b>	<b>660,000</b>	<b>670,000</b>	<b>3,700,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	125,000					125,000
201-Gas Tax	41,395					41,395
207-RSTP	565,000	250,000	250,000	260,000	260,000	1,585,000
310-RMRA Funds	368,605	380,000	390,000	400,000	410,000	1,948,605
<b>FUNDING TOTALS</b>	<b>1,100,000</b>	<b>630,000</b>	<b>640,000</b>	<b>660,000</b>	<b>670,000</b>	<b>3,700,000</b>



**Project No:** AN-ST3

**Category:** Street /Multi-Fund Projects

**Project Location:** Various Location

**Responsible Department:** Public Works



**DESCRIPTION:** SW cost sharing, program and misc sidewalk and curb ramp improvements

**STRATEGIC PLAN GOALS:** The 2025 Annual Sidewalk & Accessibility Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	2,000	2,081	2,122	2,165	2,208	10,576
3002 - Construction/Inspection	2,000	2,081	2,122	2,165	2,208	10,576
3004 - R/W & Contract	16,000	16,646	16,979	17,320	17,666	84,611
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	20,000	20,808	21,223	21,650	22,082	105,763
FUNDING SOURCES						
	2025-26	2026-27	2027-28	2028-29	2029-30	
201-Gas Tax	20,000	20,808	21,223	21,650	22,082	105,763
<b>FUNDING TOTALS</b>	20,000	20,808	21,223	21,650	22,082	105,763

**Project No:** AN-ST4

**Category** Street /Multi-Fund Projects

**Project Location:** Various Location

**Responsible Department:** Public Works



**DESCRIPTION:** Pavement sealing and striping or pavement replacement/overlays citywide.

**STRATEGIC PLAN GOALS:** The 2025 Annual Measure E Street Rehabilitation Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design		20,000	20,000	20,000	20,000	80,000
3002 - Construction/Inspection	10,000	20,000	20,000	20,000	20,000	90,000
3004 - R/W & Contract	1,065,000	1,155,000	1,180,000	1,205,000	1,230,000	5,835,000
3006 - Professional Services		5,000	5,000	5,000	5,000	20,000
<b>EXPENDITURE TOTALS</b>	<b>1,075,000</b>	<b>1,200,000</b>	<b>1,225,000</b>	<b>1,250,000</b>	<b>1,275,000</b>	<b>6,025,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	1,075,000	1,200,000	1,225,000	1,250,000	1,275,000	6,025,000
<b>FUNDING TOTALS</b>	<b>1,075,000</b>	<b>1,200,000</b>	<b>1,225,000</b>	<b>1,250,000</b>	<b>1,275,000</b>	<b>6,025,000</b>

**Project No:** 18-12  
**Category** Street /Multi-Fund Projects  
**Project Location:** 309 Mill St  
**Responsible Department:**



**DESCRIPTION:** Install electrical service and meter. Streetlight final connections.

**STRATEGIC PLAN GOALS:** The Mill St Parking Lot Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design						0
3002 - Construction/Inspection	5,000					5,000
3004 - R/W & Contract						0
3006 - Professional Services	20,000					20,000
<b>EXPENDITURE TOTALS</b>	<b>25,000</b>					<b>25,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	25,000					25,000
<b>FUNDING TOTALS</b>	<b>25,000</b>					<b>25,000</b>

**Project No:** 19-03

**Category:** Street /Multi-Fund Projects

**Project Location:** Various Locations

**Responsible Department:** Public Works



**DESCRIPTION:** Class 1 shared use path and crosswalk constructions. McCourtney from Allison Ranch up Brighton

**STRATEGIC PLAN GOALS:** The 2025 McCourtney Road Active Transportation Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	5,000					5,000
3002 - Construction/Inspection	20,000					20,000
3004 - R/W & Contract	1,210,000					1,210,000
3006 - Professional Services	7,517					7,517
<b>EXPENDITURE TOTALS</b>	<b>1,242,517</b>					<b>1,242,517</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
208-CMAQ	1,242,517					1,242,517
<b>FUNDING TOTALS</b>	<b>1,242,517</b>					<b>1,242,517</b>

**Project No:** 24-02  
**Category** Street /Multi-Fund Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** S Auburn St Renovation (Neal to Main) including sidewalks, drainage, lighting and repaving.

Main St pavement rehabilitation and crossing improvements.

**STRATEGIC PLAN GOALS:** The 2025 Downtown Street Rehabilitation Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design						0
3002 - Construction/Inspection	20,000					20,000
3004 - R/W & Contract	2,425,000					2,425,000
3006 - Professional Services	5,000					5,000
<b>EXPENDITURE TOTALS</b>	<b>2,450,000</b>					<b>2,450,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
200-Measure E	1,770,000					1,770,000
310-RMRA Funds	680,000					680,000
<b>FUNDING TOTALS</b>	<b>2,450,000</b>					<b>2,450,000</b>

**Project No:** 23-08  
**Category** Street /Multi-Fund Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Engineering design and environmental clearance and future construction for the Downtown "Peanut" roundabout

**STRATEGIC PLAN GOALS:** The 2025 Downtown GV Roundabout Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	25,000	25,000	25,000			75,000
3002 - Construction/Inspection	200,000	25,000	25,000			250,000
3004 - R/W & Contract	25,000	20,000	5,000,000			5,045,000
3006 - Professional Services	1,000,000	335,000	160,000			1,495,000
<b>EXPENDITURE TOTALS</b>	<b>1,250,000</b>	<b>405,000</b>	<b>5,210,000</b>			<b>6,865,000</b>
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
208-CMAQ	200,000					200,000
612-ATP Grant	1,050,000	405,000	5,210,000			6,665,000
<b>FUNDING TOTALS</b>	<b>1,250,000</b>	<b>405,000</b>	<b>5,210,000</b>			<b>6,865,000</b>



**Project No:** 23-12  
**Category** Street /Multi-Fund Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Intersection Improvements Ophir/Bennett and Ophir/Colfax, Bennett St calming

**STRATEGIC PLAN GOALS:** The Bennett & Ophir Circulation Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	10,000					10,000
3002 - Construction/Inspection	10,000					10,000
3004 - R/W & Contract	70,000					70,000
3006 - Professional Services	10,000					10,000
<b>EXPENDITURE TOTALS</b>	100,000					100,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
209-GVTIF	100,000					100,000
<b>FUNDING TOTALS</b>	100,000					100,000



**Project No:** 25-09  
**Category:** Street /Multi-Fund Projects  
**Project Location:** Various Location  
**Responsible Department:** Public Works



**DESCRIPTION:** Design, Environmental and right of way for Centennial realignment

**STRATEGIC PLAN GOALS:** The Centennial Dr Realignment & Intersection Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – Transportation

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	15,000	20,000				35,000
3002 - Construction/Inspection		20,000				20,000
3004 - R/W & Contract		1,230,000				1,230,000
3006 - Professional Services	150,000	65,000				215,000
<b>EXPENDITURE TOTALS</b>	165,000	1,335,000				1,500,000
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
209-GVTIF	165,000	1,335,000				1,500,000
<b>FUNDING TOTALS</b>	165,000	1,335,000				1,500,000

# 5-Year Capital Improvement Program

Item # 10.

FY 2025-26 to FY 2029-30

## 6 - Planning / Engineering Programs

### PROJECT TITLE

AN-PL1 NCTC Planning Coordination  
AN-PL2 Lighting & Landscaping / BAD

2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
7,500	7,500	7,500	7,500	7,500	37,500
100,000	104,040	106,121	108,243	110,407	528,811
107,500	111,540	113,621	115,743	117,907	566,311

### PROJECT FUNDING SOURCES

410 L&L District Funds  
730 County Grant

100,000	104,040	106,121	108,243	110,407	528,811
7,500	7,500	7,500	7,500	7,500	37,500
107,500	111,540	113,621	115,743	117,907	566,311

Project No: AN-PL1

Category Planning / Engineering Programs

Project  
Location:Responsible  
Department:**DESCRIPTION:** Engineering coordination and meeting with NCTC**STRATEGIC PLAN GOALS:** The NCTC Planning Coordination Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – High Performance Government & Quality Service

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	7,500	7,500	7,500	7,500	7,500	37,500
3002 - Construction/Inspection						0
3004 - R/W & Contract						0
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	7,500	7,500	7,500	7,500	7,500	37,500
FUNDING SOURCES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
730-County Grant	7,500	7,500	7,500	7,500	7,500	37,500
<b>FUNDING TOTALS</b>	7,500	7,500	7,500	7,500	7,500	37,500

**Project No:** AN-PL2

**Category** Planning / Engineering Programs

**Project Location:** Various Location

**Responsible Department:** Public Works



**DESCRIPTION:** Staff Charges and contract work

**STRATEGIC PLAN GOALS:** The Lighting & Landscaping / BAD Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal – High Performance Government & Quality Service

EXPENDITURES						PROJECT TOTAL
	2025-26	2026-27	2027-28	2028-29	2029-30	
3001 - Engr. Design	10,000	10,404	10,612	10,824	11,040	52,880
3002 - Construction/Inspection	10,000	10,404	10,612	10,824	11,040	52,880
3004 - R/W & Contract	80,000	83,232	84,897	86,595	88,327	423,051
3006 - Professional Services						0
<b>EXPENDITURE TOTALS</b>	100,000	104,040	106,121	108,243	110,407	528,811
FUNDING SOURCES						
	2025-26	2026-27	2027-28	2028-29	2029-30	
410-L&L District Funds	100,000	104,040	106,121	108,243	110,407	528,811
<b>FUNDING TOTALS</b>	100,000	104,040	106,121	108,243	110,407	528,811