



**JUNE 3, 2026**

# **ENGINEER'S REPORT**

**MORGAN RANCH WEST BENEFIT ASSESSMENT DISTRICT NO. 2010-1**

ANNUAL ASSESSMENT 2026/2027

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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 2026/2027.

**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 2026/2027 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
Use of Reserve / (Transfer to Reserve)	\$10,000
<b>Net Total Assessment</b>	<b>\$750</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2022/2023	\$12,350
Interest Earnings	\$35
Reserve Fund Adjustments	( <b>\$10,000</b> )
<b>Projected Reserve at End of Year</b>	<b>\$2,385</b>

**PART C**

**ASSESSMENT ROLL**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT (Last Year Max + 2.7% CPI)	TOTAL ASSESSMENT
2026/2027	\$750.00	\$934.53	\$750.00

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
<b>25</b>	<b>\$750.00</b>	<b>Subtotal - Developed Land</b>		<b>\$375.00</b>	<b>\$375.00</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 2026 was 2.7%.

**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 2025/2026 assessment was \$750.00. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2026/2027 is \$934.53. 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 2026/2027 levy will be \$30.00 per dwelling unit.

The assessment formula is:

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

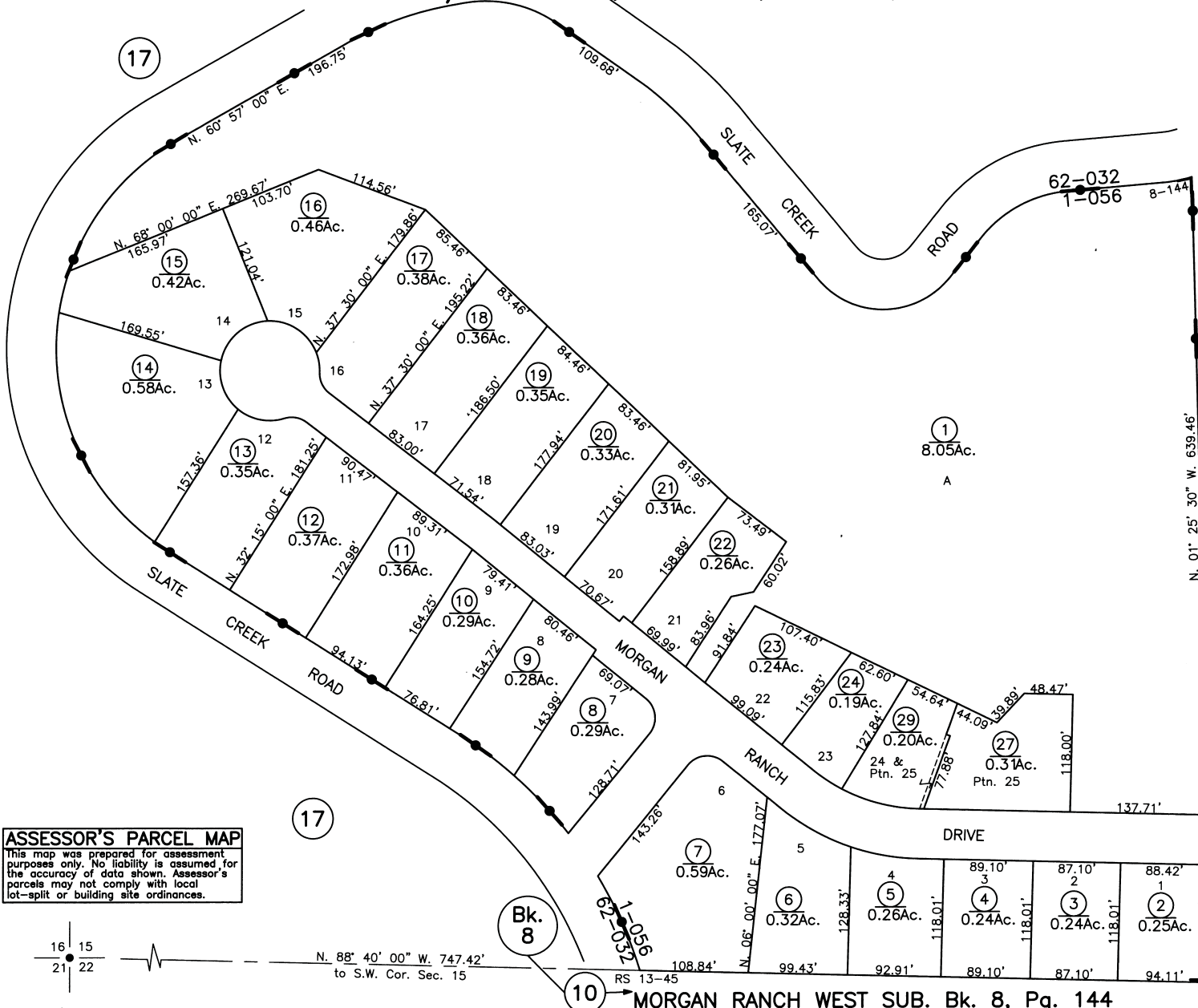
**PART E**  
**ASSESSMENT DIAGRAM**

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.

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

Tax Area Code  
1-056

4-66  
(Fmly. Ptn. 4-17)



**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.

62-032  
1-056

MORGAN RANCH 7

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

MORGAN RANCH WEST SUB. Bk. 8, Pg. 144