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## GRASS VALLEY

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

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Tuesday, May 24, 2022 at 7:00 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.

## 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 7:00 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 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/channel/UCdAaL-uwDN8iTz8bI7SCuPQ>.

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.

**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. Presentation by the Police Chief introducing new employees hired since the start of the COVID-19 pandemic as well as recognition of employees of the year.

**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. For any items not on the agenda, and within the jurisdiction or interest of the City, please come to the podium at this time. 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).*

**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 10, 2022.

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

3. Local Emergency Proclamation (COVID-19)

**Recommendation:** Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

4. Local Emergency Proclamation (Drought Conditions)

**Recommendation:** Drought Conditions proclamation declaring a Local State of Emergency

5. Local Emergency Proclamation (Winter Storm of December 27th, 2021)

**Recommendation:** Winter Storm of December 27th, 2021 proclamation declaring a Local State of Emergency

6. Request for Proposals of Social Media Management Consultants

**Recommendation:** That Council approve the RFP and direct staff to move forward with the procurement process.

7. Adoption of five Resolution of Intention to Order Improvements for Landscaping and Lighting Districts (LLD) - Annual Assessments for Fiscal Year 2022-23 and Benefit

Assessment Districts (AD) - Annual Assessments for Fiscal Year 2022-23 and set public hearing on June 14, 2022

**Recommendation:** It is recommended that the City Council adopt five Resolutions (2022-25, 2022-26, 2022-27, 2022-28, 2022-29) of Intention for Commercial LLD #1988-1, Residential LLD #1988-2, Morgan Ranch Unit 7 A.D. #2003-1, Morgan Ranch West A.D. #2010-1 and Ridge Meadows A.D. and set public hearing on June 22, 2021. The five Resolutions related to the Commercial and Residential Landscaping and Lighting Districts, the Morgan Ranch-Unit 7 Benefit Assessment District, the Morgan Ranch West Benefit Assessment District and Ridge Meadows Benefit Assessment District are as follows: 1. Resolution of Intention No. 2022-25 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. 2022-26 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. 2022-27 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 (Sections 54703 and following, California Government Code; hereafter the "1982 Act") - Morgan Ranch - Unit 7 Benefit Assessment District No. 2003-1. 4. Resolution of Intention No. 2022-28 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 (Sections 54703 and following, California Government Code; hereafter the "1982 Act") - Morgan Ranch West Benefit Assessment District No. 2010-1. 5. Resolution of Intention No. 2022-29 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 (Sections 54703 and following, California Government Code; hereafter the "1982 Act") - Ridge Meadows Benefit Assessment District No. 2016-1.

**8.** Extension of Hiring List for Firefighter

**Recommendation:** That Council extend the hiring list for firefighter until August 1, 2022.

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

**REORGANIZATION RELATED ITEMS**

**PUBLIC HEARING**

**ADMINISTRATIVE**

**BRIEF REPORTS BY COUNCIL MEMBERS**

**ADJOURN**

**POSTING NOTICE**

This is to certify that the above notice of a meeting of The City Council, scheduled for Tuesday, May 24, 2022 at 7:00 PM was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, May 20, 2022.

\_\_\_\_\_  
Taylor Day, Deputy City Clerk



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## GRASS VALLEY

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

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Tuesday, May 10, 2022 at 7:00 PM

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

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

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

## MINUTES

### CALL TO ORDER

Meeting Called to order at 7:02 pm.

### PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Aguilar.

### ROLL CALL

#### PRESENT

Council Member Bob Branstrom

Council Member Hilary Hodge

Council Member Tom Ivy

Vice Mayor Jan Arbuckle

Mayor Ben Aguilar

### AGENDA APPROVAL -

Motion made to approve agenda as submitted by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

### REPORT OUT OF CLOSED SESSION

No closed session.

### INTRODUCTIONS AND PRESENTATIONS

1. American Legion Poppy Days Proclamation

### PUBLIC COMMENT -

In person: Sandra Spargo, gave packet to council.

Virtual: Attached.

### CONSENT ITEMS -

Public comments for consent are attached.



Motion made to approve consent by Vice Mayor Arbuckle, Seconded by Council Member Branstrom.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

2. Approval of the Regular Meeting Minutes of April 26, 2022

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

3. Local Emergency Proclamation (COVID-19)

**Recommendation:** Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

4. Local Emergency Proclamation (Drought Conditions)

**Recommendation:** Drought Conditions proclamation declaring a Local State of Emergency

5. Local Emergency Proclamation (Winter Storm of December 27th, 2021)

**Recommendation:** Winter Storm of December 27th, 2021 proclamation declaring a Local State of Emergency

6. Second Reading of Ordinance #815

**Recommendation:** Hold a second reading by Title Only and Adopt Ordinance #815

7. Initiate Annexation Proceedings and Approve the Boundary Map for Annexation of Loma Rica Ranch-Phase 1 to the Residential Landscaping and Lighting District No. 1988-2

**Recommendation:** That Council approve Resolution 2022-22 initiating annexation proceedings and approving the boundary map for Annexation 2022-1 of Loma Rica Ranch-Phase 1 into the Residential Landscaping and Lighting District No. 1988-2.

8. Slate Creek Road Improvements Project - Final Acceptance

**Recommendation:** That Council 1) approve the final payment and accept the Slate Creek Road Improvements Project as complete, and 2) authorize the City Engineer to file a Notice of Completion with the County Recorder.

9. Condon and Scotten Turf Installation Project - Authorization to Award Contract

**Recommendation:** That Council 1) authorize the award of a contract for the Condon and Scotten Turf Installation Project 2) authorize the Mayor to execute the construction contract, subject to legal review and, 3) authorize the City Engineer to approve construction change orders for up to 10% of the contract amount.

10. Condon and Scotten Turf Replacement Project- Authorization to Award Contract

**Recommendation:** That Council 1) award a contract for the Condon and Scotten Turf Replacement Project to Goodland Landscape Construction, Inc., 2) authorize the Mayor to execute the construction contract, subject to legal review and, 3) authorize the City Engineer to approve construction change orders for up to 10% of the contract amount.

11. Nevada County Transportation Commission FY 2022/23 Overall Work Program Approval

**Recommendation:** That Council: 1) review the projects proposed for inclusion in the Nevada County Transportation Commission FY 2022/23 Overall Work Program, 2) adopt

a Resolution 2022-20 approving the projects for inclusion in the Nevada County Transportation Commission Overall Work Program

12. Appointment of Vice Mayor Arbuckle Nominee, Debbie Thomas, for the Measure E Oversight Committee

**Recommendation:** That the City Council appoint Measure E Oversight Committee Member Thomas to a term ending December 2022

13. Gilded Springs Development - Approve Final Map

**Recommendation:** That Council 1) approve the Final Map 18PLN-46 for Gilded Springs Subdivision and 2) approve Resolution 2022-23, accepting the public utility easements and rejecting a roadway dedication

14. Modification to the Building Official salary range.

**Recommendation:** That Council approve the increase in the salary range of the Building Official job class.

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

#### **REORGANIZATION RELATED ITEMS**

#### **PUBLIC HEARING**

15. Regional Transportation Mitigation Fees - Annual Inflation Increase

**Recommendation:** That Council: 1) hold a public hearing; and 2) adopt a Resolution approving an annual inflation increase to the existing regional transportation mitigation fees.

Bjorn Jones, City Engineer, gave presentation to the council. Mike Woodman from NCTC answer questions of funding and how the program works for the City.

Public comment attached.

Motion made that Council: 1) hold a public hearing; and 2) adopt a Resolution approving an annual inflation increase to the existing regional transportation mitigation fees by Council Member Hodge, Seconded by Vice Mayor Arbuckle.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

16. Annual Inflation Increase for Water, Sewer, and Development Impact Fees

**Recommendation:** That Council: 1) hold a public hearing; and 2) adopt Resolution No. 2022-21 approving an annual inflation increase to the existing water, sewer, and development impact fees

Tim Kiser, City Manager, gave presentation to the council.

Council discussed the upcoming rate study and pushing off the fee increase until after the study is done and comes before the Council.

Council took no action on this item.

17. Approval of new fees for the following: 1) Animal Control Microchipping; 2) Animal Control Turn-in fee for unaltered cats & dogs; 3) Animal Control adoptions for Feral and working Cats; and 4) Fire fee for Sprinkler Modification

**Recommendation:** Conduct the public hearing and approve the attached Resolution 2022-24 to adopt new use and service fees.

Tim Kiser, City Manager, gave presentation to the Council. Alex Gammelgard clarified some questions in regard to the Animal control fees.

Motion made to Conduct the public hearing and approve the attached Resolution 2022-24 to adopt new use and service fees by Vice Mayor Arbuckle, Seconded by Council Member Hodge.

Voting Yea: Council Member Branstrom, Council Member Hodge, Council Member Ivy, Vice Mayor Arbuckle, Mayor Aguilar

## **ADMINISTRATIVE**

### **BRIEF REPORTS BY COUNCIL MEMBERS**

Councilmember Branstrom attended the ERC tour of Nevada County, Cal Cities Speaker, Cal Cities Solid Waste Commission, Mayor's Prayer breakfast, the Smartsville pioneer days, Joy Luck Club production, went to a breakfast group in auburn, attended the first Wild Edges Project showing, visited his mom for Mother's Day, and is excited for Armed Forces Day on May 21st. Councilmember Ivy had nothing to report. Councilmember Hodge attended a Center for the Arts development productions meeting, and is looking forward to the Sierra Cast ale festival coming up and working in her garden. Vice Mayor Arbuckle attended a League of Cities Public Safety meeting, a League of Cities Policy Committee meeting, a Solid Waste Committee Meeting, National League of Racial Equity and Leadership meeting, a Women of Municipal Government meeting, the Mayors Prayer Breakfast, the Law Enforcement Appreciation dinner. She is excited for the upcoming Armed Forces day, and is excited to welcome her new Measure E oversight committee, Debbie Thomas, who is Ed Thomas daughter and is willing take his place on the committee. She is also pleased to say that her granddaughter will be born soon. Mayor Aguilar gave a presentation at the Mayors Prayer breakfast, and mothers day was fun to be around family. He attended the Contractors Golf Tournament, and is excited to attended the armed forces day celebration which is on May 21st from 11 to 4 in Downtown Grass Valley. Lastly the ballots are coming out and he encourages everyone to vote.

## **ADJOURN**

Meeting adjourned at 8:19 pm.

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Ben Aguilar, Mayor

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Taylor Day, Deputy City Clerk

**Taylor Day**

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**From:** Emerald Pearson [REDACTED]  
**Sent:** Tuesday, May 10, 2022 11:53 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 24pearsoea@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Emerald Aries Pearson, a 10th grader attending Ghidotti Early College High School. We as a class had just witnessed a presentation demonstrating the inevitable future our town faces if we do not grow with the new generation. Apparently, our General Plan detailing the future of this town has not been updated in decades, which defeats the purpose of planning for the future. It is up to the City Council to look out for the community and upcoming climate crises that we will face if Grass Valley does not continue to grow. Environmental protections should be detailed and enacted to protect the tranquility of this homely town. I am a Grass Valley resident worried about my future and the future of everyone around me.

Sincerely,  
Emerald Pearson

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**Taylor Day**

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**From:** Julia Katz [REDACTED]  
**Sent:** Tuesday, May 10, 2022 11:49 AM  
**To:** Public Comments  
**Subject:** Update Grass Valley's General Plan

You don't often get email from 24katzjm@student.njuhsd.com. [Learn why this is important](#)

Hello,

My name is Julia Katz and I'm a sophomore at Ghidotti Early College High School. I have lived in Alta Sierra for 2 years now, and I absolutely love it. Our Nevada County is a beautiful and fulfilling place to live, lush with nature and beautiful historic sites. My love for Nevada County extends to its environmental health, which has already been endangered by wildfires and drought conditions, both of which are direct results of global climate change. Grass Valley's General Plan is made to protect its land, people, and future, which is why it must be updated. The updated version of Grass Valley's General Plan ought to protect us from manmade harm against the environment, specifically the Idaho-Maryland Mine, as we already have enough to protect against (i.e. fires and drought). Please strongly consider including environmental protections in an updated version of Grass Valley's General Plan.

Sincerely,  
Julia Katz

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## Taylor Day

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**From:** Zachary Setting [REDACTED]  
**Sent:** Tuesday, May 10, 2022 11:18 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

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Hello Grass Valley City Council,

My name is Zachary Setting. I live in Grass Valley and attend Ghidotti Early College High School. I am concerned about how the opening of this ancient mine will negatively affect our community and our lives. I know that the climate crisis is rapidly getting worse and growing and needs to be taken care of. Please update the General Plan to include Climate Change acceptance, mitigation, and emission reduction measures.

Sincerely,

Zachary Setting.

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**Taylor Day**

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**From:** Sidney Pixley [REDACTED]  
**Sent:** Tuesday, May 10, 2022 11:18 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 24pixleyse@student.njuhsd.com. [Learn why this is important](#)

Hello my name is Sidney and I live in Grass Valley and attend Ghidotti high school. I have a strong concern for my community as a youth and see a huge incoming problem. The reopening of the mine will cause further ecological damage. The root of the problem can be solved by updating the outdated General Plan to include Climate Change acceptance, mitigation plan, and emission reduction measures.

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**Taylor Day**

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**From:** Julia Barbieri [REDACTED]  
**Sent:** Tuesday, May 10, 2022 11:16 AM  
**To:** Public Comments  
**Subject:** Update the general plan

[You don't often get email from juliabarb@outlook.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

Hello Grass Valley City Council

My name is Julia Barbieri. I am a student at Ghidotti early college high school. I have lived here for 16 years, which is basically my whole life. I want to see our county stay beautiful and safe for years to come, so I can always come back and enjoy this wonderful place that I grew up in. Allowing the mine to operate would greatly impact my quality of life, as well as many others. Don't let it happen. Please update the General Plan to include climate change acceptance, mitigation, and emission reduction measures.

Sincerely,  
Julia Barbieri, just a concerned youth

**Taylor Day**

---

**From:** Caroline Fike [REDACTED]  
**Sent:** Monday, May 9, 2022 12:53 PM  
**To:** Public Comments  
**Subject:** Update general plan

You don't often get email from 25fikecv@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Caroline Fike. I live and go to school in Grass Valley. I wanted to talk to you about some concerns for our community. As you should be aware there is a climate change crisis in Grass Valley. Fire likelihoods have increased up to 1/3 in the past few years, and we have seen the effect of these extreme temperatures on our county. One example of these extreme temperatures is the snow storm that happened this winter, here we have never had a snow storm that extreme. Our summers keep getting hotter and hotter, and we have noticed the general plan includes nothing about climate change. I would like to ask you if you can please update the general plan to include Climate Change acceptance, mitigation, and emission reduction measures.

Sincerely

-Caroline Fike

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**Taylor Day**

---

**From:** Max Galvin [REDACTED]  
**Sent:** Monday, May 9, 2022 12:49 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

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Hello Grass Valley City Council,

My name is Max Galvin and I go to school in Grass Valley. Our community is very tight knit and has been a great reflection of our history. However, it is very old fashioned. For example, the General Plan hasn't been updated in 20 years. Our community, though it is very close, has to change in some way to adapt to the current problems. Our current plans do not accommodate for increased danger in terms of climate change and large environmental impact caused by our own actions. We need to change that. Take action against those that wish to do our community more harm like the Idaho Maryland Mine and update the General Plan to include Climate Change acceptance, mitigation and emission reduction measures.

A student for the future,  
Max Galvin

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**Taylor Day**

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**From:** Dylan Finkler [REDACTED]  
**Sent:** Monday, May 9, 2022 12:45 PM  
**To:** Public Comments  
**Subject:** Update the general plan

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Hello Grass Valley City Council,

My name is Dylan Finkler, I attend school at ghidotti early college high school, and as I'm sure you know, the climate crisis has been drastically getting worse over the past couple years. Friends and family of mine who may not have seen or acknowledged the issue of climate change in years past have steadily begun to feel the effects of climate change on our beautiful county and the areas around. Please update the general plan to include climate change measures, wildfire risk, mitigation and emission reduction measures.

Sincerely,  
Dylan Finkler.

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**Taylor Day**

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**From:** Maleki Waters [REDACTED]  
**Sent:** Monday, May 9, 2022 12:45 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

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Hello Grass Valley City Council,

My name is Maleki Waters

I live in Grass Valley, I attend school in Grass Valley and I am concerned for the opening for the Idaho Maryland mine. The Climate Crisis affects each and every one of us. It greatly affects our ozone and temperature overall. Please update the General Plan to include Climate Change acceptance, mitigation, and emission reduction measures.

Sincerely, Maleki Waters

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**Taylor Day**

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**From:** ForestNynja [REDACTED]  
**Sent:** Monday, May 9, 2022 12:45 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from wcoxae@gmail.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Wyatt Cox.

I attend Ghidotti Early College High School in Grass Valley & am concerned about our community. The General Plan has been not been updated since 20 years ago & does not include information about climate change. Please update the General Plan to include Climate Change acceptance, mitigation, & emission reduction measures. This includes not building the Idaho-Maryland Mine.

Sincerely,  
Wyatt Cox

**Taylor Day**

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**From:** AJ Janow [REDACTED]  
**Sent:** Monday, May 9, 2022 12:45 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

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Hello Grass Valley City Council,

My name is AJ. I attend Ghidotti located in Grass Valley. I am concerned about environmental health in general. Please update the General Plan to include Climate Change acceptance, mitigation, and emission reduction measures. An issue I have is the Idaho Maryland Mine reopening.

Thank you for taking your time to read this

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**Taylor Day**

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**From:** Kate Fore [REDACTED]  
**Sent:** Monday, May 9, 2022 12:44 PM  
**To:** Public Comments  
**Subject:** update the general plan

You don't often get email from smartkatef@gmail.com. [Learn why this is important](#)

Hi Grass Valley City Council,  
my name is kate fore and i live as well as attend school in grass valley and i'm concerned about the reopening of the idaho maryland mine. considering that the mine will cause pollution and destroy the living areas of residents that live near the mine. please update the general plan to include climate change acceptance, mitigation, and emission reduction measures.  
sincerely,  
kate fore

**Taylor Day**

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**From:** Caliana Raiche-Kott [REDACTED]  
**Sent:** Monday, May 9, 2022 12:43 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 25raichecs@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council, my name is Caliana Raiche-Kott. I live in Grass Valley, attend school here (Ghidotti), and love this town. I am concerned for our community and how we impact the climate. Please update the general plan to include measures to reduce climate change acceptance, mitigation, and emission. Thank you very much. Sincerely, a concerned student.

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**Taylor Day**

---

**From:** Theodore Aronow [REDACTED]  
**Sent:** Monday, May 9, 2022 12:43 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 25aronowtn@student.njuhsd.com. [Learn why this is important](#)

Dear Grass Valley City Council,

Hello, My name is Theodore Aronow. I live in Nevada County and attend School in Grass Valley. I am concerned about the current state of our city. There is a climate crisis and we need to take action. Please update the general plan to include climate change acceptance, mitigation, and emission reduction measures.

Sincerely,  
Theodore Aronow

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## Taylor Day

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**From:** Isla Blue [REDACTED]  
**Sent:** Monday, May 9, 2022 12:42 PM  
**To:** Public Comments  
**Subject:** Update the general plan

You don't often get email from 25blueis@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Isla and I attend school in Grass Valley. The climate crisis is a growing danger and I am emailing you with the hope that you will update the general plan to include climate change acceptance, mitigations, and emission reduction measures.

Sincerely,

Isla Blue

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**Taylor Day**

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**From:** Aela Clark [REDACTED]  
**Sent:** Monday, May 9, 2022 12:40 PM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 25clarkal@student.njuhsd.com. [Learn why this is important](#)

My name is Aela, I go to school in grass valley and I think that it's really important to please update the general plan.

Thank you!  
Aela

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## Taylor Day

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**From:** Jonah Russell [REDACTED]  
**Sent:** Monday, May 9, 2022 11:59 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 23russelj@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Jonah Russell and I am a Junior at Ghidotti Early College High School. Climate Change has become possibly the biggest problem that the world is currently experiencing. Here in Nevada County, we see that impact in the form of wildfires. My dad recently retired from Calfire last November after over two decades of wildland firefighting. Every summer for most of my life he has been gone all over the state, and each year the fires get worse. The last two summers have been so bad that the air quality was well above hazardous for most of the fire season. Nevada County is one of the most affected locations in California, so we should be doing the most about it. Please update the General Plan to include Climate Change acceptance, mitigation, and emission reduction measures.

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## Taylor Day

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**From:** Sascha Roberts [REDACTED]  
**Sent:** Monday, May 9, 2022 11:58 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 23robertsr@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Sascha Roberts and I have lived in Grass Valley for most of my life. I am a Junior at Ghidotti Early College Highschool and wanted to express my concern for my community. As climate change becomes more of a concern in our present day world it is time to take action. Please update the General Plan to include Climate Change acceptance, mitigation, and emission reduction measures.

Sincerely,  
Sascha Roberts

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## Taylor Day

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**From:** Sage Fowler [REDACTED]  
**Sent:** Monday, May 9, 2022 11:58 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 23fowlersk@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Sage Fowler. I currently live, work, and attend school in Grass Valley. I am concerned for our community and its future concerning the climate crisis. Since the 1960s, each decade has averaged higher than the previous one. This last decade has been the hottest in 125,000 years. Please update the General Plan to include Climate Change acceptance, mitigation, and emission reduction measures.

Sincerely,  
Sage Fowler

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**Taylor Day**

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**From:** Emmeline Retzler [REDACTED]  
**Sent:** Monday, May 9, 2022 11:57 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 23retzleem@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Emmy Retzler. I attend high school in Grass Valley and I am concerned about the environmental state of the city. Please update the General Plan to include climate change acceptance, mitigation, and emission reduction measures.

Thank you and sincerely,  
Emmy Retzler

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**Taylor Day**

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**From:** Tenaya Anderson [REDACTED]  
**Sent:** Monday, May 9, 2022 11:57 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 23anderstj@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Tenaya Anderson and I am a junior at Ghidotti Early College High School. I have lived in Nevada City/Grass Valley for my entire life, and I attend school and extracurriculars in Grass Valley. The climate crisis is global, but must be addressed on a local scale. Our beautiful and historical town deserves to be preserved, and in order for this to be done, the General Plan must be updated to include Climate Change acceptance, mitigation, and emission reduction measures.

Sincerely,

Tenaya Anderson

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**Taylor Day**

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**From:** Kimberly Aguilar Diaz [REDACTED]  
**Sent:** Monday, May 9, 2022 11:52 AM  
**To:** Public Comments  
**Subject:** Update the General Plan

You don't often get email from 23aguilakr@student.njuhsd.com. [Learn why this is important](#)

Hello Grass Valley City Council,

My name is Kimberly Aguilar Diaz,

I attend school in Grass Valley California, at Ghidotti Early College high school. I am concerned about our community, specifically the climate crisis upon us, and how some decisions may affect those of us who live here. Thank you.

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May 10, 2022

To the City Council:

We have lived at this address for twenty-two years. Originally, the parking at the top of North Auburn Street was marked and restricted to three-hour parking all the way up to Washington Street with a police officer that checked regularly for offenders. The parking on North Auburn Street was also limited to one side only because of how narrow the street is especially going up the hill.

Today, it's common for neighbors and shoppers to park on both sides of the street and facing in either direction. It's also common to find people parked in the red zones, on the sidewalks and where signs clearly prohibit parking. There is no police officer checking that the rules are being followed.

Many times, I have reported via the city's website when offenders leave their cars for over three days. Usually, my requests are ignored. When cleaners and gardeners work for us, they need somewhere to park but the street is often lined with cars. A lot of the problem is due to the city not enforcing that people have off-street parking for renters and not providing adequate parking for downtown visitors. Each time that I've contacted the city staff about relief from the parking situation, I've been told that it's out of their control and they can do nothing about it.

Several years ago, the city painted the curb red ten feet from our driveway to prevent parked cars from obstructing our view. The curb needed to be repainted. Twice, I contacted the city via email and never got a reply. I ended up painting it myself.

Why was the patrol halted on North Auburn Street? Why is the parking no longer limited on North Auburn Street? When someone parks where they shouldn't the road is only 10 feet wide which makes it difficult for a fire engine to access the hill. Recently, with a home improvement project a few doors down from us, we had trucks blocking the road and parked all day at the narrowest section. We were unable to access our driveway without getting out of the car to contact the neighbors who were blocking the way.

Our streets are narrow due to the historical charm and that shouldn't be destroyed. Again, I request that the city take an active role in enforcing fair, safe, and limited parking on North Auburn Street as it did in the past and show that it truly is interested in "providing quality services to our citizens."

Joyce and Larry Hoffman  
266 North Auburn Street  
Grass Valley, CA 95945

## Taylor Day

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**From:** WIRELESS CALLER <[REDACTED]>  
**Sent:** Tuesday, May 10, 2022 7:22 PM  
**To:** Public Comments  
**Subject:** Voice Mail (43 seconds)  
**Attachments:** audio.mp3

Yes, Matthew Coulter. Public comment on the transportation funding. I think the city isn't taking this seriously. Anything to do with traffic and mitigating the deadliness of our streets that seem to be scarier by the day to walk on, drive on, cross people off, to run across crosswalks even when they have a green light to cross the street My request is that all of you ride the bus, go ride the bus for an hour, and you come back and you tell me if you feel safe. Thanks a lot.

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[Set Up Voice Mail](#)

**Taylor Day**

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**From:** WIRELESS CALLER <[REDACTED]>  
**Sent:** Tuesday, May 10, 2022 7:17 PM  
**To:** Public Comments  
**Subject:** Voice Mail (24 seconds)  
**Attachments:** audio.mp3

It's too much like you just violated the brown Act by doing that, right? I'm allowed public comment on each item not gramham together. So I'd like to public comment on the military equipment for the police and say that is a bad move by Grass Valley. Bad move, all that comment, police equipment, bad move. Anything else?

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 6:50 PM  
**To:** Public Comments  
**Subject:** Voice Mail (2 minutes)  
**Attachments:** audio.mp3

Matthew Coulter, public comment on your rubber stamp number thirteen item on the agenda, which is Gilded Springs. I'm confused with you guys giving a final map to a place that doesn't have a turn lane going into it off of West Main. There's definitely going to be accidents there. Actually, that push out concrete push out keeps people from getting off the road and turning in so they have to come to a complete stop almost before turning in on West Main. And we know that stretch to there's about a fifty mile an hour stretch stand there and watch ten cars. I'll guarantee you once going fifty in the first ten you see fifty through a school zone and around a blind corner. So the gilded spring situation as well as the Creek situation at Gilded Springs that they continue to violate water rights for pushing right up and into the Creek with their heavy equipment they're supposed to stay back thirty feet from waterways but it doesn't seem to be an issue with Grass Valley about any water rules water is to be abused in Grass Valley put in pipes taken off a maps which they did on this map here for gilded springs they tried to say that was a not even a Creek. Yet a multi \$1,000,000 project was then just downstream on the same Creek. So maybe American rivers need to go find real creeks instead of fake creeks, put millions of dollars into up against Condon Park there. So Gilded Springs is a freaking nightmare. They got a water issue out front. When it does rain, it comes up through the ground right at the entrance there it's a spring. There's going to be water issues, drainage issues and the mud settles right on the Braille pad for the sidewalk. And there's no crosswalk. So how can you finalize stuff that isn't finished? Thank you.

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 6:47 PM  
**To:** Public Comments  
**Subject:** Voice Mail (46 seconds)  
**Attachments:** audio.mp3

Yes, it's a public comment on the rubber stamp item number 12, appointment of Vice Mayor Arbuckle nominee Debbie Thomas for Measure E Oversight Committee. It seems like there should be civilians on the oversight Committee, not people that are benefiting from it in some way, shape or form there and giving friends contracts, just like with the police Oversight Committee that seemed to fall apart and disappear I think more oversight would be key for this town. And I think the people doing the oversight should be the citizens, not the fox. Watching the Hen House comment for number 12 on the rubber stamp agenda. Thank you.

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**Taylor Day**

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 6:45 PM  
**To:** Public Comments  
**Subject:** Voice Mail (32 seconds)  
**Attachments:** audio.mp3

Matthew Coulter comment on number 10 on your rubber stamp agenda continents cotton turf replacement project. Just like the number 9, but where money and the 10% of the contract amount up to. So have you guys ever not used that 10%? I guess that's my question. It doesn't seem like anything ever comes in below. It always comes in above. And again, I disagree with the plastic fields that only lasts 10 years and have cancer warnings on them. Thank you.

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**Taylor Day**

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 6:44 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 14 seconds)  
**Attachments:** audio.mp3

City Council meeting comment on #9 Condon and Scott and Turf installation project. Authorization to award contract. As long as all your folks know that these are cancer causing materials and they have a 10 year lifespan and it will need to be replaced in 10 years as far as all the turf 'cause, that's the lifespan is. It breaks apart into tiny little pieces, gets into the water system and that's where all the pieces of the artificial grass end up more plastic in the water system all the way in the ocean. I'm sure you've heard about the plastic in the ocean. There's plastic in the ocean. Do that and it doesn't all create. It's created by the ocean. It comes from upstream places like here. So please consider not doing this. I know you will 'cause you love this kind of thing? None of you people play sports or go outside, so it's all good for you to have plastic stuff for kids to play on and get cancer. So that's #9. Thanks a lot. Totally disagree with it.

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**Taylor Day**

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 6:42 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 1 second)  
**Attachments:** audio.mp3

Yes, Matthew Coulter on #7 on your rubber stamp agenda is a. Annex proceedings about lighting and the city really needs to get a grip on their lighting. These LED lighting is going up everywhere. I mean, literally, I can't have a garden in my backyard because all the Eli D lighting at Memorial Park now floods over here and my plants grow tall and spindly because there's just too much light going on without proper shielding to push the light down where you need it not up into the stars, where you ruin your night sky and make it look like a prison camp. That's what's going on around town. I live over by Memorial Park. The brightest lights in town are on the side of the Bret Hart building. They're like 10 times brighter than anything else in town. It's incredible. So that's #7. I'll call back on some others. Thank you.

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 6:40 PM  
**To:** Public Comments  
**Subject:** Voice Mail (2 minutes and 14 seconds)  
**Attachments:** audio.mp3

This is public comment for the City Council. May 10th, 2022. This is Matthew Coulter calling and I'm just public comment section. I'd like to explain my dismay for what's going on at Memorial Park, the destruction of the historic trees that the roots are being ripped out with backhoes. Every one of those roots needs to be cut with a saw or apparel loppers so it can heal properly and not just rocked and get root rot on. This is happened to numerous trees in the park as well as the historic clock tower. It survived 100 years without being damaged and now it's all broken up. It's even house subsidence from driving heavy equipment up close to it. It's very bad shape The Historical Commission meeting today. They're unaware of the damage that has been done over there. I would like them to be able to get access inside the chain link because they have access issues to be able to see the damage that is done to that historic clock tower. Also in the park, please remove the leaves. It was going to be drying out and we need the leaves removed and the fire danger removed and not just pushing over towards my house which seems to be what publicworks likes to do. Also today again my water was turned off by the city without any warning, any notice or anything. This is like the fourth time that they've done this and this is all connected. I believe that what's going on at Memorial Park. If anyone thing knows anything about what's going on over there, I see the engineers over there. They seem to be perplexed by what's going on. So please everyone on City Council physically go to Memorial Park, walk through the construction zone and see if that's a good look for Grass Valley for the last three years. That's my public comment. Thank you.

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## Taylor Day

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**From:** WIRELESS CALLER [REDACTED]  
**Sent:** Tuesday, May 10, 2022 3:11 PM  
**To:** Public Comments  
**Subject:** Voice Mail (1 minute and 51 seconds)  
**Attachments:** audio.mp3

Hi, this is Matthew Coulter at 3:00 o'clock on the 10th of May 2022 and I'm calling for the historic Commission meeting. Couldn't get any feedback from the city on the meeting, so I'm hopefully getting comment in on the second item on the agenda, the Clock Tower project at Memorial Park. I hope everyone on the historical Commission goes over to Memorial Park and see the destruction that's taken place or historical items over there. All these things should have been fenced off so these animals couldn't destroy him with backhoes and tractors and cause subsidence. And it's just really sad what's happened to Memorial Park, and it's sad that the historical Commission has just turned a blind eye to it. There's going to be 17 lockable cages in the park, with a lot of noise. That's more than all the other parks combined. So please consider protecting what's left. Please consider going over there physically and looking at the damage. Getting a walk through and look at the memorials that have been moved and that are being used as trash piles in storage areas and the damage to the historic trees by just digging their roots up without severing them properly with a saw or loppers to have them heal in the future. There's just roots sticking out of the ground everywhere. It's very, very sad. So please consider saving any history that's left here because it's just being gobbled up by the bulldozers by the day. Thank you.

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## City of Grass Valley City Council Agenda Action Sheet

**Title:** Local Emergency Proclamation (COVID-19)

**Recommendation:** Continuance of Novel Coronavirus (COVID-19) proclamation declaring a Local State of Emergency

**Prepared by:** Timothy M. Kiser, City Manager

**Council Meeting Date:** 5/24/2022

**Date Prepared:** 5/18/2022

**Agenda:** Consent

**Background Information:** On March 5, 2020 the City Manager, acting as the Director of Emergency Services for the City of Grass Valley and the Disaster Council (Vice Mayor Aguilar and Councilmember Arbuckle), declared a local State of Emergency to ensure emergency personnel can obtain equipment and resources in the most timely and effective manner. In accordance with the Emergency Services Act Section 8630 (b) the governing body must ratify the declared emergency within 7 days for it to remain in effect. On March 10, 2020, at the Grass Valley City Council Meeting, the City Council approved Resolution 2020-09, Proclamation of Local Emergency. The City Council shall review, at its regularly scheduled meeting until the local emergency is terminated, the need for continuing the local emergency.

**Council Goals/Objectives:** Continuance of the proclamation declaring a Local State of Emergency due to prepare against coronavirus COVID-19 executes portions of City Strategic Goal #6: Public Safety. The City of Grass Valley is devoted to providing a safe Place to Live, Work and Play.

**Fiscal Impact:** The changing variants of COVID19 make it very difficult to anticipate the Fiscal Impact moving forward. For FY 2021/22, it appears the impacts will be minimal compared to previous years, but due to the constantly changing impacts of COVID-19 the actual fiscal impact may change.

**Funds Available:** N/A

**Account #:** N/A

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

**Attachments:** None





## City of Grass Valley City Council Agenda Action Sheet

**Title:** Local Emergency Proclamation (Drought Conditions)

**Recommendation:** Drought Conditions proclamation declaring a Local State of Emergency

**Prepared by:** Timothy M. Kiser, City Manager

**Council Meeting Date:** 5/24/2022

**Date Prepared:** 5/18/2022

**Agenda:** Consent

**Background Information:** On May 10, 2021, Governor Newsom modified a State of Emergency Proclamation that declared that a State of Emergency to exist in California due to severe drought conditions to include 41 counties, including Nevada County. The Proclamation directed state agencies to partner with local water suppliers to promote conservation through the Save Our Water campaign, a critical resource used by Californians during the 2012-2016 drought. Some municipalities have already adopted mandatory local water-saving requirements, and many more have called for voluntary water use reductions.

Nevada Irrigation District (NID) declared a drought emergency throughout the District's service area on April 28, 2021, which includes portions of the City of Grass Valley, and requested that customers conserve 10 percent of their normal water usage. Both NID and Nevada City have now mandated at least 20% conservation requirements.

On June 22, 2021, City Council approved Resolutions No. 2021-41 declaring a local emergency due to drought conditions and No.2021-42 mandating water conservation. All treated Water Customers are required to reduce water use by 20%.

**Council Goals/Objectives:** This resolution executes portions of work tasks towards achieving/maintaining Strategic Plan - Water and Wastewater Systems and Underground Infrastructure. The City of Grass Valley is devoted to providing a safe Place to Live, Work and Play.

**Fiscal Impact:** The Fiscal Impact to the Water Fund should minor, but if the drought continues for several years the impact could be more significant.

**Funds Available:** N/A

**Account #:** N/A

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



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Local Emergency Proclamation (Winter Storm of December 27<sup>th</sup>, 2021)

**Recommendation:** Winter Storm of December 27<sup>th</sup>, 2021 proclamation declaring a Local State of Emergency

**Prepared by:** Timothy M. Kiser, City Manager

**Council Meeting Date:** 5/24/2022

**Date Prepared:** 5/18/2022

**Agenda:** Consent

**Background Information:** Due to conditions of extreme peril to the safety of persons and property have arisen within the City of Grass Valley, caused by the winter storm of December 26 and 27, 2021 which has cut power, downed trees, blocked roads and created other hazards to health and human safety commencing on or about 12:00 midnight on the 26th day of December, 2021, at which time the City Council of the City of Grass Valley was not in session. The city found it necessary to proclaim the existence of a local emergency throughout the city.

**Council Goals/Objectives:** This resolution executes portions of work tasks towards achieving/maintaining Strategic Plan - Public Safety. The City of Grass Valley is devoted to providing a safe Place to Live, Work and Play.

**Fiscal Impact:** The Fiscal Impact of the December 2021 Storm is being estimated at \$590,000 for City related property and public right of way. Hopefully, about 75% of these cost should be reimbursable due to the County of Nevada and the State of California declaring a State of Emergency for our area.

**Funds Available:** N/A

**Account #:** N/A

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



## City of Grass Valley City Council Agenda Action Sheet

**Title:** Request for Proposals of Social Media Management Consultants

**Recommendation:** That Council approve the RFP and direct staff to move forward with the procurement process.

**Prepared by:** Taylor Day, Deputy City Clerk

**Council Meeting Date:** 5/24/2022

**Date Prepared:** 05/20/2022

**Agenda:** Consent

**Background Information:** During 2021, the City entered a contract with a Marketing Consultant to provide marketing expertise, photography, videography, and graphic artwork, production of short videos, and public relations services. This agreement provided to be extremely beneficial to the City, by establishing a presence that was able to reach out and connect with the citizens of Grass Valley. However, one area of improvement the Staff saw could be improved and have a larger emphasis on was the Social Media aspect. Staff believes that there needs to be a day to day presence on Social Media between all City entities (i.e. Fire, Police, Public Works) to keep everyone informed and up to date on events, road closure notification, Mill Street construction, emergencies, and other informative items.

Staff is requesting to have a request for proposal put out for the purpose of Social Media Management for City Hall, Grass Valley Police Department, and the Grass Valley Fire Department. The goal is to secure a consultant who will provide services that will: (1) increase the community's awareness of and involvement in events downtown; (2) expand the reach of audiences to recruit new and diverse visitors and homeowners alike; (3) make an awareness of upcoming projects occurring in the City; (4) continually adapting to changes in social media; and (5) expand the City's online presence.

**Council Goals/Objectives:** The item executes portions of work tasks towards achieving/maintaining Community and Sense of Place as well as Economic Development and Vitality.

**Fiscal Impact:** This proposed contract is included in the FY2022-23 preliminary budget.

**Funds Available:** Yes

**Account #:** TBD

**Reviewed by:** City Manager



125 E Main Street  
Grass Valley, CA 95945  
Phone: (530) 274-4310  
Fax: (530) 274-4399

## **CITY OF GRASS VALLEY**

### **REQUEST FOR PROPOSALS**

**Date:** May 24, 2022  
**To:** Social Media Management Consultants  
**From:** Abigail Walker, Community Services Analyst II

---

The City of Grass Valley (City) invites proposals from qualified parties to provide consulting services for management of the City's social media accounts. Proposals should take into account the current marketing efforts and coordination and collaboration between the City, Grass Valley Downtown Association (GVDA) and Chamber of Commerce; ensuring consistent messaging across each organization's platform. Post-award, the selected consultant will review and analyze the City's existing social media sites (including the Fire and Police Department's sites) to make recommendations and implement changes to consistently improve each site and increase followers and engagement. Additionally, the consultant will be expected to work with City staff to create a visitor/tourism section within the City's existing website, [cityofgrassvalley.com](http://cityofgrassvalley.com), so the website messaging is consistent with and supports the social media sites.

The selected candidate will be expected to design and execute a comprehensive social media campaign that will drive awareness, engagement, and channel growth to deliver a measurable return on the City's investment. The social media campaign will play an integral role in the City's entire tourism and downtown event marketing efforts. The plan should fully complement and support the City's initiatives to:

- continue to increase the community's awareness of and involvement in events downtown
- expand the reach of audiences to ensure Grass Valley is recruiting new and diverse visitors and homeowners alike
- help make community members more aware of current and upcoming projects happening in the City
- implement strategies to better educate the public about City Government processes
- continue to increase visitation to the City of Grass Valley
- continuously adapt to changes in social media post styles (e.g. reels)
- expand the City's online presence via creation of new social media accounts and enhancement of existing, underutilized online accounts (e.g. Pinterest, YouTube, respectively)

#### **Existing Social Media Sites:**

- |   |   |
|---|---|
| ● Facebook -  | ● Instagram -   |
| ○ <a href="https://www.facebook.com/cityofgrassvalley">Facebook.com/cityofgrassvalley</a>                     | ○ <a href="https://www.instagram.com/cityofgrassvalley">Instagram.com/cityofgrassvalley</a>             |
| ○ <a href="https://www.facebook.com/grassvalleyfire">Facebook.com/grassvalleyfire</a>                         | ○ <a href="https://www.instagram.com/grassvalleyfirefighters">Instagram.com/grassvalleyfirefighters</a> |
| ○ <a href="https://www.facebook.com/grassvalleypolicedepartment">Facebook.com/grassvalleypolicedepartment</a> | ○ <a href="https://www.instagram.com/grassvalleypd">Instagram.com/grassvalleypd</a>                     |

#### **Examples of target audiences:**

- Current and potential residents
- New and returning visitors
- Current and prospective business owners
- Those seeking group leisure destinations and activities (weddings, reunions, etc.)

The City recognizes many visitors and community members are drawn to the history of Grass Valley, so it's important we continue to highlight our history while embracing the new attractions in Grass Valley.

**Services required:**

- Planning - design a comprehensive, holistic social media plan that meets the overall marketing objectives for the City. This includes planning regular meetings with assigned City staff to ensure consultant and City are continuously on the same page.
- Creative - write, design, capture, and produce all social media content, including frequent (often daily) on-the-ground live coverage of special events in Grass Valley.
- Optimization – consistent, results-focused testing and calibration of all social media messaging and advertising.
- Reporting – deliver monthly reports to the City to review campaign performance to date and provide copies of reports upon request (e.g. Google Analytics)
- Coordination – consultant will work closely with the City (including Fire and Police Departments) to provide creative support in all social media efforts for City-sponsored events and projects (ex. Cornish Christmas, Thursday Night Market, etc.).
- Crisis monitoring - consultant will provide in-depth social media monitoring, as well as proactive and reactive strategies and messaging in the event of a citywide crisis or emergency (including, but not limited to natural disasters, a major crime event or greater issues of public health and safety). Further crisis-specific initiatives may occur, and will be considered on a case-by-case
- Comment Response - Respond to questions and concerns posted on City's social media sites (within reason).

**Budget:**

The overall project budget is approximately \$25,000 which includes consultant fees for strategy and implementation and expenditure on social media ads, videos, etc. for a twelve (12) month period.

The contract that results from this RFP will specify a maximum “not to exceed” fee. A budget amount and payment schedule will be agreed upon between the City and the contractor during contract negotiations.

All applicable costs may be charged to the contract within the agreed upon fixed price limit. Appropriate charges may include wages and salaries, overhead, travel, materials and subcontractor costs. Contractor shall provide all necessary equipment including software, materials, supplies, and safety equipment required for its personnel to perform the services accurately, efficiently, and safely. Compensation for these items shall be considered included in the Contractor’s overhead. Only those items listed in the cost proposal shall be reimbursed by the City.

The City will not provide financial assistance to the contractor beyond negotiated fees but will collaborate with the contractor and give reasonable cooperation in the collection of information and facilitation of meetings with appropriate agencies. The City of Grass Valley shall not be liable for any pre-contractual expenses incurred by the Contractor in the preparation of its proposal. Pre-contractual expenses are defined as expenses incurred by the Contractor in preparing its proposal; submitting the proposal; negotiating with the City of Grass Valley related to this RFP; or any other expenses that may be incurred by the Contractor prior to the date of award of this Contract.

**Selection Criteria:**

<b>CRITERIA</b>	<b>WEIGHT/POINTS</b>
Understanding of the work to be done	5
Capabilities of consultant	25
Qualifications and Availability of Proposed Staff	35
Project Understanding and Approach	35
<b>TOTAL</b>	<b>100</b>

Submittals will be reviewed for responsiveness, and responsive submittals will further be screened by a selection committee in accordance with the above criteria. The firm(s) submitting the highest rated proposal may be invited for interviews (optional).

The City reserves the right to make an award without further discussion of the submittal with the offeror.

Therefore, the proposal should be submitted initially on the most favorable terms that the firm or individual might propose.

The City reserves the right to award a contract to the firm(s) that presents the best qualifications and whose proposal best accomplishes the desired results.

The City reserves the right to reject any or all proposals, or to waive minor irregularities in said proposals, or to negotiate with the successful firm(s). In the case of differences between written words and figures in a proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern.

Award of a contract will not be based on discrimination based on race, religion, color, age, sex or national origin in accordance with the requirements of Title 49 CFR 26.13(b).

**General Requirements:**

- Proven work experience as a social media manager.
- The minimum general proposal requirements include Qualifications and experience of consultant, demonstrated understanding of scope of work and suggested approach to project, Capacity to perform work within schedule and budget, Billing rates, hourly or monthly, to remain in effect for the duration of the project, Any additional terms or conditions to which the parties may agree
- Please provide three references.
- In-person or virtual meetings or conference calls may be requested of proposing vendors during the evaluation period.
- See attached standard Professional Services Agreement template. If applicable, prevailing wages are required.
- Initial agreement term to be 1 year with allowable extensions as agreed upon.
- Agreement execution and project kickoff to begin within three weeks of notification of award.

**Proposal Format:**

Each response to this RFP shall include the information described in this section. Provide the information in the specified order. Failure to include all the elements specified may be cause for rejection. Additional information may be provided but should be succinct and relevant to the goals of this RFP. Excessive information will not be considered favorably.

**Cover Letter with the following information:**

- Title of this RFP
- Name and Mailing Address of Firm (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting firm will perform the services and adhere to the requirements described in this RFP, including any addenda (reference the addenda by date and/or number).
- Acknowledgement that all proposals may be considered public information. After award of this RFP, all of part of any submittal may be released to any person or firm who may request it. Therefore, proposers shall specify in their Cover Letter if any portion of their submittal should be treated as proprietary and not releasable as public information. Proposers should be aware that all such requests may be subject to legal review and challenge.

**Signature Requirements** - The Cover Letter must be signed by an officer empowered by the Consultant to sign such material and thereby commit the Consultant to the obligations contained in the RFP response. Further, the signing and submission of a response shall indicate the intention of the proposer to adhere to the provisions described in this RFP and a commitment to enter a binding contract.

- Proposals submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-In-Fact. If signed by the Attorney-In-Fact, there shall be attached to the proposal a Power-Of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
- Proposals which are submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Proposals which are submitted by an Individual doing business under a firm name (“dba”) shall be signed in the name of the individual doing business under the proper firm name and style.

**Executive Summary** – Provide a brief narrative of your firm’s approach to the project, providing an overview to the details identified in the Scope of Work. Include the Firm’s Organization Chart, including its constituent parts, and size variation of staffing levels over the past five years.

**Capabilities of Firm** – Provide a maximum of two (2) single page summaries of the firm’s experience with similar projects. The summaries should include the date(s) and duration of the project, one reference and a brief description of the project. The description is to include, at a minimum, an outline of the complexities of the project and the firm’s approach to the completing the project. Related experience to local agency projects of similar size and magnitude should be included in this summary. Provide no more than one (1) reference per project including Consultant staff that worked on the project, contact name and phone number. Preference is given to project references that have directly worked with proposed staff.

**Qualifications and Availability of Proposed Staff** – Identify specific staff members to be assigned to this contract and specify the percentage of time key staff members are available during this project.

Provide a summary of the qualifications, and experience of each team member assigned to this project, including length of service with the firm, and the qualifications/experience of any sub-consultant staff on your project team. Resumes should not be more than one (1) page per team member in this section. Also describe current and anticipated workload of each team member who will be assigned to the project; include a discussion of project commitments made to other agencies and a table showing the percentage of time key staff members are available during the project.

**Project Understanding & Approach** – Provide a detailed discussion of your firm’s approach to the successful implementation of this project. Include thorough discussions of methodologies you believe are essential to accomplishing this project including constraints, milestones, and required approvals relating to the project.

Provide a summary on your firm’s plan to accomplish this project and include any special services your firm offers to meet the City of Grass Valley’s need for a timely completion and overall success of this project.

Identify potential areas of concern relating to proposed scope of work that will require more detailed analysis.

**Cost Proposal** – Provide a fee proposal for all services to be delivered, and a breakdown of costs delineated by tasks as described in your project plan. Define any reimbursable expenses requested to be paid by the City.

**Proposals:**

Submit a completed proposal by June 20, 2022 in the manner described below:

Email: Abigail Walker – [abigailw@cityofgrassvalley.com](mailto:abigailw@cityofgrassvalley.com)

Mail: ATTN: Abigail Walker, City of Grass Valley 125 East Main Street Grass Valley, CA 95945





## City of Grass Valley City Council Agenda Action Sheet

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**Title:** Adoption of five Resolution of Intention to Order Improvements for Landscaping and Lighting Districts (LLD) - Annual Assessments for Fiscal Year 2022-23 and Benefit Assessment Districts (AD) - Annual Assessments for Fiscal Year 2022-23 and set public hearing on June 14, 2022

**Recommendation:** It is recommended that the City Council adopt five Resolutions (2022-25, 2022-26, 2022-27, 2022-28, 2022-29) of Intention for Commercial LLD #1988-1, Residential LLD #1988-2, Morgan Ranch Unit 7 A.D. #2003-1, Morgan Ranch West A.D. #2010-1 and Ridge Meadows A.D. and set public hearing on June 22, 2021. The five Resolutions related to the Commercial and Residential Landscaping and Lighting Districts, the Morgan Ranch-Unit 7 Benefit Assessment District, the Morgan Ranch West Benefit Assessment District and Ridge Meadows Benefit Assessment District are as follows:

1. Resolution of Intention No. 2022-25 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. 2022-26 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. 2022-27 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 (Sections 54703 and following, California Government Code; hereafter the "1982 Act") - Morgan Ranch - Unit 7 Benefit Assessment District No. 2003-1.
4. Resolution of Intention No. 2022-28 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 (Sections 54703 and following, California Government Code; hereafter the "1982 Act") - Morgan Ranch West Benefit Assessment District No. 2010-1.
5. Resolution of Intention No. 2022-29 to Order Improvements Pursuant to the Benefit Assessment Act of 1982 (Sections 54703 and following, California Government Code; hereafter the "1982 Act") - Ridge Meadows Benefit Assessment District No. 2016-1.

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**Prepared by:** Andy Heath

**Council Meeting Date:** 05/24/2022

**Date Prepared:** 05/19/2022

**Agenda:** Consent

**Discussion:**

In order to continue funding for the maintenance of improvements in the City's landscaping and lighting districts and benefit assessment districts, an annual assessment must be levied and placed on the County of Nevada Tax Roll. The proceeds of the annual landscaping and lighting district assessments pay for maintenance of landscaping and associated structures, landscape related utilities, city administration costs and street lighting costs within the boundaries of the district. The proceeds of the annual benefit assessment districts pay for storm drain maintenance, retaining wall maintenance and city administration costs within the boundaries of the district.

The Engineer's reports and assessment spreads are complete and will be filed within the time required prior to the public hearing scheduled for June 24, 2022.

**Council Goals/Objectives:** The Landscape & Lighting Districts (LLD) and Benefit Assessment Districts (A.D.) annual assessments supports the Strategic Plan - City Infrastructure Investment by covering costs for community-specific structures and services.

**Fiscal Impact:** The proposed fiscal year 2022-23 assessments for the City's Landscape and Lighting Districts and Benefit Assessment Districts total \$78,307 as compared to \$75,658 for Fiscal Year 2021-22, an increase of \$2,649. This is due to CPI increases for some Districts while other Districts will be utilizing fund balance or leaving amounts the same as the prior year.

**Funds Available:** NA

**Account #:** NA

**Reviewed by:** City Manager

**Attachments:**

Resolutions (5)

## RESOLUTION NO. 2022-25

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)

The City Council of the City of Grass Valley resolves:

1. The City Council intends to levy and collect assessments within City of Grass Valley Assessment District No. 1988-1 (Commercial Landscaping and Lighting District – Whispering Pines and Litton Business Park) during Fiscal Year 2022-23. The area of land to be assessed is located in the City of Grass Valley, Nevada County.

2. The improvements to be made in this assessment district are generally described as follows:

Zone 1 – Whispering Pines

The maintenance of landscaping and operation of associated structures including payment for the cost of water and power utilities for irrigation controllers and street lights.

Zone 2 – Litton Business Park

The maintenance of landscaping and operation of associated structures including payment for the cost of water and power utilities for irrigation controllers and street lights; and the maintenance of drainage ditches and operation of associated structures including the removal of silt.

This description is from the Commercial Landscaping & Lighting District No. 1988-1 Engineer's Report.

3. Bjorn Jones, P.E., Engineer of Work, has filed with the City Clerk the Commercial Landscaping & Lighting District No 1988-1 Engineer's Report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels

of land within the assessment district.

4. The Council hereby approves the Engineer's report as filed, incorporated herein by reference.

5. On Tuesday, the 14<sup>th</sup> day of June, 2022, at the hour of 7:00 o'clock p.m. or as soon thereafter as the matter can be heard; the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the Grass Valley City Council Chambers, Grass Valley, California.

6. For Fiscal Year 2022-23, the Engineering Department has proposed \$27,453.70 assessment revenue for Whispering Pines. The increase of \$2,057.10 represents an 8.1 percent inflation adjustment. For Litton Business Park, \$6,178.80 is proposed assessment revenue. The increase of \$461.70 represents an 8.1 percent inflation adjustment.

7. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

ADOPTED as a Resolution of the Council of the City of Grass Valley at a meeting thereof held on the 24<sup>th</sup> day of May, 2022, by the following vote:

AYES:	Council Members
NOES:	Council Members
ABSENT:	Council Members
ABSTAINING:	Council Members

\_\_\_\_\_  
Ben Aguilar, Mayor

ATTEST:

\_\_\_\_\_  
Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Colantuono, City Attorney



May, 18, 2022

Item # 7.

# **ENGINEER'S REPORT**

**COMMERCIAL LANDSCAPING AND LIGHTING DISTRICT NO. 1988-1**

ANNUAL ASSESMENT 2022/2023

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 2022/2023.

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 2022/2023 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	\$30,800	\$5,350
Water and Electricity	\$12,500	\$2,100
County Administrative Fee	\$250	\$230
City Administration Costs	\$604	\$499
<b>Total Direct and Admin Costs</b>	<b>\$44,154</b>	<b>\$8,179</b>
<b>ASSESSMENT INFORMATION</b>		
Direct Costs	\$44,154	\$8,179
Reserve Collections/ (Transfer)	(\$16,700)	(\$2,000)
<b>Net Total Assessment</b>	<b>\$27,454</b>	<b>\$6,179</b>
<b>FUND BALANCE INFORMATION</b>		
Projected Reserve After FY 2021/22	\$44,099	\$8,145
Interest Earnings	\$80	\$40
Reserve Fund Adjustments	(\$16,700)	(\$2,000)
<b>Projected Reserve at End of Year</b>	<b>\$27,479</b>	<b>\$6,185</b>

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

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$27,453.50	\$27,453.72	\$27,453.70

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%	677.20	009-680-003	01056	338.60	338.60
1.95%	8.70%	1,461.50	009-680-004	01056	730.75	730.75
1.59%	4.42%	825.90	009-680-005	01056	412.95	412.95
2.16%	3.57%	787.10	009-680-006	01056	393.55	393.55
0.85%	3.31%	570.40	009-680-007	01056	285.20	285.20
1.10%	3.25%	596.50	009-680-009	01056	298.25	298.25
0.93%	3.47%	604.60	009-680-015	01056	302.30	302.30
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%	868.60	009-680-024	01056	434.30	434.30
1.73%	3.03%	653.40	009-680-025	01056	326.70	326.70
1.30%	2.28%	491.20	009-680-026	01056	245.60	245.60
1.30%	2.22%	484.40	009-680-027	01056	242.20	242.20
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%	259.30	009-680-039	01056	129.65	129.65
0.66%	1.23%	259.30	009-680-040	01056	129.65	129.65
0.65%	1.23%	258.00	009-680-041	01056	129.00	129.00
0.00%	0.00%	0.00	009-760-026	01056	0.00	0.00
0.35%	0.37%	98.20	009-760-024	01056	49.10	49.10
0.31%	0.37%	93.60	009-760-023	01056	46.80	46.80
0.32%	0.37%	94.00	009-760-022	01056	47.00	47.00
0.33%	0.37%	95.70	009-760-021	01056	47.85	47.85
0.33%	0.37%	96.20	009-760-020	01056	48.10	48.10
0.32%	0.37%	94.40	009-760-019	01056	47.20	47.20
0.32%	0.37%	94.50	009-760-018	01056	47.25	47.25
0.32%	0.37%	93.90	009-760-017	01056	46.95	46.95
0.31%	0.37%	93.80	009-760-016	01056	46.90	46.90
0.33%	0.37%	95.90	009-760-015	01056	47.95	47.95
0.33%	0.37%	95.70	009-760-001	01056	47.85	47.85
0.32%	0.37%	94.50	009-760-002	01056	47.25	47.25
0.32%	0.37%	94.70	009-760-003	01056	47.35	47.35
0.33%	0.37%	96.20	009-760-004	01056	48.10	48.10
0.33%	0.37%	96.10	009-760-005	01056	48.05	48.05
0.32%	0.37%	94.30	009-760-006	01056	47.15	47.15
0.33%	0.37%	95.80	009-760-007	01056	47.90	47.90
0.34%	0.37%	97.40	009-760-009	01056	48.70	48.70
0.36%	0.37%	99.50	009-760-011	01056	49.75	49.75
0.37%	0.37%	102.10	009-760-013	01056	51.05	51.05
1.12%	2.53%	501.10	009-680-054	01056	250.55	250.55
1.14%	4.16%	726.90	009-690-001	01056	363.45	363.45
1.52%	7.62%	1,255.00	009-690-002	01056	627.50	627.50
1.48%	0.00%	203.40	009-690-004	01056	101.70	101.70
1.87%	8.18%	1,379.40	009-690-005	01056	689.70	689.70
1.06%	2.51%	490.10	009-690-009	01056	245.05	245.05
1.42%	0.00%	194.50	009-690-012	01056	97.25	97.25
1.00%	3.52%	619.50	009-690-013	01056	309.75	309.75

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

1.86%	3.46%	730.80	009-690-015	01056	365.40	365.40
2.27%	0.00%	312.10	009-690-016	01056	156.05	156.05
1.30%	0.00%	177.80	009-690-019	01056	88.90	88.90
2.12%	0.00%	290.40	009-690-025	01056	145.20	145.20
0.00%	0.00%	0.00	009-750-002	01056	0.00	0.00
0.25%	0.00%	34.20	009-750-003	01056	17.10	17.10
0.28%	0.00%	38.10	009-750-004	01056	19.05	19.05
0.22%	0.00%	30.40	009-750-005	01056	15.20	15.20
0.18%	0.00%	25.30	009-750-006	01056	12.65	12.65
0.25%	0.00%	34.20	009-750-007	01056	17.10	17.10
0.27%	0.00%	36.80	009-750-008	01056	18.40	18.40
0.19%	0.00%	26.50	009-750-009	01056	13.25	13.25
0.22%	0.00%	30.40	009-750-010	01056	15.20	15.20
0.00%	0.00%	0.00	009-690-040	01056	0.00	0.00
0.14%	0.34%	65.70	009-690-041	01056	32.85	32.85
0.12%	0.34%	63.20	009-690-042	01056	31.60	31.60
0.13%	0.34%	64.40	009-690-043	01056	32.20	32.20
0.14%	0.34%	65.70	009-690-044	01056	32.85	32.85
0.11%	0.34%	61.90	009-690-045	01056	30.95	30.95
0.12%	0.34%	63.20	009-690-046	01056	31.60	31.60
0.12%	0.34%	63.20	009-690-047	01056	31.60	31.60
0.10%	0.34%	60.60	009-690-048	01056	30.30	30.30
0.09%	0.34%	59.30	009-690-049	01056	29.65	29.65
0.10%	0.34%	60.60	009-690-050	01056	30.30	30.30
0.09%	0.34%	59.30	009-690-051	01056	29.65	29.65
0.10%	0.34%	60.60	009-690-052	01056	30.30	30.30
0.09%	0.34%	59.30	009-690-053	01056	29.65	29.65
0.09%	0.34%	59.30	009-690-054	01056	29.65	29.65
0.09%	0.34%	59.30	009-690-055	01056	29.65	29.65
0.09%	0.34%	59.30	009-690-056	01056	29.65	29.65
0.10%	0.34%	60.60	009-690-057	01056	30.30	30.30
0.09%	0.34%	59.30	009-690-058	01056	29.65	29.65
0.09%	0.34%	59.30	009-690-059	01056	29.65	29.65
1.72%	3.06%	656.60	009-690-031	01056	328.30	328.30
1.41%	3.06%	612.80	009-690-032	01056	306.40	306.40
1.82%	0.00%	249.50	009-690-036	01056	124.75	124.75
4.41%	0.86%	723.30	009-690-037	01056	361.65	361.65
1.34%	5.39%	924.60	009-690-039	01056	462.30	462.30
1.68%	0.00%	230.30	009-770-021	01051	115.15	115.15
2.04%	0.00%	280.20	009-770-022	01051	140.10	140.10
1.59%	0.00%	218.70	009-770-023	01051	109.35	109.35
2.53%	0.00%	348.00	009-770-024	01051	174.00	174.00
2.52%	0.00%	345.40	009-770-025	01051	172.70	172.70
2.35%	0.00%	322.40	009-770-032	01051	161.20	161.20
1.32%	0.00%	181.70	009-770-033	01051	90.85	90.85
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%	191.90	009-770-038	01056	95.95	95.95
0.96%	0.00%	131.80	009-770-039	01056	65.90	65.90
1.00%	0.00%	136.90	009-770-049	01051	68.45	68.45
1.18%	0.00%	162.50	009-770-050	01051	81.25	81.25
0.00%	0.00%	0.00	009-770-057	01056	0.00	0.00
3.19%	0.00%	437.50	009-770-058	01051	218.75	218.75
2.29%	0.00%	314.70	009-770-059	01051	157.35	157.35

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

1.87%	0.00%	257.10	009-770-060	01051	128.55	128.55
3.77%	0.00%	516.80	009-770-063	01051	258.40	258.40
2.34%	0.00%	321.10	009-770-065	01051	160.55	160.55
0.55%	0.00%	75.50	009-770-068	01051	37.75	37.75
1.20%	0.00%	165.00	009-770-069	01051	82.50	82.50
3.73%	0.00%	511.70	009-770-070	01051	255.85	255.85
0.00%	0.00%	0.00	009-770-071	01051	0.00	0.00
0.53%	0.00%	73.30	009-770-072	01051	36.65	36.65
0.00%	0.00%	0.00	009-770-073	01051	0.00	0.00
0.16%	0.00%	22.20	009-770-074	01051	11.10	11.10
0.20%	0.00%	27.30	009-770-075	01051	13.65	13.65
<b>Total - Zone 1 =</b>		<b>\$27,453.70</b>			<b>\$13,726.85</b>	<b>\$13,726.85</b>

**PART C**

**ASSESSMENT ROLL**

**Zone 2 - Litton Business Park**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$6,179.70	\$6,180.19	\$6,178.80

Development Areas	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	\$325.20	008-060-056	01056	162.60	162.60
1	\$325.20	035-260-074	01056	162.60	162.60
1	\$325.20	035-330-015	01056	162.60	162.60
1	\$325.20	035-330-016	01056	162.60	162.60
0.83	\$270.00	035-330-020	01056	135.00	135.00
0.17	\$55.30	035-330-021	01056	27.65	27.65
1	\$325.20	035-530-009	01056	162.60	162.60
1	\$325.20	035-530-010	01056	162.60	162.60
1	\$325.20	035-530-012	01056	162.60	162.60
1	\$325.20	035-530-013	01056	162.60	162.60
1	\$325.20	035-530-014	01056	162.60	162.60
0.2482	\$80.70	035-530-017	01056	40.35	40.35
0.2482	\$80.70	035-530-018	01056	40.35	40.35
0.5035	\$163.80	035-530-019	01056	81.90	81.90
0	\$0.00	035-540-003	01056	0.00	0.00
0	\$0.00	035-540-014	01056	0.00	0.00
0.0561	\$18.20	035-540-015	01056	9.10	9.10
0.0523	\$17.00	035-540-016	01056	8.50	8.50
0.0523	\$17.00	035-540-017	01056	8.50	8.50
0.0561	\$18.20	035-540-018	01056	9.10	9.10
0.1412	\$45.90	035-540-019	01056	22.95	22.95
0.0546	\$17.80	035-540-020	01056	8.90	8.90
0.0874	\$28.40	035-540-021	01056	14.20	14.20
0.1031	\$33.50	035-540-022	01056	16.75	16.75
0.0575	\$18.70	035-540-023	01056	9.35	9.35
0.0561	\$18.20	035-540-024	01056	9.10	9.10
0.0503	\$16.40	035-540-025	01056	8.20	8.20
0.0499	\$16.20	035-540-026	01056	8.10	8.10
0.0479	\$15.60	035-540-027	01056	7.80	7.80
0.1352	\$44.00	035-540-028	01056	22.00	22.00
1	\$325.20	035-540-005	01056	162.60	162.60
1	\$325.20	035-540-006	01056	162.60	162.60
1	\$325.20	035-540-012	01056	162.60	162.60
1	\$325.20	035-540-032	01056	162.60	162.60
1	\$325.20	035-540-033	01056	162.60	162.60
0.1928	\$62.70	035-590-003	01056	31.35	31.35
0.0628	\$20.40	035-590-004	01056	10.20	10.20

**PART C****ASSESSMENT ROLL  
Zone 2 - Litton Business Park**

0.1570	\$51.10	035-590-005	01056	25.55	25.55
0.0854	\$27.80	035-590-006	01056	13.90	13.90
0.1151	\$37.40	035-590-007	01056	18.70	18.70
0.1412	\$45.90	035-590-008	01056	22.95	22.95
0.0948	\$30.80	035-590-009	01056	15.40	15.40
0.1457	\$47.40	035-590-010	01056	23.70	23.70
0.2641	\$85.90	035-590-011	01056	42.95	42.95
0.0638	\$20.80	035-590-012	01056	10.40	10.40
0.0651	\$21.20	035-590-013	01056	10.60	10.60
0.1123	\$36.50	035-590-014	01056	18.25	18.25
0.0764	\$24.80	035-590-015	01056	12.40	12.40
0.0941	\$30.60	035-590-016	01056	15.30	15.30
0.0855	\$27.80	035-590-017	01056	13.90	13.90
0.0658	\$21.40	035-590-018	01056	10.70	10.70
0.0651	\$21.20	035-590-023	01056	10.60	10.60
0.1129	\$36.70	035-590-020	01056	18.35	18.35
19 (rounded)	<b>\$6,178.80</b>	<b>= Total - Zone 2</b>		<b>\$3,089.40</b>	<b>\$3,089.40</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 2022 was 8.1%.

#### **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 2021/2022 was \$25,396.60. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$27,453.72. The actual total assessment will be \$27,453.70. 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 2021/2022 was \$5,717.10. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$6,180.19. The actual total assessment will be \$6,178.80. 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.

PTN. SEC'S 25 & 26, T. 16 N., R. 8 E., M.D.B. & M.

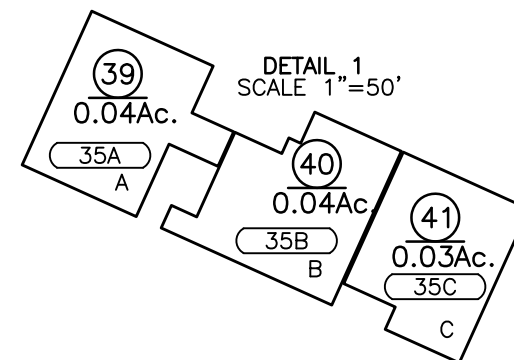
1-056

1-100

62-019

62-032

9 Item # 7.  
(Fmly. Ptn. 9-57)



# 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.

1-1-00  
1-1-01  
1-1-02  
1-1-05  
1-1-07  
1-1-08  
1-1-21

1 Assessor's Map Bk. 9 -Pg.68  
2 County of Nevada, Calif.  
3  
4 1999  
5  
6  
7  
8

LAST UPDATE: 12-24-20

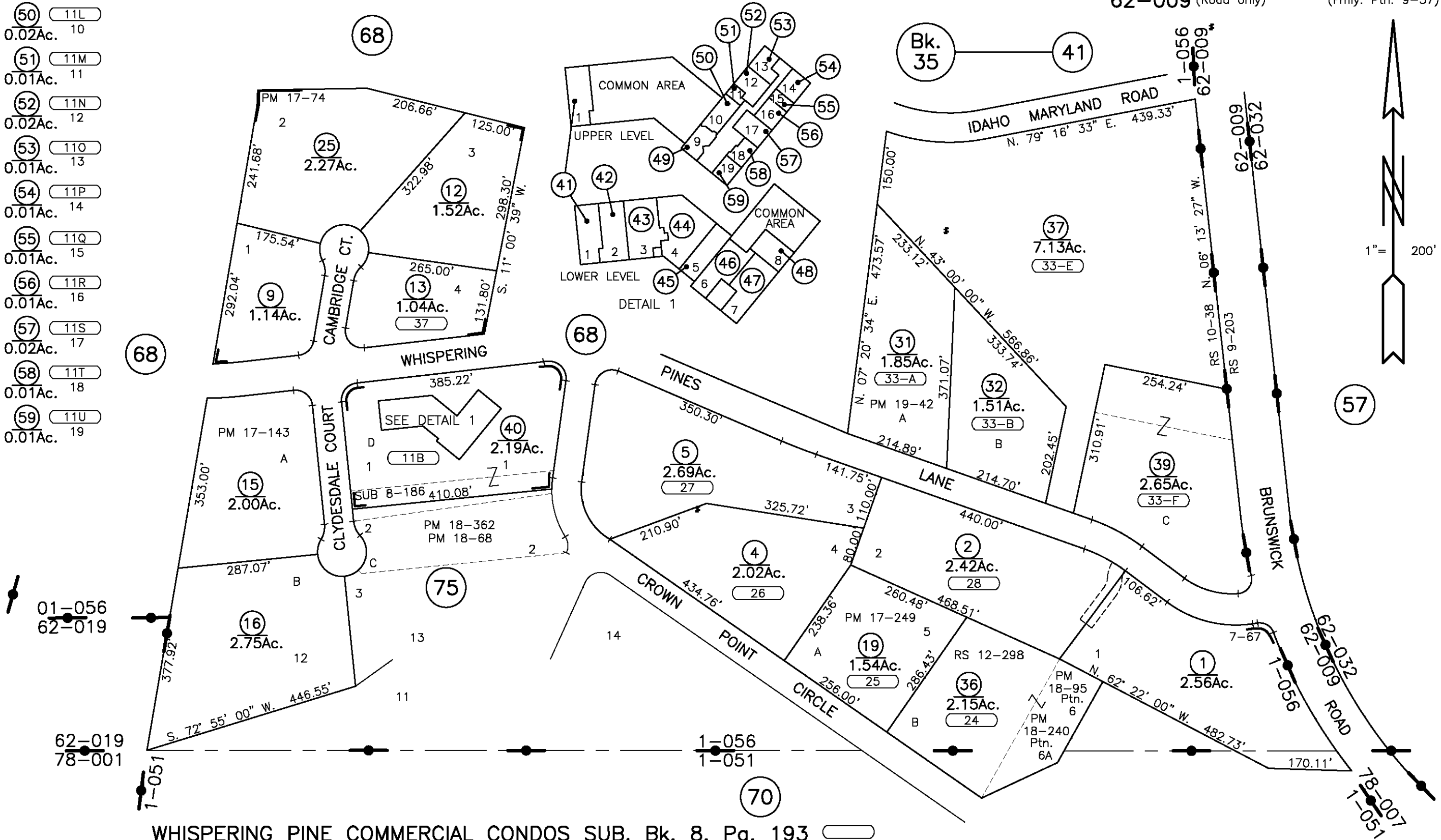
ZONE 1 - WP

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

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

9 Item # 7.  
(Fmly. Ptn. 9-57)

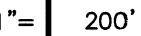
- |                       |                        |
|-----------------------|------------------------|
| (41) 11C<br>0.06Ac. 1 | (50) 11L<br>0.02Ac. 10 |
| (42) 11D<br>0.04Ac. 2 | (51) 11M<br>0.01Ac. 11 |
| (43) 11E<br>0.05Ac. 3 | (52) 11N<br>0.02Ac. 12 |
| (44) 11F<br>0.06Ac. 4 | (53) 11O<br>0.01Ac.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

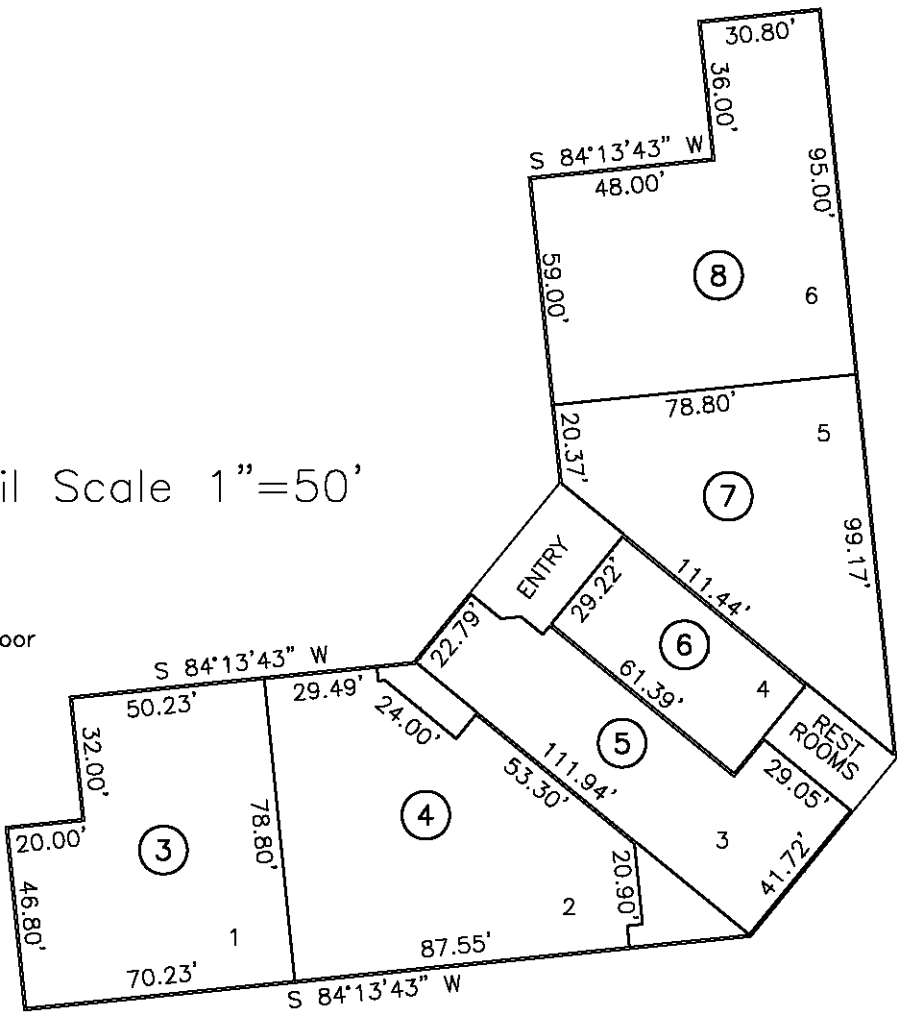
1-1-99 1-1-04  
1-1-00 1-1-05  
1-1-01 1-1-07  
1-1-02 1-1-10  
1-1-03  
Assessor's Map Bk. 9 -Pg. 69  
County of Nevada, Calif.  
2011  
LAST UPDATE: 4-10-12  
Page 68  
AAG 2/11



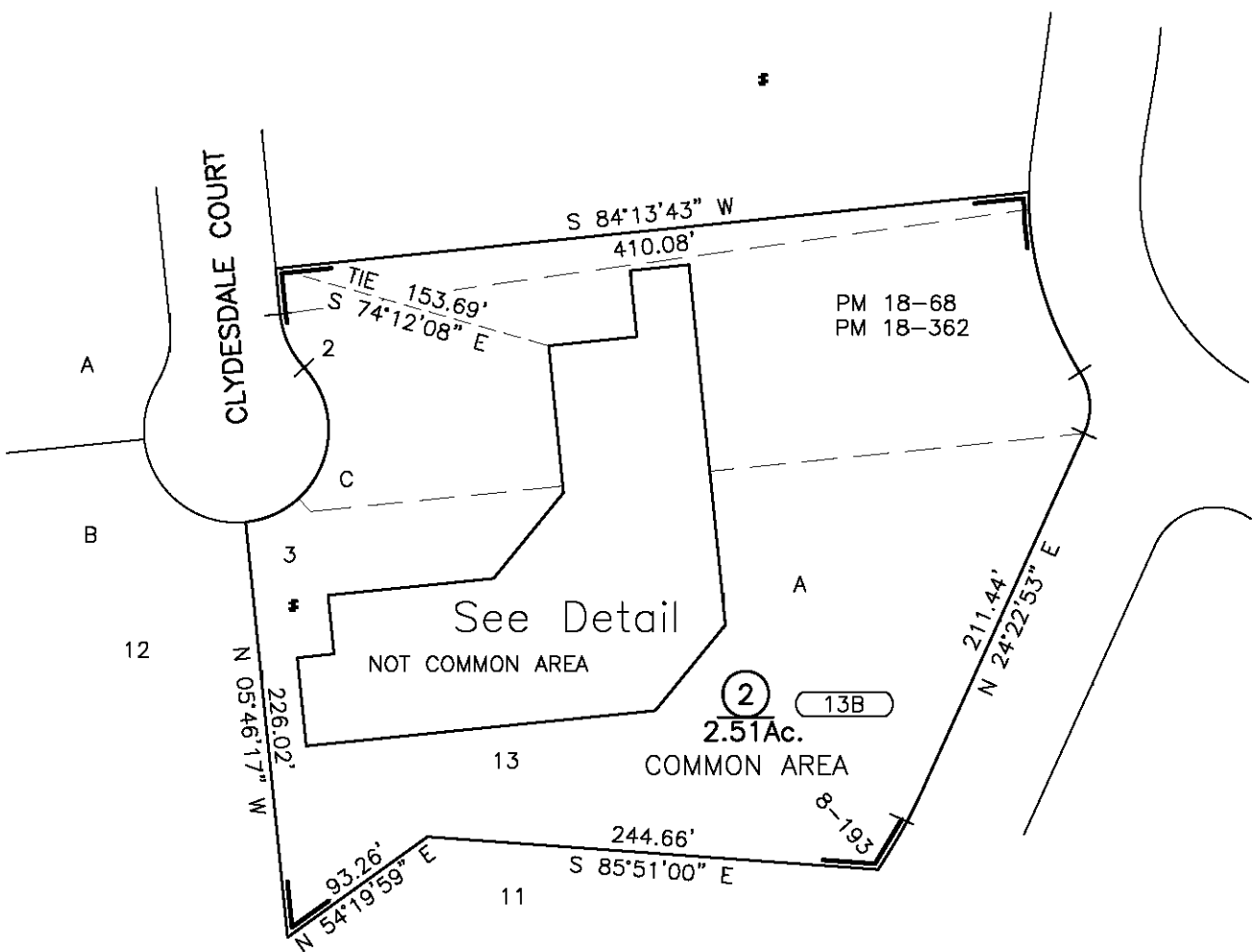
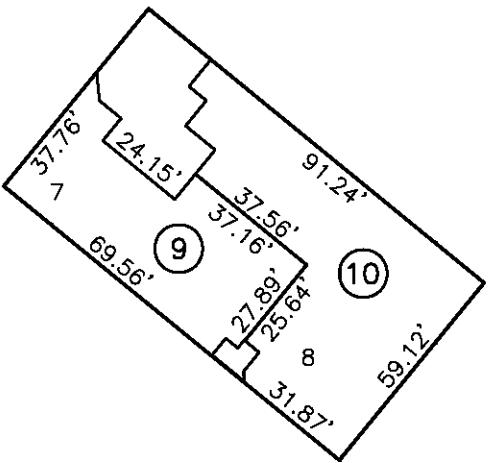
W 10/01

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.

LAST UPDATE: 3-8-12

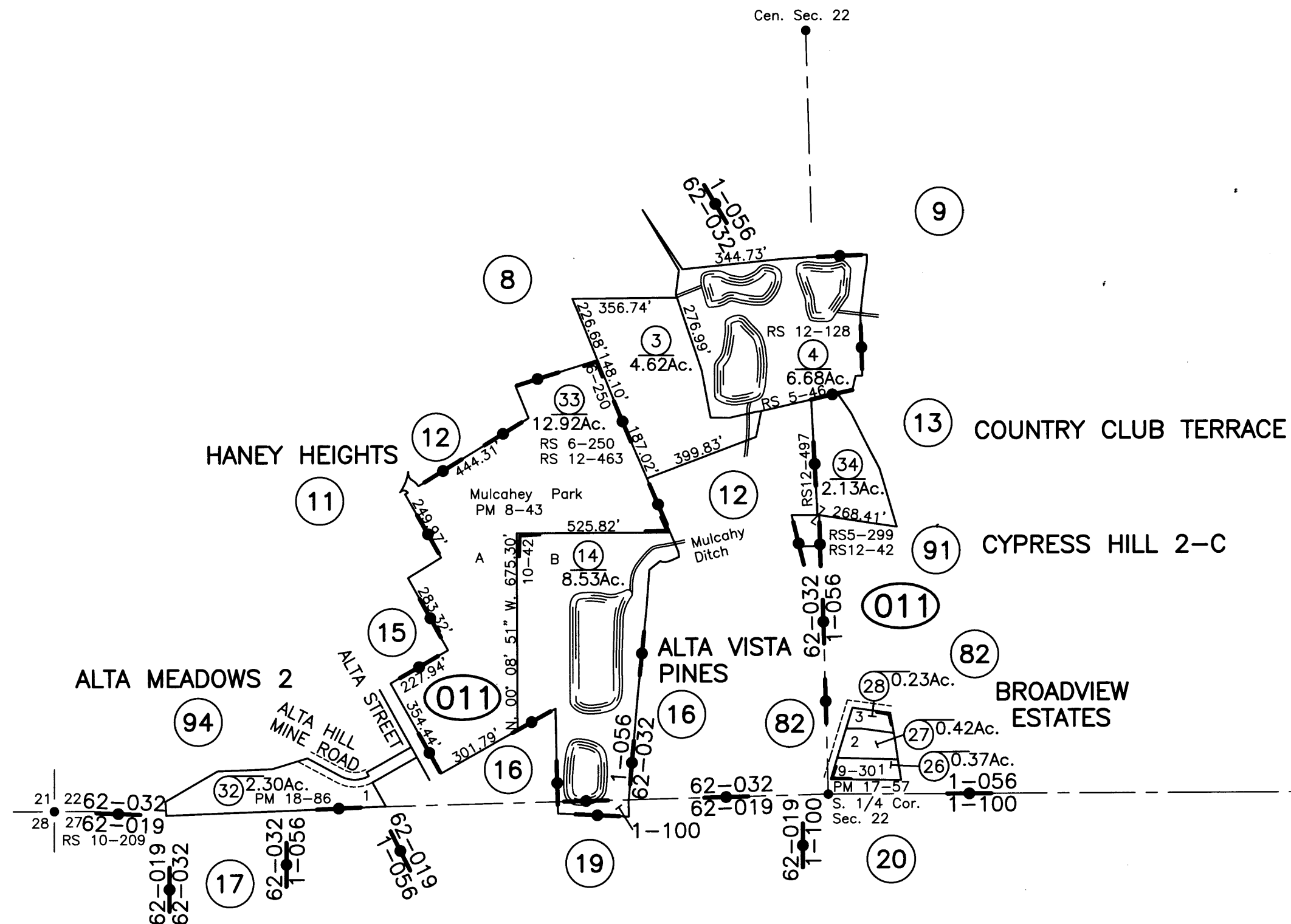
1"= 100'

- 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

**ASSESSOR'S PARCEL MAP**  
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62-032

NOTE: Entire Page is  
Block 011.



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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1-1-04  
1-1-05  
1-1-07

County of Nevada, Calif.

2003

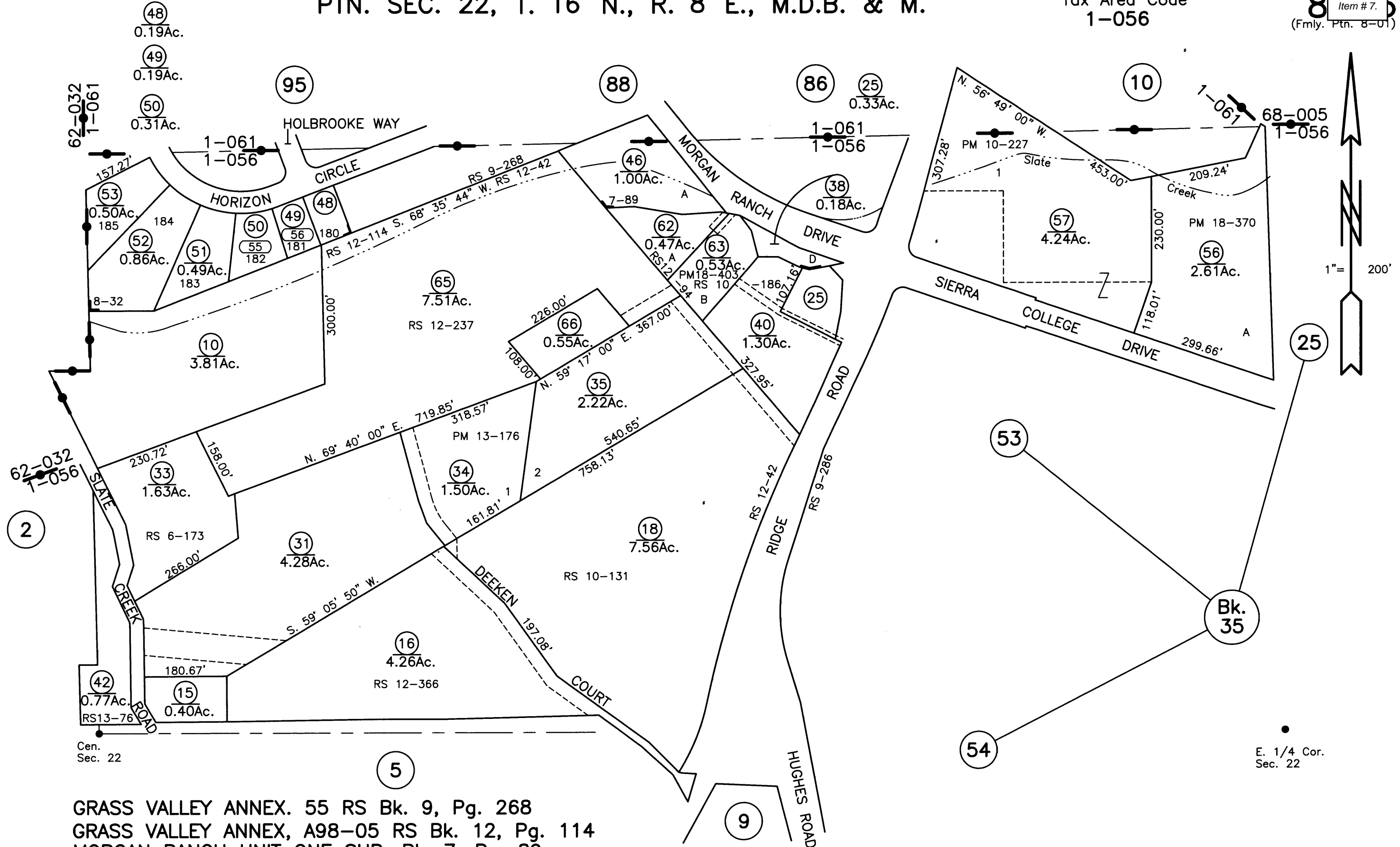
Last Update 8-7-08

# ZONE 2 - LITTON

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

Tax Area Code  
1-056

8 Item # 7.  
(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

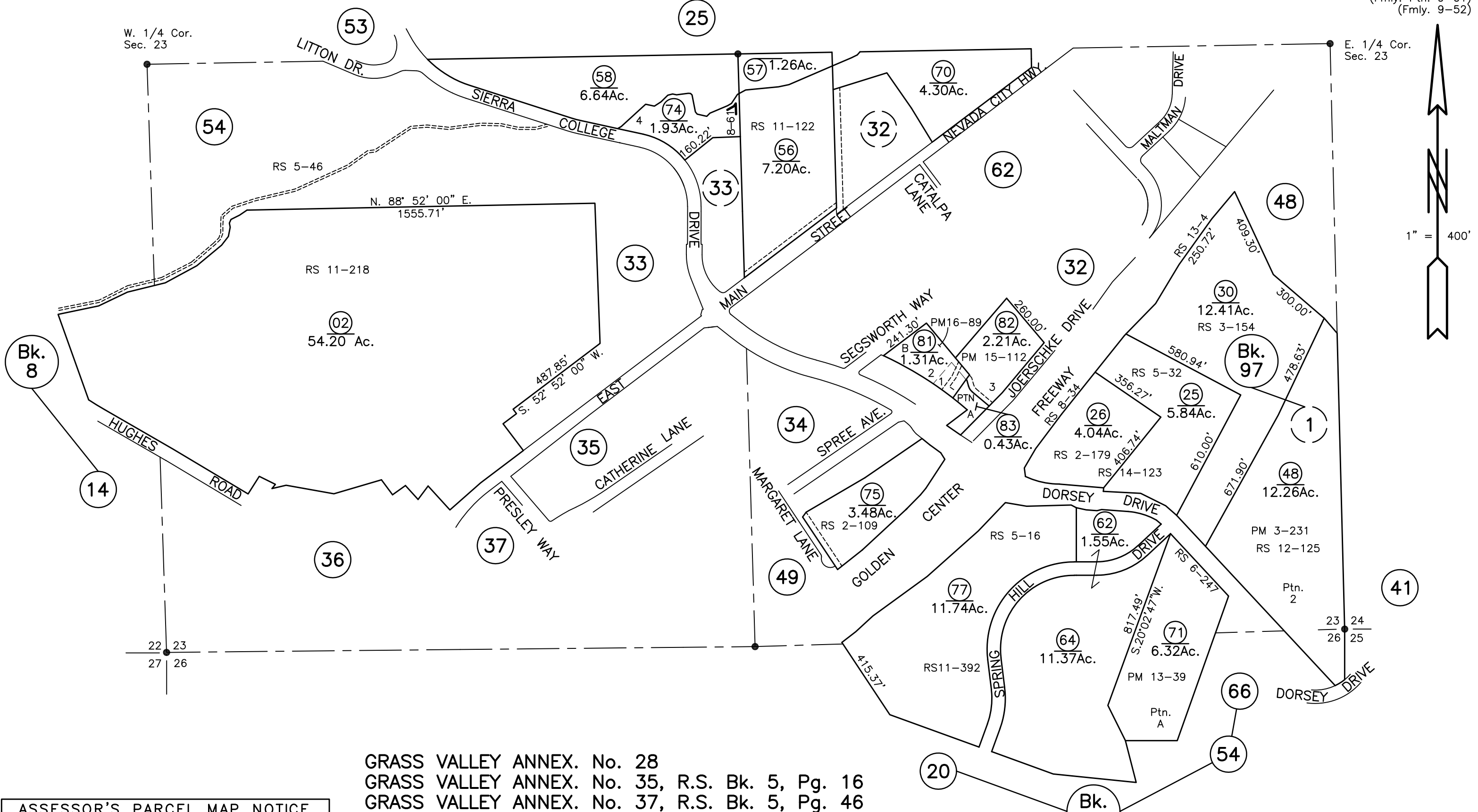
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

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





**ASSESSOR'S PARCEL MAP NOTICE**  
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GRASS VALLEY ANNEX. No. 28  
GRASS VALLEY ANNEX. No. 35, R.S. Bk. 5, Pg. 16  
GRASS VALLEY ANNEX. No. 37, R.S. Bk. 5, Pg. 46  
GRASS VALLEY ANNEX. No. 38, R.S. Bk. 5, Pg. 32  
GRASS VALLEY ANNEX. No. 44, R.S. Bk. 8, Pg. 34  
GRASS VALLEY ANNEX. No. 53, R.S. Bk. 6, Pg. 247  
LITTON BUSINESS PARK PHASE 1 SUB. Bk. 8, Pg. 61

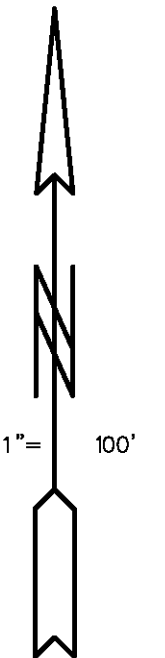
Assessor's Map Bk. 35-Pg. 26  
County of Nevada, Calif.  
1998

# ZONE 2 - LITTON

PTN. S.W. 1/4 SEC. 23, T. 16 N., R. 8 E., M.D.B. & M.

Tax Area Code  
1-056

35-88  
Item # 7.  
(Fmly. 9-06)



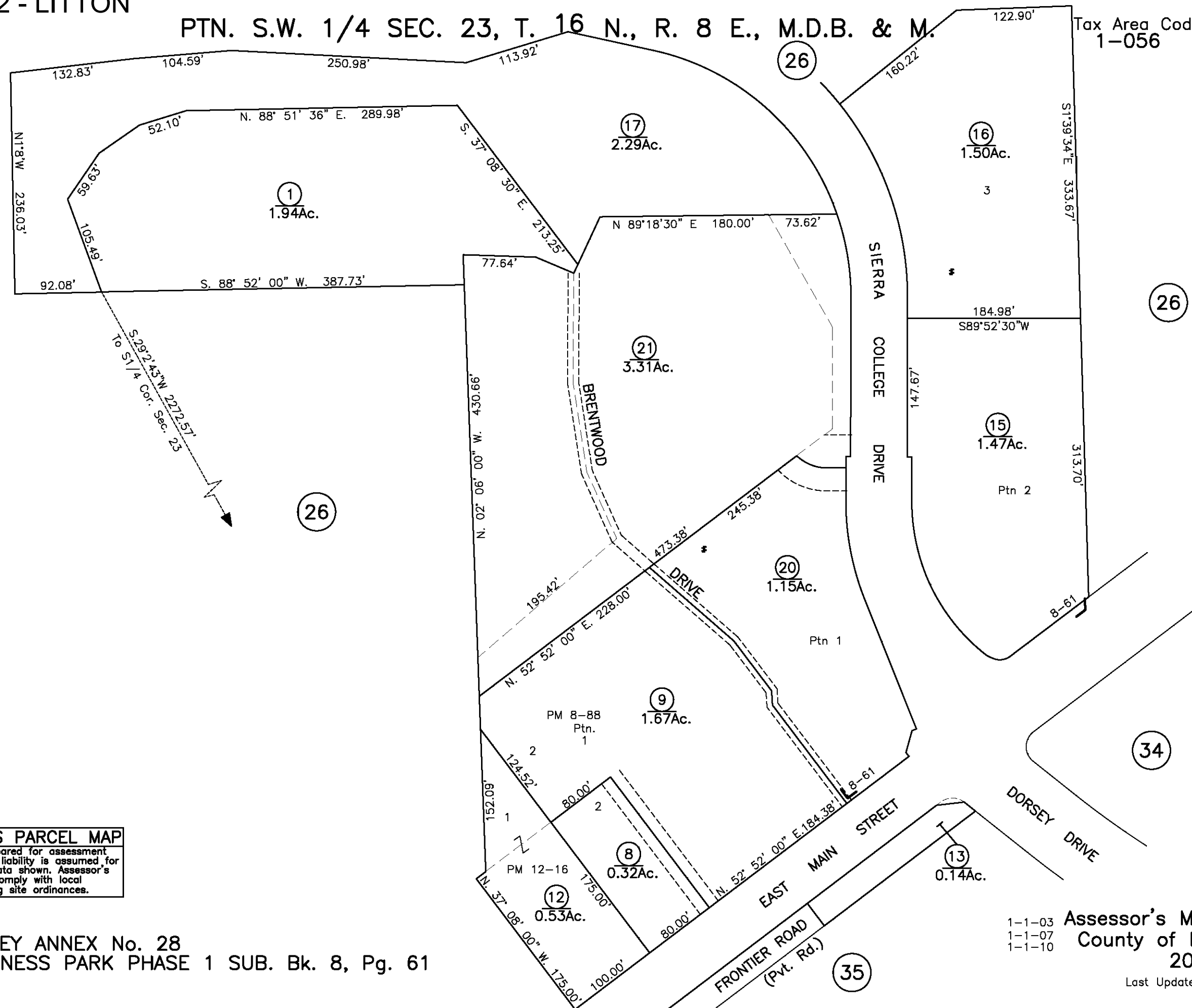
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

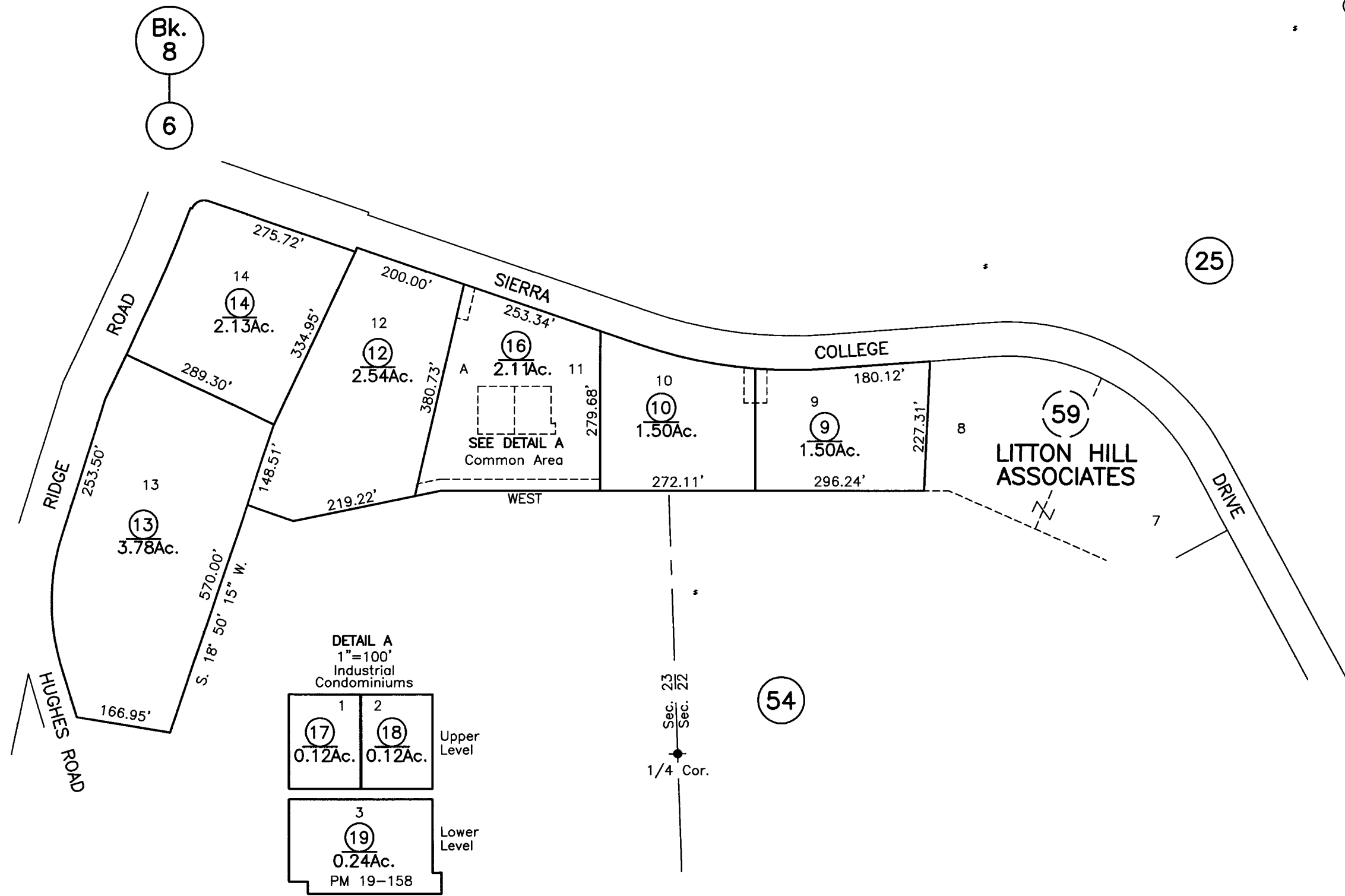
GRASS VALLEY ANNEX No. 28  
LITTON BUSINESS PARK PHASE 1 SUB. Bk. 8, Pg. 61

1-1-03  
1-1-07  
1-1-10  
Assessor's Map Bk. 35 -Pg. 33  
County of Nevada, Calif.  
2002

Last Update: 1-11-12

NW 10 Page 74





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

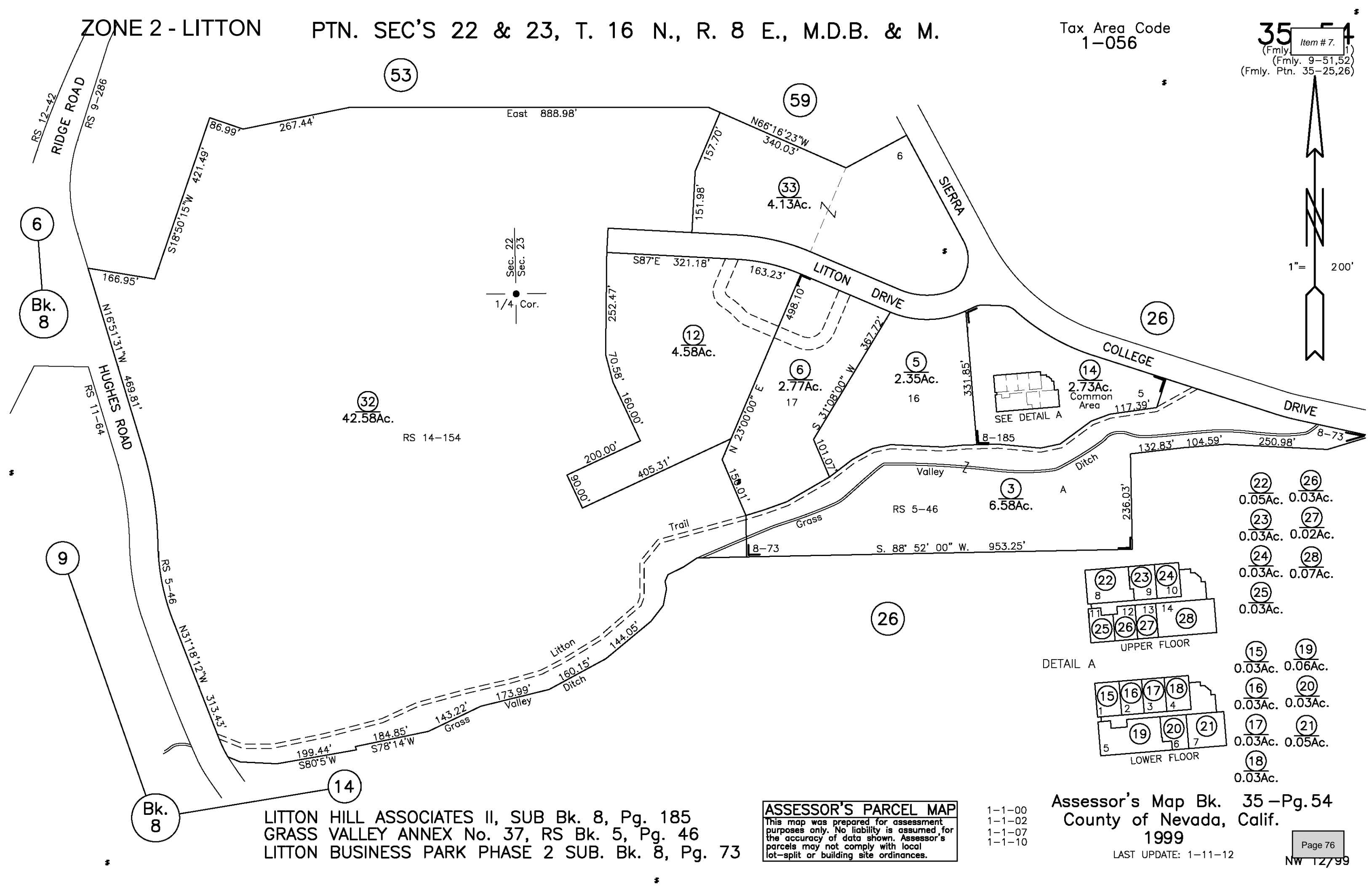
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

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

1" = 200'



LITTON HILL ASSOCIATES II, SUB Bk. 8, Pg. 185  
GRASS VALLEY ANNEX No. 37, RS Bk. 5, Pg. 46  
LITTON BUSINESS PARK PHASE 2 SUB. Bk. 8, Pg. 73

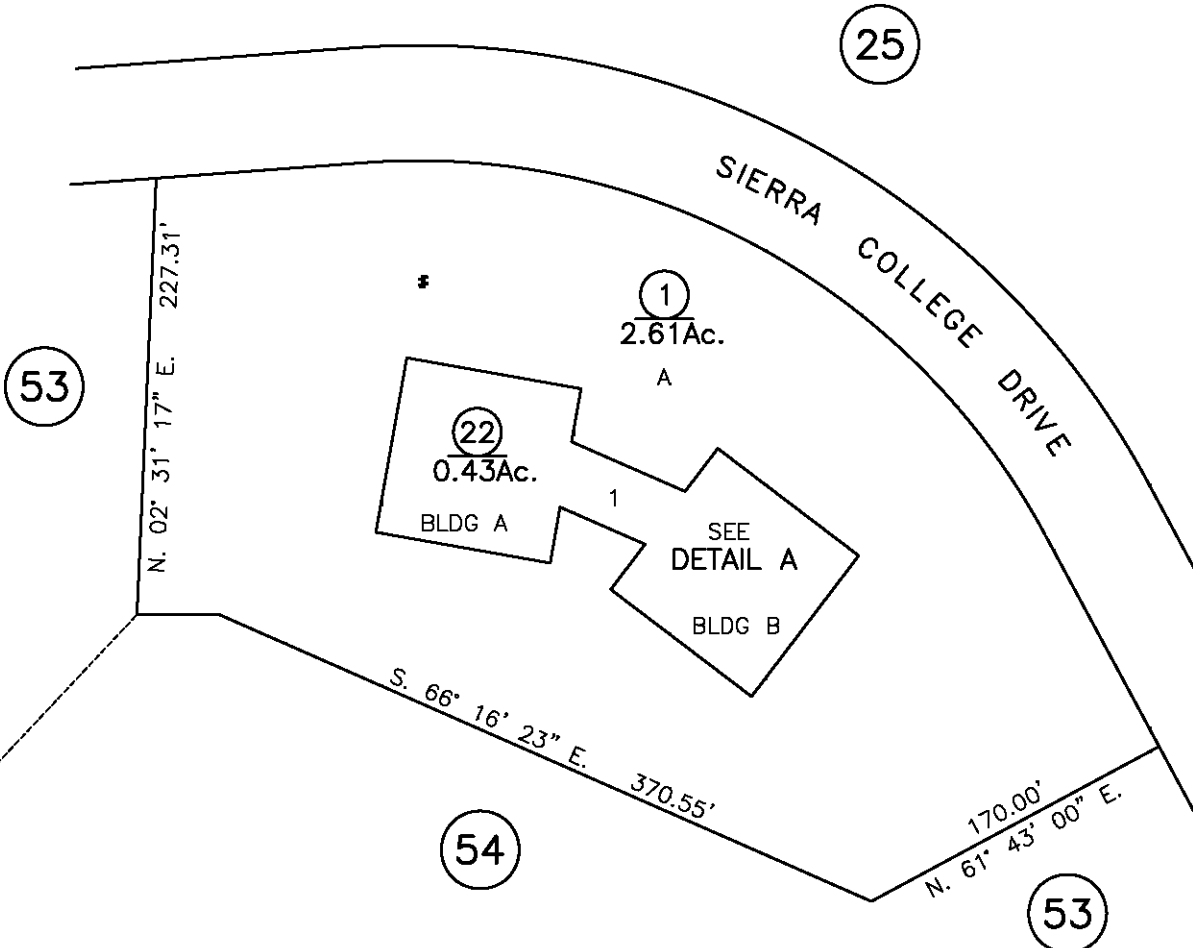
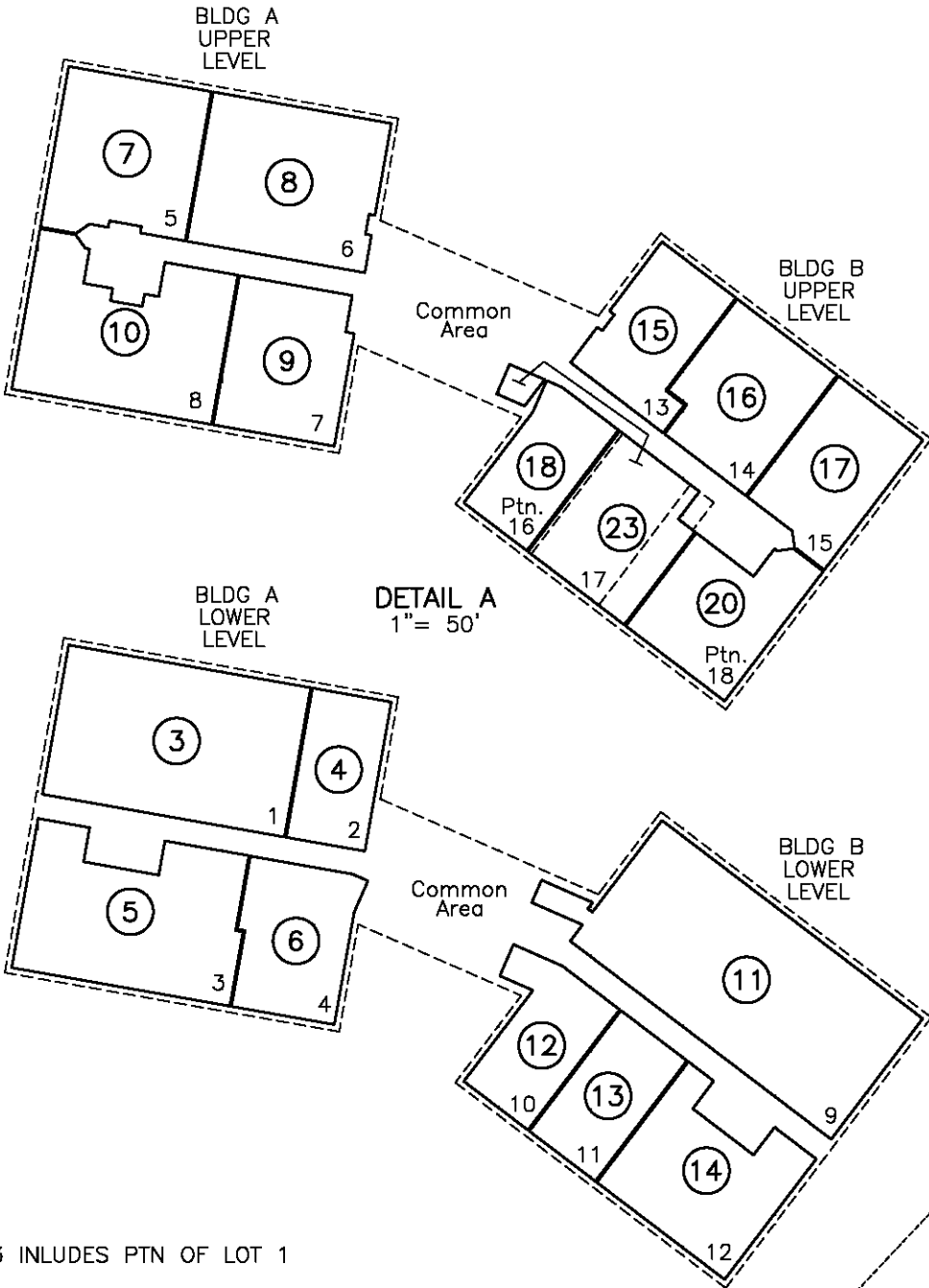
**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-00  
1-1-02  
1-1-07  
1-1-10

Assessor's Map Bk. 35 -Pg.54  
County of Nevada, Calif.  
1999

LAST UPDATE: 1-11-12

- 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.



W. 1/4 Cor.  
Sec. 23

LITTON HILL ASSOCIATES 1 SUB. Bk. 8, Pg. 93

**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.

1-1-02  
1-1-04  
1-1-05

Assessor's Map Bk. 35-Pg. 59  
County of Nevada, Calif.  
2001

LAST UPDATE: 10-3-12

## RESOLUTION NO. 2022-26

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)

The City Council of the City of Grass Valley resolves:

1. The City Council intends to levy and collect assessments within City of Grass Valley Assessment District No. 1988-2 (Residential Landscaping and Lighting District – Morgan Ranch, Ventana Sierra, Scotia Pines, Morgan Ranch West & Ridge Meadows) during Fiscal Year 2022-23. The area of land to be assessed is located in the City of Grass Valley, Nevada County.

2. The improvements to be made in this assessment district are generally described as follows:

Zone I – Morgan Ranch

The maintenance of landscaping and operation of associated structures including payment for the cost of water and power utilities and power costs for street lights.

Zone II – Ventana Sierra (Tract 09-03)

The maintenance of landscaping and operation of associated structures including payment for the cost of water and power utilities; power costs for street lights and a maintenance fund for the retaining walls of the project.

Zone III – Scotia Pines Subdivision

The maintenance of Parcels A, B and C, including weed and mosquito abatement and cost of power for street lights.

Zone IV – Morgan Ranch West

The maintenance and power costs for street lights.

Zone V – Ridge Meadows

The maintenance of landscaping and operation of associated structures including payment for the cost of water and power utilities, power costs for street lights and a maintenance fund for retaining walls of the project.

This description is from the Residential Landscaping & Lighting District 1988-2 Engineer's Report.

3. Bjorn Jones, P.E., Engineer of Work, has filed with the City Clerk the Residential Landscaping & Lighting District 1988-2 Engineer's Report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

4. The Council hereby approves the Engineer's report as filed, incorporated herein by reference.

5. On Tuesday, the 14<sup>th</sup> day of June, 2022, at the hour of 7:00 o'clock p.m. or as soon thereafter as the matter can be heard; the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the Grass Valley Council Chambers, 125 East Main St., Grass Valley, California.

6. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Scotia Pines in the amount of \$4,233.90. This is an increase of \$316.80 from the prior year and represents an 8.1 percent inflation adjustment. Based on the total number of parcels in Scotia Pines, the levy is \$76.98 per dwelling unit.

7. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Ventana Sierra in the amount of \$3,199.98. There is an increase of \$99.94 from the prior year and represents an 8.1 percent inflation adjustment. Based on the total number of parcels in Ventana Sierra, the levy is \$168.42 per dwelling unit.

8. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Morgan Ranch in the amount of \$26,810.88, which includes appropriate levels of funding for the reserve. This is an increase of \$2,008.32 and represents a 8.1 percent inflation adjustment. Based on the total number of parcels in Morgan Ranch, the levy is \$69.82 per dwelling unit.

9. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Morgan Ranch West in the amount of \$500.00. There is no change in the assessment from the previous year. Based on the total number of parcels in Morgan Ranch

West, the levy is \$20.00 per dwelling unit.

10. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Ridge Meadows in the amount of \$8,000.14. This amount takes into account utilization of a portion of existing fund balance. Based on the total number of parcels in Ridge Meadows, the levy is \$216.22 per dwelling unit.

11. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972.

ADOPTED as a Resolution of the Council of the City of Grass Valley at a meeting thereof held on the 24<sup>th</sup> day of May 2022, by the following vote:

AYES: Council Members

NOES: Council Members

ABSENT: Council Members

ABSTAINING: Council Members

\_\_\_\_\_  
Ben Aguilar, Mayor

ATTEST:

\_\_\_\_\_  
Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael Colantuono, City Attorney





May 18, 2022

# ENGINEER'S REPORT

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

ANNUAL ASSESSMENT 2022/2023

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 2022/2023.
- 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 2022/2023 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	\$19,700	\$2,000	\$4,070	\$3,500	\$11,800
Water and Electricity Servicing	\$7,500	\$2,100	\$700	\$100	\$620
County Administrative Fee	\$300	\$110	\$230	\$220	\$230
City Administration Costs	\$311	\$290	\$314	\$180	\$350
<b>Total Direct and Admin Costs</b>	<b>\$27,811</b>	<b>\$4,500</b>	<b>\$5,314</b>	<b>\$4,000</b>	<b>\$13,000</b>
<b>ASSESSMENT INFORMATION</b>					
Direct Costs	\$27,811	\$4,500	\$5,314	\$4,000	\$13,000
Reserve Collections/ (Transfer)	(\$1,000)	(\$1,300)	(\$1,080)	(\$3,500)	(\$5,000)
<b>Net Total Assessment</b>	<b>\$26,811</b>	<b>\$3,200</b>	<b>\$4,234</b>	<b>\$500</b>	<b>\$8,000</b>
<b>FUND BALANCE INFORMATION</b>					
Projected Reserve After FY 2021/2022	\$28,436	\$4,747	\$4,575	\$11,211	\$18,938
Interest Earnings	\$40	\$20	\$20	\$30	\$30
Reserve Fund Adjustments	(\$1,000)	(\$1,300)	(\$1,080)	(\$3,500)	(\$5,000)
<b>Projected Reserve at End of Year</b>	<b>\$27,476</b>	<b>\$3,467</b>	<b>\$3,515</b>	<b>\$7,741</b>	<b>\$13,968</b>

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$26,811.57	\$26,811.57	\$26,810.88

Percent of Undeveloped Land or No. of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
-	-	-	-	-	-
1	\$69.82	008-060-048	01056	\$34.91	\$34.91
1	\$69.82	008-060-049	01056	\$34.91	\$34.91
1	\$69.82	008-060-050	01056	\$34.91	\$34.91
1	\$69.82	008-060-051	01056	\$34.91	\$34.91
1	\$69.82	008-060-052	01056	\$34.91	\$34.91
1	\$69.82	008-060-053	01056	\$34.91	\$34.91
1	\$69.82	008-861-001	01061	\$34.91	\$34.91
1	\$69.82	008-861-002	01061	\$34.91	\$34.91
1	\$69.82	008-861-003	01061	\$34.91	\$34.91
1	\$69.82	008-861-004	01061	\$34.91	\$34.91
1	\$69.82	008-861-005	01061	\$34.91	\$34.91
1	\$69.82	008-861-006	01061	\$34.91	\$34.91
1	\$69.82	008-861-007	01061	\$34.91	\$34.91
1	\$69.82	008-861-008	01061	\$34.91	\$34.91
1	\$69.82	008-861-010	01061	\$34.91	\$34.91
1	\$69.82	008-861-011	01061	\$34.91	\$34.91
1	\$69.82	008-861-012	01061	\$34.91	\$34.91
1	\$69.82	008-861-013	01061	\$34.91	\$34.91
1	\$69.82	008-861-014	01061	\$34.91	\$34.91
1	\$69.82	008-861-015	01061	\$34.91	\$34.91
1	\$69.82	008-861-016	01061	\$34.91	\$34.91
1	\$69.82	008-861-017	01061	\$34.91	\$34.91
1	\$69.82	008-861-018	01061	\$34.91	\$34.91
1	\$69.82	008-861-020	01061	\$34.91	\$34.91
1	\$69.82	008-861-021	01061	\$34.91	\$34.91
1	\$69.82	008-861-022	01061	\$34.91	\$34.91
1	\$69.82	008-861-023	01061	\$34.91	\$34.91
1	\$69.82	008-861-024	01061	\$34.91	\$34.91
1	\$69.82	008-861-025	01061	\$34.91	\$34.91
1	\$69.82	008-861-026	01061	\$34.91	\$34.91
1	\$69.82	008-861-027	01061	\$34.91	\$34.91
1	\$69.82	008-861-028	01061	\$34.91	\$34.91
1	\$69.82	008-861-029	01061	\$34.91	\$34.91
1	\$69.82	008-861-030	01061	\$34.91	\$34.91
1	\$69.82	008-861-031	01061	\$34.91	\$34.91
1	\$69.82	008-861-032	01061	\$34.91	\$34.91
1	\$69.82	008-861-033	01061	\$34.91	\$34.91
1	\$69.82	008-861-034	01061	\$34.91	\$34.91
1	\$69.82	008-861-035	01056	\$34.91	\$34.91
1	\$69.82	008-861-036	01056	\$34.91	\$34.91



**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-861-037	01056	\$34.91	\$34.91
1	\$69.82	008-861-038	01056	\$34.91	\$34.91
1	\$69.82	008-861-039	01056	\$34.91	\$34.91
1	\$69.82	008-861-040	01056	\$34.91	\$34.91
1	\$69.82	008-880-001	01061	\$34.91	\$34.91
1	\$69.82	008-880-002	01061	\$34.91	\$34.91
1	\$69.82	008-880-003	01061	\$34.91	\$34.91
1	\$69.82	008-880-004	01061	\$34.91	\$34.91
1	\$69.82	008-880-005	01061	\$34.91	\$34.91
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1	\$69.82	008-880-009	01061	\$34.91	\$34.91
1	\$69.82	008-880-010	01061	\$34.91	\$34.91
1	\$69.82	008-880-011	01061	\$34.91	\$34.91
1	\$69.82	008-880-012	01061	\$34.91	\$34.91
1	\$69.82	008-880-013	01061	\$34.91	\$34.91
1	\$69.82	008-880-014	01061	\$34.91	\$34.91
1	\$69.82	008-880-015	01061	\$34.91	\$34.91
1	\$69.82	008-880-016	01061	\$34.91	\$34.91
1	\$69.82	008-880-017	01061	\$34.91	\$34.91
1	\$69.82	008-880-018	01061	\$34.91	\$34.91
1	\$69.82	008-880-019	01061	\$34.91	\$34.91
1	\$69.82	008-880-020	01061	\$34.91	\$34.91
1	\$69.82	008-880-021	01061	\$34.91	\$34.91
1	\$69.82	008-880-022	01061	\$34.91	\$34.91
1	\$69.82	008-880-023	01061	\$34.91	\$34.91
1	\$69.82	008-880-024	01061	\$34.91	\$34.91
1	\$69.82	008-880-025	01061	\$34.91	\$34.91
1	\$69.82	008-880-026	01061	\$34.91	\$34.91
1	\$69.82	008-880-027	01061	\$34.91	\$34.91
1	\$69.82	008-880-028	01061	\$34.91	\$34.91
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1	\$69.82	008-880-030	01061	\$34.91	\$34.91
1	\$69.82	008-880-031	01061	\$34.91	\$34.91
1	\$69.82	008-880-032	01061	\$34.91	\$34.91
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1	\$69.82	008-880-035	01061	\$34.91	\$34.91
1	\$69.82	008-880-036	01061	\$34.91	\$34.91
1	\$69.82	008-880-037	01061	\$34.91	\$34.91
1	\$69.82	008-890-001	01061	\$34.91	\$34.91
1	\$69.82	008-890-002	01061	\$34.91	\$34.91
1	\$69.82	008-890-003	01061	\$34.91	\$34.91
1	\$69.82	008-890-004	01061	\$34.91	\$34.91
1	\$69.82	008-890-005	01061	\$34.91	\$34.91
1	\$69.82	008-890-006	01061	\$34.91	\$34.91
1	\$69.82	008-890-007	01061	\$34.91	\$34.91
1	\$69.82	008-890-008	01061	\$34.91	\$34.91
1	\$69.82	008-890-009	01061	\$34.91	\$34.91

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-890-010	01061	\$34.91	\$34.91
1	\$69.82	008-890-011	01061	\$34.91	\$34.91
1	\$69.82	008-890-012	01061	\$34.91	\$34.91
1	\$69.82	008-890-017	01061	\$34.91	\$34.91
1	\$69.82	008-890-018	01061	\$34.91	\$34.91
1	\$69.82	008-890-019	01061	\$34.91	\$34.91
1	\$69.82	008-890-021	01061	\$34.91	\$34.91
1	\$69.82	008-890-022	01061	\$34.91	\$34.91
1	\$69.82	008-890-023	01061	\$34.91	\$34.91
1	\$69.82	008-890-024	01061	\$34.91	\$34.91
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1	\$69.82	008-920-008	01061	\$34.91	\$34.91
1	\$69.82	008-920-009	01061	\$34.91	\$34.91
1	\$69.82	008-920-010	01061	\$34.91	\$34.91
1	\$69.82	008-920-011	01061	\$34.91	\$34.91
1	\$69.82	008-920-012	01061	\$34.91	\$34.91
1	\$69.82	008-920-013	01061	\$34.91	\$34.91
1	\$69.82	008-920-014	01061	\$34.91	\$34.91
1	\$69.82	008-920-015	01061	\$34.91	\$34.91
1	\$69.82	008-920-016	01061	\$34.91	\$34.91
1	\$69.82	008-920-017	01061	\$34.91	\$34.91
1	\$69.82	008-920-018	01061	\$34.91	\$34.91
1	\$69.82	008-920-019	01061	\$34.91	\$34.91
1	\$69.82	008-920-020	01061	\$34.91	\$34.91
1	\$69.82	008-920-021	01061	\$34.91	\$34.91
1	\$69.82	008-920-022	01061	\$34.91	\$34.91
1	\$69.82	008-920-023	01061	\$34.91	\$34.91
1	\$69.82	008-920-024	01061	\$34.91	\$34.91
1	\$69.82	008-920-025	01061	\$34.91	\$34.91
1	\$69.82	008-920-026	01061	\$34.91	\$34.91
1	\$69.82	008-920-027	01061	\$34.91	\$34.91
1	\$69.82	008-920-028	01061	\$34.91	\$34.91
1	\$69.82	008-920-031	01061	\$34.91	\$34.91
1	\$69.82	008-920-032	01061	\$34.91	\$34.91
1	\$69.82	008-920-033	01061	\$34.91	\$34.91
1	\$69.82	008-920-034	01061	\$34.91	\$34.91
1	\$69.82	008-920-035	01061	\$34.91	\$34.91

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-931-001	01061	\$34.91	\$34.91
1	\$69.82	008-931-002	01061	\$34.91	\$34.91
1	\$69.82	008-931-003	01061	\$34.91	\$34.91
1	\$69.82	008-931-004	01061	\$34.91	\$34.91
1	\$69.82	008-931-005	01061	\$34.91	\$34.91
1	\$69.82	008-931-006	01061	\$34.91	\$34.91
1	\$69.82	008-931-007	01061	\$34.91	\$34.91
1	\$69.82	008-931-008	01061	\$34.91	\$34.91
1	\$69.82	008-931-009	01061	\$34.91	\$34.91
1	\$69.82	008-931-010	01061	\$34.91	\$34.91
1	\$69.82	008-931-011	01061	\$34.91	\$34.91
1	\$69.82	008-931-012	01061	\$34.91	\$34.91
1	\$69.82	008-931-013	01061	\$34.91	\$34.91
1	\$69.82	008-931-014	01061	\$34.91	\$34.91
1	\$69.82	008-931-015	01061	\$34.91	\$34.91
1	\$69.82	008-931-016	01061	\$34.91	\$34.91
1	\$69.82	008-931-017	01061	\$34.91	\$34.91
1	\$69.82	008-931-018	01061	\$34.91	\$34.91
1	\$69.82	008-931-019	01061	\$34.91	\$34.91
1	\$69.82	008-931-020	01061	\$34.91	\$34.91
1	\$69.82	008-931-021	01061	\$34.91	\$34.91
1	\$69.82	008-931-022	01061	\$34.91	\$34.91
1	\$69.82	008-931-023	01061	\$34.91	\$34.91
1	\$69.82	008-931-024	01061	\$34.91	\$34.91
1	\$69.82	008-931-025	01061	\$34.91	\$34.91
1	\$69.82	008-931-026	01061	\$34.91	\$34.91
1	\$69.82	008-931-027	01061	\$34.91	\$34.91
1	\$69.82	008-931-028	01061	\$34.91	\$34.91
1	\$69.82	008-931-029	01061	\$34.91	\$34.91
1	\$69.82	008-931-030	01061	\$34.91	\$34.91
1	\$69.82	008-931-031	01061	\$34.91	\$34.91
1	\$69.82	008-931-032	01061	\$34.91	\$34.91
1	\$69.82	008-931-033	01061	\$34.91	\$34.91
1	\$69.82	008-931-034	01061	\$34.91	\$34.91
1	\$69.82	008-931-035	01061	\$34.91	\$34.91
1	\$69.82	008-931-036	01061	\$34.91	\$34.91
1	\$69.82	008-931-037	01061	\$34.91	\$34.91
1	\$69.82	008-931-038	01061	\$34.91	\$34.91
1	\$69.82	008-931-039	01061	\$34.91	\$34.91
1	\$69.82	008-931-040	01061	\$34.91	\$34.91
1	\$69.82	008-931-041	01061	\$34.91	\$34.91
1	\$69.82	008-931-042	01061	\$34.91	\$34.91
1	\$69.82	008-931-043	01061	\$34.91	\$34.91
1	\$69.82	008-931-044	01061	\$34.91	\$34.91
1	\$69.82	008-931-045	01061	\$34.91	\$34.91
1	\$69.82	008-931-046	01061	\$34.91	\$34.91
1	\$69.82	008-931-047	01061	\$34.91	\$34.91
1	\$69.82	008-931-048	01061	\$34.91	\$34.91
1	\$69.82	008-931-049	01061	\$34.91	\$34.91
1	\$69.82	008-931-050	01061	\$34.91	\$34.91

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-931-051	01061	\$34.91	\$34.91
1	\$69.82	008-931-052	01061	\$34.91	\$34.91
1	\$69.82	008-931-053	01061	\$34.91	\$34.91
1	\$69.82	008-931-054	01061	\$34.91	\$34.91
1	\$69.82	008-931-055	01061	\$34.91	\$34.91
1	\$69.82	008-931-056	01061	\$34.91	\$34.91
1	\$69.82	008-931-057	01061	\$34.91	\$34.91
1	\$69.82	008-932-001	01061	\$34.91	\$34.91
1	\$69.82	008-932-002	01061	\$34.91	\$34.91
1	\$69.82	008-932-003	01061	\$34.91	\$34.91
1	\$69.82	008-932-004	01061	\$34.91	\$34.91
1	\$69.82	008-932-005	01061	\$34.91	\$34.91
1	\$69.82	008-932-006	01061	\$34.91	\$34.91
1	\$69.82	008-932-007	01061	\$34.91	\$34.91
1	\$69.82	008-932-008	01061	\$34.91	\$34.91
1	\$69.82	008-932-009	01061	\$34.91	\$34.91
1	\$69.82	008-932-010	01061	\$34.91	\$34.91
1	\$69.82	008-932-011	01061	\$34.91	\$34.91
1	\$69.82	008-932-012	01061	\$34.91	\$34.91
1	\$69.82	008-932-013	01061	\$34.91	\$34.91
1	\$69.82	008-932-014	01061	\$34.91	\$34.91
1	\$69.82	008-932-015	01061	\$34.91	\$34.91
1	\$69.82	008-932-016	01061	\$34.91	\$34.91
1	\$69.82	008-932-017	01061	\$34.91	\$34.91
1	\$69.82	008-932-018	01061	\$34.91	\$34.91
1	\$69.82	008-932-019	01061	\$34.91	\$34.91
1	\$69.82	008-932-020	01061	\$34.91	\$34.91
1	\$69.82	008-932-021	01061	\$34.91	\$34.91
1	\$69.82	008-932-022	01061	\$34.91	\$34.91
1	\$69.82	008-932-023	01061	\$34.91	\$34.91
1	\$69.82	008-932-024	01061	\$34.91	\$34.91
1	\$69.82	008-932-025	01061	\$34.91	\$34.91
1	\$69.82	008-932-026	01061	\$34.91	\$34.91
1	\$69.82	008-932-027	01061	\$34.91	\$34.91
1	\$69.82	008-932-028	01061	\$34.91	\$34.91
1	\$69.82	008-932-029	01061	\$34.91	\$34.91
1	\$69.82	008-932-030	01061	\$34.91	\$34.91
1	\$69.82	008-932-031	01061	\$34.91	\$34.91
1	\$69.82	008-932-032	01061	\$34.91	\$34.91
1	\$69.82	008-932-033	01061	\$34.91	\$34.91
1	\$69.82	008-932-034	01061	\$34.91	\$34.91
1	\$69.82	008-932-035	01061	\$34.91	\$34.91
1	\$69.82	008-932-036	01061	\$34.91	\$34.91
1	\$69.82	008-932-037	01061	\$34.91	\$34.91
1	\$69.82	008-932-038	01061	\$34.91	\$34.91
1	\$69.82	008-950-003	01061	\$34.91	\$34.91
1	\$69.82	008-950-004	01061	\$34.91	\$34.91
1	\$69.82	008-950-005	01061	\$34.91	\$34.91
1	\$69.82	008-950-006	01061	\$34.91	\$34.91
1	\$69.82	008-950-007	01061	\$34.91	\$34.91

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-950-008	01061	\$34.91	\$34.91
1	\$69.82	008-950-009	01061	\$34.91	\$34.91
1	\$69.82	008-950-010	01061	\$34.91	\$34.91
1	\$69.82	008-950-011	01061	\$34.91	\$34.91
1	\$69.82	008-950-012	01061	\$34.91	\$34.91
1	\$69.82	008-950-013	01061	\$34.91	\$34.91
1	\$69.82	008-950-014	01061	\$34.91	\$34.91
1	\$69.82	008-950-015	01061	\$34.91	\$34.91
1	\$69.82	008-950-016	01061	\$34.91	\$34.91
1	\$69.82	008-950-017	01061	\$34.91	\$34.91
1	\$69.82	008-950-018	01061	\$34.91	\$34.91
1	\$69.82	008-950-019	01061	\$34.91	\$34.91
1	\$69.82	008-950-020	01061	\$34.91	\$34.91
1	\$69.82	008-950-021	01061	\$34.91	\$34.91
1	\$69.82	008-950-022	01061	\$34.91	\$34.91
1	\$69.82	008-950-023	01061	\$34.91	\$34.91
1	\$69.82	008-950-024	01061	\$34.91	\$34.91
1	\$69.82	008-950-025	01061	\$34.91	\$34.91
1	\$69.82	008-950-026	01061	\$34.91	\$34.91
1	\$69.82	008-950-027	01061	\$34.91	\$34.91
1	\$69.82	008-950-028	01061	\$34.91	\$34.91
1	\$69.82	008-950-037	01061	\$34.91	\$34.91
1	\$69.82	008-950-038	01061	\$34.91	\$34.91
1	\$69.82	008-950-039	01061	\$34.91	\$34.91
1	\$69.82	008-950-040	01061	\$34.91	\$34.91
1	\$69.82	008-950-041	01061	\$34.91	\$34.91
1	\$69.82	008-950-042	01061	\$34.91	\$34.91
1	\$69.82	008-950-043	01061	\$34.91	\$34.91
1	\$69.82	008-950-044	01061	\$34.91	\$34.91
1	\$69.82	008-950-045	01061	\$34.91	\$34.91
1	\$69.82	008-950-046	01061	\$34.91	\$34.91
1	\$69.82	008-950-047	01061	\$34.91	\$34.91
1	\$69.82	008-950-048	01061	\$34.91	\$34.91
1	\$69.82	008-950-049	01061	\$34.91	\$34.91
1	\$69.82	008-950-050	01061	\$34.91	\$34.91
1	\$69.82	008-950-051	01061	\$34.91	\$34.91
1	\$69.82	008-950-055	01061	\$34.91	\$34.91
1	\$69.82	008-950-058	01061	\$34.91	\$34.91
1	\$69.82	008-950-060	01061	\$34.91	\$34.91
1	\$69.82	008-950-061	01056	\$34.91	\$34.91
1	\$69.82	008-950-062	01056	\$34.91	\$34.91
1	\$69.82	008-950-063	01056	\$34.91	\$34.91
1	\$69.82	008-950-064	01056	\$34.91	\$34.91
1	\$69.82	008-950-065	01061	\$34.91	\$34.91
1	\$69.82	008-950-066	01061	\$34.91	\$34.91
1	\$69.82	008-950-067	01061	\$34.91	\$34.91
1	\$69.82	008-950-068	01061	\$34.91	\$34.91
1	\$69.82	008-950-069	01061	\$34.91	\$34.91
1	\$69.82	008-950-070	01061	\$34.91	\$34.91
1	\$69.82	008-950-071	01061	\$34.91	\$34.91

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-950-072	01061	\$34.91	\$34.91
1	\$69.82	008-950-073	01061	\$34.91	\$34.91
1	\$69.82	008-950-074	01056	\$34.91	\$34.91
1	\$69.82	008-950-075	01056	\$34.91	\$34.91
1	\$69.82	008-950-076	01061	\$34.91	\$34.91
1	\$69.82	008-960-003	01061	\$34.91	\$34.91
1	\$69.82	008-960-004	01061	\$34.91	\$34.91
1	\$69.82	008-960-005	01061	\$34.91	\$34.91
1	\$69.82	008-960-006	01061	\$34.91	\$34.91
1	\$69.82	008-960-007	01061	\$34.91	\$34.91
1	\$69.82	008-960-008	01061	\$34.91	\$34.91
1	\$69.82	008-960-010	01061	\$34.91	\$34.91
1	\$69.82	008-960-014	01061	\$34.91	\$34.91
1	\$69.82	008-960-015	01061	\$34.91	\$34.91
1	\$69.82	008-960-016	01061	\$34.91	\$34.91
1	\$69.82	008-960-017	01061	\$34.91	\$34.91
1	\$69.82	008-960-018	01061	\$34.91	\$34.91
1	\$69.82	008-960-019	01061	\$34.91	\$34.91
1	\$69.82	008-960-020	01061	\$34.91	\$34.91
1	\$69.82	008-960-021	01061	\$34.91	\$34.91
1	\$69.82	008-960-022	01061	\$34.91	\$34.91
1	\$69.82	008-960-023	01061	\$34.91	\$34.91
1	\$69.82	008-960-024	01061	\$34.91	\$34.91
1	\$69.82	008-960-028	01061	\$34.91	\$34.91
1	\$69.82	008-960-029	01061	\$34.91	\$34.91
1	\$69.82	008-960-030	01061	\$34.91	\$34.91
1	\$69.82	008-960-031	01061	\$34.91	\$34.91
1	\$69.82	008-960-032	01061	\$34.91	\$34.91
1	\$69.82	008-960-033	01061	\$34.91	\$34.91
1	\$69.82	008-960-034	01061	\$34.91	\$34.91
1	\$69.82	008-960-040	01061	\$34.91	\$34.91
1	\$69.82	008-960-041	01061	\$34.91	\$34.91
1	\$69.82	008-960-042	01061	\$34.91	\$34.91
1	\$69.82	008-960-043	01061	\$34.91	\$34.91
1	\$69.82	008-960-044	01061	\$34.91	\$34.91
1	\$69.82	008-970-002	01056	\$34.91	\$34.91
1	\$69.82	008-970-003	01056	\$34.91	\$34.91
1	\$69.82	008-970-004	01056	\$34.91	\$34.91
1	\$69.82	008-970-005	01056	\$34.91	\$34.91
1	\$69.82	008-970-006	01056	\$34.91	\$34.91
1	\$69.82	008-970-007	01056	\$34.91	\$34.91
1	\$69.82	008-970-008	01056	\$34.91	\$34.91
1	\$69.82	008-970-009	01056	\$34.91	\$34.91
1	\$69.82	008-970-010	01056	\$34.91	\$34.91
1	\$69.82	008-970-011	01056	\$34.91	\$34.91
1	\$69.82	008-970-012	01056	\$34.91	\$34.91
1	\$69.82	008-970-014	01056	\$34.91	\$34.91
1	\$69.82	008-970-015	01056	\$34.91	\$34.91
1	\$69.82	008-970-016	01056	\$34.91	\$34.91
1	\$69.82	008-970-017	01056	\$34.91	\$34.91

**PART C****ASSESSMENT ROLL****Zone 1 - Morgan Ranch Subdivision**

1	\$69.82	008-970-018	01056	\$34.91	\$34.91
1	\$69.82	008-970-019	01056	\$34.91	\$34.91
1	\$69.82	008-970-020	01056	\$34.91	\$34.91
1	\$69.82	008-970-021	01056	\$34.91	\$34.91
1	\$69.82	008-970-022	01056	\$34.91	\$34.91
1	\$69.82	008-970-023	01056	\$34.91	\$34.91
1	\$69.82	008-970-024	01056	\$34.91	\$34.91
1	\$69.82	008-970-025	01056	\$34.91	\$34.91
1	\$69.82	008-970-026	01056	\$34.91	\$34.91
1	\$69.82	008-970-027	01056	\$34.91	\$34.91
1	\$69.82	008-970-028	01056	\$34.91	\$34.91
1	\$69.82	008-970-029	01056	\$34.91	\$34.91
1	\$69.82	008-970-030	01056	\$34.91	\$34.91
1	\$69.82	008-970-031	01056	\$34.91	\$34.91
1	\$69.82	008-970-032	01056	\$34.91	\$34.91
1	\$69.82	008-970-033	01056	\$34.91	\$34.91
1	\$69.82	008-970-034	01056	\$34.91	\$34.91
1	\$69.82	008-970-036	01061	\$34.91	\$34.91
1	\$69.82	008-970-037	01061	\$34.91	\$34.91
1	\$69.82	008-970-039	01061	\$34.91	\$34.91
1	\$69.82	008-970-040	01056	\$34.91	\$34.91
1	\$69.82	008-970-041	01056	\$34.91	\$34.91
1	\$69.82	008-970-042	01056	\$34.91	\$34.91
1	\$69.82	008-970-043	01056	\$34.91	\$34.91
1	\$69.82	008-970-044	01056	\$34.91	\$34.91
1	\$69.82	008-970-045	01056	\$34.91	\$34.91
1	\$69.82	008-970-046	01056	\$34.91	\$34.91
1	\$69.82	008-970-047	01056	\$34.91	\$34.91
1	\$69.82	008-970-048	01056	\$34.91	\$34.91
1	\$69.82	008-970-049	01056	\$34.91	\$34.91
1	\$69.82	008-970-050	01056	\$34.91	\$34.91
1	\$69.82	008-970-051	01056	\$34.91	\$34.91
1	\$69.82	008-970-052	01056	\$34.91	\$34.91
1	\$69.82	008-970-053	01056	\$34.91	\$34.91
1	\$69.82	008-970-054	01056	\$34.91	\$34.91
1	\$69.82	008-970-055	01056	\$34.91	\$34.91
1	\$69.82	008-970-056	01056	\$34.91	\$34.91
1	\$69.82	008-970-057	01056	\$34.91	\$34.91
1	\$69.82	008-970-058	01056	\$34.91	\$34.91
1	\$69.82	008-970-059	01056	\$34.91	\$34.91
1	\$69.82	008-970-060	01056	\$34.91	\$34.91
1	\$69.82	008-970-061	01056	\$34.91	\$34.91
1	\$69.82	008-970-062	01056	\$34.91	\$34.91
1	\$69.82	008-970-063	01056	\$34.91	\$34.91
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384	<b>\$26,810.88</b>	Subtotal - Developed Land		<b>\$13,405.44</b>	<b>\$13,405.44</b>

## **PART C**

### **ASSESSMENT ROLL**

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

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$3,200.00	\$3,351.14	\$3,199.98

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
-	-	-	-	-----	-
1	168.42	004-630-002	01061	84.21	84.21
1	168.42	004-630-003	01061	84.21	84.21
1	168.42	004-630-004	01061	84.21	84.21
1	168.42	004-630-005	01061	84.21	84.21
1	168.42	004-630-006	01061	84.21	84.21
1	168.42	004-630-007	01061	84.21	84.21
1	168.42	004-630-008	01061	84.21	84.21
1	168.42	004-630-009	01061	84.21	84.21
1	168.42	004-630-010	01061	84.21	84.21
1	168.42	004-630-011	01061	84.21	84.21
1	168.42	004-630-012	01061	84.21	84.21
1	168.42	004-630-013	01061	84.21	84.21
1	168.42	004-630-014	01061	84.21	84.21
1	168.42	004-630-015	01061	84.21	84.21
1	168.42	004-630-016	01061	84.21	84.21
1	168.42	004-630-017	01061	84.21	84.21
1	168.42	004-630-020	01061	84.21	84.21
1	168.42	004-630-021	01061	84.21	84.21
1	168.42	004-630-023	01061	84.21	84.21
19	\$3,199.98			\$1,599.99	\$1,599.99



## PART C

### ASSESSMENT ROLL

#### Zone 3 - Scotia Pines Subdivision

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$4,234.10	\$4,234.39	\$4,233.90

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	76.98	029-330-001	01000	38.49	38.49
1	76.98	029-330-002	01000	38.49	38.49
1	76.98	029-330-003	01000	38.49	38.49
1	76.98	029-330-005	01000	38.49	38.49
1	76.98	029-330-006	01000	38.49	38.49
1	76.98	029-330-007	01000	38.49	38.49
1	76.98	029-330-008	01000	38.49	38.49
1	76.98	029-330-009	01000	38.49	38.49
1	76.98	029-330-010	01000	38.49	38.49
1	76.98	029-330-011	01000	38.49	38.49
1	76.98	029-330-012	01000	38.49	38.49
1	76.98	029-330-013	01000	38.49	38.49
1	76.98	029-330-014	01000	38.49	38.49
1	76.98	029-330-015	01000	38.49	38.49
1	76.98	029-330-016	01000	38.49	38.49
1	76.98	029-330-017	01000	38.49	38.49
1	76.98	029-330-018	01000	38.49	38.49
1	76.98	029-330-019	01000	38.49	38.49
1	76.98	029-330-020	01000	38.49	38.49
1	76.98	029-330-021	01000	38.49	38.49
1	76.98	029-330-022	01000	38.49	38.49
1	76.98	029-330-023	01000	38.49	38.49
1	76.98	029-330-024	01000	38.49	38.49
1	76.98	029-330-026	01000	38.49	38.49
1	76.98	029-330-027	01000	38.49	38.49
1	76.98	029-330-030	01000	38.49	38.49
1	76.98	029-330-031	01000	38.49	38.49
1	76.98	029-330-032	01000	38.49	38.49
1	76.98	029-330-033	01000	38.49	38.49
1	76.98	029-330-034	01000	38.49	38.49
1	76.98	029-330-035	01000	38.49	38.49
1	76.98	029-330-036	01000	38.49	38.49
1	76.98	029-330-037	01000	38.49	38.49
1	76.98	029-330-038	01000	38.49	38.49
1	76.98	029-330-039	01000	38.49	38.49
1	76.98	029-330-040	01000	38.49	38.49

**PART C****ASSESSMENT ROLL****Zone 3 - Scotia Pines Subdivision**

1	76.98	029-330-041	01000	38.49	38.49
1	76.98	029-330-042	01000	38.49	38.49
1	76.98	029-330-043	01000	38.49	38.49
1	76.98	029-330-044	01000	38.49	38.49
1	76.98	029-330-047	01000	38.49	38.49
1	76.98	029-330-048	01000	38.49	38.49
1	76.98	029-330-049	01000	38.49	38.49
1	76.98	029-330-050	01000	38.49	38.49
1	76.98	029-330-051	01000	38.49	38.49
1	76.98	029-330-052	01000	38.49	38.49
1	76.98	029-330-053	01000	38.49	38.49
1	76.98	029-330-054	01000	38.49	38.49
1	76.98	029-330-055	01000	38.49	38.49
1	76.98	029-330-056	01000	38.49	38.49
1	76.98	029-330-061	01000	38.49	38.49
1	76.98	029-330-062	01000	38.49	38.49
1	76.98	029-330-064	01000	38.49	38.49
1	76.98	029-330-065	01000	38.49	38.49
1	76.98	029-330-066	01000	38.49	38.49
<hr/>					
55	\$4,233.90			\$2,116.95	\$2,116.95

**PART C**

**ASSESSMENT ROLL**

**Zone 4 - Morgan Ranch West**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$500.00	\$540.50	\$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 Yr + 8.1%	TOTAL ASSESSMENT
2022/2023	\$8,000.00	\$9,884.86	\$8,000.14

Number of Dwelling Units	Levy	Assessor Parcel No.	Tax Area Code	1st Installment	2nd Installment
1	216.22	008-980-001	01056	108.11	108.11
1	216.22	008-980-002	01056	108.11	108.11
1	216.22	008-980-003	01056	108.11	108.11
1	216.22	008-980-004	01056	108.11	108.11
1	216.22	008-980-005	01056	108.11	108.11
1	216.22	008-980-006	01056	108.11	108.11
1	216.22	008-980-007	01056	108.11	108.11
1	216.22	008-980-008	01056	108.11	108.11
1	216.22	008-980-009	01056	108.11	108.11
1	216.22	008-980-010	01056	108.11	108.11
1	216.22	008-980-011	01056	108.11	108.11
1	216.22	008-980-012	01056	108.11	108.11
1	216.22	008-980-013	01056	108.11	108.11
1	216.22	008-980-014	01056	108.11	108.11
1	216.22	008-980-015	01056	108.11	108.11
1	216.22	008-980-016	01056	108.11	108.11
1	216.22	008-980-017	01056	108.11	108.11
1	216.22	008-980-018	01056	108.11	108.11
1	216.22	008-980-019	01056	108.11	108.11
1	216.22	008-980-020	01056	108.11	108.11
1	216.22	008-980-021	01056	108.11	108.11
1	216.22	008-980-022	01056	108.11	108.11
1	216.22	008-980-023	01056	108.11	108.11
1	216.22	008-980-024	01056	108.11	108.11
1	216.22	008-980-025	01056	108.11	108.11
1	216.22	008-980-026	01056	108.11	108.11
1	216.22	008-980-027	01056	108.11	108.11
1	216.22	008-980-028	01056	108.11	108.11
1	216.22	008-980-029	01056	108.11	108.11
1	216.22	008-980-030	01056	108.11	108.11
1	216.22	008-980-031	01056	108.11	108.11
1	216.22	008-980-032	01056	108.11	108.11
1	216.22	008-980-033	01056	108.11	108.11
1	216.22	008-980-034	01056	108.11	108.11
1	216.22	008-980-035	01056	108.11	108.11
1	216.22	008-980-036	01056	108.11	108.11
1	216.22	008-980-037	01056	108.11	108.11
37	\$8,000.14			\$4,000.07	\$4,000.07

## **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 2022 was 8.1%.

### **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)

Therefore, based on the total build-out number of parcels as of 6/1/2022, and the total assessment needed for FY 2022/2023, the levy will be increased \$5.22 per dwelling unit to \$69.82 per dwelling unit in accordance with the Consumer Price Index.

The total assessment for 2021/2022 was \$24,802.56. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$26,811.57. The actual total assessment will be \$26,810.88. 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)

Therefore, based on the total number of parcels in Ventana Sierra as of 6/1/2022 and the total assessment needed for FY 2022/2023, the levy will be increased \$5.26 per dwelling unit to \$168.42 per dwelling unit in accordance with the Consumer Price Index.

The total annual assessment for 2021/2022 was \$3,100.04. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$3,351.14. The actual total assessment will be \$3,199.98. 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 created the 1988-2 Residential L&L District in 1988. 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)

Therefore, based on the total number of parcels in Scotia Pines as of 6/1/2022 and the total assessment needed for FY 2022/2023, the levy will be increased \$5.76 per dwelling unit to \$76.98 per dwelling unit in accordance with the CPI.

The total annual assessment for 2021/2022 was \$3,917.10. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$4,234.39. The actual total assessment will be \$4,233.90. 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**

#### General Benefit

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.

#### Apportionment of Special Benefits

The initial assessment spread created a yearly assessment per dwelling unit of \$51.08. It is the intent that each dwelling unit of the project shares equally in all expenses upon completion of Zone IV.

Therefore, based on the total build-out number of parcels as of 6/1/2022, and the total assessment needed for FY 2022/2023, the levy will remain unchanged at \$20.00 per dwelling unit.

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 half of 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 annual assessment for 2021/2022 was \$500. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$540.50. 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**

#### General Benefit

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.

#### Apportionment of Special Benefits

The initial assessment spread creates a yearly assessment per dwelling unit of \$239.72. It is the intent that each dwelling unit of the project shares equally in all expenses upon completion of Zone V.

Therefore, based on the total build-out number of parcels as of 6/1/2022, and the total assessment needed

for FY 2022/2023, the levy will be decreased to \$216.22 per dwelling unit.

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 half of 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 annual assessment for 2021/2022 was \$9,144.18. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$9,884.86. The actual total assessment will be \$8,000.14. 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**

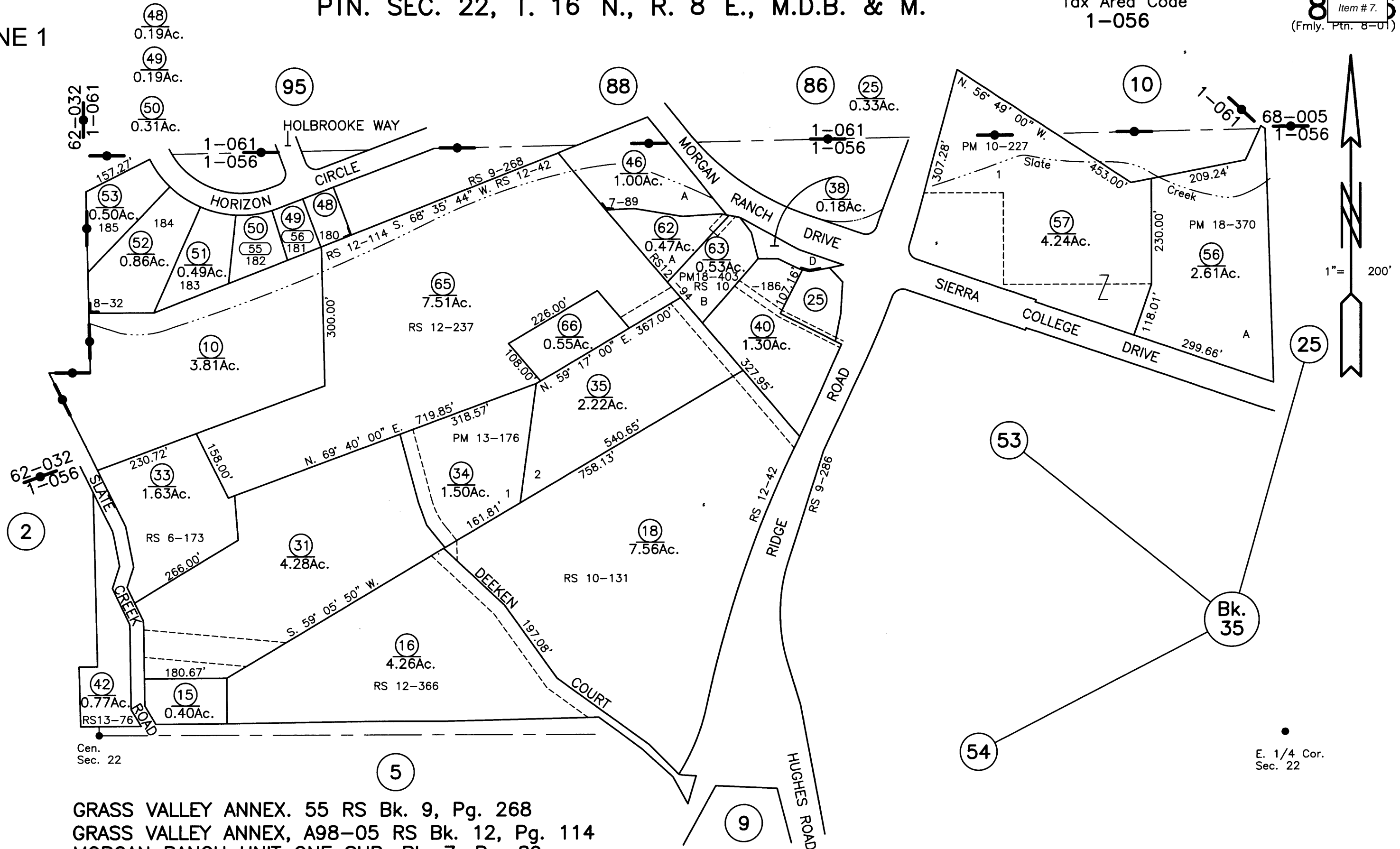
The following pages are excerpts from the latest Assessor's Parcel Maps of the County of Nevada illustrating the approximate location, size and area of the benefiting parcels within the Landscaping and Lighting District.

ZONE 1

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

Tax Area Code  
1-056

8 Item # 7.  
(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 106

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

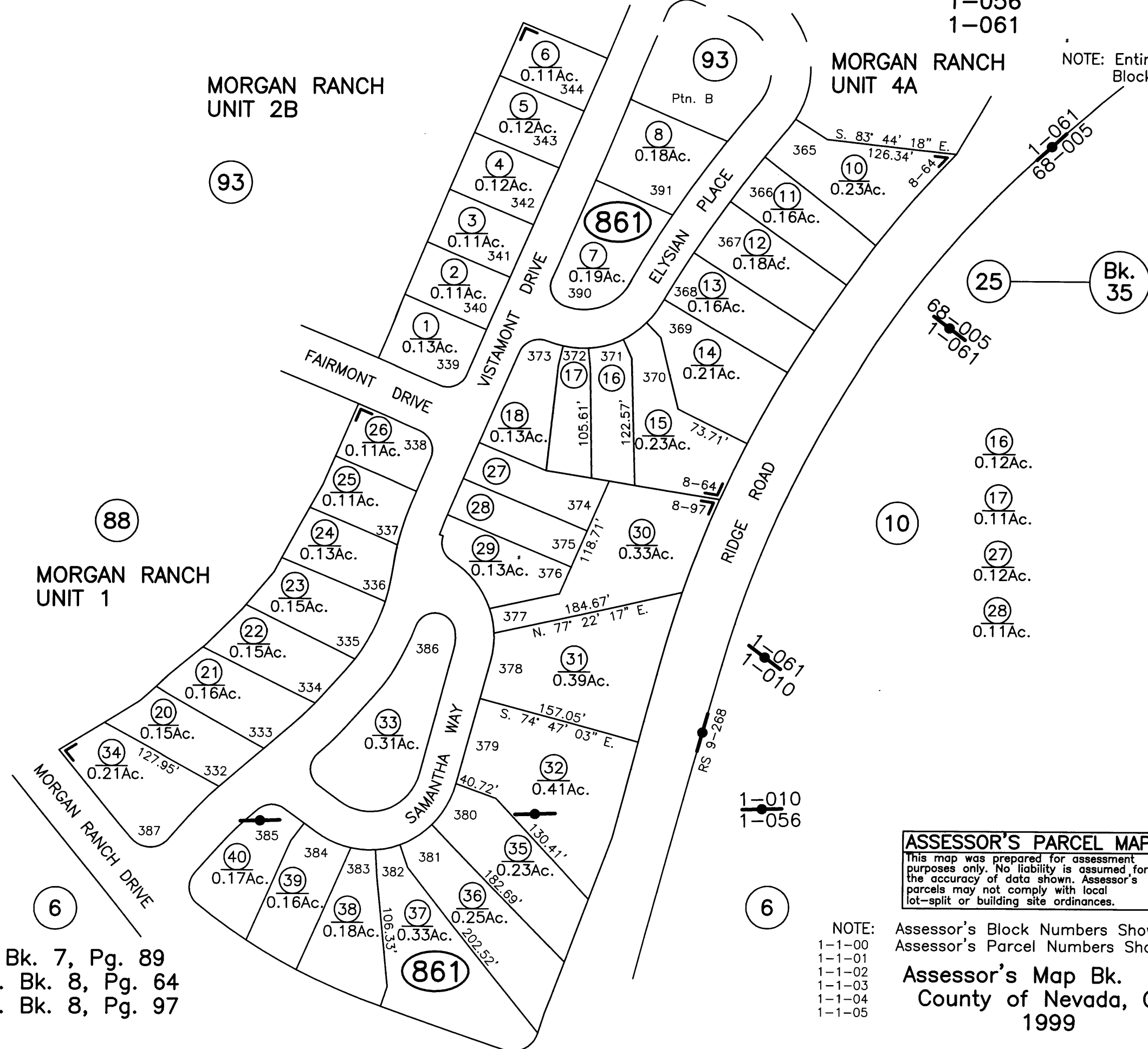
1-061

8

Item # 7.

(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:

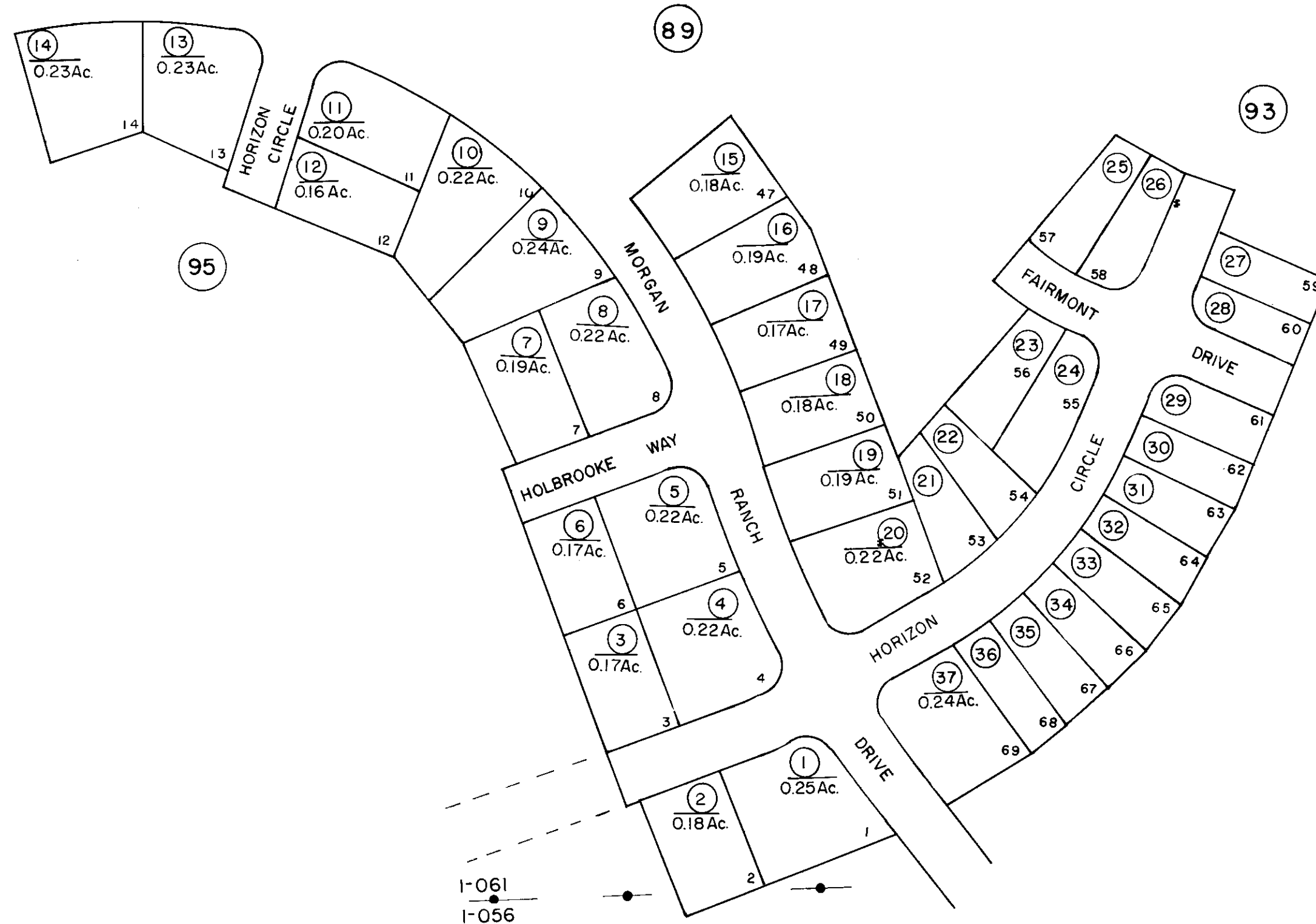
1-1-00  
1-1-01  
1-1-02  
1-1-03  
1-1-04  
1-1-05

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



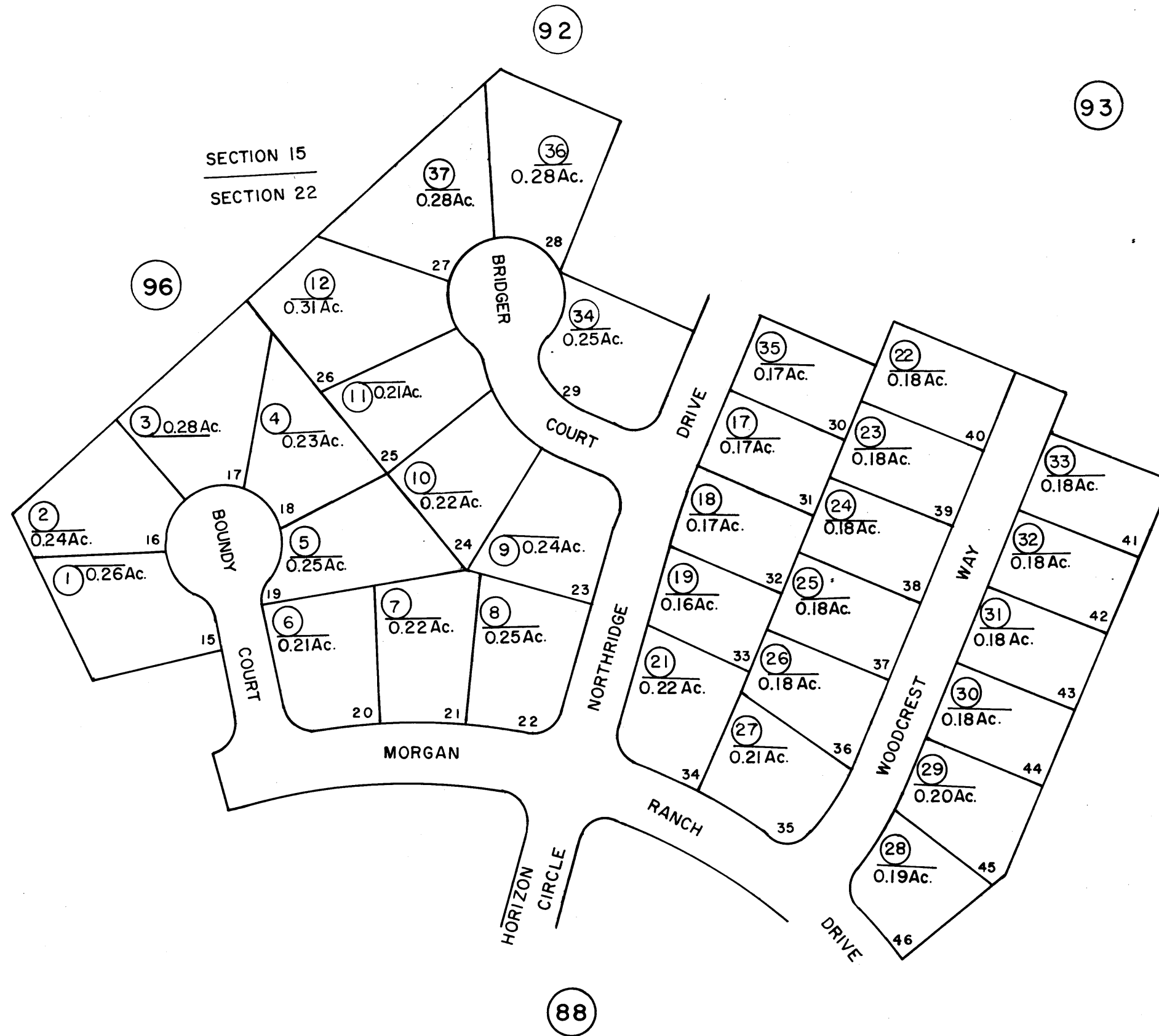
MORGAN RANCH UNIT ONE SUB. Bk. 7 Pg. 89

**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



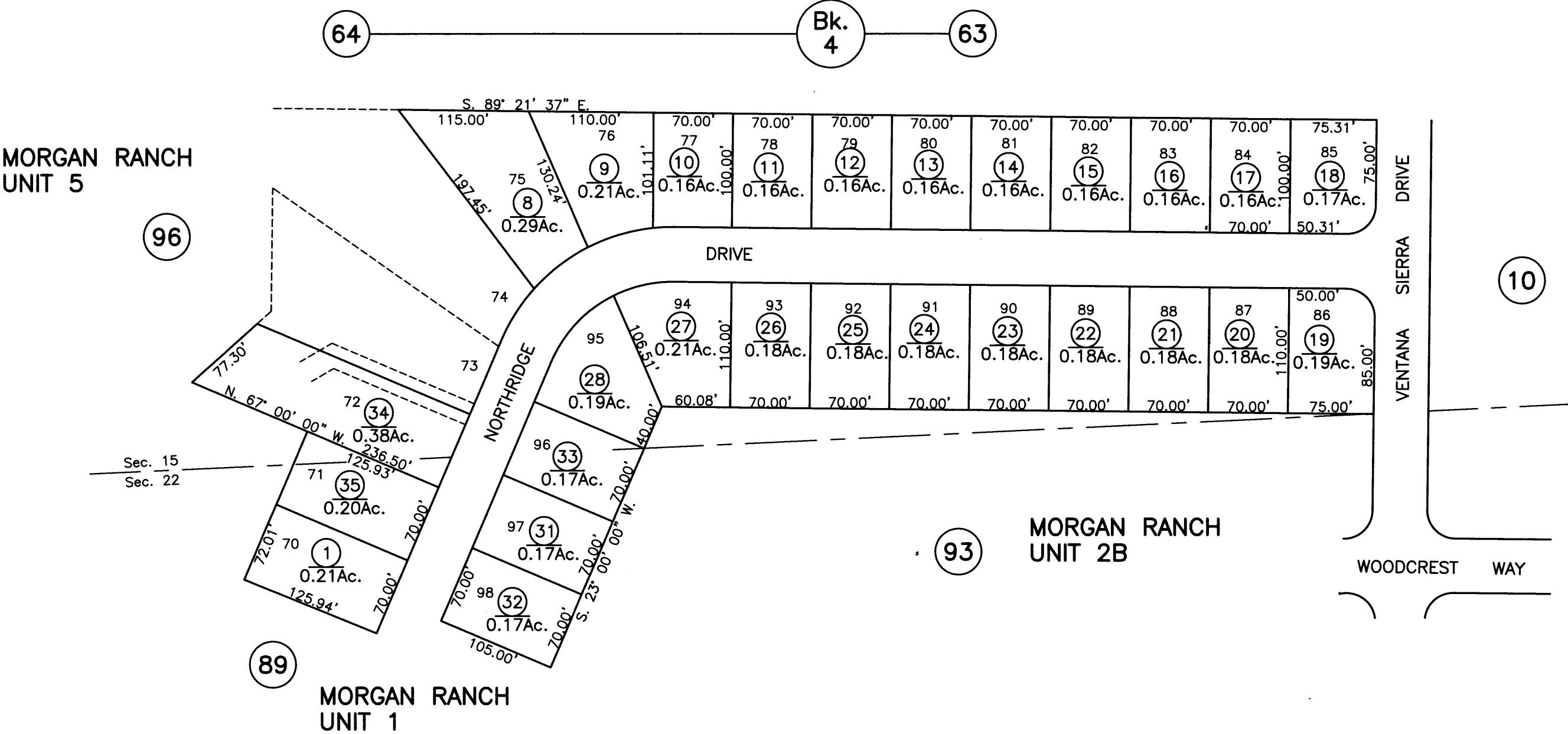
MORGAN RANCH UNIT ONE SUB. Bk. 7 Pg. 89

**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



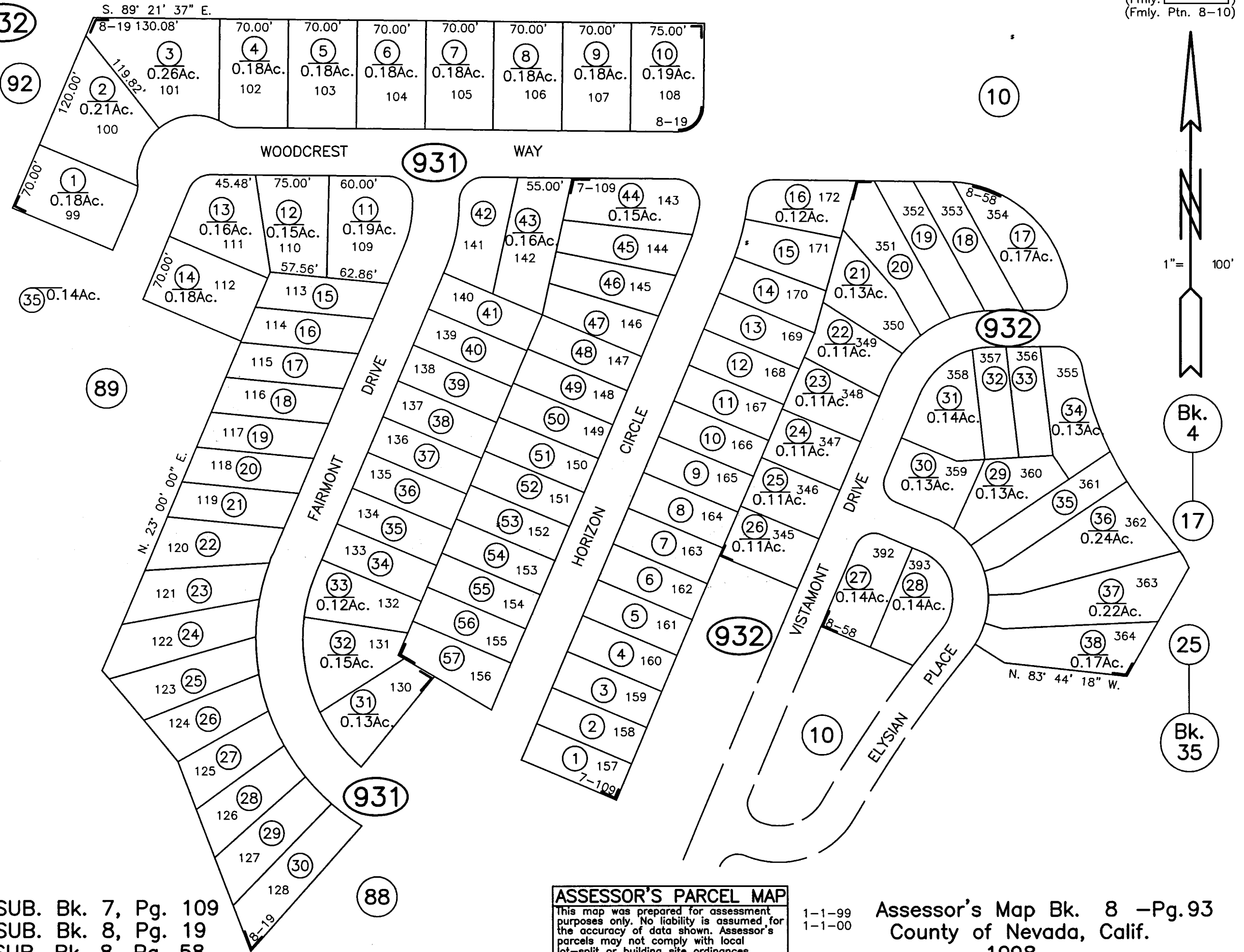
MORGAN RANCH UNIT 2A SUB. Bk. 7, Pg. 100

**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. |
| (37) 0.10Ac. |              |              |



ZONE 1

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

Tax Area Code

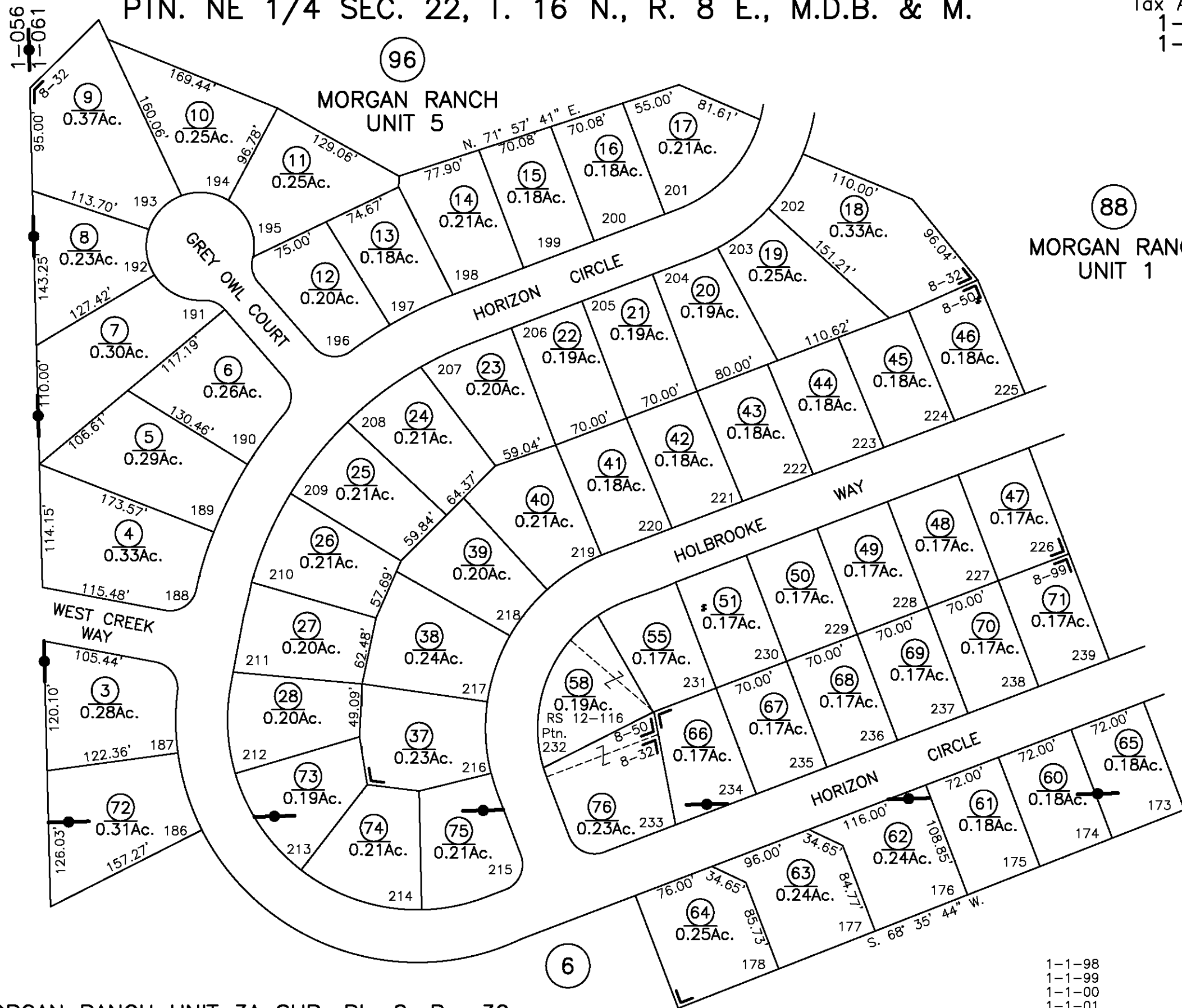
1-056  
1-061

8-05  
Item # 7.

(Fmly. Ptn. 8-01)

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

10



88  
MORGAN RANCH  
UNIT 1

1"= 100'

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 112

mm 9/97

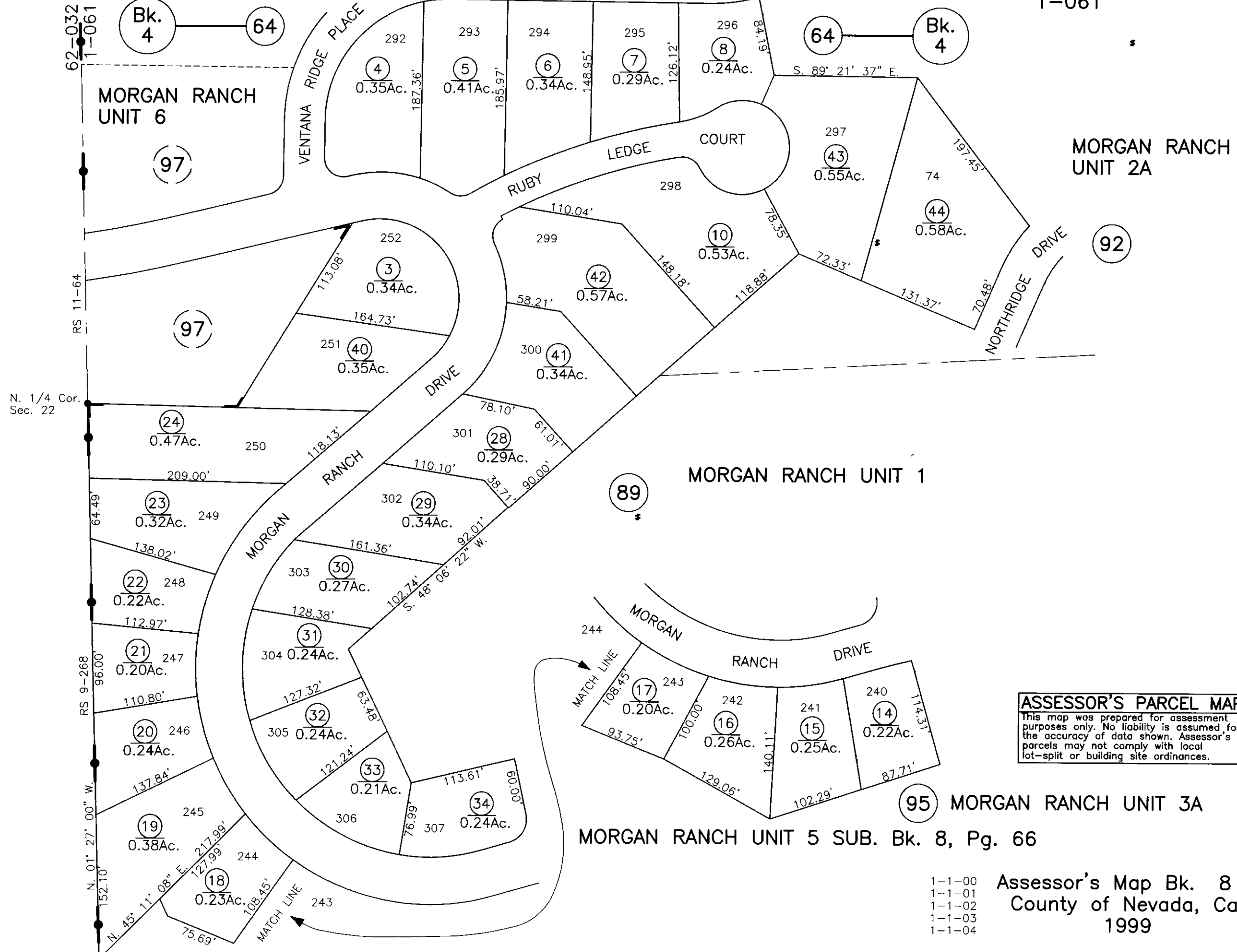


ZONE 1

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

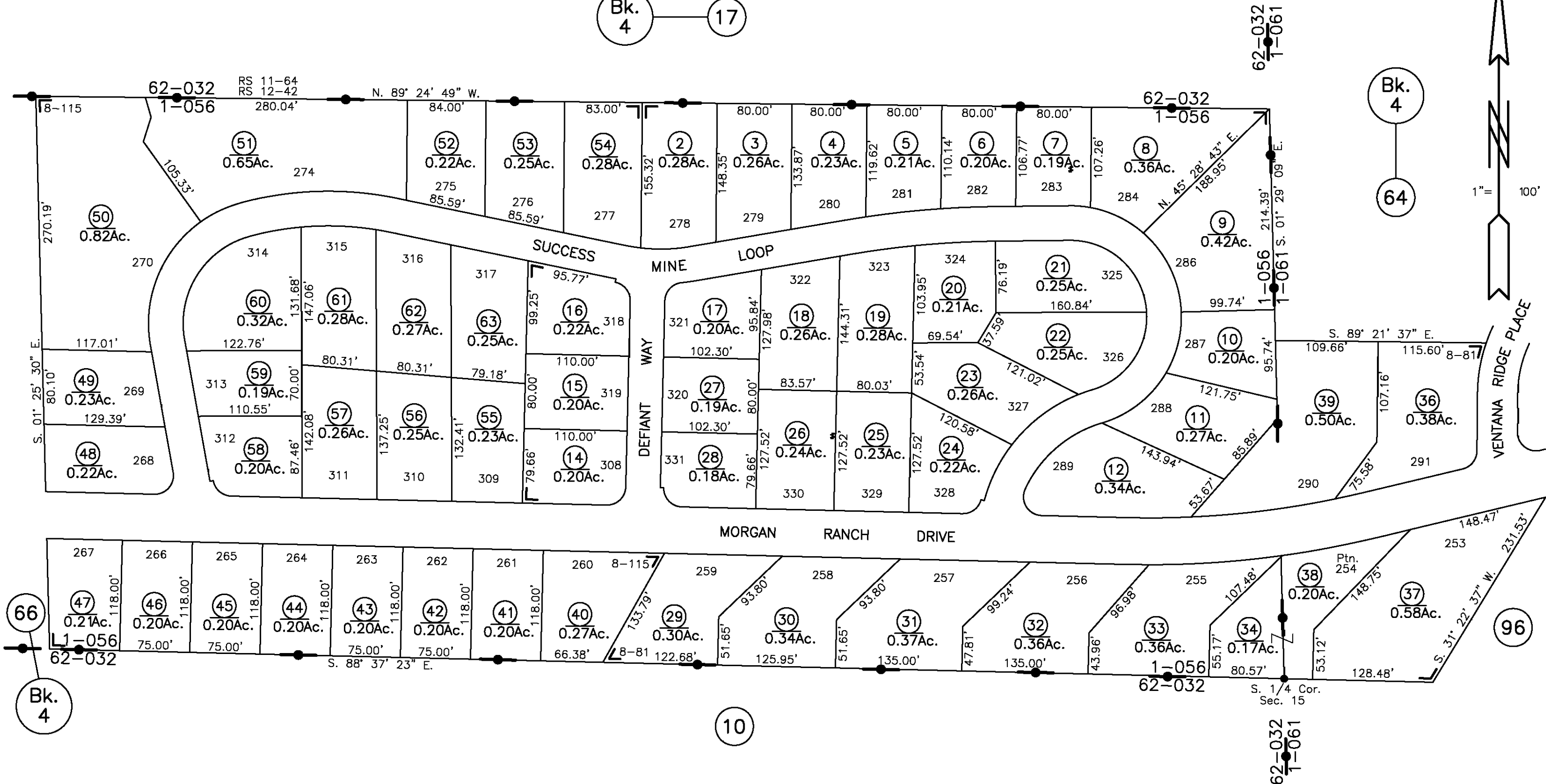
Tax Area Code  
1-061

Item # 7.6  
(Fmly. Plan. 8-10)



ZONE 1

Bk. 4 — 17



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

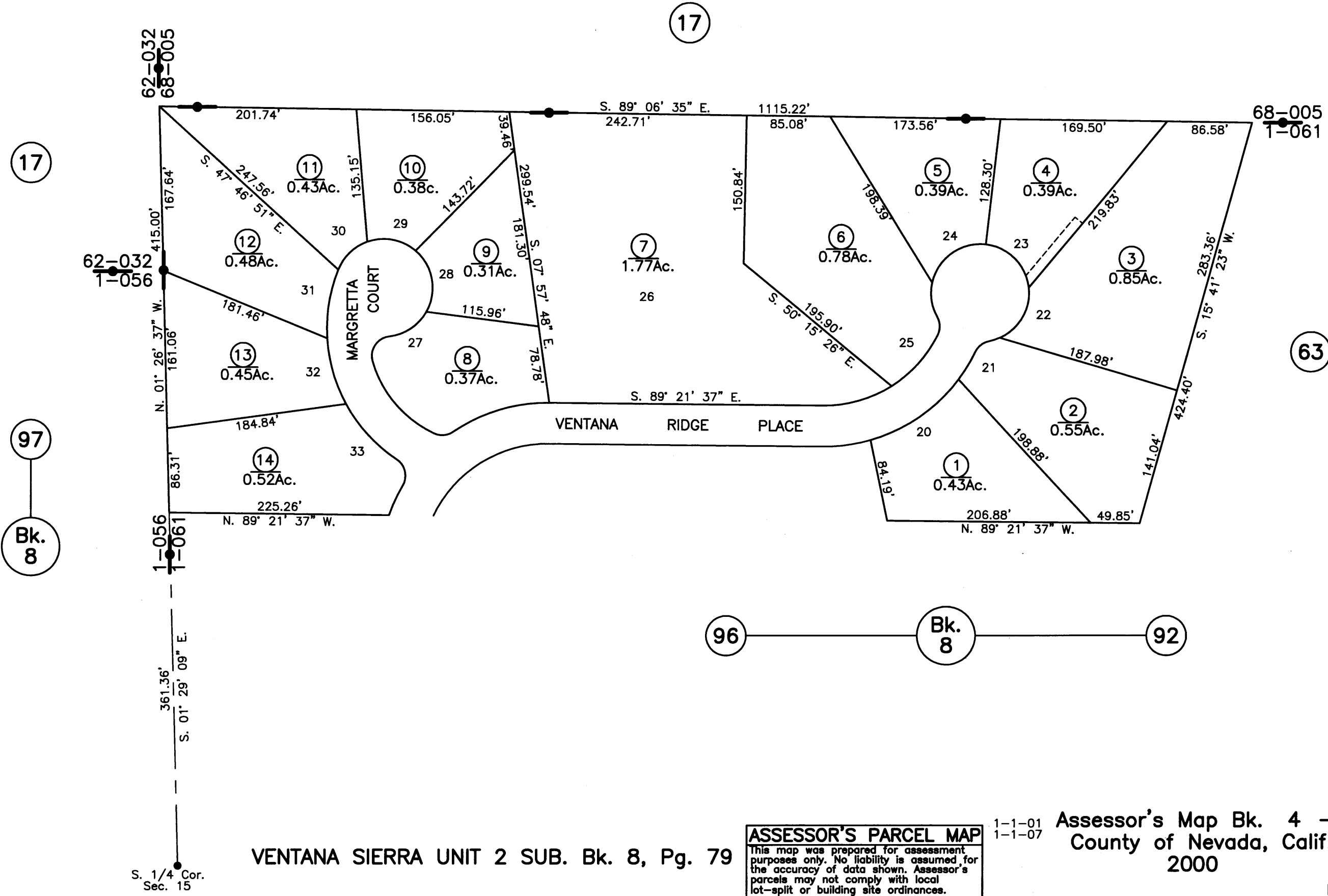
Assessor's Map Bk. 8 -Pg.97  
County of Nevada, Calif.  
2000

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 # 7.  
(Fmly. P

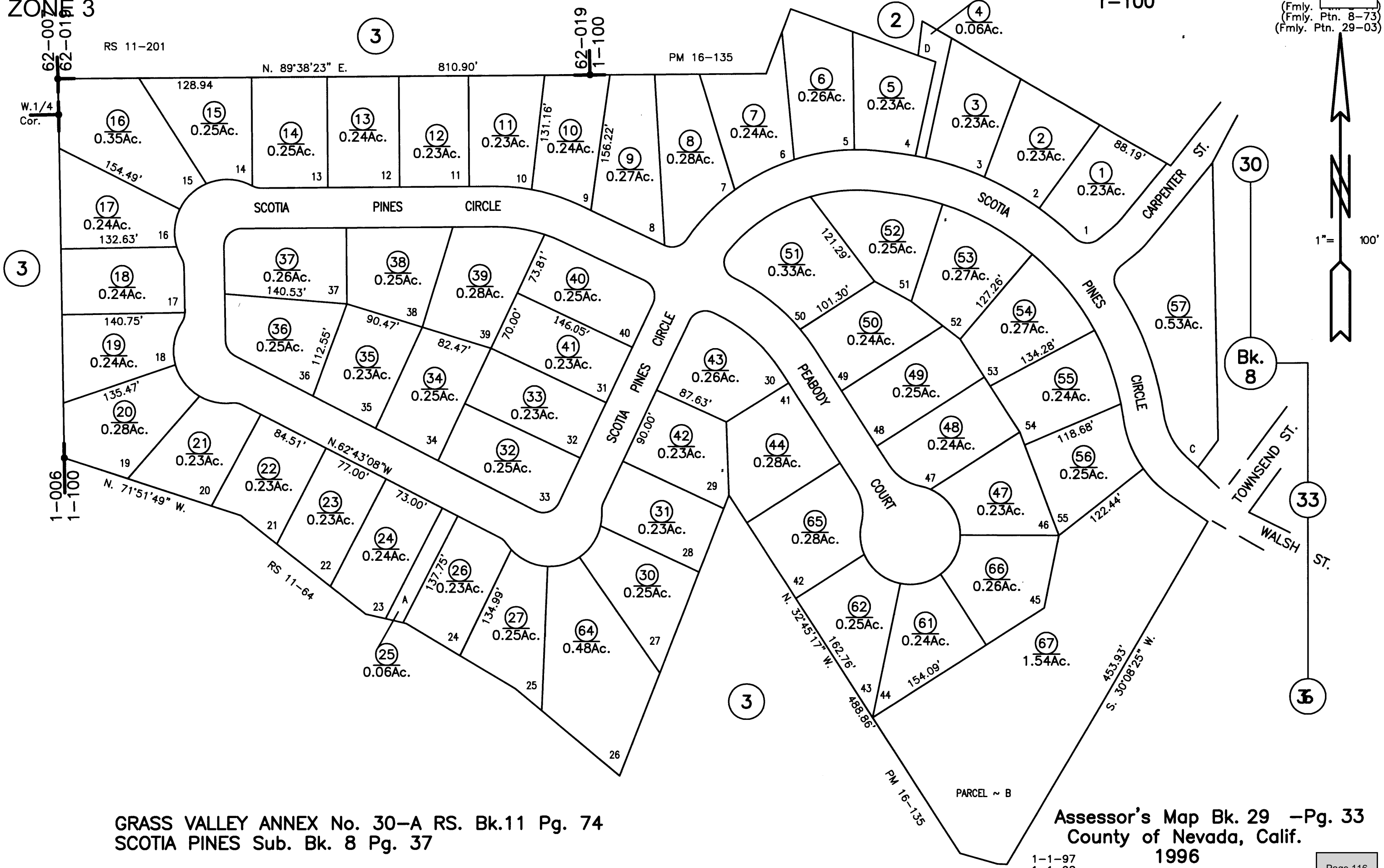


VENTANA SIERRA UNIT 2 SUB. Bk. 8, Pg. 79

**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  
1-1-07  
Assessor's Map Bk. 4 -Pg.64  
County of Nevada, Calif.  
2000

ZONE 3

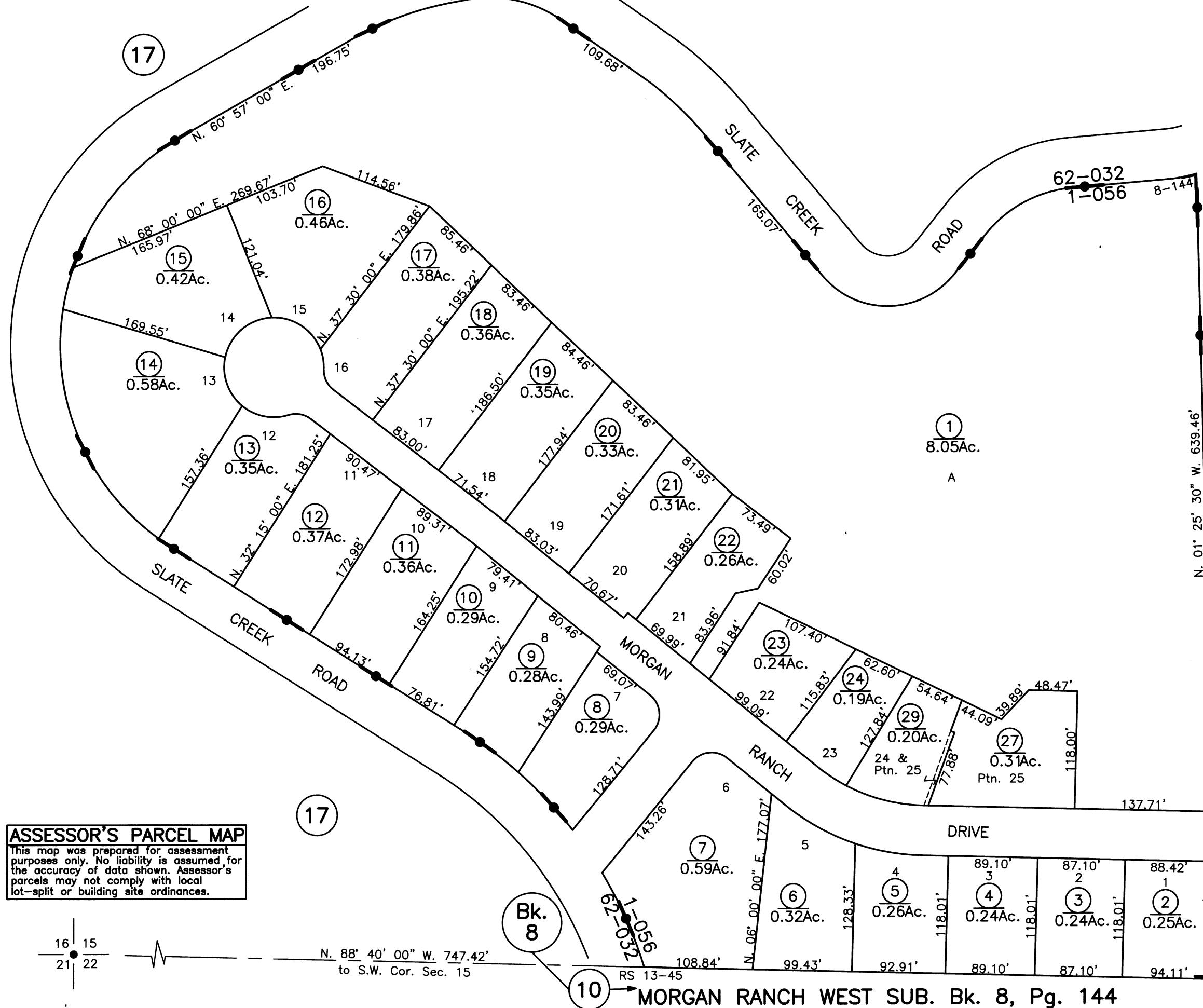


ZONE 4

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

Tax Area Code  
1-056

4 Item # 7.  
(Fmly. ....)



17

62-032  
1-056

MORGAN RANCH 7

97

Bk.  
8

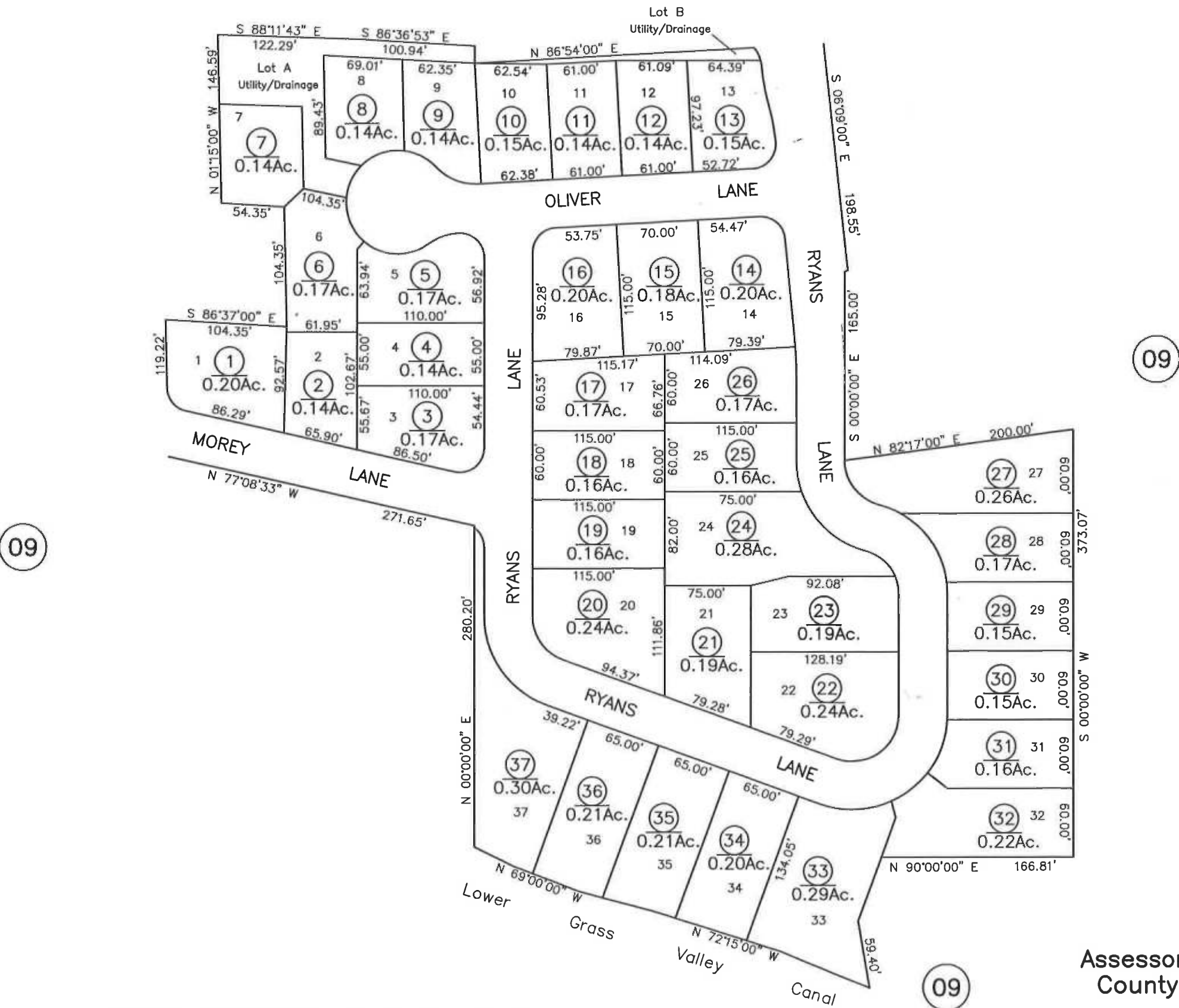
1-1-06

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

LAST UPDATE 9-12-08

Page 117

NW 127.00



**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. 2022-27

RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS  
PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982  
ASSESSMENT DISTRICT NO. 2003-1  
(Morgan Ranch-Unit 7)

The City Council of the City of Grass Valley resolves:

1. The City Council intends to levy and collect assessments within City of Grass Valley Benefit Assessment District No. 2003-1 (Morgan Ranch – Unit 7) during Fiscal Year 2022-23. The area of land to be assessed is located in the City of Grass Valley, Nevada County.
2. The improvements to be made in this assessment district are generally described as the maintenance, operation and servicing of drainage improvements in the District
3. Bjorn Jones, P.E., Engineer of Work has filed with the City Clerk the report required by the Benefit Assessment Act of 1982. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.
4. On Tuesday, the 14<sup>th</sup> day of June, 2022, at the hour of 7:00 o'clock p.m. or as soon thereafter as the matter can be heard; the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the Grass Valley Council Chambers, 125 East Main St., Grass Valley, California.
5. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Morgan Ranch-Unit 7 in the amount of \$480.00. This

amount represents the same amount as the prior year. Based on the total number of parcels in Morgan Ranch-Unit 7, the levy is \$20.00 per dwelling unit.

6. The City Clerk is authorized and directed to give the notice of hearing required by the Benefit Assessment District Act of 1982.

ADOPTED as a Resolution of the Council of the City of Grass Valley at a meeting thereof held on the 24<sup>th</sup> day of May, 2022, by the following vote:

AYES: Council Members  
 NOES: Council Members  
 ABSENT: Council Members  
 ABSTAINING: Council Members

\_\_\_\_\_  
 Ben Aguilar, Mayor

ATTEST:

\_\_\_\_\_  
 Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
 Michael Colantuono, City Attorney





**MAY 18, 2022**

Item # 7.

# **ENGINEER'S REPORT**

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

**ANNUAL ASSESMENT 2022/2023**

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 2022/2023.

**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 2022/2023 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	\$10,000
County Administrative Fee	\$215
City Administration Costs	\$265
<b>Total Direct and Admin Costs</b>	<b>\$10,480</b>
<b>ASSESSMENT INFORMATION</b>	
Direct Costs	\$10,480
Reserve Collections/ (Transfer)	(\$10,000)
<b>Net Total Assessment</b>	<b>\$480</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2021/2022	\$19,390
Interest Earnings	\$65
Reserve Fund Adjustments	(\$10,000)
<b>Projected Reserve at End of Year</b>	<b>\$9,455</b>

**PART C****ASSESSMENT ROLL****Morgan Ranch - Unit 7 Subdivision**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$480.00	\$518.88	\$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 2022 was 8.1%.

#### **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 2021/2022 assessment was \$480. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$518.88. 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 2022/2023 levy will remain at \$20.00 per dwelling unit.

The assessment formula is:

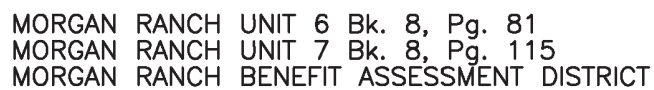
Assessment Per Parcel = Round (Total Assessment / # of Parcels)

## **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.



Tax Area Code  
1-056  
1-061



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

DLB 12/00

## RESOLUTION NO. 2022-28

RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS  
PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982  
ASSESSMENT DISTRICT NO. 2010-1  
(Morgan Ranch West)

The City Council of the City of Grass Valley resolves:

1. The City Council intends to levy and collect assessments within City of Grass Valley Benefit Assessment District No. 2010-1 (Morgan Ranch West) during Fiscal Year 2022-23. The area of land to be assessed is located in the City of Grass Valley, Nevada County.
2. The improvements to be made in this assessment district are described as the maintenance, operation and servicing of drainage improvements in the District.
3. Bjorn Jones, P.E., Engineer of Work, has filed with the City Clerk the report required by the Benefit Assessment Act of 1982. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.
4. On Tuesday, the 14<sup>th</sup> day of June, 2022, at the hour of 7:00 o'clock p.m. or as soon thereafter as the matter can be heard; the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the Grass Valley Council Chambers, 125 East Main St., Grass Valley, California.
5. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Morgan Ranch West in the amount of \$750.00. This is amount represents the same amount as the prior fiscal year. Based on the total

number of parcels in Morgan Ranch West, the levy is \$30.00 per dwelling unit.

6. The City Clerk is authorized and directed to give the notice of hearing required by the Benefit Assessment District Act of 1982.

ADOPTED as a Resolution of the Council of the City of Grass Valley at a meeting thereof held on the 24<sup>th</sup> day of May, 2022, by the following vote:

AYES: Council Members  
 NOES: Council Members  
 ABSENT: Council Members  
 ABSTAINING: Council Members

\_\_\_\_\_  
 Ben Aguilar, Mayor

ATTEST:

\_\_\_\_\_  
 Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
 Michael Colantuono, City Attorney



**MAY 18, 2022**

Item # 7.

# **ENGINEER'S REPORT**

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

**ANNUAL ASSESMENT 2022/2023**

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 2022/2023.

**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 2022/2023 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	\$5,260
County Administrative Fee	\$215
City Administration Costs	\$275
<b>Total Direct and Admin Costs</b>	<b>\$5,750</b>
<b>ASSESSMENT INFORMATION</b>	
Direct Costs	\$5,750
Reserve Collections/ (Transfer)	(\$5,000)
<b>Net Total Assessment</b>	<b>\$750</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2021/2022	\$11,211
Interest Earnings	\$35
Reserve Fund Adjustments	(\$5,000)
<b>Projected Reserve at End of Year</b>	<b>\$6,246</b>



**PART C****ASSESSMENT ROLL****Morgan Ranch West**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$750.00	\$810.75	\$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 2022 was 8.1%.

#### **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 2021/2022 assessment was \$750.00. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$810.75. 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 2022/2023 levy will be \$30.00 per dwelling unit.

The assessment formula is:

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

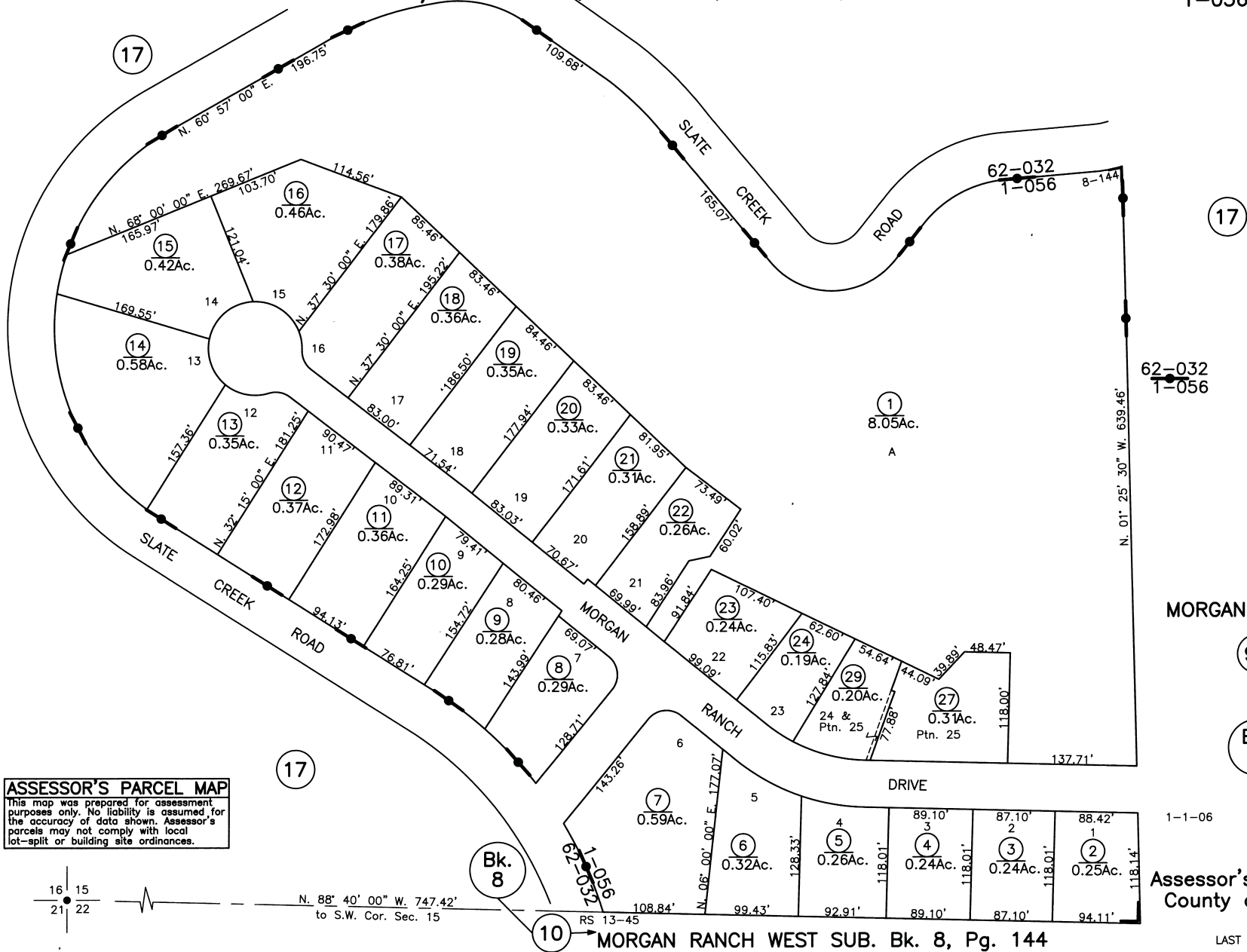
## **PART E** **ASSESSMENT DIAGRAM**

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.

MORGAN RANCH 7

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. 2022-29

RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS  
PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982  
ASSESSMENT DISTRICT NO. 2016-1  
(Ridge Meadows)

The City Council of the City of Grass Valley resolves:

1. The City Council intends to levy and collect assessments within City of Grass Valley Benefit Assessment District No. 2016-1 (Ridge Meadows) during Fiscal Year 2022-23. The area of land to be assessed is located in the City of Grass Valley, Nevada County.
2. The improvements to be made in this assessment district are described as the maintenance, operation and servicing of drainage improvements in the District.
3. Bjorn Jones, P.E., Engineer of Work, has filed with the City Clerk the report required by the Benefit Assessment Act of 1982. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.
4. On Tuesday, the 14<sup>th</sup> day of June, 2022, at the hour of 7:00 o'clock p.m. or as soon thereafter as the matter can be heard; the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the Grass Valley Council Chambers, 125 East Main St., Grass Valley, California.
5. For Fiscal Year 2022-23, the Engineering Department has proposed a revenue assessment estimate for Ridge Meadows in the amount of \$700.04. This amount represents at \$1,149.96 decrease from FY 2021-22 due to the intended use of

available reserves. Based on the total number of parcels in Ridge Meadows, the levy is \$18.92 per dwelling unit.

6. The City Clerk is authorized and directed to give the notice of hearing required by the Benefit Assessment District Act of 1982.

ADOPTED as a Resolution of the Council of the City of Grass Valley at a meeting thereof held on the 24<sup>th</sup> day of May, 2022, by the following vote:

AYES: Council Members  
 NOES: Council Members  
 ABSENT: Council Members  
 ABSTAINING: Council Members

\_\_\_\_\_  
 Ben Aguilar, Mayor

ATTEST:

\_\_\_\_\_  
 Taylor Day, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
 Michael Colantuono, City Attorney



**MAY 18, 2022**

Item # 7.

# **ENGINEER'S REPORT**

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

**ANNUAL ASSESMENT 2022/2023**

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 2022/2023.

**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 2022/2023 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	\$6,200
County Administrative Fee	\$215
City Administration Costs	\$285
<b>Total Direct and Admin Costs</b>	<b>\$6,700</b>
<b>ASSESSMENT INFORMATION</b>	
Direct Costs	\$6,700
Reserve Collections/ (Transfer)	(\$6,000)
<b>Net Total Assessment</b>	<b>\$700</b>
<b>FUND BALANCE INFORMATION</b>	
Projected Reserve After FY 2021/2022	\$15,665
Interest Earnings	\$35
Reserve Fund Adjustments	(\$6,000)
<b>Projected Reserve at End of Year</b>	<b>\$9,700</b>

**PART C**

**ASSESSMENT ROLL**

**Zone 5 - Ridge Meadows**

FISCAL YEAR	TOTAL ASSESSMENT GOAL	MAX ASSESSMENT Last Year + 8.1% CPI	TOTAL ASSESSMENT
2022/2023	\$700.00	\$1,999.85	\$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 2022 was 8.1%.

#### **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.

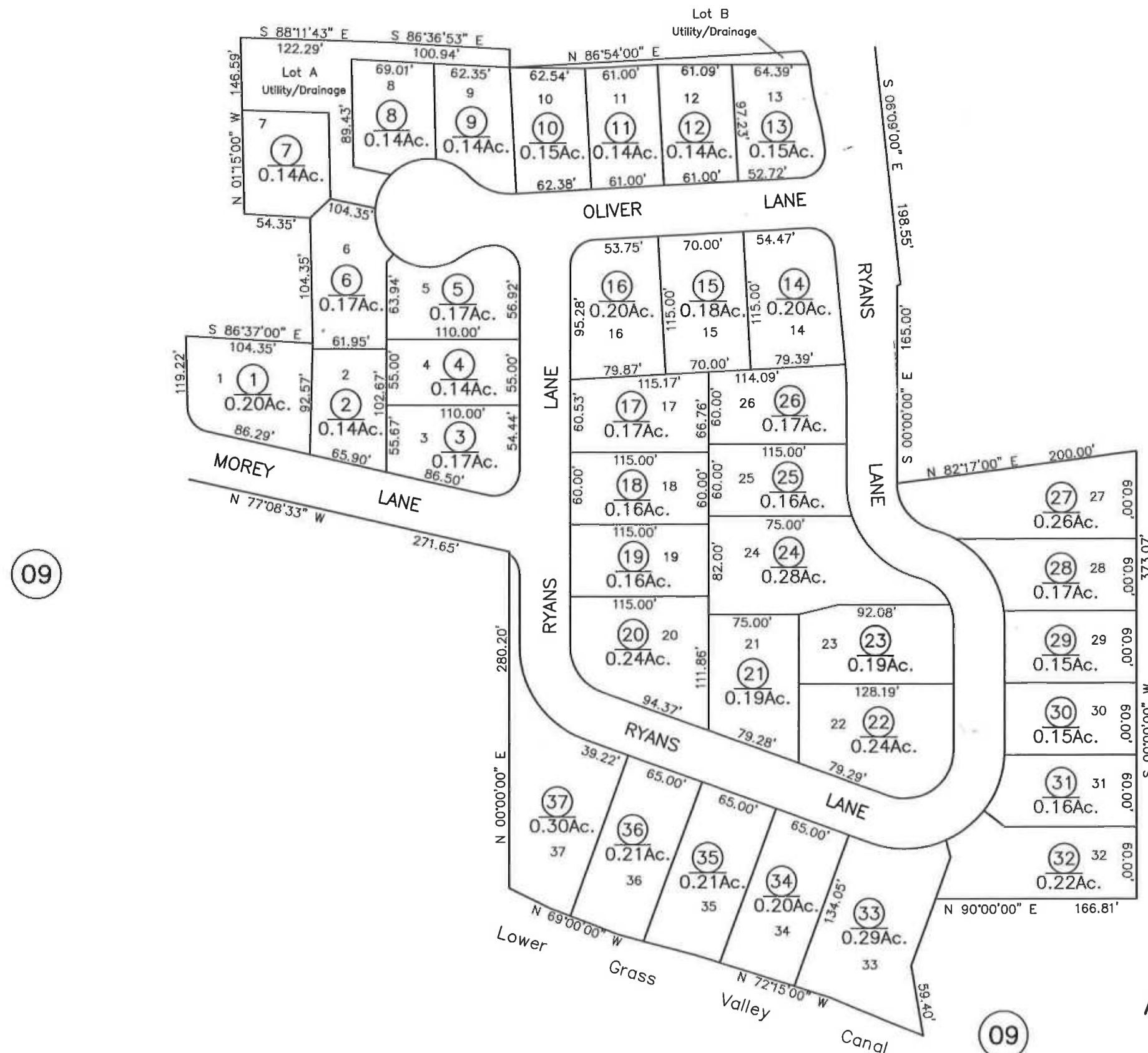
The 2021/2022 assessment was \$1,850.00. Applying the inflation adjustment, the maximum allowable assessment for 2022/2023 is \$1,999.85 The actual total assessment will be decreased to \$700.04 Based on the total build-out number of parcels and the total assessment needed, the FY 2022/2023 levy will decrease to \$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**

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**Title:** Extension of Hiring List for Firefighter

**Recommendation:** That Council extend the hiring list for firefighter until August 1, 2022.

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**Prepared by:** Mark Buttron, Fire Chief

**Council Meeting Date:** 5/24/2022

**Date Prepared:** 05/18/2022

**Agenda:** Consent

**Background Information:** In May of 2021 the Fire Department conducted a recruitment for Firefighter resulting in a list of qualified applicants for firefighter. Typically hiring list are valid for one year with an option to extend with Council approval. Extension of the current list for 3 months will allow the Fire Department to hire firefighters due to vacancies.

**Council Goals/Objectives:** Goal 6 Public Safety. The City of Grass Valley is devoted to providing a safe place to live, work and play

**Fiscal Impact:** None, budgeted position

**Funds Available:** N/A

**Account #:**

**Reviewed by:** City Manager