



CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 22-06  
Sequoia Bend  
(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. 22-06, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on October 16, 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:

LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

RESOLUTION NO. 2023-\_\_\_

RESOLUTION ORDERING THE IMPROVEMENTS  
AND THE ANNEXATION TO  
ASSESSMENT DISTRICT NO. 22-06  
Sequoia Bend  
(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. 22-06, 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 annexation area to the landscape and lighting district have filed their consent to be annexed into the district, and to the adoption of the Engineer's Report and the levy of the assessments stated therein.

As stated in the Engineer's Report, the assessment amounts for the existing lots within the district will remain unchanged with the proposed annexation.

4. The City Council hereby orders the improvements and the annexation of the assessment district described in the Resolution Initiating Proceedings and 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 2023-2024.
6. The City Council hereby forwards the following attachments to Tulare County Recorder's Office for recordation:
  - a. Clerk's Certification to the 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: \_\_\_\_\_, 2023     LESLIE B. CAVIGLIA, CITY CLERK

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

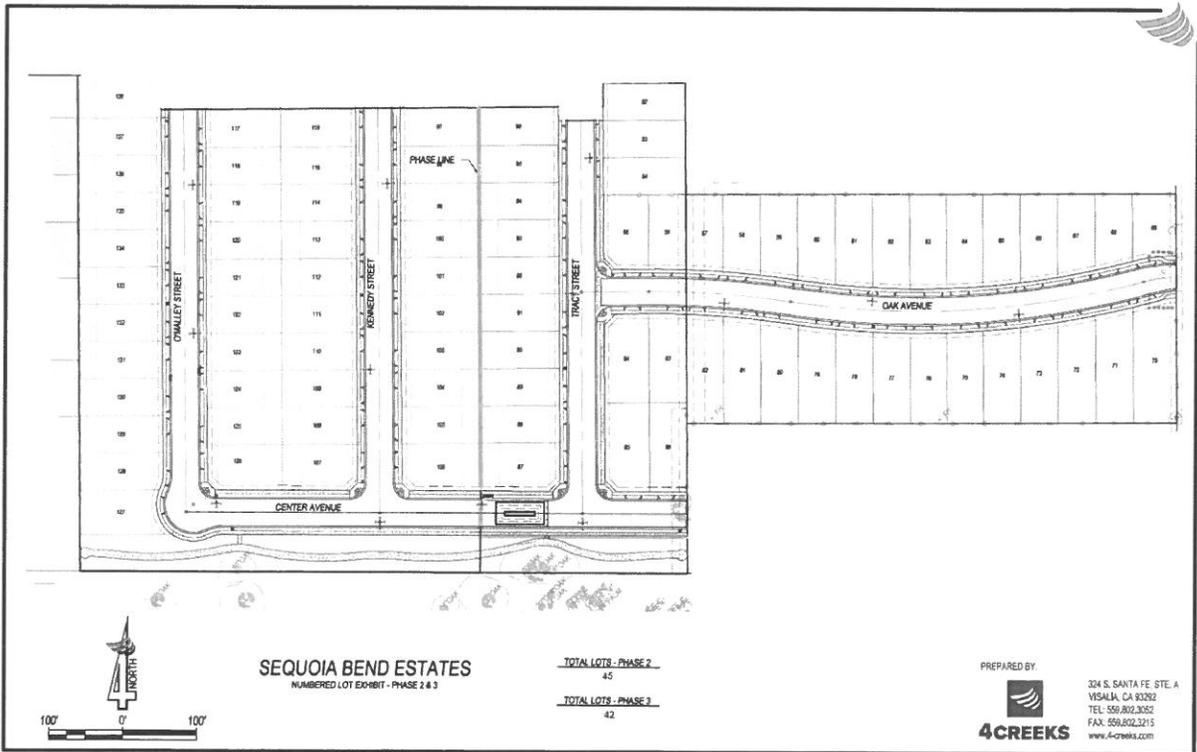
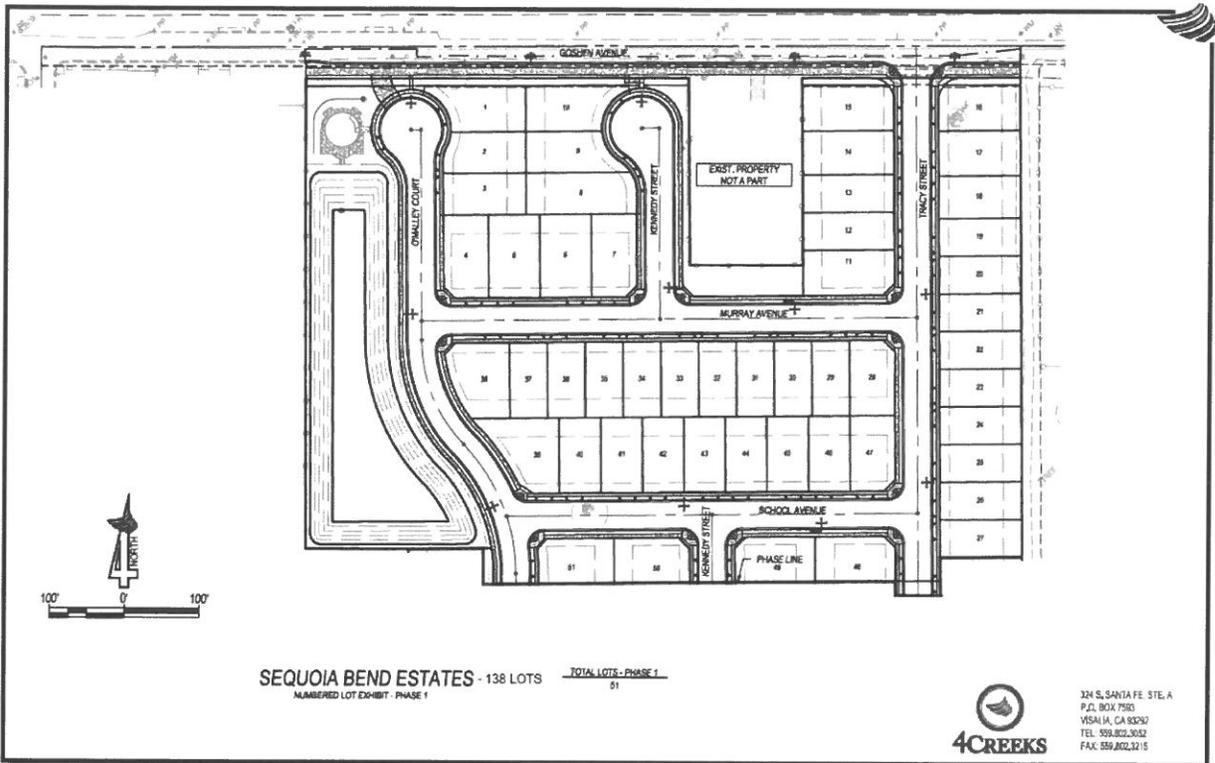
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2023-\_\_\_ passed and adopted by the Council of the City of Visalia at a regular meeting held on October 16, 2023.

Dated:

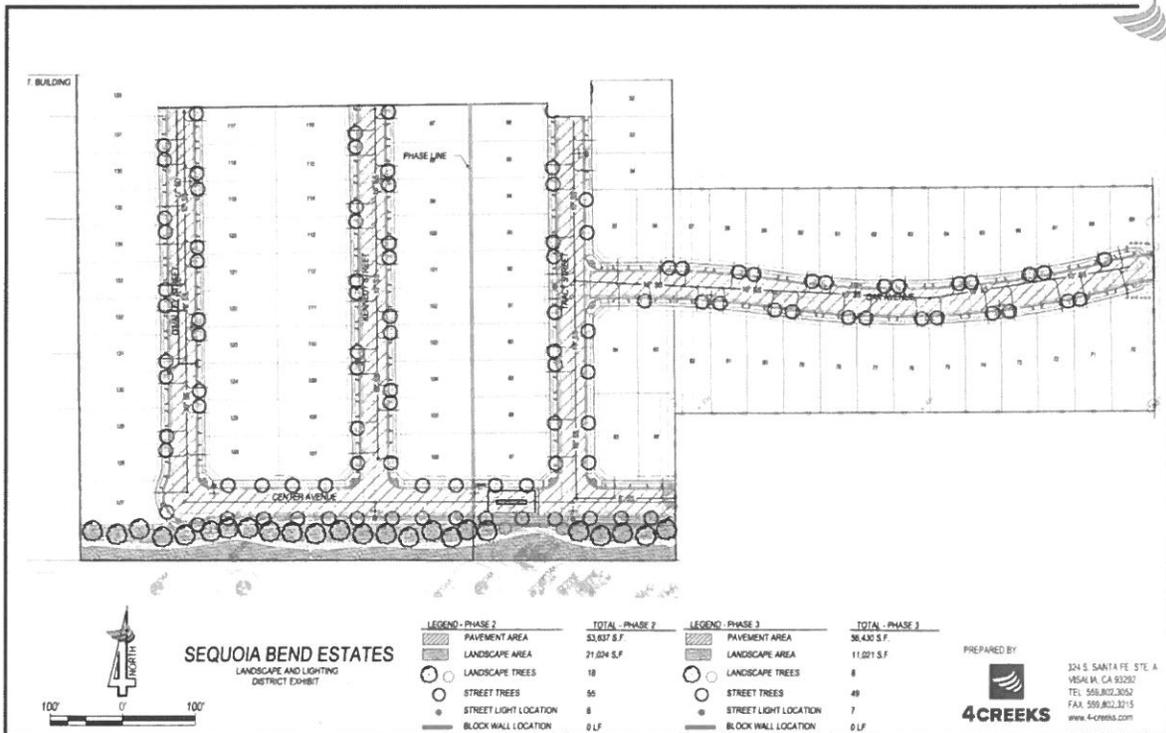
LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

**Exhibit "A"**  
**Assessment Diagram**  
 Assessment District No. 22-06, City of Visalia, Tulare County, California  
 Sequoia Bend



**Exhibit "B"**  
**Landscape Location Diagram**  
 Assessment District No. 22-06; City of Visalia, Tulare County, California  
 Sequoia Bend



**Exhibit "C"**  
Tax Roll Assessment  
Assessment District No. 22-06; City of Visalia, Tulare County, California  
Sequoia Bend  
Fiscal Year 2023-2024

<u>APN</u>	<u>ASSESSMENT</u>	<u>OWNER</u>	<u>LOT #</u>	<u>DISTRICT</u>
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06052	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06053	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06054	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06055	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06056	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06057	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06058	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06059	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06060	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06061	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06062	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06063	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06064	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06065	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06066	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06067	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06068	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06069	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06070	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06071	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06072	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06073	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06074	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06075	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06076	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06077	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06078	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06079	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06080	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06081	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06082	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06083	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06084	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06085	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06086	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06087	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06088	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06089	22-06 SEQUOIA BEND

**Exhibit "C"**  
 Tax Roll Assessment  
 Assessment District No. 22-06; City of Visalia, Tulare County, California  
 Sequoia Bend  
 Fiscal Year 2023-2024

<u>APN</u>	<u>ASSESSMENT</u>	<u>OWNER</u>	<u>LOT #</u>	<u>DISTRICT</u>
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06090	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06091	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06092	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06093	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06094	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06095	22-06 SEQUOIA BEND
TBD	\$1,213.70	PRESIDO JJR MAPLEWOOD 138	22-06096	22-06 SEQUOIA BEND

**Exhibit "D"**  
Engineer's Report  
Assessment District No. 22-06; City of Visalia, Tulare County, California  
Sequoia Bend

General Description

This Assessment District (22-06, Sequoia Bend) is located south of East of Goshen Avenue between North Cain and North Virmargo Street . Exhibit "A" is a map of Assessment District 22-06. This district includes the maintenance of shrub areas, irrigation systems, street trees, landscape trees, block walls, street lights, pavement on local streets, and any other applicable equipment or improvements; see Exhibit "B". 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 any acts of vandalism (graffiti, theft or damage) that may occur. This District also includes the preventive maintenance of all internal local 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 138, of which 51 will be assessed for Fiscal Year 2023-2024.

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 the 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, landscape 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**  
 Assessment District No. 22-06; City of Visalia, Tulare County, California  
 Sequoia Bend

The quantities and estimated costs are as follows:

Decription	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost
Turf	Monthly	Sq Ft	77,627	\$ 0.020	12	\$ 0.240	\$ 18,630.48
Shrub	Monthly	Sq Ft	81,956	\$ 0.020	12	\$ 0.240	\$ 19,669.44
Water	Monthly	Sq Ft	159,583	\$ 0.018	12	\$ 0.216	\$ 34,469.93
Electricity	Monthly	meter	1	\$ 20.69	12	\$ 248.280	\$ 248.28
Landscape trees	Annual	Each	72	\$ 60.00	1	\$ 60.000	\$ 4,320.00
Interior Street Tree	Annual	Each	200	\$ 60.00	1	\$ 60.000	\$ 12,000.00
Street Lights (Electricity & Malnt)	Monthly	Each	28	\$ 11.30	12	\$ 135.600	\$ 3,796.80
Reclamite (5 year cycle)	Twice	Sq Yd	24,601	\$ 0.96	2	\$ 0.960	\$ 2,361.71
Crack seal (7 year cycle)	Twice	Sq Yd	24,601	\$ 0.68	2	\$ 0.680	\$ 1,672.88
cape seal (15 year cycle)	Once	Sq Yd	24,601	\$ 11.16	1	\$ 11.160	\$ 13,727.42
2.0' Overlay (20 year cycle)	Once	Sq Yd	24,601	\$ 28.23	1	\$ 28.230	\$ 34,724.47
Project Management	Annual	Lots	138	\$ 40.00	1	\$ 40.000	\$ 5,520.00
Block Wall	Annual	Ln Ft	1,497	\$ 0.75	1	\$ 0.750	\$ 1,122.75
<b>Total</b>							<b>\$152,264.15</b>
10% Reserve Fund (Repairs)			10%				\$ 15,226.41
<b>Grand Total</b>							<b>\$167,490.56</b>
Number of Lots							138
Annual Per Lot Assessment							\$ 1,213.70

Annual Cost Increase

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

$$\text{year "n" assessment} = (\$167,490.56) (1.05)^{(n-1)}$$

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

**Exhibit "D"**  
Engineer's Report  
Assessment District No. 22-06; City of Visalia, Tulare County, California  
Sequoia Bend

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 \$182,564.11 [a 9% increase over the base year assessment of \$167,490.56]. The ceiling on the assessment increase for year four would be \$193,891.26 [ceiling =  $(\$162,975.34) (1.05)^{(4-1)}$ ]. The assessment would be set at \$182,564.11 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 \$189,264.33 [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 \$193,891.26 [ceiling =  $(\$167,490.56) (1.05)^{(4-1)}$ ]. The assessment would be set at \$189,264.33 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 \$182,564.11 [a 9% increase over the base year assessment of \$167,490.56] and damage occurred to the masonry wall raising the year five assessment to \$222,728.21 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$200,820.52, a 10% increase over the previous year and under the ceiling of \$203,585.82 [ceiling =  $(\$167,490.56) (1.05)^{(5-1)}$ ]. The difference of \$21,907.69 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.

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Jason Huckleberry  
For City Engineer

Date





CITY OF VISALIA  
Disclosure Development Project

INCOMPLETE OR LATE SUBMISSION OF DISCLOSURE STATEMENT COULD RESULT IN  
CONTINUANCE OR DELAY OF YOUR PROJECT.

**SITE:**

Address or APN(s): PTN of APN 098-142-057-000 and PTN of 098-330-006-000

Short Title or Name of proposed project: Maplewood Unit 2

Summary description of the proposed project: SFD Subdivision

**PROPERTY OWNER(S):**

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) Presidio JJR Maplewood 138, LLC

Name (print) \_\_\_\_\_

Mailing Address 5607 Avenida de Los Robles,  
Visalia, CA 93291

Mailing Address \_\_\_\_\_

Phone 559-732-2660

Phone \_\_\_\_\_

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

09/25/2023  
Date

  
Property Owner Signature

Joe Leal, President Presidio JJR Maplewood 138, LLC

Print Name & Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Print Name & Title

**OTHER INVOLVED PARTIES:**

Fill in all that apply.

It is planned that the property will be sold to None  
(Write "none" if property owner(s) do not plan to sell property.)

Developer/Builder \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_





















**Legend**

- City Limits
- ▭ Parcels

# Aerial Map

## SEQUOIA BEND UNIT 2



