



October 3, 2024

ENGINEER'S REPORT

**ZONE VI – LOMA RICA RANCH ANNEXATION 2024-1
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

ZONE VI – LOMA RICA RANCH ANNEXATION 2024-1
RESIDENTIAL LANDSCAPING AND LIGHTING DISTRICT NO. 1988-2
(Morgan Ranch, Ventana Sierra, Scotia Pines, Morgan Ranch West, and Ridge Meadows}
(Pursuant to the Landscaping and Lighting Act of 1972)

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 _____, 2024.

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 _____, 2024.

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 _____, 2024.

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 VI – Loma Rica Ranch

The installation, maintenance and servicing of landscaping, trails, pocket parks, and associated improvements, as delineated on the plans prepared by SCO Planning, 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 within the Zone boundary.
2. Landscaping, including cultivation, weeding, mowing, pruning, tree removal, replanting, spraying, fertilizing, and treating for disease.
3. Irrigation, including the operation, adjustment, repair and replacement 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 Lot 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 VI – Loma Rica Ranch Improvement Plans (Dwg. No. 2172)

Zone VI – Loma Rica Ranch Landscape Plans (Dwg. No. 2211)

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:

ZONE 6 (Loma Rica Ranch)	
COST INFORMATION	
Maintenance Costs	\$90,367
Water and Electricity Servicing	\$10,190
County Administrative Fee	\$500
City Administration Costs	\$20,242
Total Direct and Admin Costs	\$121,299
ASSESSMENT INFORMATION	
Direct Costs	\$121,299
Reserve Collections/ (Transfer)	\$38,762
Net Total Assessment	\$160,061
FUND BALANCE INFORMATION	
Projected Reserve After FY 2025/26	\$0
Interest Earnings	\$0
Reserve Fund Adjustments	\$38,762
Projected Reserve at End of Year	\$38,762

PART C
ASSESSMENT ROLL

Zone 6 - Loma Rica Ranch Subdivision

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT	TOTAL ASSESSMENT
2025/2026	\$160,061.00	\$160,062.00	\$160,060.68

Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	\$684.02	TBD	TBD	\$342.01	\$342.01
1	\$684.02	TBD	TBD	\$342.01	\$342.01
1	\$684.02	TBD	TBD	\$342.01	\$342.01
1	\$684.02	TBD	TBD	\$342.01	\$342.01
1	\$684.02	TBD	TBD	\$342.01	\$342.01
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1	\$684.02	TBD	TBD	\$342.01	\$342.01
1	\$684.02	TBD	TBD	\$342.01	\$342.01
1	\$684.02	TBD	TBD	\$342.01	\$342.01

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.

ZONE VI – Loma Rica Ranch

General Benefit

The landscaping, irrigation and street lights in Loma Rica ranch and the maintenance of the landscaping, irrigation and street lights are of entirely local and special benefit to the parcels in Loma Rica, 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.

Apportionment of Special Benefits

The initial assessment spread creates a yearly assessment per dwelling unit of \$57. It is the intent that each dwelling unit of the project shares equally in all expenses upon completion of Zone VI.

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)

When, in any fiscal year, the operational reserve fund is at a level equal to the following fiscal year's costs, any surplus in the ability to cover all assessed costs will be used as a credit to the levy for such fiscal year and individual assessments will be reduced proportionately.

The total actual assessment for 2025/2026 is \$160,060.68. 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 page is the Boundary Map illustrating the location, size, and area of the benefiting parcels within the Landscaping and Lighting District.

LEGEND

— LANDSCAPE AND LIGHTING DISTRICT BOUNDARY

SUBDIVISION LOT NUMBER

① LOT - LOMA RICA RANCH PHASE 1

① LOT - LOMA RICA RANCH - PHASE 2

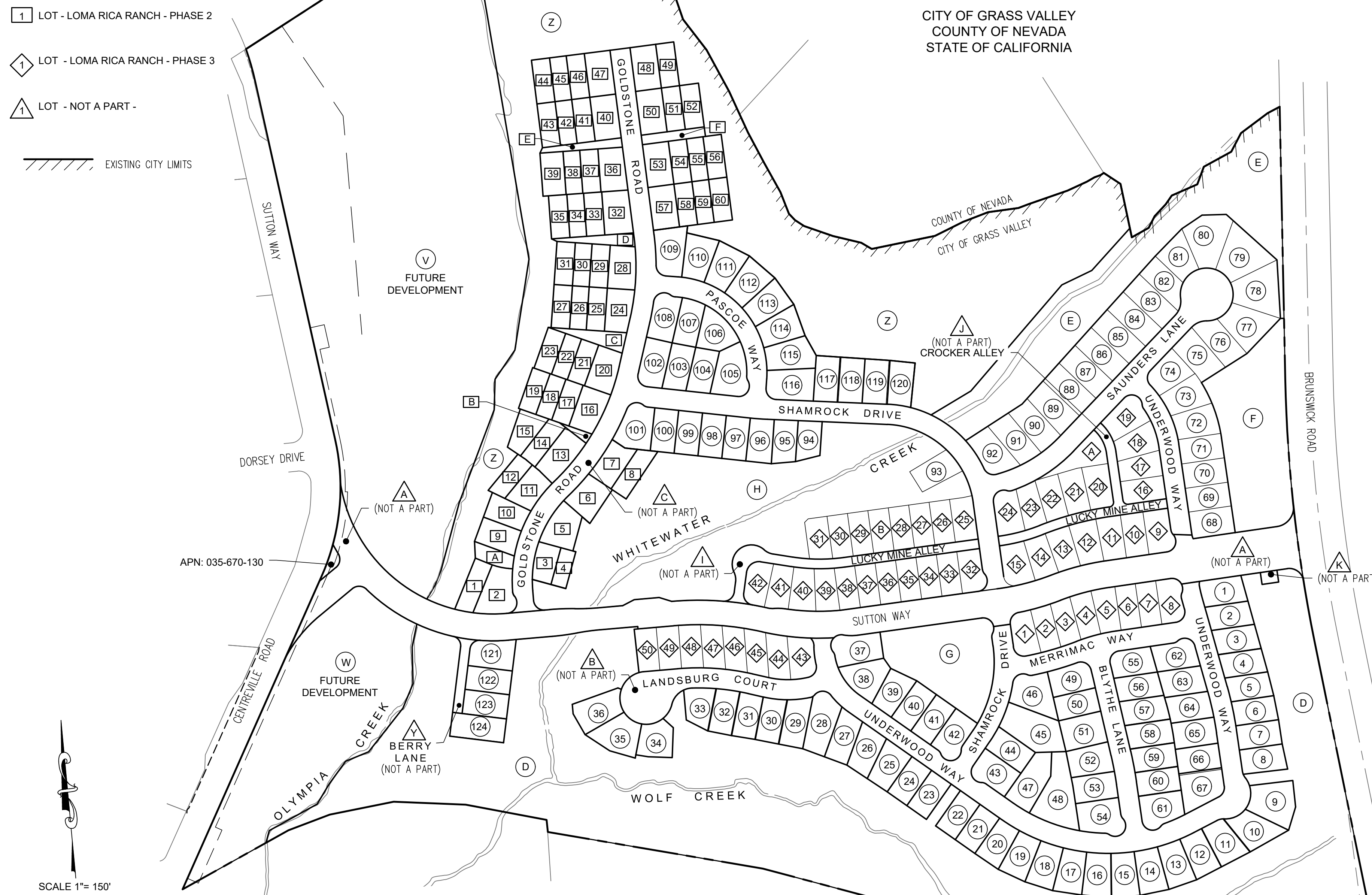
◇ LOT - LOMA RICA RANCH - PHASE 3

△ LOT - NOT A PART -

/// EXISTING CITY LIMITS

BOUNDARY MAP OF LOMA RICA RANCH
**LANDSCAPE AND LIGHTING DISTRICT NO 1988-2
ANNEXATION NO 2024-1
(ZONE VI - LOMA RICA RANCH)**

CITY OF GRASS VALLEY
COUNTY OF NEVADA
STATE OF CALIFORNIA



SCALE 1"= 150'

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ENGINEERING
SURVEYING
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