



**MAY 29, 2025**

# **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: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read 'Bjorn P. Jones', is written over a horizontal line.

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           |
| <hr/>                                   |                 |
| <b>Total Direct and Admin Costs</b>     | <b>\$10,700</b> |
| <b>ASSESSMENT INFORMATION</b>           |                 |
| Direct Costs                            | \$10,700        |
| Reserve Collections/ (Transfer)         | (\$10,000)      |
| <hr/>                                   |                 |
| <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)      |
| <hr/>                                   |                 |
| <b>Projected Reserve at End of Year</b> | <b>\$5,910</b>  |

## PART C

### ASSESSMENT ROLL

#### Zone 5 - Ridge Meadows

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

| Number<br>of Dwelling<br>Units | Levy     | Assessor Parcel No. | Tax<br>Area<br>Code | 1st<br>Installment | 2nd<br>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.

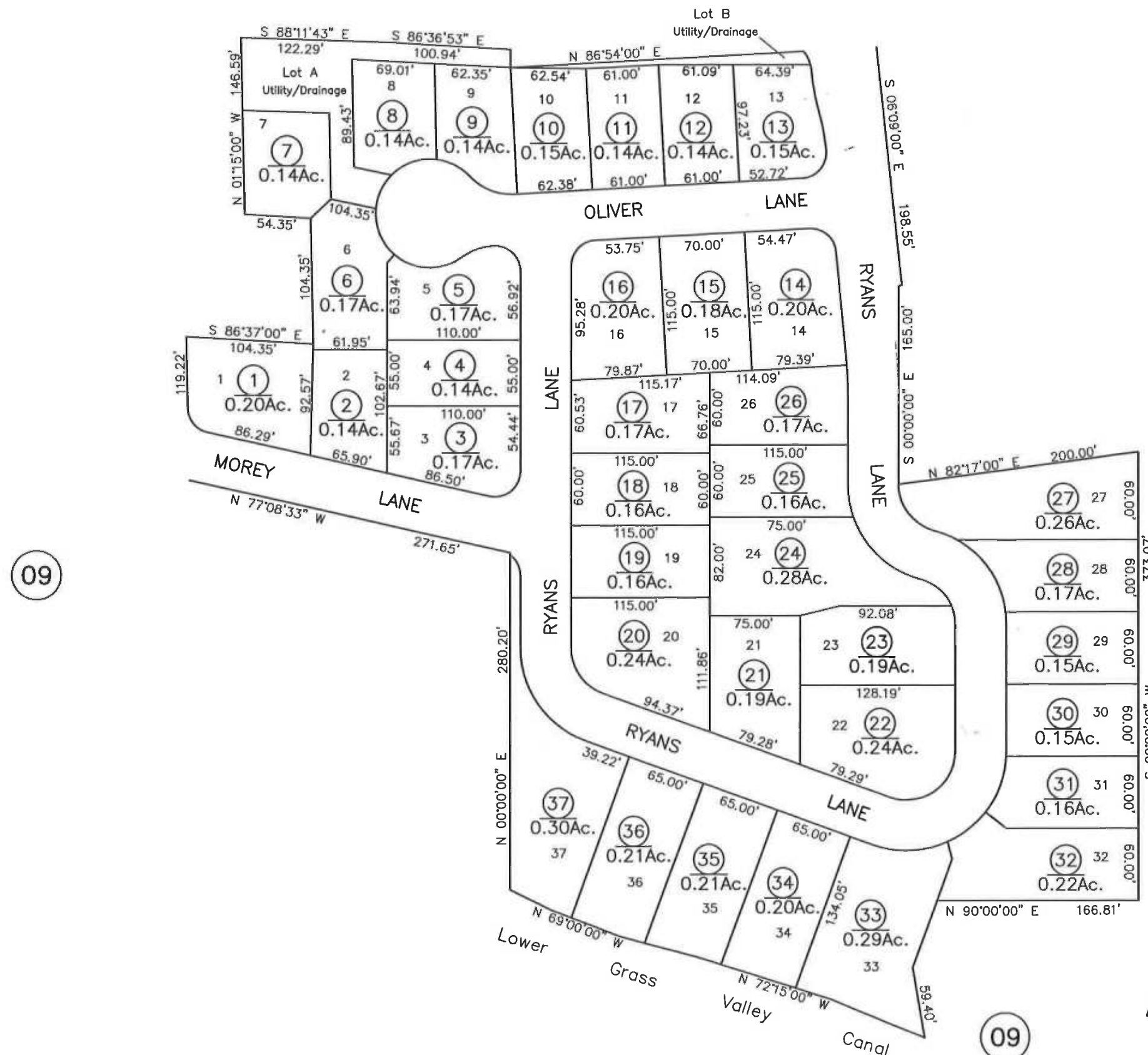
The 2024/2025 assessment was \$700.04. Applying the inflation adjustment based on the cumulative increase to the initial assessment, the maximum allowable assessment for 2025/2026 is \$2,244.55. The actual total assessment will remain unchanged at \$700.04. Based on the total build-out number of parcels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