

## RESOLUTION INITIATING PROCEEDINGS FOR ASSESSMENT DISTRICT NO. 23-01

## Shepherds Ranch 1

(Pursuant to the Landscape & 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 landscaping, street trees, landscape trees, local streets, street lights, block walls and any other applicable equipment or improvements.

2. The proposed district shall be designated "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 1."

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: \_\_\_\_\_, 2024  
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 July 15<sup>th</sup> 2024.

Dated: LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 23-01  
Shepherds Ranch 1  
(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. 23-01, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on July 15<sup>th</sup> 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 Michelle Nicholson, Chief Deputy City Clerk

RESOLUTION NO. 2024-\_\_\_\_

RESOLUTION ORDERING THE IMPROVEMENTS  
FOR ASSESSMENT DISTRICT NO. 23-01  
Shepherds Ranch 1  
(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. 23-01, 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 owner 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 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 2024-2025.
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: \_\_\_\_\_, 2024      LESLIE B. CAVIGLIA, CITY CLERK

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

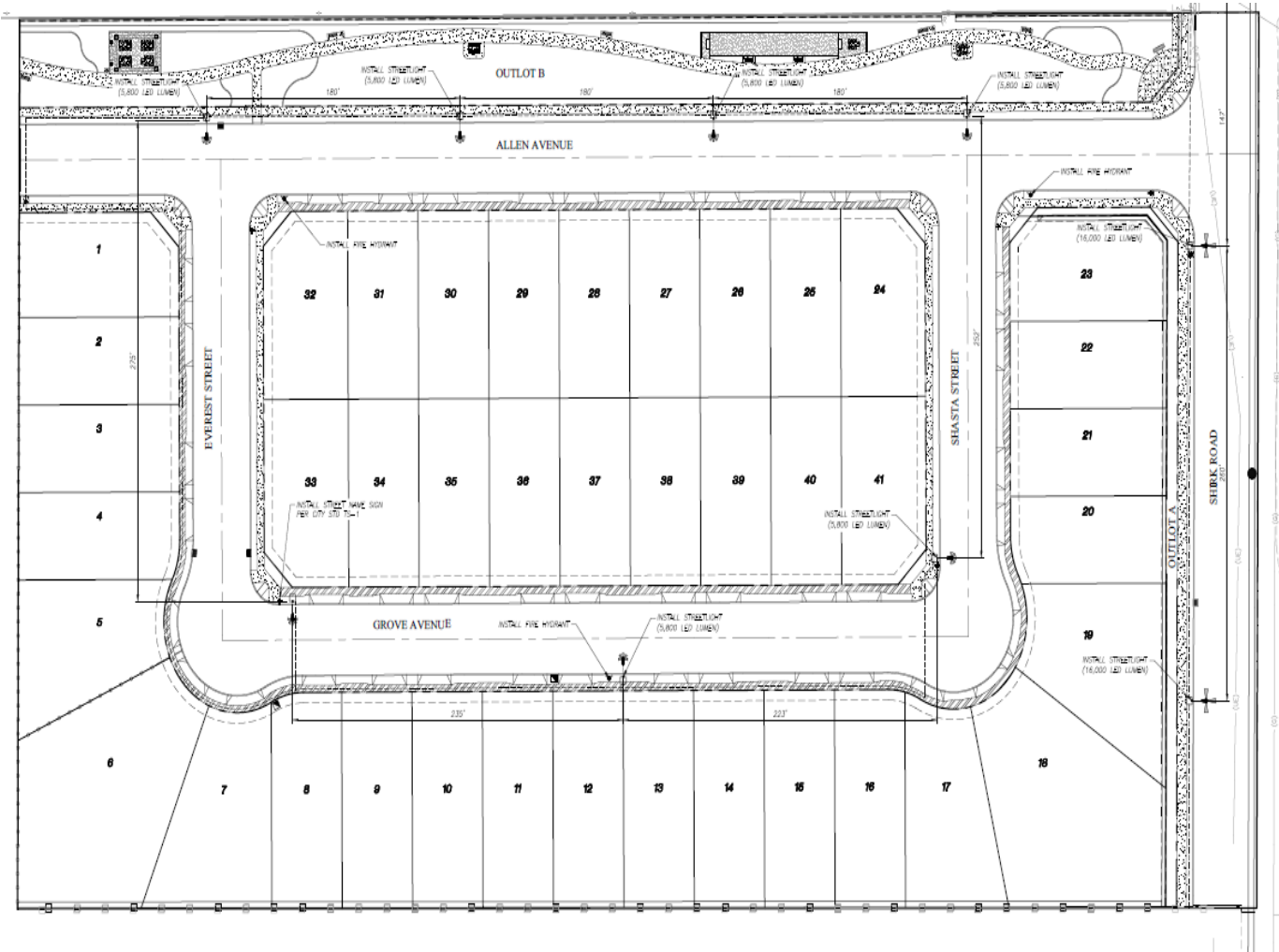
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2024-\_\_\_\_ passed and adopted by the Council of the City of Visalia at a regular meeting held on July 15<sup>th</sup>, 2024.

Dated:

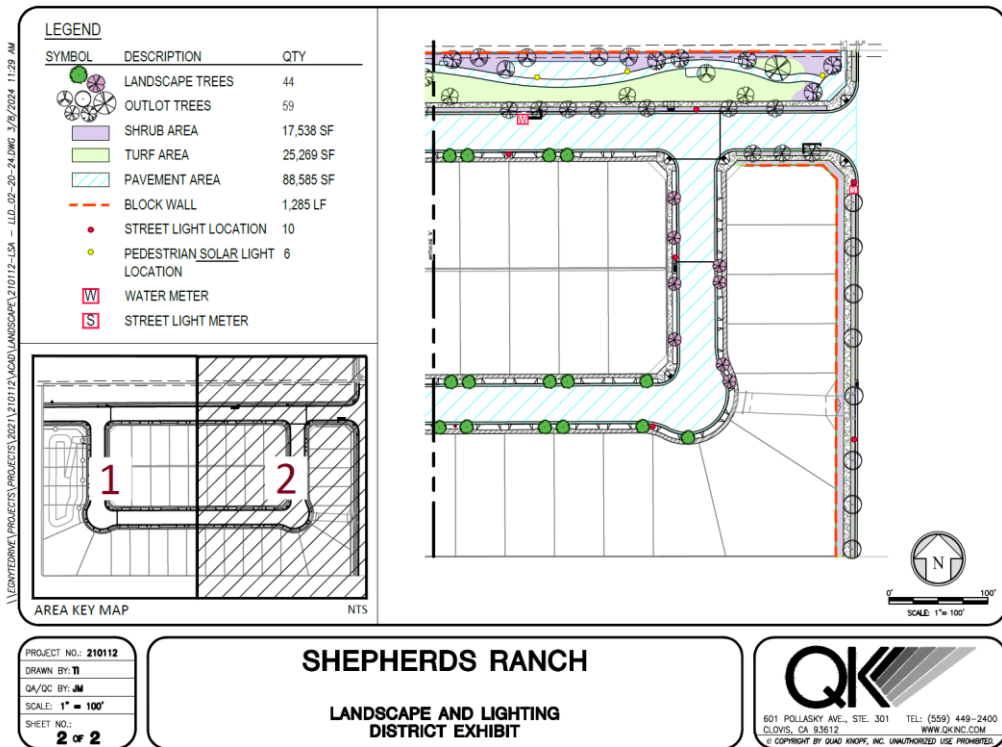
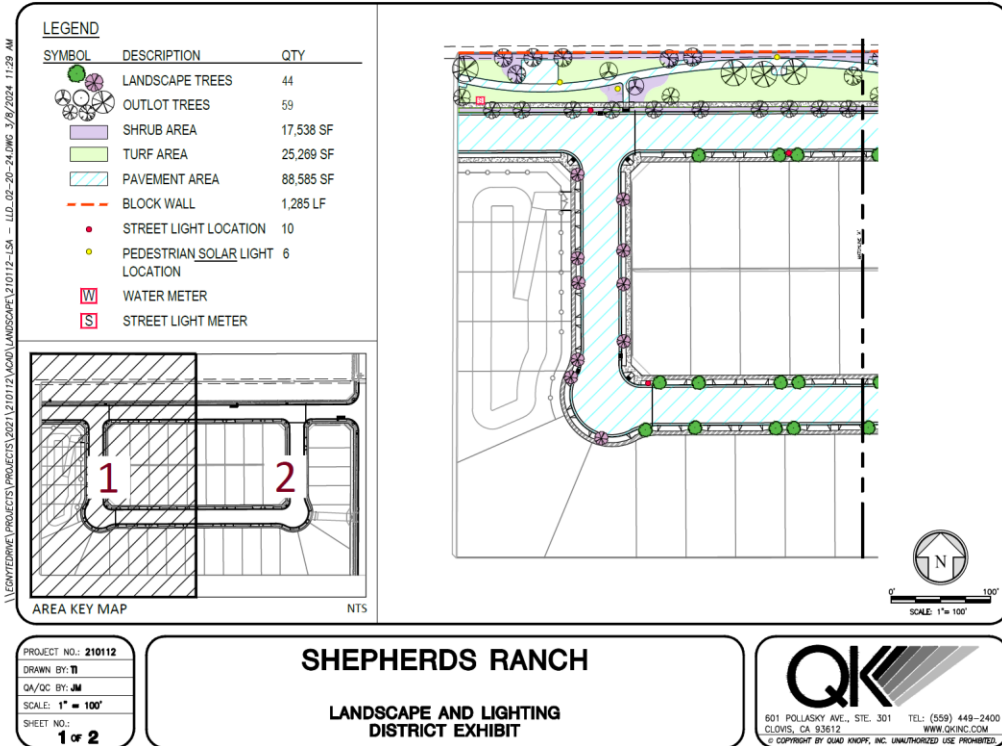
LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

**Exhibit "A"**  
**Assessment Diagram**  
Assessment District No. 23-01, City of Visalia, Tulare County, California  
Shepherds Ranch 1



**Exhibit "B"**  
**Landscape Location Diagram**  
 Assessment District No. 23-01; City of Visalia, Tulare County, California  
 Shepherds Ranch 1



**Exhibit "C"**  
Tax Roll Assessment  
Assessment District No. 23-01; City of Visalia, Tulare County, California  
Shepherds Ranch 1  
Fiscal Year 2023-2024

<b><u>APN #</u></b>	<b><u>Assessment</u></b>	<b><u>Owner</u></b>	<b><u>Lot#</u></b>	<b><u>District</u></b>
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01001	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01002	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01003	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01004	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01005	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01006	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01007	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01008	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01009	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01010	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01011	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01012	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01013	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01014	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01015	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01016	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01017	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01018	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01019	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01020	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01021	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01022	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01023	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01024	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01025	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01026	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01027	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01028	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01029	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01030	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01031	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01032	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01033	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01034	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01035	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01036	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01037	23-01 SHEPHERDS RANCH 1

**Exhibit "C"**

## Tax Roll Assessment

Assessment District No. 23-01; City of Visalia, Tulare County, California

Shepherds Ranch 1

Fiscal Year 2023-2024

TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01038	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01039	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01040	23-01 SHEPHERDS RANCH 1
TBD	\$1,957.65	D.R. HORTON CA3 INC.	23-01041	23-01 SHEPHERDS RANCH 1



**Exhibit “D”**  
Engineer’s Report  
Assessment District No. 23-01; City of Visalia, Tulare County, California  
Shepherds Ranch 1

General Description

This Assessment District (23-01, Shepherds Ranch 1) is located west of North Shirk Street between Pershing Court and West Hurley Avenue. Exhibit “A” is a map of Assessment District 23-01. 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 41, which will be assessed for Fiscal Year 2024-2025.

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. 23-01; City of Visalia, Tulare County, California  
Shepherds Ranch 1

The quantities and estimated costs 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	-	\$ 0.055	12	\$ 0.66	\$ -
Shrub Area	Monthly	Sq Ft	-	\$ 0.029	12	\$ 0.348	\$ -
Water	Monthly	Sq Ft	-	\$ 0.018	12	\$ 0.216	\$ -
Electricity	Monthly	Meter	-	\$ 20.69	12	\$ 248.28	\$ -
Trees	Annual	Each	-	\$ 60.00	1	\$ 60.00	\$ -
Custodial Maintenance	Monthly	Each	-	\$ 172.00	12	\$ 2,064.00	\$ -
Annual Fiber 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	7	\$ 5,707.00	-	\$ 380.47	\$ 2,663.27
Bench	Once	Each	9	\$ 1,492.00	-	\$ 99.47	\$ 895.20
Trash Receptacle	Once	Each	3	\$ 1,199.00	-	\$ 79.93	\$ 239.80
Trellis/Arbor	Once	Each	-	\$ 3,500.00	-	\$ 233.33	\$ -
Solar Lighting Pole	Once	Each	6	\$ 8,000.00	-	\$ 533.33	\$ 3,200.00
Description	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost
Turf Area	Monthly	Sq Ft	25,269	\$ 0.055	12	\$ 0.66	\$ 16,677.54
Shrub Area	Monthly	Sq Ft	17,538	\$ 0.029	12	\$ 0.348	\$ 6,103.22
Water	Monthly	Sq Ft	42,807	\$ 0.018	12	\$ 0.216	\$ 9,246.31
Electricity	Monthly	Meter	1	\$ 20.690	12	\$ 248.28	\$ 248.28
Landscape Trees	Annual	Each	59	\$ 60.00	1	\$ 60.00	\$ 3,540.00
Interior Street Tree	Annual	Each	44	\$ 60.00	1	\$ 60.00	\$ 2,640.00
Street Lights (Electricity & Maint)	Monthly	Each	10	\$ 11.30	12	\$ 135.60	\$ 1,356.00
Block Wall	Annual	Ln Ft	1,285	\$ 0.75	1	\$ 0.75	\$ 963.75
Project Management	Annual	Lots	41	\$ 40.00	1	\$ 40.00	\$ 1,640.00
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	9,843	\$ 0.96	2	\$ 0.96	\$ 944.91
Crack Seal (7 year cycle)	Twice	Sq Yd	9,843	\$ 0.68	2	\$ 0.68	\$ 669.31
Cape Seal (15 year cycle)	Once	Sq Yd	9,843	\$ 11.16	1	\$ 11.16	\$ 5,492.27
2.0' Overlay (20 year cycle)	Once	Sq Yd	9,843	\$ 33.42	1	\$ 33.42	\$ 16,447.28
Total							\$ 72,967.14
10% Reserve Fund (Repairs)		10%					\$ 7,296.71
<b>Grand Total</b>							<b>\$ 80,263.85</b>
Number of Lots							41
Annual Per Lot Assessment							<b>\$ 1,957.65</b>

<b>EXAMPLE 1</b>		
4-YEAR ESTIMATED COST	9% INCREASE OVER BASE YEAR	\$ 87,487.60
CEILING ON ASSESSMENT INCREASE FOR 4-YEAR CYCLE	$(\$80,263.85)(1.05)^{(4-1)}$ 4 YEAR CEILING	\$ 92,915.44
ASSESSMENT SET AT		\$ 87,487.60

<b>EXAMPLE 2</b>		
YEAR 4 ASSESSMENT ESTIMATED	13% INCREASE OVER THE BASE YEAR	\$ 90,698.15
CEILING ON ASSESSMENT INCREASE FOR 4-YEAR CYCLE	$(\$80,263.85)(1.05)^{(4-1)}$ 4 YEAR CEILING	\$ 92,915.44

<b>EXAMPLE 3</b>		
	9% INCREASE OVER BASE YEAR	\$ 87,487.60
	22% INCREASE OVER THE PREVIOUS YEAR	\$ 106,734.87
	10% INCREASE OVER THE PREVIOUS YEAR	\$ 96,236.36
	$(\$80,263.85)(1.05)^{(5-1)}$ 5 YEAR CEILING	\$ 97,561.22
	THE DIFFERENCE (22% INCREASE MINUS 10% INCREASE)	\$ 10,498.51

### Annual Cost Increase

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

$$\text{year "n" assessment} = (\$80,263.85) (1.05)^{(n-1)}$$

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. 23-01; City of Visalia, Tulare County, California  
Shepherds Ranch 1

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 \$87,487.60 [a 9% increase over the base year assessment of \$80,263.85]. The ceiling on the assessment increase for year four would be \$92,915.44 [ceiling =  $(\$80,263.85) (1.05)^{(4-1)}$ ]. The assessment would be set at \$87,487.60 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 \$90,698.15 [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 \$92,915.44 [ceiling =  $(\$80,263.85) (1.05)^{(4-1)}$ ]. The assessment would be set at \$90,698.15 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 \$87,487.60 [a 9% increase over the base year assessment of \$80,263.85] and damage occurred to the masonry wall raising the year five assessment to \$106,734.87 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$96,236.36, a 10% increase over the previous year and under the ceiling of \$97,561.22 [ceiling =  $(\$80,263.85) (1.05)^{(5-1)}$ ]. The difference of \$10,498.51 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

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Date