

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 24-01
Higgins 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. 24-01, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on _____, 2024 by its Resolution No. 2024-__.

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 Jennifer Gomez, Chief Deputy City Clerk

RESOLUTION NO. 2024-__

RESOLUTION ORDERING THE IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 24-01
Higgins Ranch
(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. 24-01, 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 2025/26.
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: _____, 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-__ passed and adopted by the Council of the City of Visalia at a regular meeting held on _____, 2024.

Dated: .

LESLIE B. CAVIGLIA, CITY CLERK

By Jennifer Gomez, Chief Deputy City Clerk

Exhibit "A"
Assessment Diagram
Landscape & Lighting Assessment District No. 24-01
Higgins Ranch

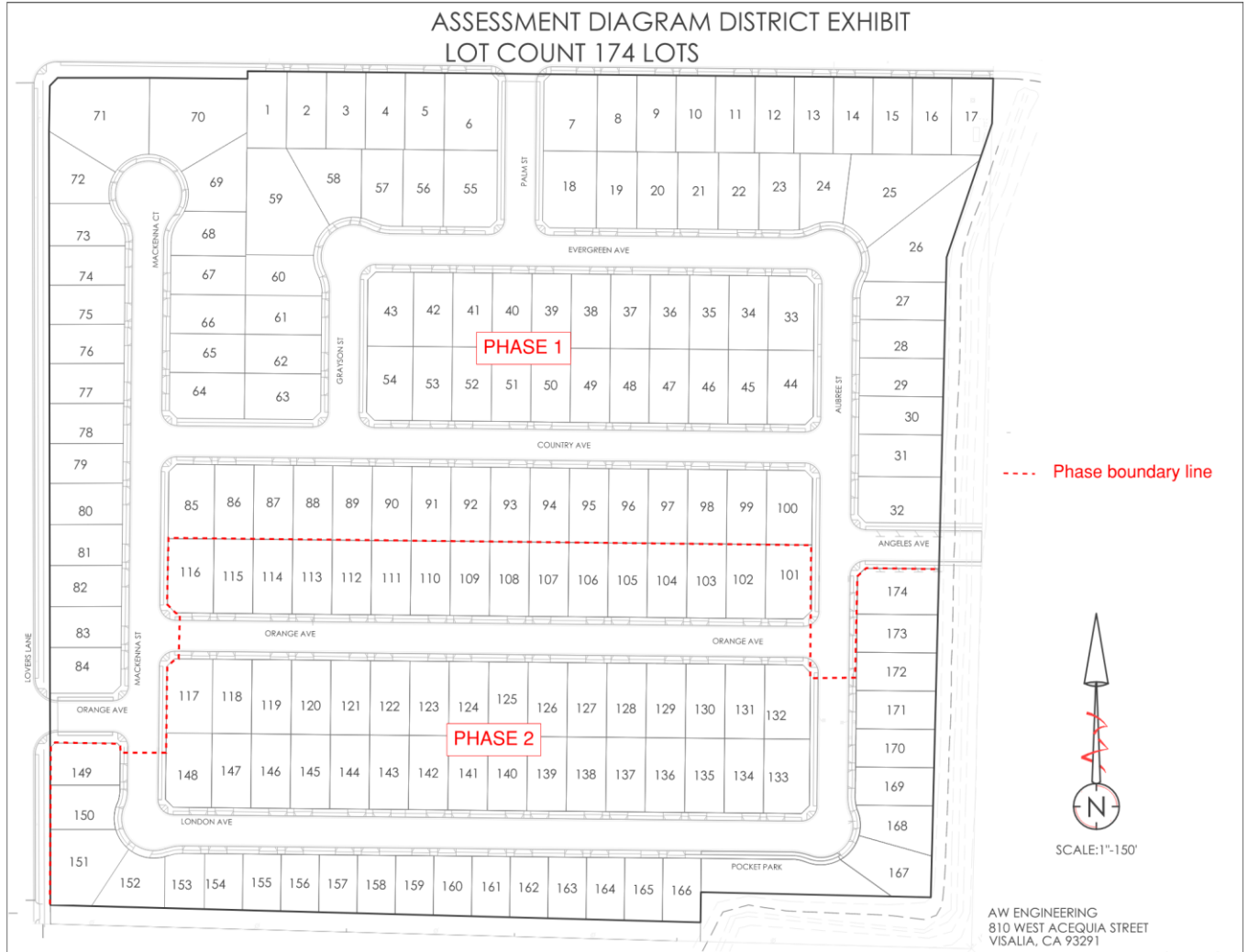


Exhibit "B"
Landscape Location Diagram
Landscape & Lighting Assessment District No. 24-01
Higgins Ranch

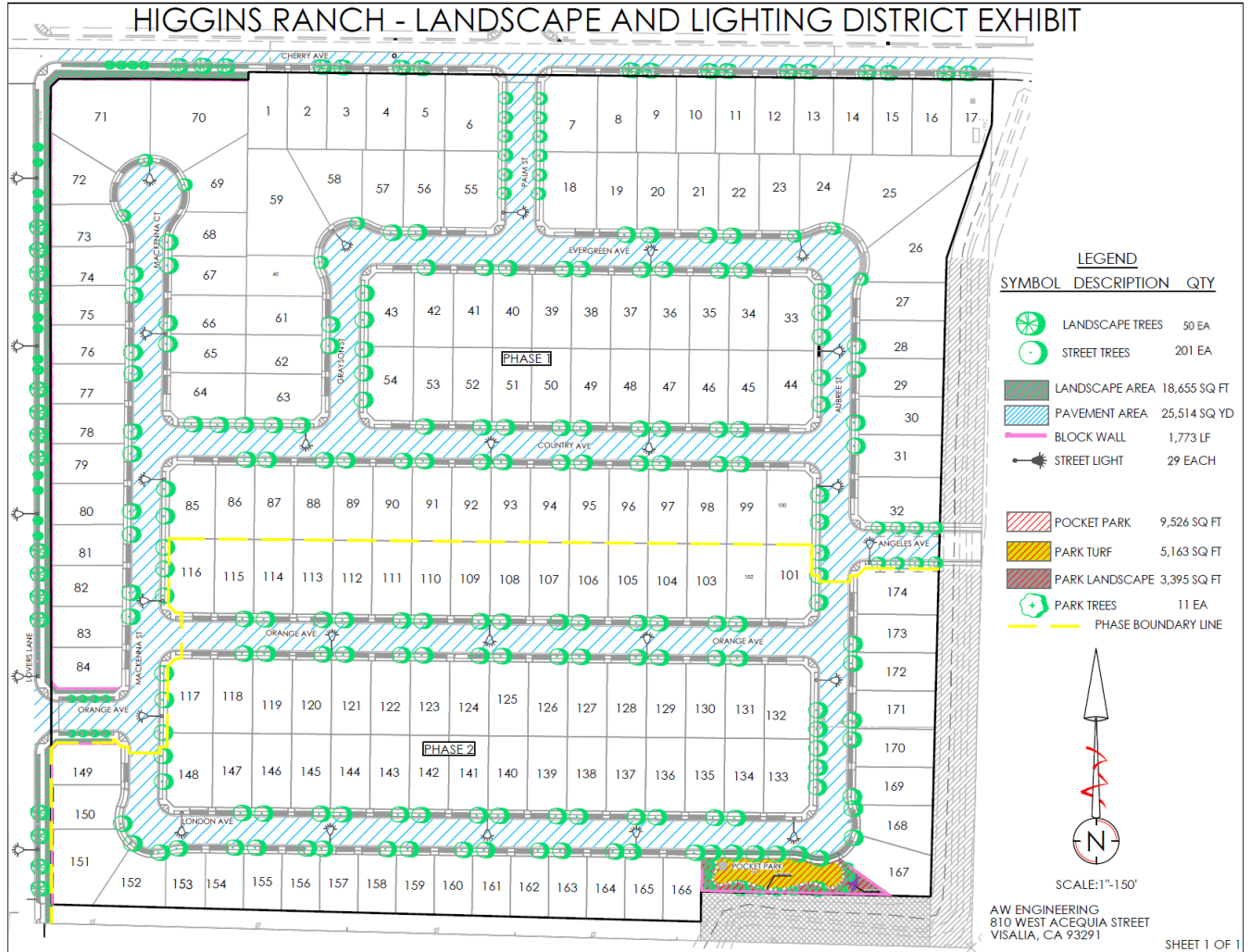


Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 24-01
 Higgins Ranch
 Fiscal Year 2025/26

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$754.54	Jen HoldCo 24 LLC	1	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	2	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	3	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	4	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	5	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	6	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	7	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	8	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	9	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	10	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	11	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	12	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	13	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	14	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	15	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	16	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	17	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	18	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	19	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	20	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	21	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	22	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	23	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	24	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	25	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	26	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	27	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	28	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	29	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	30	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	31	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	32	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	33	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	34	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	35	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	36	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	37	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	38	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	39	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	40	24-01 Higgins Ranch
To be assigned	\$754.54	Jen HoldCo 24 LLC	41	24-01 Higgins Ranch

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 24-01
 Higgins Ranch
 Fiscal Year 2025/26

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$754.54	Jen Hold Co 24 LLC	42	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	43	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	44	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	45	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	46	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	47	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	48	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	49	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	50	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	51	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	52	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	53	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	54	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	55	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	56	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	57	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	58	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	59	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	60	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	61	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	62	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	63	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	64	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	65	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	66	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	67	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	68	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	69	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	70	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	71	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	72	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	73	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	74	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	75	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	76	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	77	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	78	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	79	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	80	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	81	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	82	24-01 Higgins Ranch

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 24-01
 Higgins Ranch
 Fiscal Year 2025/26

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$754.54	Jen Hold Co 24 LLC	83	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	84	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	85	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	86	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	87	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	88	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	89	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	90	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	91	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	92	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	93	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	94	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	95	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	96	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	97	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	98	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	99	24-01 Higgins Ranch
To be assigned	\$754.54	Jen Hold Co 24 LLC	100	24-01 Higgins Ranch

Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 24-01
Higgins Ranch
Fiscal Year 2025/26

General Description

This Assessment District (24-01, Higgins Ranch) is located at the southeast corner of Lovers Lane and Cherry Avenue. Exhibit “A” is a map of Assessment District 24-01. This District includes outlots, a pocket park, and local roads. The district will maintain shrub areas, street and landscape trees, irrigation systems, block walls, streetlights, pavement on local streets, pocket park, 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 also 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 174, of which 100 will be assessed for Fiscal Year 2025/26.

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 24-01
Higgins Ranch
Fiscal Year 2025/26

The quantities, estimated costs, and per lot assessment in the "Higgins 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	5,163	\$ 0.034	12	\$ 0.41	\$ 2,121.37
Shrub Area	Monthly	Sq Ft	3,395	\$ 0.025	12	\$ 0.305	\$ 1,034.80
Water	Monthly	Sq Ft	8,558	\$ 0.018	12	\$ 0.216	\$ 1,848.53
Electricity	Monthly	Meter	1	\$ 20.69	12	\$ 248.28	\$ 248.28
Trees	Annual	Each	11	\$ 60.00	1	\$ 60.00	\$ 660.00
Custodial Maintenance	Monthly	Each	1	\$ 172.00	12	\$ 2,064.00	\$ 2,064.00
Annual Fibar Material Replacement	Annual	Cubic Yd	20	\$ 42.00	1	\$ 42.00	\$ 840.00
Equipment Inspection	Monthly	Hourly	1	\$ 98.24	12	\$ 1,178.88	\$ 1,178.88
Repair/Replace Equipment	Monthly	Hourly	1	\$ 55.00	12	\$ 660.00	\$ 660.00
Playground Structure	Once	Each	1	\$ 95,000.00	-	\$ 6,333.33	\$ 6,333.33
Picnic Table	Once	Each	3	\$ 5,707.00	-	\$ 380.47	\$ 1,141.40
Bench	Once	Each	3	\$ 1,492.00	-	\$ 99.47	\$ 298.40
Trash Receptacle	Once	Each	2	\$ 1,199.00	-	\$ 79.93	\$ 159.87
Trellis/Arbor	Once	Each	-	\$ 3,500.00	-	\$ 233.33	\$ -
Solar Lighting Pole	Once	Each	2	\$ 8,000.00	-	\$ 533.33	\$ 1,066.67

Description	20 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	18,655	\$ 0.025	12	\$ 0.300	\$ 5,596.50
Water	Monthly	Sq Ft	18,655	\$ 0.018	12	\$ 0.216	\$ 4,029.48
Electricity	Monthly	Meter	1	\$ 20.690	12	\$ 248.28	\$ 248.28
Landscape Trees	Annual	Each	50	\$ 60.00	1	\$ 60.00	\$ 3,000.00
Interior Street Tree	Annual	Each	201	\$ 60.00	1	\$ 60.00	\$ 12,060.00
Street Lights (Electricity & Maint)	Monthly	Each	29	\$ 11.30	12	\$ 135.60	\$ 3,932.40
Block Wall	Annual	Ln Ft	1,773	\$ 0.75	1	\$ 0.75	\$ 1,329.75
Project Management	Annual	Lots	174	\$ 40.00	1	\$ 40.00	\$ 6,960.00

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	25,514	\$ 0.96	2	\$ 0.96	\$ 2,449.34
Crack Seal (7 year cycle)	Twice	Sq Yd	25,514	\$ 0.68	2	\$ 0.68	\$ 1,734.95
Cape Seal (15 year cycle)	Once	Sq Yd	25,514	\$ 11.16	1	\$ 11.16	\$ 14,236.81
2.0' Overlay (20 year cycle)	Once	Sq Yd	25,514	\$ 33.42	1	\$ 33.42	\$ 42,633.89

Total						\$	117,866.95
10% Reserve Fund (Repairs)			10%			\$	11,786.69

Grand Total						\$	129,653.64
Number of Lots							174

Annual Per Lot Assessment						\$	745.14
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Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 24-01
Higgins Ranch
Fiscal Year 2025/26

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$129.653.64) (1.05)^{(n-1)}$$

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 \$141,322.47 [a 9% increase over the base year assessment of \$129.653.64]. The ceiling on the assessment increase for year four would be \$150,090.29 [ceiling = $(\$129.653.64) (1.05)^{(4-1)}$]. The assessment would be set at \$141,322.47 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 \$148,358.58 [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 \$150,090.29 [ceiling = $(\$129.653.64) (1.05)^{(4-1)}$]. The assessment would be set at \$148,358.58 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 \$141,322.47 [a 9% increase over the base year assessment \$129.653.64] and damage occurred to the masonry wall raising the year five assessment to \$172,413.41 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$155,454.71, a 10% increase over the previous year and under the ceiling of \$157,594.81 [ceiling = $(\$129.653.64) (1.05)^{(5-1)}$]. The difference of \$16,958.70 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.

Christopher Crawford
City Engineer

Date