

RESOLUTION NO. 2025-42

RESOLUTION FOR AMENDMENT
TO ASSESSMENT DISTRICT NO. 23-01

Shepherds Ranch

(Pursuant to Landscape and Lighting Act of 1972)

WHEREAS, the City Council of the City of Visalia, during a meeting held on June 16th, 2025, at 7:00 p.m. in the Visalia City Council Chambers, located at 707 West Acequia Avenue, reviewed and approved the Amendment of the improvements being maintained within Landscape and Lighting District No. 23-01; and

WHEREAS, the Amendment to Landscape and Lighting District No. 23-01 will specifically include Phase 2 of the Shepherds Ranch subdivision, which includes additional maintenance for local street pavement, block walls, street trees, street lighting, and landscaping and related pocket park amenities, and temporary storm basin maintenance; and

WHEREAS, an Engineer's Report amending Landscape and Lighting District No. 23-01 has been prepared and determined that the changes will decrease the assessment.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. It is the intent of the Visalia City Council to levy and collect assessments within Landscape and Lighting District No. 23-01.
2. District No. 23-01 is located on the west side of Shirk Street between Pershing Court and West Hurley Avenue.
3. The Amendment will include Shepherds Ranch 2 Subdivision.
4. In addition to the improvement modifications, the City Council is approving the Amendment pursuant to the Landscaping & Lighting Act of 1972, (Section 22500 and following, Streets & Highways Code) of additional territory into Landscape and Lighting District No. 23-01.
5. The Amendment adds 40 acres into Landscape and Lighting District No. 23-01, consisting of 200 single-family lots, with 10 of such lots being the temporary basin which will be owned and maintained by the HOA and not subject to any taxes as common area so long as they are owned by the HOA, so there will only be 190 single family lots added. Improvements include 105 street trees, 200 landscape trees, 107,892 square feet of landscape area, 41 streetlight, 3090 linear feet of block wall, 390,847 square feet of local street pavement area, and other applicable equipment and improvements to be maintained as referenced in the Engineer's Report.
6. The City Engineer has updated the engineer's report for Landscape and Lighting District No. 23-01, a copy is on file with the City Clerk, and it shows a full and detailed description of the improvements with the modifications described above, the boundaries of the assessment district as modified, and the proposed assessments upon the assessable lots and parcels of land within the district. With these modifications and changes, the per lot assessment will decrease from \$1,957.65 per lot to \$1,378.57 per lot or \$1,479.53 per lot if the temporary storm drainage basin is not maintained by the Shepherds Ranch Homeowners Association ("HOA") and the district is required to maintain the basin. The basin maintenance costs will not be charged if the HOA maintains the temporary basin

and will be removed when the temporary basin is removed and replaced. These fees can also be reduced if the temporary basin is removed and the 10 lots are required to be annexed into the District, to which the 10 lots will be assessed the current lot assessment at the time.

7. The amended district shall continue with the designation "Assessment District No. 23-01, City of Visalia, Tulare County, California" and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 23-01, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Shepherds Ranch."

PASSED AND ADOPTED: June 16, 2025

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-42 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 16, 2025.

Dated: June 16, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 23-01
Shepherds Ranch
(Pursuant to Landscaping & Lighting Act of 1972)

TO THE COUNTY AUDITOR OF THE COUNTY OF TULARE:

I hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessments and assessment diagram, for "Assessment District No. 23-01, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on June 16, 2025 by its Resolution No. 2025-43.

This document is certified, and is filed with you, pursuant to Section 22641 of the Streets and Highways Code.

Dated:

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

RESOLUTION NO. 2025-43

RESOLUTION ORDERING THE IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 23-01
Shepherds Ranch
(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council adopted its Resolution for Amendment to Assessment District No. 23-01, City of Visalia, Tulare County, California, and directed the filing of the Engineer's Report on the proposed amendment.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. The City Council hereby orders the improvements and the formation of the assessment district described in the Resolution Initiating Proceedings and in the Engineer's Report.
4. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2025-26.
5. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
 - a. Resolution for Amendment
 - b. Clerk's Certification to County Auditor
 - c. Resolution Ordering Improvements
 - d. Engineer's Report:
 - Exhibit A - Assessment Diagram showing all parcels of real property within the Assessment District
 - Exhibit B - Landscape Location Diagram
 - Exhibit C - Tax Roll Assessment
 - Exhibit D - Engineer's Report

PASSED AND ADOPTED: June 16, 2025

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-43 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 16, 2025.

Dated: June 16, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Exhibit "A"

Assessment Diagram

Landscape & Lighting Assessment District No. 23-01

Shepherds Ranch

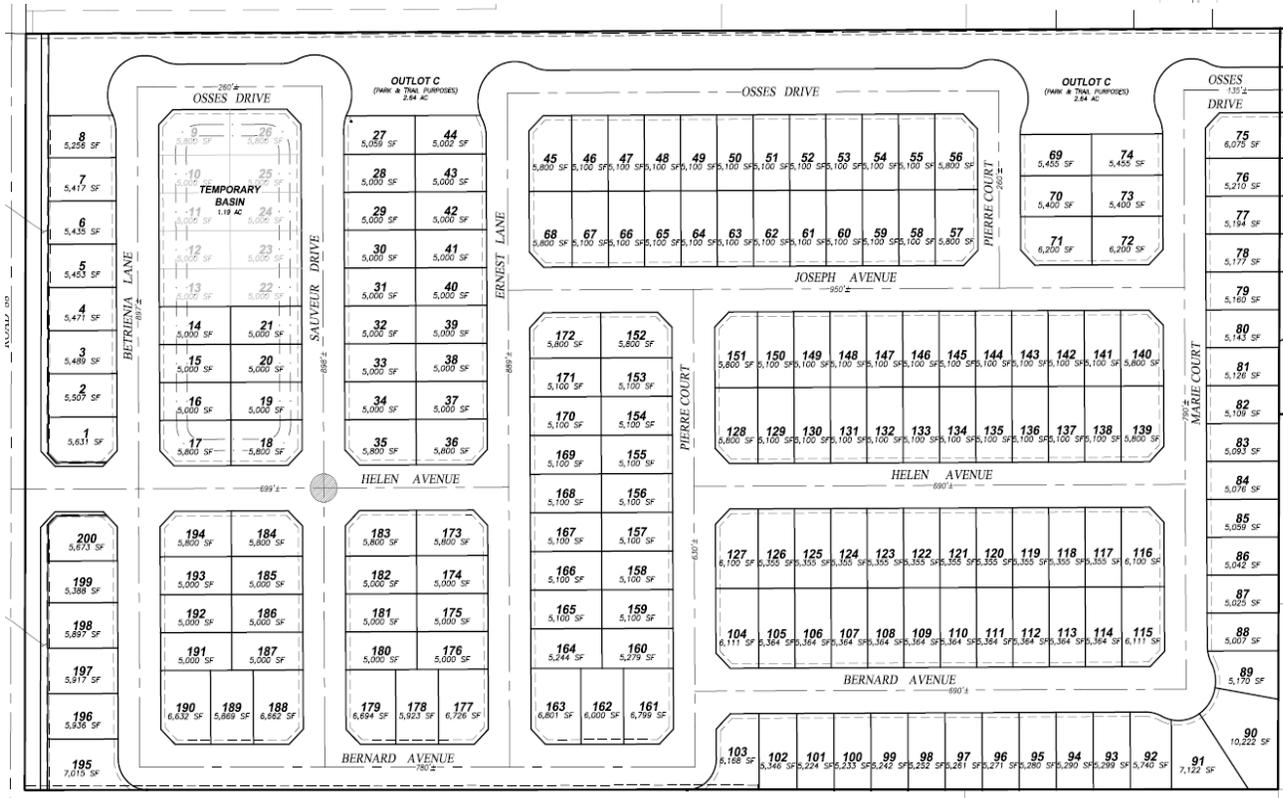
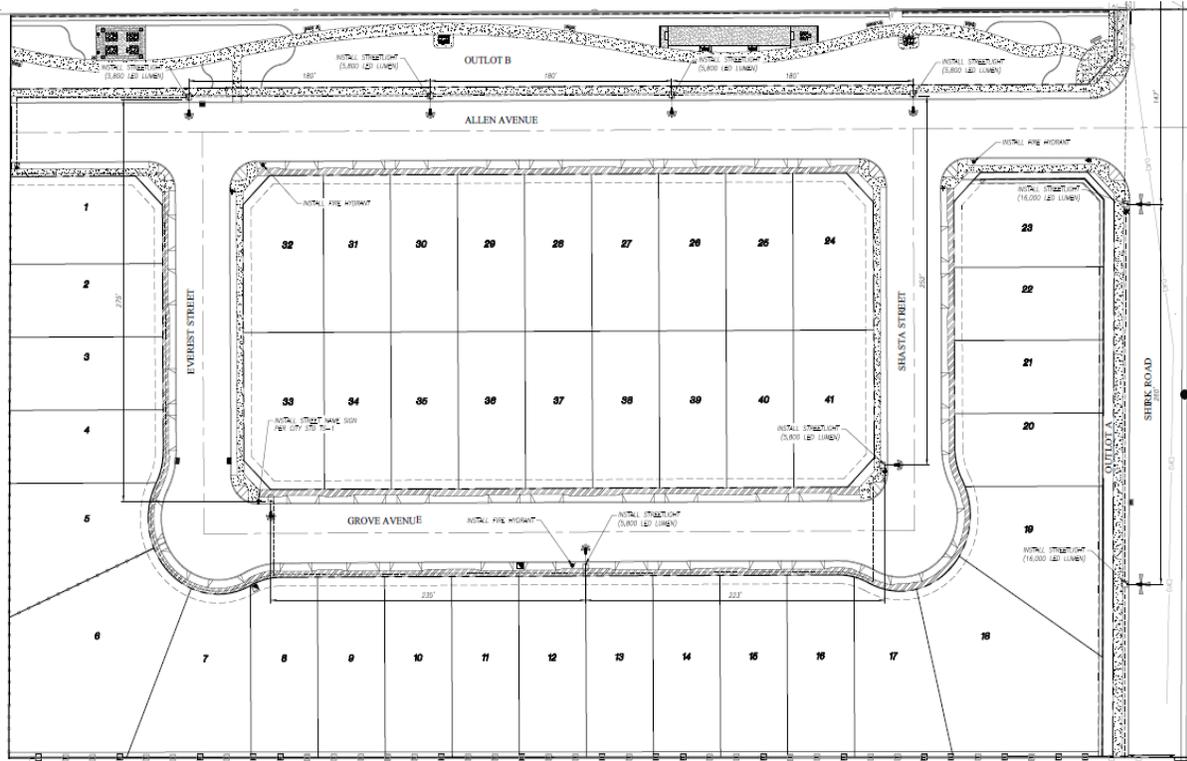
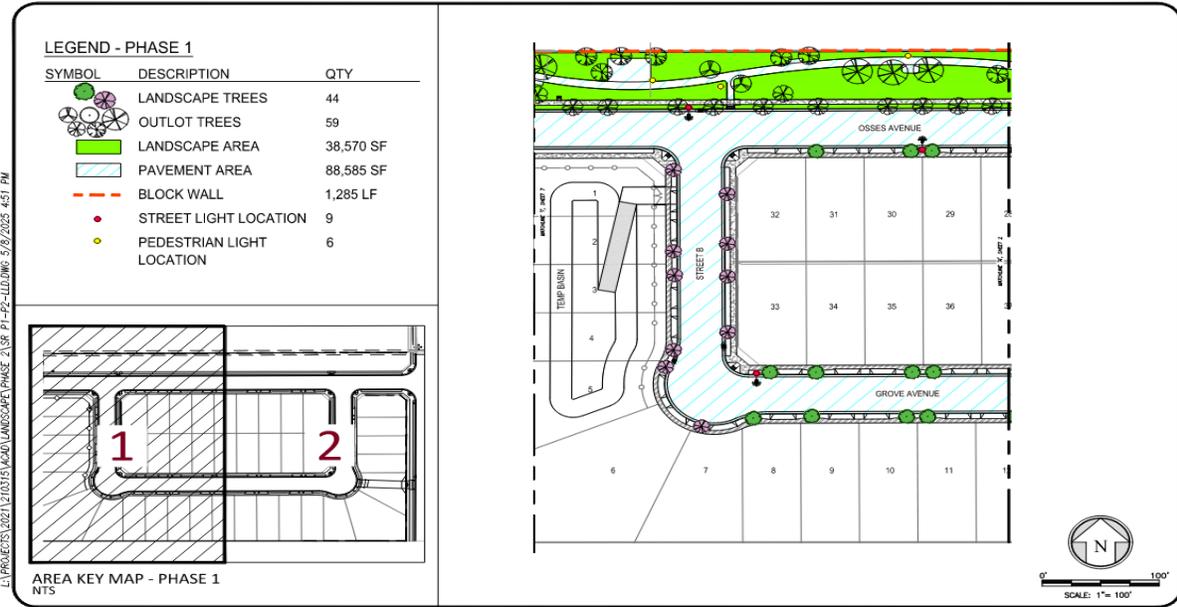


Exhibit "B"

Landscape Location Diagram

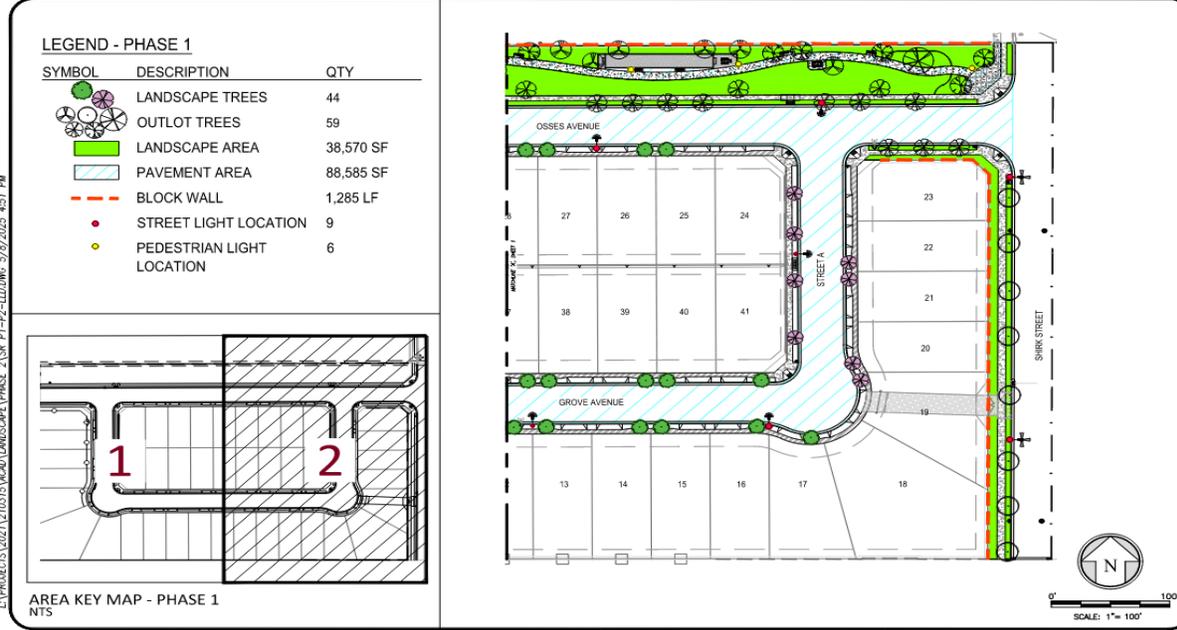
Landscape & Lighting Assessment District No. 23-01

Shepherds Ranch



PROJECT NO.: 210112
 DRAWN BY: TI
 QA/QC BY: JM
 SCALE: 1" = 100'
 SHEET NO.: 1 of 8

SHEPHERDS RANCH PHASE 1 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT



PROJECT NO.: 210112
 DRAWN BY: TI
 QA/QC BY: JM
 SCALE: 1" = 100'
 SHEET NO.: 2 of 8

SHEPHERDS RANCH PHASE 1 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT

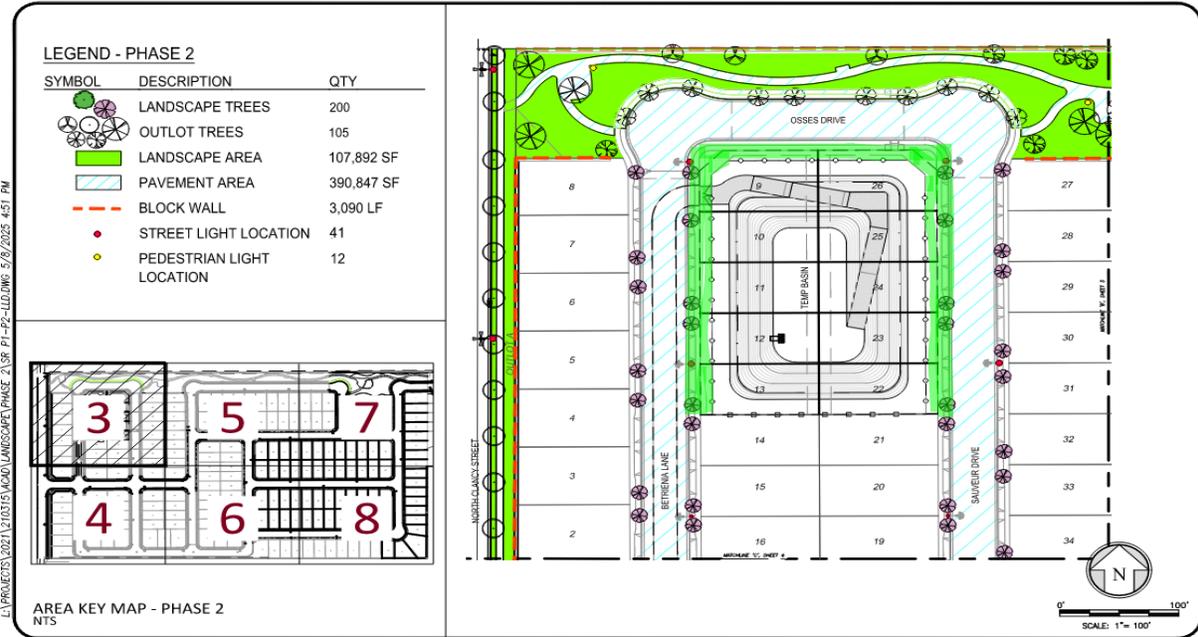


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Exhibit "B"

Landscape Location Diagram

Landscape & Lighting Assessment District No. 23-01 Shepherds Ranch

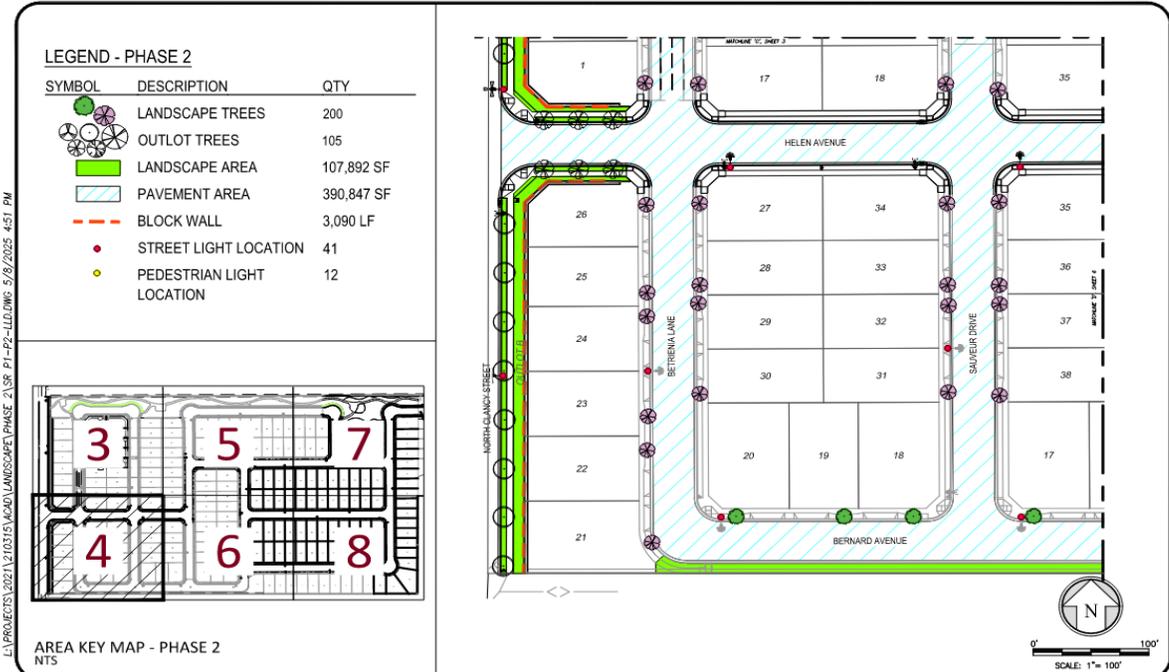


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PROJECT NO.: 210315
 DRAWN BY: TI
 QA/OC BY: JM
 SCALE: 1" = 100'
 SHEET NO.: **3 of 8**

SHEPHERDS RANCH PHASE 2 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT

601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
 CLOVIS, CA 93612 WWW.QKINC.COM
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PROJECT NO.: 210315
 DRAWN BY: TI
 QA/OC BY: JM
 SCALE: 1" = 100'
 SHEET NO.: **4 of 8**

SHEPHERDS RANCH PHASE 2 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT

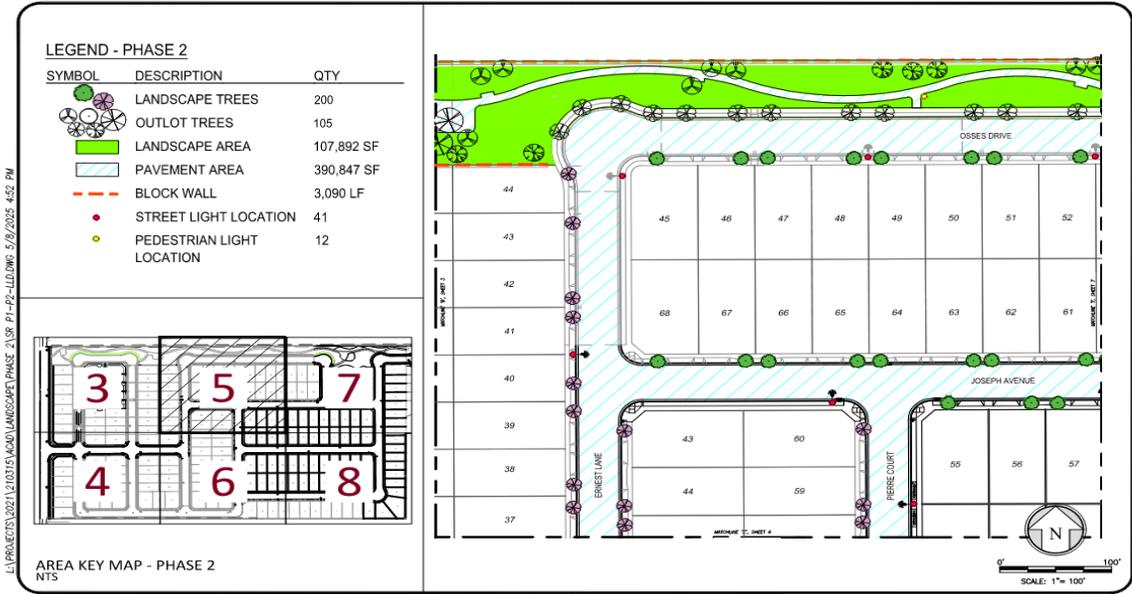
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 CLOVIS, CA 93612 WWW.QKINC.COM
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Exhibit "B"

Landscape Location Diagram

Landscape & Lighting Assessment District No. 23-01

Shepherds Ranch



PROJECT NO.: 210315
DRAWN BY: TI
QA/QC BY: JM
SCALE: 1" = 100'
SHEET NO.: **6 of 8**

SHEPHERDS RANCH PHASE 2

LANDSCAPE AND LIGHTING DISTRICT EXHIBIT

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PROJECT NO.: 210315
DRAWN BY: TI
QA/QC BY: JM
SCALE: 1" = 100'
SHEET NO.: **6 of 8**

SHEPHERDS RANCH PHASE 2

LANDSCAPE AND LIGHTING DISTRICT EXHIBIT

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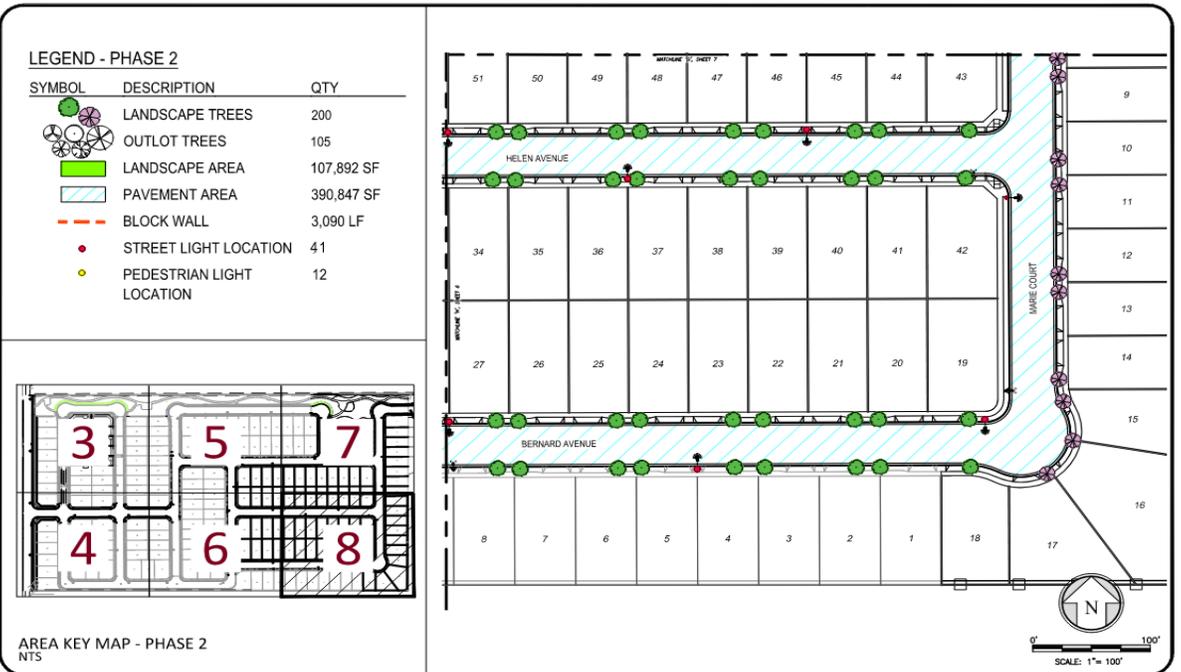
Exhibit "B"
Landscape Location Diagram
Landscape & Lighting Assessment District No. 23-01
Shepherds Ranch



PROJECT NO.: 210315
 DRAWN BY: TI
 QA/OC BY: JM
 SCALE: 1" = 100'
 SHEET NO.: 7 of 8

**SHEPHERDS RANCH
 PHASE 2
 LANDSCAPE AND LIGHTING
 DISTRICT EXHIBIT**

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PROJECT NO.: 210315
 DRAWN BY: TI
 QA/OC BY: JM
 SCALE: 1" = 100'
 SHEET NO.: 8 of 8

**SHEPHERDS RANCH
 PHASE 2
 LANDSCAPE AND LIGHTING
 DISTRICT EXHIBIT**

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Exhibit "C"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

APN #	Assessment	OWNER	LOT#	DISTRICT
To Be Assigned	\$ 1,378.57	DR HORTON	23-01001	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01002	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01003	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01004	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01005	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01006	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01007	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01008	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01009	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01010	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01011	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01012	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01018	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01019	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01020	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01027	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01028	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01029	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01030	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01041	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01042	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01043	23-01 SHEPHERDS RANCH

Exhibit "C"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

To Be Assigned	\$ 1,378.57	DR HORTON	23-01044	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01046	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01082	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01085	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01086	23-01 SHEPHERDS RANCH

Exhibit "C"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

To Be Assigned	\$ 1,378.57	DR HORTON	23-01087	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01088	23-01 SHEPHERDS RANCH
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To Be Assigned	\$ 1,378.57	DR HORTON	23-01122	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01123	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01124	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01125	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01126	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01127	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01128	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01129	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01130	23-01 SHEPHERDS RANCH

Exhibit "C"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

To Be Assigned	\$ 1,378.57	DR HORTON	23-01131	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01132	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01133	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01134	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01135	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01136	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01137	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01138	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01139	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01140	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01141	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01142	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01143	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01144	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01145	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01146	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01147	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01148	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01149	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01150	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01151	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01152	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01153	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01154	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01155	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01156	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01157	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01158	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01159	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01160	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01161	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01162	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01163	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01164	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01165	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01166	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01167	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01168	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01169	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01170	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01171	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01172	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01173	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01174	23-01 SHEPHERDS RANCH

Exhibit "C"
 Engineer's Report
 Landscape & Lighting Assessment District 23-01
 Shepherds Ranch
 Fiscal Year 2025-26

To Be Assigned	\$ 1,378.57	DR HORTON	23-01175	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01176	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01177	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01178	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01179	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01180	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01181	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01182	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01183	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01184	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01185	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01186	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01187	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01188	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01189	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01190	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01191	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01192	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01193	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01194	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01195	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01196	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01197	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01198	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01199	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01200	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01201	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01202	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01203	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01204	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01205	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01206	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01207	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01208	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01209	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01210	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01211	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01212	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01213	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01214	23-01 SHEPHERDS RANCH

Exhibit "C"
 Engineer's Report
 Landscape & Lighting Assessment District 23-01
 Shepherds Ranch
 Fiscal Year 2025-26

To Be Assigned	\$ 1,378.57	DR HORTON	23-01215	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01216	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01217	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01218	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01219	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01220	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01221	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01222	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01223	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01224	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01225	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01226	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01227	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01228	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01229	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01230	23-01 SHEPHERDS RANCH
To Be Assigned	\$ 1,378.57	DR HORTON	23-01231	23-01 SHEPHERDS RANCH

Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

General Description

This Assessment District (23-01, Shepherds Ranch) is located on the west side of Shirk Street between Pershing Court and West Hurley Avenue. Exhibit “A” is a map of Assessment District 23-01. This District includes maintenance of shrub area, irrigation systems, street trees, landscape trees, block walls, streetlights, pavement on local streets, temporary storm basin maintenance as needed, and any other applicable equipment or improvements. The maintenance of irrigation systems and block walls include, but not limited to, maintaining the structural and operational integrity of these features and repairing and acts of vandalism (graffiti, theft or damage) that may occur. This District includes the preventative maintenance of all internal local City streets by means including, but not limited to, overlays, cape seals, crack seals, and reclamation (oiling). The total number of lots within the District is 241 however 10 of the lots will contain the temporary basin that will not be subject to assessment during the period they are owned by the HOA, so there are effectively 231 lots within the District.

Determination of Benefit

The purpose of landscaping is to provide an aesthetic impression for the area. The lighting is to provide safety and visual impressions for the area. The block wall provides security, aesthetics, and sound suppression. The maintenance of any landscape areas, streetlighting, street pavement, and block walls is vital for the protection of both economic and humanistic values of the development, including the maintenance of the temporary storm basin required to serve the development. In order to preserve the values incorporated within developments and to concurrently have an adequate funding source for the maintenance of public improvements within the subdivision, the City Council has determined that landscape areas, streetlights, block walls, street trees, temporary storm basins, and all internal local streets should be included in a maintenance district to ensure satisfactory levels of maintenance.

Method of Apportionment

In order to provide an equitable assessment to all owners within the District, the following method of apportionment has been used. All lots in the District benefit equally, including lots not adjacent to landscape areas, block walls, the temporary storm basin, and street lights. The lots not adjacent to landscape areas, block walls, the temporary storm basin, and street lights benefit by the uniform maintenance and overall appearance of the District. All lots in the District have frontage on an internal local street and therefore derive a direct benefit from the maintenance of the local streets.

It is noted that the temporary storm basin is being included in the calculations but as noted the costs for maintaining this area will not be charged unless the homeowners association made up of the owners of the residential lots in the subdivision fails to maintain the temporary storm basin and the District is required to maintain this area. The costs to maintain the basin will not be charged if the homeowners association conducts the maintenance. In addition, if the temporary storm drain basin is replaced by a permanent basin and the lots are developed into residential homes, then this amount will be permanently removed. The unit cost for basin maintenance shall increase as costs increase for the annual maintenance. This increase is to allow the costs to be assessed, if needed, at the current unit cost.

Exhibit "D"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

Estimated Costs

The estimated costs to maintain the District includes the costs to maintain any landscaping, street trees, a temporary storm basin, landscape trees, street lights, block walls, and pavement on local streets. The regular preventive maintenance of pavement on local streets is based on the following schedule: Reclamite on a 5 year cycle, Crack Seal on a 7 year cycle; Cape Seal on a 15 year cycle and Overlays on a 20 year cycle.

Exhibit "D"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

The quantities, estimated costs, and per lot assessment in the "Shepherds Ranch" landscape and lighting district are as follows:

Pocket Park	15 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost
Turf Area	Monthly	Sq Ft	-	\$ 0.034	12	\$ 0.41	\$ -
Shrub Area	Monthly	Sq Ft	-	\$ 0.025	12	\$ 0.30	\$ -
Water	Monthly	Sq Ft	-	\$ 0.018	12	\$ 0.22	\$ -
Electricity	Monthly	Meter	-	\$ 20.69	12	\$ 248.28	\$ -
Trees	Annual	Each	-	\$ 60.00	1	\$ 60.00	\$ -
Custodial Maintenance	Monthly	Each	1	\$ 172.00	12	\$ 2,064.00	\$ 2,064.00
Annual Fibar Material Replacement	Annual	Cubic Yd	-	\$ 42.00	1	\$ 42.00	\$ -
Equipment Inspection	Monthly	Hourly	-	\$ 98.24	12	\$ 1,178.88	\$ -
Repair/Replace Equipment	Monthly	Hourly	-	\$ 55.00	12	\$ 660.00	\$ -
Playground Structure	Once	Each	1	\$ 95,000.00	-	\$ 6,333.33	\$ 6,333.33
Picnic Table	Once	Each	17	\$ 5,707.00	-	\$ 380.47	\$ 6,467.93
Bench	Once	Each	10	\$ 1,492.00	-	\$ 99.47	\$ 994.67
Trash Receptacle	Once	Each	4	\$ 1,199.00	-	\$ 79.93	\$ 319.73
Trellis/Arbor	Once	Each	-	\$ 3,500.00	-	\$ 233.33	\$ -
Outdoor Lighting Pole	Once	Each	18	\$ 8,000.00	-	\$ 533.33	\$ 9,600.00

Description	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost
* Basin Maintenance	Monthly	Sq Ft	51,603	\$ 0.034	12	\$ 0.41	\$ 21,202.64
Turf Area	Monthly	Sq Ft	146,462	\$ 0.034	12	\$ 0.41	\$ 60,178.31
Shrub Area	Monthly	Sq Ft	-	\$ 0.025	12	\$ 0.30	\$ -
Water	Monthly	Sq Ft	146,462	\$ 0.018	12	\$ 0.22	\$ 31,635.79
Electricity	Monthly	Meter	1	\$ 20.69	12	\$ 248.28	\$ 248.28
Landscape Trees	Annual	Each	259	\$ 60.00	1	\$ 60.00	\$ 15,540.00
Interior Street Tree	Annual	Each	149	\$ 60.00	1	\$ 60.00	\$ 8,940.00
Street Lights (Electricity & Maint)	Monthly	Each	50	\$ 11.30	12	\$ 135.60	\$ 6,780.00
Block Wall	Annual	Ln Ft	4,375	\$ 0.75	1	\$ 0.75	\$ 3,281.25
Project Management	Annual	Lots	241	\$ 40.00	1	\$ 40.00	\$ 9,640.00

Description	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Cycle	Annual Cost Per Unit	Annual Total Cost
Reclamite (5 year cycle)	Twice	Sq Yd	53,270	\$ 0.96	2	\$ 0.96	\$ 5,113.94
Crack Seal (7 year cycle)	Twice	Sq Yd	53,270	\$ 0.68	2	\$ 0.68	\$ 3,622.38
Cape Seal (15 year cycle)	Once	Sq Yd	53,270	\$ 11.16	1	\$ 11.16	\$ 29,724.78
2.0' Overlay (20 year cycle)	Once	Sq Yd	53,270	\$ 33.42	1	\$ 33.42	\$ 89,014.54

* The basin maintenance annual cost will only apply to the per lot assessment in the event the Shepherds Ranch Homeowner's Association (HOA) fails to perform.							
Total						\$	310,701.58
10% Reserve Fund (Repairs)		10%				\$	31,070.16
Grand Total						\$	341,771.74
Number of Lots							231
* Annual Per Lot Assessment (including basin maintenance)						\$	1,479.53
Total (excluding basin maintenance)						\$	289,498.94
10% Reserve Fund (Repairs)		10%				\$	28,949.89
Grand Total						\$	318,448.83
Number of Lots							231
Annual Per Lot Assessment (excluding basin maintenance)						\$	1,378.57

Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

Annual Cost Increase

This assessment district shall be subject to an automatic annual increase derived by the following formula:

$$\text{year “n” assessment} = (\$318,448.83) (1.05)^{(n-1)}$$

where “n” equals the age of the assessment district with year one (1) being the year that the assessment district was formed;

However, in no case shall the assessment be greater than 1) The actual cost of providing the benefit conferred to each parcel plus any prior years’ deficit and less any carryover, as determined annually or; 2) a 10% increase over the prior year’s assessment.

The reserve fund shall be replenished as necessary to maintain a level of 10% of the estimated maintenance cost so long as the annual assessment change does not exceed the limits identified above.

- Example 1) The year four estimated costs are \$347,109.23 [a 9% increase over the base year assessment of \$318,448.83]. The ceiling on the assessment increase for year four would be \$368,644.33 [ceiling $(\$318,448.83) (1.05)^{(4-1)}$]. The assessment would be set at \$347,109.23 or the actual cost of providing the maintenance effort.
- Example 2) The year four assessment is estimated at the actual cost of providing the maintenance effort of \$359,847.18 [a 7% increase over the previous year assessment and a 13.0% increase over the base year assessment]. The ceiling on the assessment increase for year four would be \$368,644.33 [ceiling = $(\$318,448.83) (1.05)^{(4-1)}$]. The assessment would be set at \$359,847.18 or the actual cost of providing the maintenance effort because it is less than the ceiling amount and the year-to-year increase is less than the 10% cap on increases in any given year.
- Example 3) The year four assessment is \$347,109.23 [a 9% increase over the base year assessment \$318,448.83] and damage occurred to the masonry wall raising the year five assessment to \$423,473.26 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$381,820.15 , a 10% increase over the previous year and under the ceiling of \$387,076.54 [ceiling = $(\$318,448.83) (1.05)^{(5-1)}$]. The difference of \$41,653.11 will be recognized as a deficit and carried over into future years’ assessment.

Exhibit "D"
Engineer's Report
Landscape & Lighting Assessment District 23-01
Shepherds Ranch
Fiscal Year 2025-26

City Engineer Certification

I hereby certify that this report was prepared under my supervision and this report is based on information obtained from the improvement plans of the subject development.

Christopher Crawford
City Engineer

Date