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Engineering • Surveying • Planning

The View from Andy's Desk

July 6, 2010-Andrew R. Cassano is a City/Regional Planner and Professional Land Surveyor with more than 41 years of experience in Northern California. He is CEO of Nevada City Engineering, Inc., a firm offering regional planning, surveying, and civil engineering consulting to the private and public sector since 1978

The Enduring Value of Nevada County and Surroundings

It's an uncertain economy that we live in these days. It's hard to know what you can count on. It's good to know that one "futures investment" is certain: Nevada County (and adjoining regions) homes and land. The uniqueness of our region is very apparent and we believe that real estate values will rebound here as part of the first wave in the State.

I've been a long time member of the Sierra Business Council and subscribe to their award winning principle that the true wealth of any community comes from the triple bottom line: a combination of the value of the (1) financial resources, (2) human resources and (3) the quality of the environment. We score extremely high in all three of these.

We are very different from the areas where large tracts of super commuter homes flooded the market during the recent dizzying house appreciation period. Our real estate market is tied to the Bay Area and Southern California, as it has been for over 40 years. Within California those are the regions that are first feeling recovery, thanks to their diversity and globally oriented businesses. Equity immigrants will be returning here soon.

There appear to be good investment opportunities in several housing projects within Grass Valley that have gained approval but not yet been built. The City seems quite prepared to extend the tentative maps to the limits of the law. The original approvals for those projects were expensive and time-consuming, so having the approval in place is of great value.

These projects include Victoria Grove, Ridge Meadows, Ridge Village, Olympia Plaza II, Makiah Woods and others. Some of these also have completed and approved engineering working drawings. As real estate continues its recovery, based on our geographic and demographic setting these projects could be perfectly positioned for the improving market.

Consider a real estate purchase for an investment, whether it is an approved project or developable land. We can help you position your land toward greater value, or assist in assessing development feasibility prior to your purchase.

Free Quality Info from Nevada City Engineering, Inc.

Do you ever have questions about the processes related to land use? Our website, www.nevadacityengineering.com offers a number informational bulletins "all about" lot line adjustments, parcel maps, subdivisions, development permits (includes use permits), and other topics.

For the person that likes to research an idea in the simple privacy of their own home, this is for you. Look on the left side menu of most web pages.

If web research is not your style, then just give us a call. We'll be happy to answer your questions and we can provide estimates for many processes at no charge.

My First Love Affair with Land

I love loving land as most of you who know me know. By the time I was eight, all of my older siblings had left our ranch in Camptonville to move on with their lives. As the only kid on a 180-acre ranch, the place was my domain. With my imaginary friends and occasional expeditions with the real Groves boys, I tamed the Old West, actually was Superman, took long moonlit walks with Annette Funicello, and, of course, single handedly won World War II.

That's where my love of land and where my knowledge of land use, land management, and environmental conservation began. No wonder I became a planner and surveyor.

I knew every stream zone, every upland, and every critter. I walked miles of ditch and flume, while only disturbing the natural environment with my feeble efforts to learn the harmonica. My late Mom and Dad were masters at balancing land conservation with taking minimal sustenance from the land for our rural survival. Hey Mom and Dad, thanks for the great country upbringing, teaching me about self-reliance, and showing me the many dimensions of land value.