



CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 26-02  
BLANKENSHIP  
(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. 26-02, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on June 15, 2026 by its Resolution No. 2026-27.

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. 2026-28

RESOLUTION ORDERING THE IMPROVEMENTS FOR  
ASSESSMENT DISTRICT NO. 26-02  
BLANKENSHIP  
(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. 26-02, 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 2026/27.
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: June 15, 2026

LESLIE B. CAVIGLIA, CITY CLERK

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

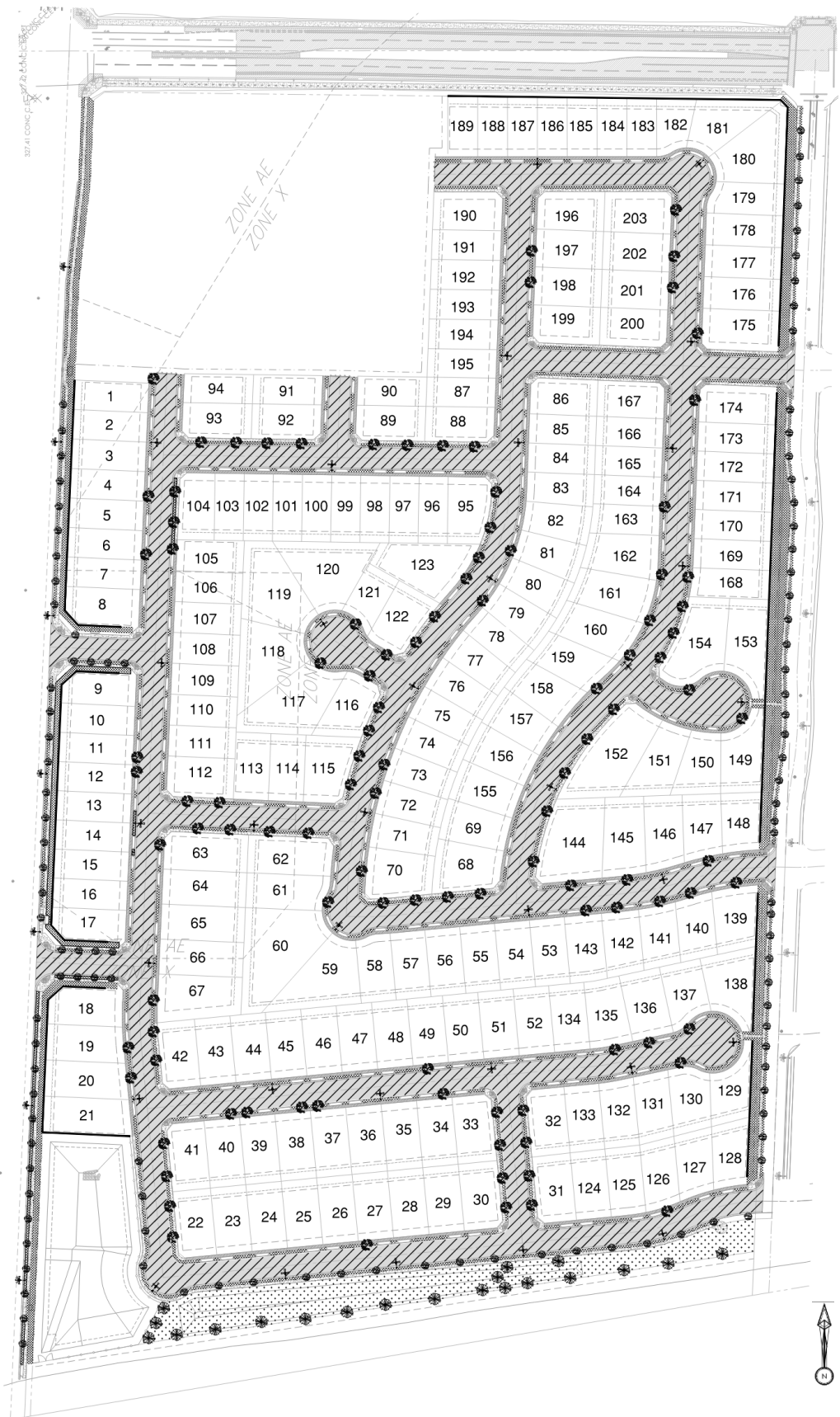
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-28 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 15, 2026.

Dated: .

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

**Exhibit "A"**  
Assessment Diagram  
Landscape & Lighting Assessment District No. 26-02  
Blankenship



**Exhibit "B"**  
**Landscape Location Diagram**  
**Landscape & Lighting Assessment District No. 26-02**  
**Blankenship**



SYMBOL	DESCRIPTION	QUANTITY
	LANDSCAPE TREE	221 EA
	STREET TREE	286 EA
	POCKET PARK TREE	17 EA
	LANDSCAPE AREA	8,430 SQ YD
	PAVEMENT AREA	40,977 SQ YD
	PARK AREA	6,180 SQ YD
	CONCRETE BLOCK WALL	3,859 LF
	EXTERIOR STREET LIGHT	7 EA
	INTERIOR STREET LIGHT	34 EA



**Exhibit "D"**  
 Engineer's Report  
 Landscape & Lighting Assessment District 26-02  
 Blankenship  
 Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$837.31	SJV Horizontal, LLC	1	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	2	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	3	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	4	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	5	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	6	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	7	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	8	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	9	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	10	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	11	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	12	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	13	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	14	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	15	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	16	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	17	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	18	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	19	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	20	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	21	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	22	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	23	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	24	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	25	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	26	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	27	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	28	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	29	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	30	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	31	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	32	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	33	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	34	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	35	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	36	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	37	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	38	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	39	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	40	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	41	26-02 Blankenship

**Exhibit "D"**  
 Engineer's Report  
 Landscape & Lighting Assessment District 26-02  
 Blankenship  
 Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$837.31	SJV Horizontal, LLC	42	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	43	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	44	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	45	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	46	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	47	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	48	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	49	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	50	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	51	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	52	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	53	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	54	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	55	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	56	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	57	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	58	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	59	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	60	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	61	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	62	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	63	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	64	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	65	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	66	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	67	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	68	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	69	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	70	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	71	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	72	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	73	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	74	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	75	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	76	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	77	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	78	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	79	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	80	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	81	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	82	26-02 Blankenship

**Exhibit "D"**  
 Engineer's Report  
 Landscape & Lighting Assessment District 26-02  
 Blankenship  
 Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$837.31	SJV Horizontal, LLC	83	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	84	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	85	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	86	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	87	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	88	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	89	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	90	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	91	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	92	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	93	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	94	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	95	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	96	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	97	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	98	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	99	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	100	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	101	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	102	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	103	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	104	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	105	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	106	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	107	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	108	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	109	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	110	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	111	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	112	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	113	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	114	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	115	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	116	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	117	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	118	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	119	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	120	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	121	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	122	26-02 Blankenship
To be assigned	\$837.31	SJV Horizontal, LLC	123	26-02 Blankenship

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 26-02  
Blankenship  
Fiscal Year 2026/27

General Description

This Assessment District (26-02, Blankenship) is located at the southeast corner of Caldwell Avenue and Santa Fe Street. Exhibit “A” is a map of Assessment District 26-02. This District includes outlots and local roads. The district will maintain shrub areas, street and landscape trees, irrigation systems, block walls, streetlights, pocket park, 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 also 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). The total number of lots within the district is 203, of which 123 will be assessed for Fiscal Year 2026/27.

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, pocket park, 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, pocket park, 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: 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 26-02**  
**Blankenship**  
**Fiscal Year 2026/27**

The quantities, estimated costs, and per lot assessment in the "Blankenship" 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	6,180	\$ 0.025	12	\$ 0.30	\$ 1,883.66	
Water	Monthly	Sq Ft	6,180	\$ 0.018	12	\$ 0.22	\$ 1,334.88	
Electricity	Monthly	Meter	1	\$ 20.69	12	\$ 248.28	\$ 248.28	
Trees	Annual	Each	17	\$ 60.00	1	\$ 60.00	\$ 1,020.00	
Custodial Maintenance	Monthly	Each	-	\$ 172.00	12	\$ 2,064.00	\$ -	
Playground Equipment	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	-	\$ 95,000.00	-	\$ 6,333.33	\$ -
	Picnic Table	Once	Each	-	\$ 5,707.00	-	\$ 380.47	\$ -
	Bench	Once	Each	-	\$ 1,492.00	-	\$ 99.47	\$ -
	Trash Receptacle	Once	Each	-	\$ 1,199.00	-	\$ 79.93	\$ -
	Trellis/Arbor	Once	Each	-	\$ 3,500.00	-	\$ 233.33	\$ -
	Outdoor Lighting Pole	Once	Each	-	\$ 8,000.00	-	\$ 533.33	\$ -
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	8,430	\$ 0.025	12	\$ 0.30	\$ 2,569.46	
Water	Monthly	Sq Ft	8,430	\$ 0.018	12	\$ 0.22	\$ 1,820.88	
Electricity	Monthly	Meter	1	\$ 20.69	12	\$ 248.28	\$ 248.28	
Landscape Trees	Annual	Each	221	\$ 60.00	1	\$ 60.00	\$ 13,260.00	
Interior Street Tree	Annual	Each	286	\$ 60.00	1	\$ 60.00	\$ 17,160.00	
Street Lights (Electricity & Maint)	Monthly	Each	41	\$ 12.00	12	\$ 144.00	\$ 5,904.00	
Block Wall	Annual	Ln Ft	3,859	\$ 0.75	1	\$ 0.75	\$ 2,894.25	
Project Management	Annual	Lots	203	\$ 40.00	1	\$ 40.00	\$ 8,120.00	
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	40,977	\$ 0.96	2	\$ 0.96	\$ 3,933.79	
Crack Seal (7 year cycle)	Twice	Sq Yd	40,977	\$ 0.68	2	\$ 0.68	\$ 2,786.44	
Cape Seal (15 year cycle)	Once	Sq Yd	40,977	\$ 11.16	1	\$ 11.16	\$ 22,865.17	
2.0' Overlay (20 year cycle)	Once	Sq Yd	40,977	\$ 33.42	1	\$ 33.42	\$ 68,472.57	
Total							\$ 154,521.66	
10% Reserve Fund (Repairs)			10%				\$ 15,452.17	
<b>Grand Total</b>							<b>\$ 169,973.83</b>	
Number of Lots							203	
Annual Per Lot Assessment							\$ 837.31	

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 26-02  
Blankenship  
Fiscal Year 2026/27

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$169,973.83) (1.05)^{(n-1)}$$

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 \$185,271.47 [a 9% increase over the base year assessment of \$169,973.83]. The ceiling on the assessment increase for year four would be \$196,765.95 [ceiling =  $(\$169,973.83) (1.05)^{(4-1)}$ ]. The assessment would be set at \$185,271.47 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 \$192,070.42 [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 \$196,765.95 [ceiling =  $(\$169,973.83) (1.05)^{(4-1)}$ ]. The assessment would be set at \$192,070.42 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 \$185,271.47 [a 9% increase over the base year assessment \$169,973.83] and damage occurred to the masonry wall raising the year five assessment to \$226,031.19 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$203,798.62 , a 10% increase over the previous year and under the ceiling of \$206,604.25 [ceiling =  $(\$169,973.83) (1.05)^{(5-1)}$ ]. The difference of \$22,232.58 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