



MAY 29, 2025

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:

Morgan Ranch West	
COST INFORMATION	
Direct Maintenance Costs	\$10,300
County Administrative Fee	\$215
City Administration Costs	\$235
Total Direct and Admin Costs	\$10,750
ASSESSMENT INFORMATION	
Direct Costs	\$10,750
Reserve Collections/ (Transfer)	(\$10,000)
Net Total Assessment	\$750
FUND BALANCE INFORMATION	
Projected Reserve After FY 2024/2025	\$11,940
Interest Earnings	\$35
Reserve Fund Adjustments	(\$10,000)
Projected Reserve at End of Year	\$1,975

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.

