

RESOLUTION NO. 2025-42

RESOLUTION FOR AMENDMENT
TO ASSESSMENT DISTRICT NO. 23-01
Shepherds Ranch
(Pursuant to Landscape and Lighting Act of 1972)

WHEREAS, the City Council of the City of Visalia, during a meeting held on June 16th, 2025, at 7:00 p.m. in the Visalia City Council Chambers, located at 707 West Acequia Avenue, reviewed and approved the Amendment of the improvements being maintained within Landscape and Lighting District No. 23-01; and

WHEREAS, the Amendment to Landscape and Lighting District No. 23-01 will specifically include Phase 2 of the Shepherds Ranch subdivision, which includes additional maintenance for local street pavement, block walls, street trees, street lighting, and landscaping and related pocket park amenities, and temporary storm basin maintenance; and

WHEREAS, an Engineer's Report amending Landscape and Lighting District No. 23-01 has been prepared and determined that the changes will decrease the assessment.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. It is the intent of the Visalia City Council to levy and collect assessments within Landscape and Lighting District No. 23-01.
2. District No. 23-01 is located on the west side of Shirk Street between Pershing Court and West Hurley Avenue.
3. The Amendment will include Shepherds Ranch 2 Subdivision.
4. In addition to the improvement modifications, the City Council is approving the Amendment pursuant to the Landscaping & Lighting Act of 1972, (Section 22500 and following, Streets & Highways Code) of additional territory into Landscape and Lighting District No. 23-01.
5. The Amendment adds 40 acres into Landscape and Lighting District No. 23-01, consisting of 200 single-family lots, with 10 of such lots being the temporary basin which will be owned and maintained by the HOA and not subject to any taxes as common area so long as they are owned by the HOA, so there will only be 190 single family lots added. Improvements include 105 street trees, 200 landscape trees, 107,892 square feet of landscape area, 41 streetlight, 3090 linear feet of block wall, 390,847 square feet of local street pavement area, and other applicable equipment and improvements to be maintained as referenced in the Engineer's Report.
6. The City Engineer has updated the engineer's report for Landscape and Lighting District No. 23-01, a copy is on file with the City Clerk, and it shows a full and detailed description of the improvements with the modifications described above, the boundaries of the assessment district as modified, and the proposed assessments upon the assessable lots and parcels of land within the district. With these modifications and changes, the per lot assessment will decrease from \$1,957.65 per lot to \$1,378.57 per lot or \$1,479.53 per lot if the temporary storm drainage basin is not maintained by the Shepherds Ranch Homeowners Association ("HOA") and the district is required to maintain the basin. The basin maintenance costs will not be charged if the HOA maintains the temporary basin

7. The amended district shall continue with the designation "Assessment District No. 23-01, City of Visalia, Tulare County, California" and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 23-01, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Shepherds Ranch."

LESLIE B. CAVIGLIA, CITY CLERK

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-42 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 16, 2025.

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk