

RESOLUTION NO. 2023-    

RESOLUTION INITIATING PROCEEDINGS  
FOR ASSESSMENT DISTRICT NO. 22-05  
Highland Park Unit Nos. 3 & 4  
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council proposes to form an assessment district pursuant to the Landscaping & Lighting Act of 1972 (Section 22500 and following, Streets & Highways Code) for the purpose of the following improvements:  
  
Maintenance of street trees, landscaping, pocket park, local streets, street lights, block walls, and any other applicable equipment or improvements.
2. The proposed district shall be designated "Assessment District No. 22-05, City of Visalia, Tulare County, California," and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 22-05, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Highland Park Unit Nos. 3 & 4."
3. The City Engineer of the City of Visalia is hereby designated engineer for the purpose of these formation proceedings. The City Council hereby directs the Engineer to prepare and file with the City Clerk a report in accordance with Article 4 of Chapter 1 of the Landscape & Lighting Act of 1972.

PASSED AND ADOPTED: August 21, 2023

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 2023-     passed and adopted by the Council of the City of Visalia at a regular meeting held on August 21, 2023.

Dated: \_\_\_\_\_, 2023

LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 22-05  
Highland Park Unit Nos. 3 & 4  
(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. 22-05, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on August 21, 2023 by its Resolution No. 2023-  .

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

Dated: \_\_\_\_\_, 2023

LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

RESOLUTION NO. 2023-      

RESOLUTION ORDERING THE IMPROVEMENTS FOR  
ASSESSMENT DISTRICT NO. 22-05  
Highland Park Unit Nos. 3 & 4  
(Pursuant to the Landscape & Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council adopted its Resolution Initiating Proceedings for Assessment District No. 22-05, City of Visalia, Tulare County, California, and directed the preparation and filing of the Engineer's Report on the proposed formation.
2. The Engineer for the proceedings has filed an Engineer's Report with the City Clerk.
3. The owners of all land within the boundaries of the proposed landscape and lighting district have filed their consent to the formation of the proposed district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.
4. 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.
5. The City Council hereby confirms the diagram and the assessment contained in the Engineer's Report and levies the assessment for the fiscal year 2023/24.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
  - a. Clerk's Certification to County Auditor
  - b. Resolution Initiating Proceedings
  - 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: August 21,2023

LESLIE B. CAVIGLIA, CITY CLERK

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

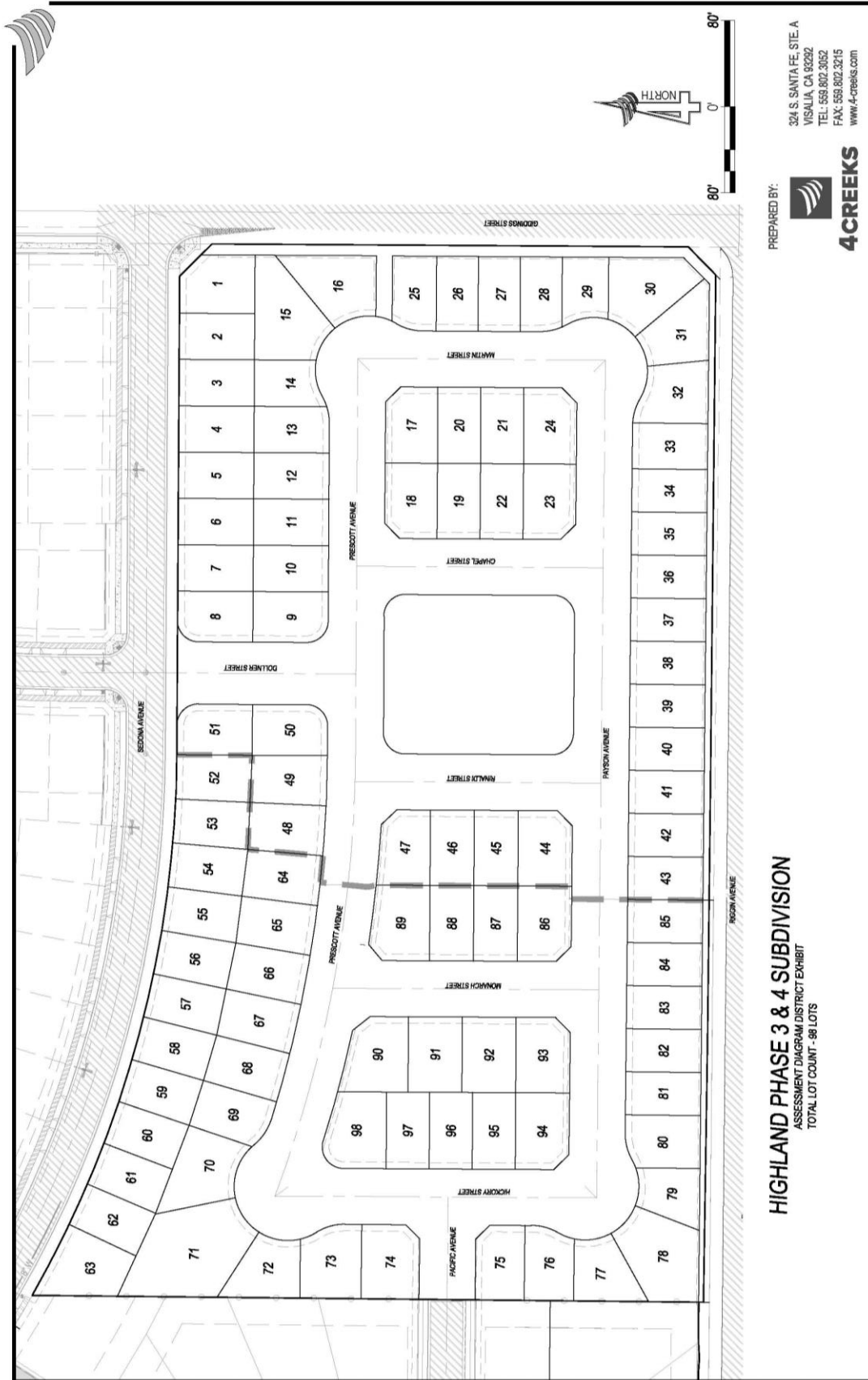
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2023-   passed and adopted by the Council of the City of Visalia at a regular meeting held on August 21, 2023.

Dated: \_\_\_\_\_, 2023

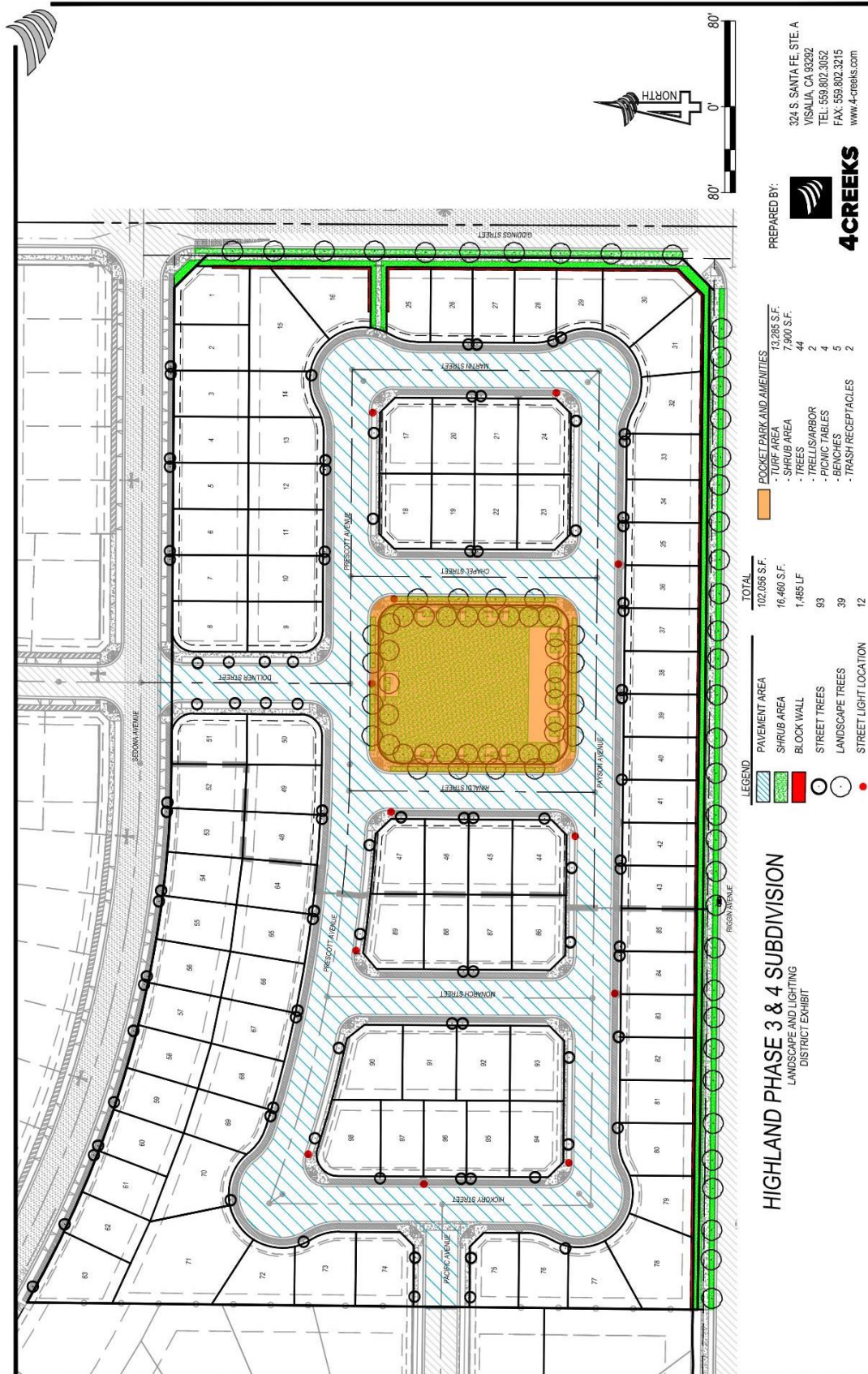
LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

**Exhibit "A"**  
**Assessment Diagram**  
 Landscape & Lighting Assessment District No. 22-05  
 Highland Park Unit Nos. 3 & 4



**Exhibit "B"**  
**Landscape Location Diagram**  
**Landscape & Lighting Assessment District No. 22-05**  
**Highland Park Unit Nos. 3 & 4**



**Exhibit “C”**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 22-05  
Highland Park Unit Nos. 3 & 4  
Fiscal Year 2023/24

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$823.58	Woodside Homes	1	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	2	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	3	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	4	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	5	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	6	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	7	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	8	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	9	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	10	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	11	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	12	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	13	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	14	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	15	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	16	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	17	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	18	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	19	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	20	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	21	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	22	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	23	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	24	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	25	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	26	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	27	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	28	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	29	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	30	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	31	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	32	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	33	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	34	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	35	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	36	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	37	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	38	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	39	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	40	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	41	22-05Highland Park 3&4

**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 22-05  
Highland Park Unit Nos. 3 & 4  
Fiscal Year 2023/24

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$823.58	Woodside Homes	42	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	43	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	44	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	45	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	46	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	47	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	48	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	49	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	50	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	51	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	52	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	53	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	54	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	55	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	56	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	57	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	58	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	59	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	60	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	61	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	62	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	63	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	64	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	65	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	66	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	67	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	68	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	69	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	70	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	71	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	72	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	73	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	74	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	75	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	76	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	77	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	78	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	79	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	80	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	81	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	82	22-05Highland Park 3&4

**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 22-05  
Highland Park Unit Nos. 3 & 4  
Fiscal Year 2023/24

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$823.58	Woodside Homes	83	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	84	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	85	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	86	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	87	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	88	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	89	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	90	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	91	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	92	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	93	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	94	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	95	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	96	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	97	22-05Highland Park 3&4
To be assigned	\$823.58	Woodside Homes	98	22-05Highland Park 3&4

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 22-05  
Highland Park Unit Nos. 3 & 4  
Fiscal Year 2023/24

General Description

This Assessment District (22-05, Highland Park Unit Nos. 3 & 4) is located at the northwest corner of Giddings Street and Riggan Avenue. Exhibit “A” is a map of Assessment District 22-05. This District includes a pocket park, outlots and local roads. The district will maintain shrub and turf, areas, street and landscape trees, irrigation systems, block walls, street lights, pavement on local streets, and any other applicable equipment or improvements. The maintenance of irrigation systems and block wall includes, but is 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 reclamite (oiling). There are a total of 98 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, street lights, streets, and block walls is vital for the protection of both economic and humanistic values of the development. In order to preserve the values incorporated within developments and to concurrently have an adequate funding source for the maintenance of all internal local streets within the subdivision, the City Council has determined that landscape areas, street lights, block walls, street trees, 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, and street lights. The lots not adjacent to landscape areas, block walls, 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.

Estimated Costs

The estimated costs to maintain the District includes the costs to maintain any landscaping, street trees, 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 22-05  
Highland Park Unit Nos. 3 & 4  
Fiscal Year 2023/24

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$80,710.44) (1.05)^{(n-1)}$$

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 \$87,974.37 [a 9% increase over the base year assessment of \$80,710.44]. The ceiling on the assessment increase for year four would be \$93,432.42 [ceiling =  $(\$80,710.44) (1.05)^{(4-1)}$ ]. The assessment would be set at \$87,974.37 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 \$91,202.79 [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 \$93,432.42 [ceiling =  $(\$80,710.44) (1.05)^{(4-1)}$ ]. The assessment would be set at \$91,202.79 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 \$87,974.37 [a 9% increase over the base year assessment \$80,710.44] and damage occurred to the masonry wall raising the year five assessment to \$107,328.74 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$96,771.81, a 10% increase over the previous year and under the ceiling of \$98,104.04 [ceiling =  $(\$80,710.44) (1.05)^{(5-1)}$ ]. The difference of \$10,556.92 will be recognized as a deficit and carried over into future years’ assessment.

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.

---

Frank Senteno  
City Engineer

---

Date