

RESOLUTION NO. 2024-57

RESOLUTION INITIATING PROCEEDINGS
FOR ASSESSMENT DISTRICT NO. 24-03
Sycamore Heights
(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, local streets, streetlights, block walls, and any other applicable equipment or improvements.
2. The proposed district shall be designated "Assessment District No. 24-03, City of Visalia, Tulare County, California," and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 24-03, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Sycamore Heights".
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: October 7, 2024 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 2024-57 passed and adopted by the Council of the City of Visalia at a regular meeting held on October 7, 2024.

Dated: _____, 2024 LESLIE B. CAVIGLIA, CITY CLERK

By Jennifer Gomez, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 24-03
Sycamore Heights
(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. 24-03, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on October 7, 2024 by its Resolution No. 2024-57.

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

Dated: _____, 2024

LESLIE B. CAVIGLIA, CITY CLERK

By Jennifer Gomez, Chief Deputy City Clerk

RESOLUTION NO. 2024-58

RESOLUTION ORDERING THE IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 24-03
Sycamore Heights
(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. 24-03, 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 2024/25.
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: October 7, 2024 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 2024-58 passed and adopted by the Council of the City of Visalia at a regular meeting held on October 7, 2024.

Dated: _____, 2024

LESLIE B. CAVIGLIA, CITY CLERK

By Jennifer Gomez, Chief Deputy City Clerk

Exhibit "A"
Assessment Diagram
Landscape & Lighting Assessment District No. 24-03
Sycamore Heights

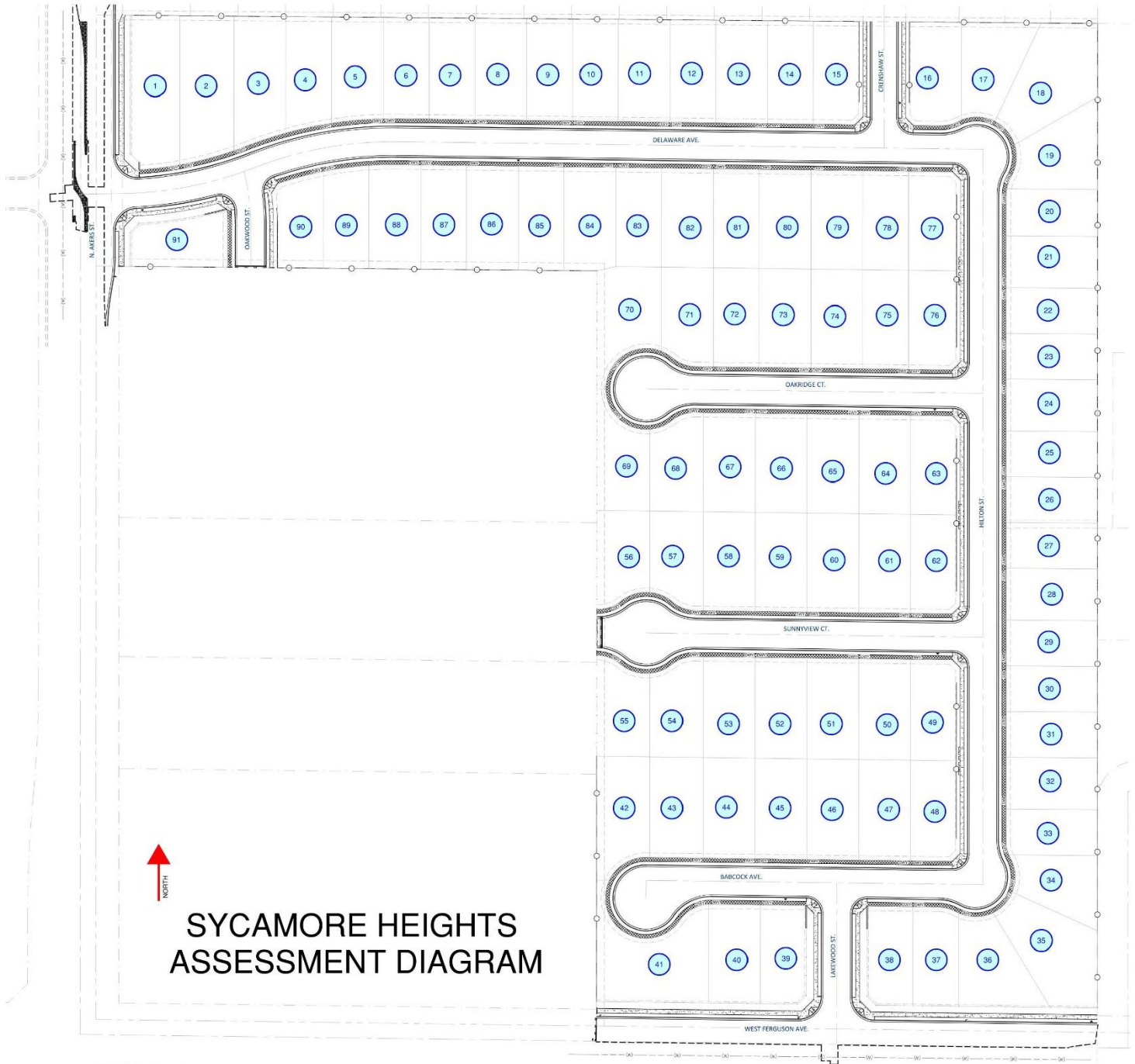


Exhibit "B"
 Landscape Location Diagram
 Landscape & Lighting Assessment District No. 24-03
 Sycamore Heights

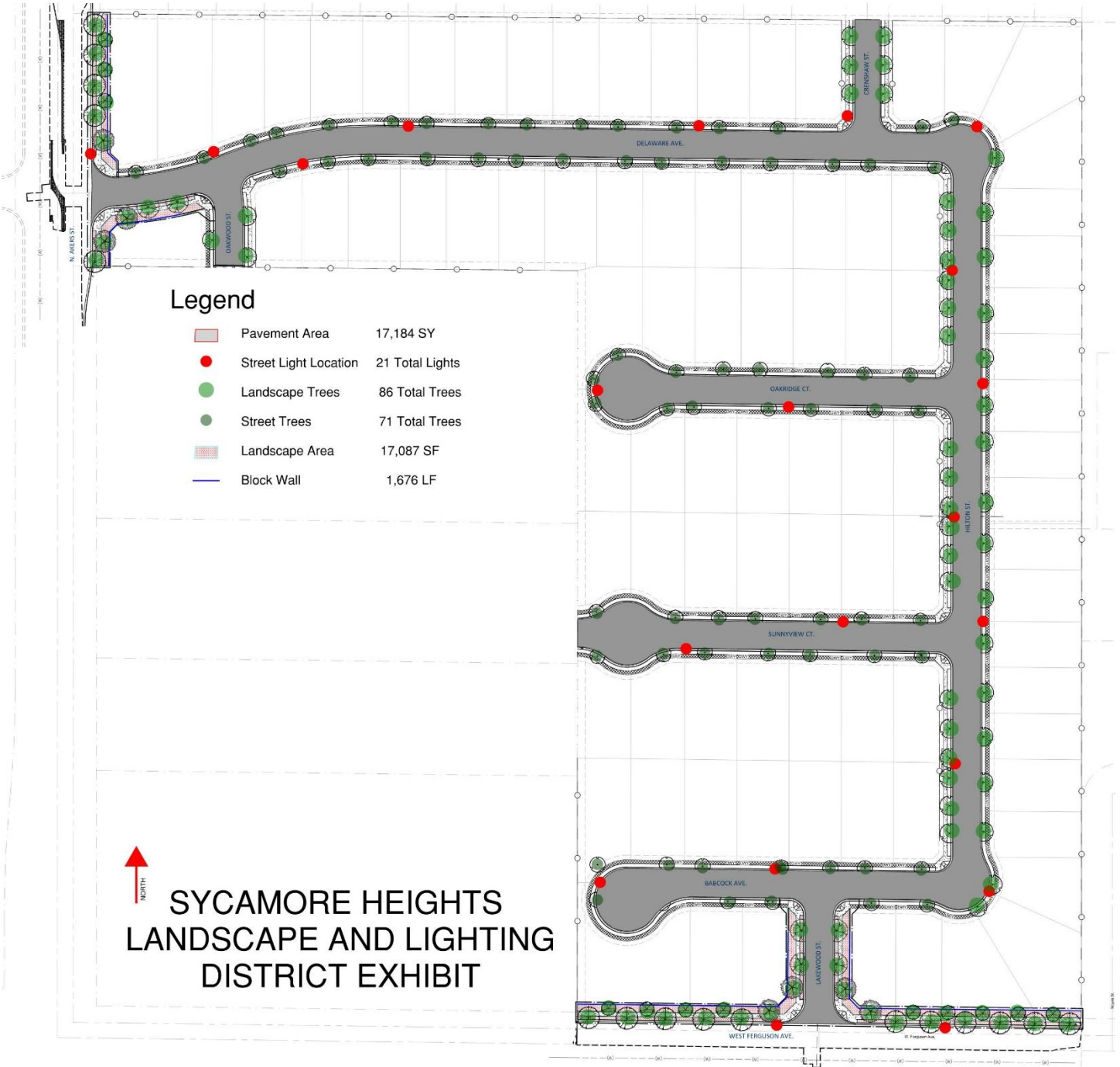


Exhibit "C"
Tax Roll Assessment
Landscape & Lighting Assessment District 24-03
Sycamore Heights
Fiscal Year 2024/25

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$818.13	Sycamore Heights	1	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	2	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	3	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	4	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	5	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	6	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	7	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	8	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	9	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	10	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	11	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	12	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	13	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	14	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	15	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	16	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	17	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	18	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	19	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	20	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	21	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	22	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	23	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	24	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	25	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	26	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	27	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	28	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	29	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	30	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	31	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	32	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	33	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	34	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	35	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	36	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	37	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	38	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	39	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	40	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	41	24-03 Sycamore Heights

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 24-03
 Sycamore Heights
 Fiscal Year 2024/25

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$818.13	Sycamore Heights	42	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	43	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	44	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	45	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	46	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	47	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	48	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	49	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	50	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	51	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	52	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	53	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	54	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	55	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	56	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	57	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	58	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	59	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	60	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	61	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	62	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	63	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	64	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	65	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	66	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	67	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	68	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	69	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	70	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	71	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	72	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	73	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	74	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	75	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	76	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	77	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	78	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	79	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	80	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	81	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	82	24-03 Sycamore Heights

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 24-03
 Sycamore Heights
 Fiscal Year 2024/25

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$818.13	Sycamore Heights	83	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	84	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	85	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	86	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	87	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	88	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	89	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	90	24-03 Sycamore Heights
To be assigned	\$818.13	Sycamore Heights	91	24-03 Sycamore Heights

Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 24-03
Sycamore Heights
Fiscal Year 2024/25

General Description

This Assessment District (24-03, Sycamore Heights) is located at the northeast corner of Ferguson Avenue and Akers Street. Exhibit “A” is a map of Assessment District 24-03. This District includes outlots and local roads. The district will maintain shrub areas, street and landscape trees, irrigation systems, block walls, streetlights, 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 reclamation (oiling). There are a total of 91 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, streetlights, 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, streetlights, 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 streetlights 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: Reclamation 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 24-03
Sycamore Heights
Fiscal Year 2024/25

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$74,449.52) (1.05)^{(n-1)}$$

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 \$81,149.98 [a 9% increase over the base year assessment of \$74,449.52]. The ceiling on the assessment increase for year four would be \$86,184.63 [ceiling = $(\$74,449.52) (1.05)^{(4-1)}$]. The assessment would be set at \$81,149.98 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 \$84,127.96 [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 \$86,184.63 [ceiling = $(\$74,449.52) (1.05)^{(4-1)}$]. The assessment would be set at \$84,127.96 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 \$81,149.98 [a 9% increase over the base year assessment \$74,449.52] and damage occurred to the masonry wall raising the year five assessment to \$99,002.97 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$89,264.98, a 10% increase over the previous year and under the ceiling of \$90,493.86 [ceiling = $(\$74,449.52) (1.05)^{(5-1)}$]. The difference of \$9,738.00 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.

Chris Crawford
City Engineer

Date