

RESOLUTION NO. 2025-20

RESOLUTION INITIATING PROCEEDINGS  
FOR ASSESSMENT DISTRICT NO. 25-03  
RIVER RUN RANCH 6-10  
(Pursuant to Landscape and 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 street trees, landscaping, local streets, street lights, block walls, and any other applicable equipment or improvements.
2. The proposed district shall be designated "Assessment District No. 25-03, City of Visalia, Tulare County, California," and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 25-03, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "RIVER RUN RANCH 6-10."
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: April 07, 2025    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 2025-20 passed and adopted by the Council of the City of Visalia at a regular meeting held on April 07, 2025.

Dated: April 07, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 25-03  
RIVER RUN RANCH 6-10  
(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. 25-03, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on April 07, 2025 by its Resolution No. 2025-20.

This document is certified, and is filed with you, pursuant to Section 22641 of the Streets and Highways Code.

Dated: April 07, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Chief Deputy City Clerk

RESOLUTION NO. 2025-21

RESOLUTION ORDERING THE IMPROVEMENTS FOR  
ASSESSMENT DISTRICT NO. 25-03  
RIVER RUN RANCH 6-10  
(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. 25-03, 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 2024/25.
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: April 07, 2025

LESLIE B. CAVIGLIA, CITY CLERK

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

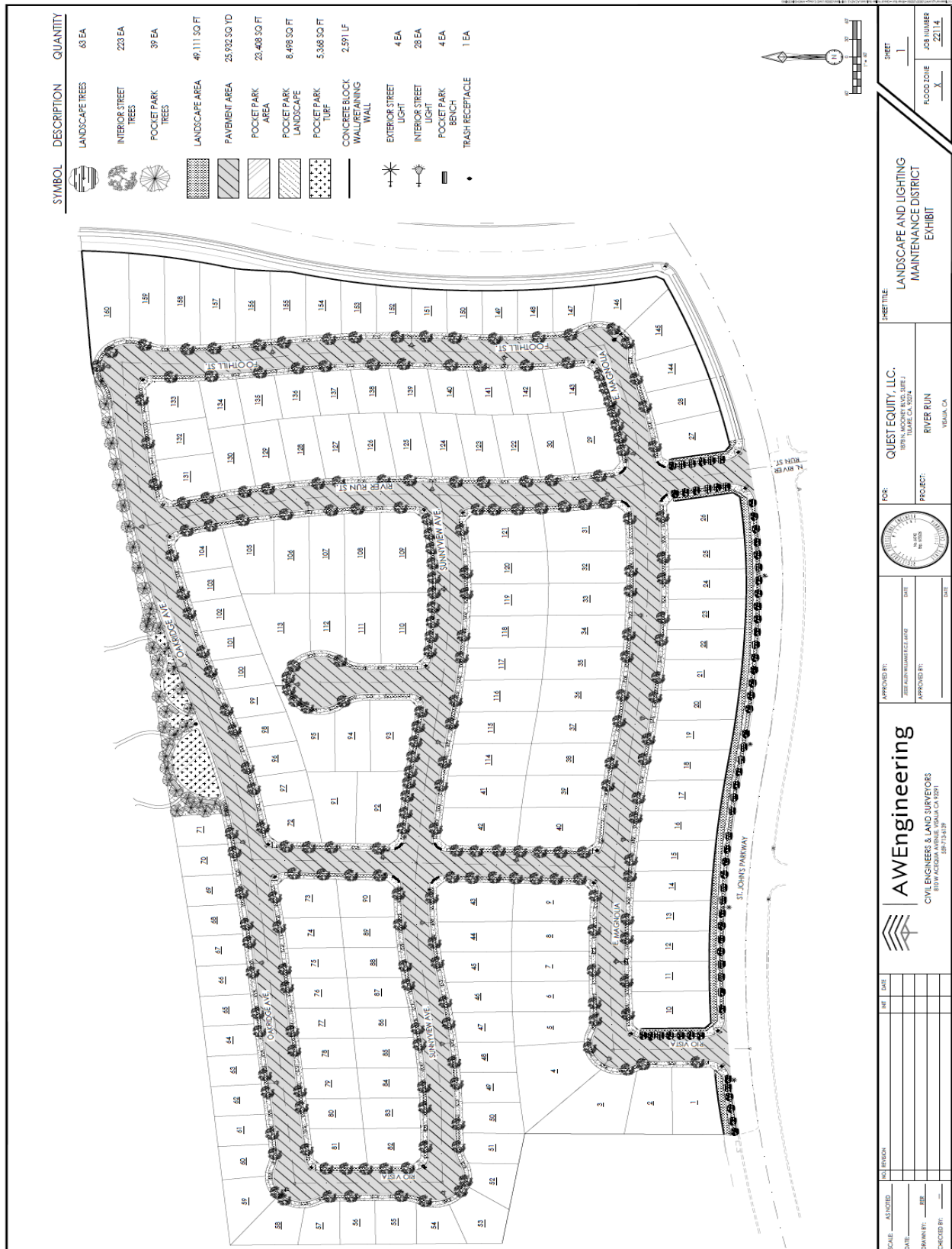
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-21 passed and adopted by the Council of the City of Visalia at a regular meeting held on April 07, 2025.

Dated: April 07, 2025

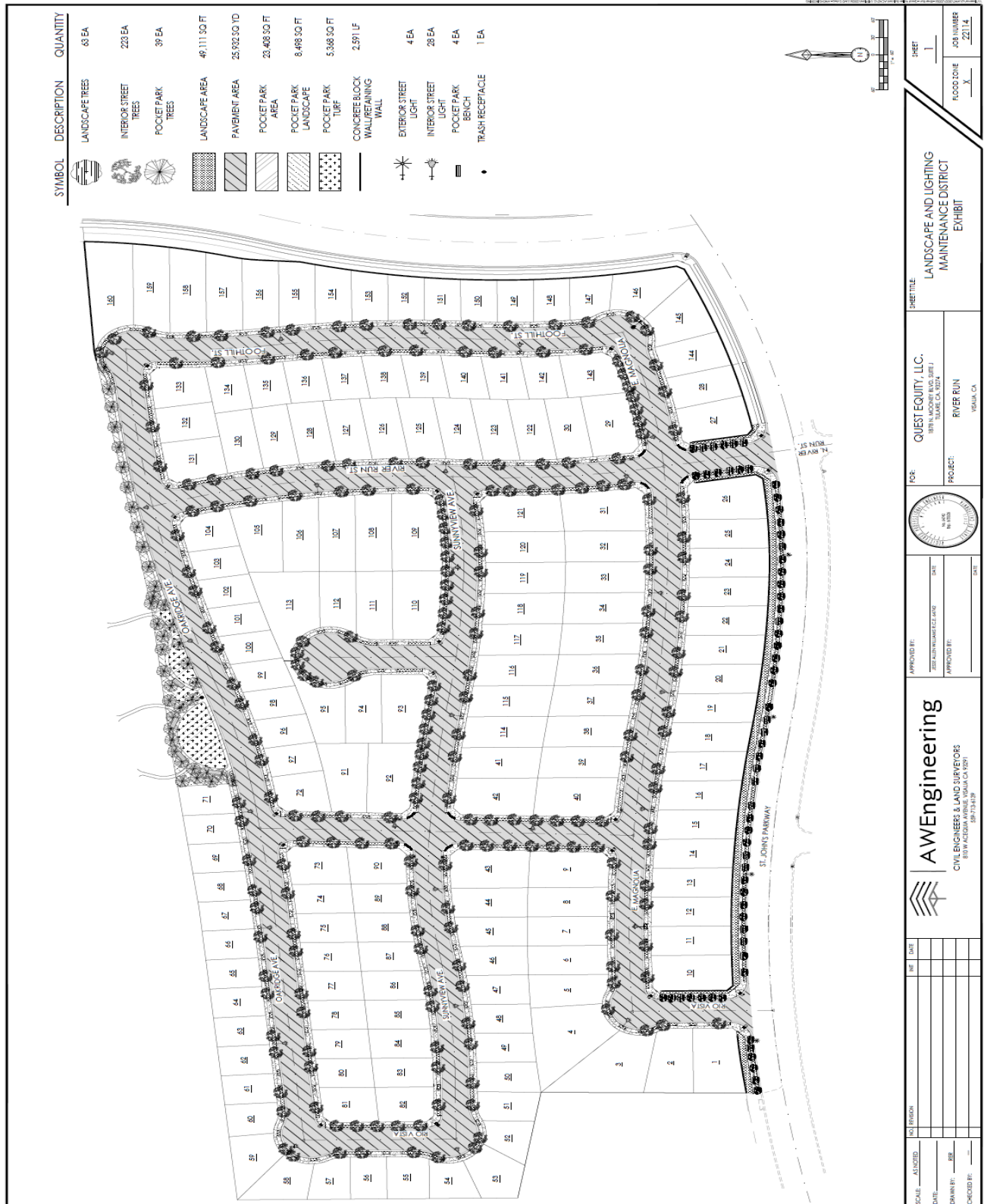
LESLIE B. CAVIGLIA, CITY CLERK

By Chief Deputy City Clerk

# **Exhibit "A"** **Assessment Diagram** **Landscape & Lighting Assessment District No. 25-03** **RIVER RUN RANCH 6-10**



# **Exhibit "B"** **Landscape Location Diagram** **Landscape & Lighting Assessment District No. 25-03** **RIVER RUN RANCH 6-10**



**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-03  
RIVER RUN RANCH 6-10  
Fiscal Year 2024-25

<u>APN #</u>	<u>Assessment</u>	<u>OWNER</u>	<u>LOT#</u>	<u>DISTRICT</u>
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03001	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03002	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03003	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03004	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03005	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03006	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03007	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03008	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03009	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03010	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03011	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03012	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03013	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03014	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03015	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03016	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03017	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03018	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03019	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03020	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03021	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03022	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03023	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03024	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03025	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03026	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03027	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03028	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03029	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03030	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03031	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03032	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03033	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03034	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03035	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03036	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03037	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03038	25-03 RIVER RUN RANCH 6-10

**Exhibit “C”**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-03  
RIVER RUN RANCH 6-10  
Fiscal Year 2024-25

[illegible]



**Exhibit "C"**  
Tax Roll Assessment  
Landscape & Lighting Assessment District 25-03  
RIVER RUN RANCH 6-10  
Fiscal Year 2024-25

To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03079	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03080	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03081	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03082	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03083	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03084	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03085	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03086	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03087	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03088	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03089	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03090	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03091	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03092	25-03 RIVER RUN RANCH 6-10

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 25-03  
RIVER RUN RANCH 6-10  
Fiscal Year 2024-25

General Description

This Assessment District (25-03, RIVER RUN RANCH 6-10) is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. Exhibit “A” is a map of Assessment District 25-03. This District includes maintenance of shrub area, irrigation systems, street trees, and landscape trees within the outlots, including the block walls, streetlights, 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 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). There are a total of 160 lots within the district. 92 lots will be assessed for FY 2024-2025 as part of Phase 6 & 7.

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, 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, 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**  
**Landscape & Lighting Assessment District 25-03**  
**RIVER RUN RANCH 6-10**  
**Fiscal Year 2024-25**

The quantities, estimated costs, and per lot assessment in the “RIVER RUN RANCH 6-10” 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	5,368	\$ 0.034	12	\$ 0.41	\$ 2,205.60
Shrub Area		Monthly	Sq Ft	8,498	\$ 0.025	12	\$ 0.30	\$ 2,590.19
Water		Monthly	Sq Ft	13,866	\$ 0.018	12	\$ 0.22	\$ 2,995.06
Electricity		Monthly	Meter	-	\$ 20.69	12	\$ 248.28	\$ -
Trees		Annual	Each	39	\$ 60.00	1	\$ 60.00	\$ 2,340.00
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	4	\$ 1,492.00	-	\$ 99.47	\$ 397.87
	Trash Receptacle	Once	Each	1	\$ 1,199.00	-	\$ 79.93	\$ 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	49,111	\$ 0.025	12	\$ 0.30	\$ 14,969.03
Water		Monthly	Sq Ft	49,111	\$ 0.018	12	\$ 0.22	\$ 10,607.98
Electricity		Monthly	Meter	1	\$ 20.69	12	\$ 248.28	\$ 248.28
Landscape Trees		Annual	Each	63	\$ 60.00	1	\$ 60.00	\$ 3,780.00
Interior Street Tree		Annual	Each	223	\$ 60.00	1	\$ 60.00	\$ 13,380.00
Street Lights (Electricity & Maint)		Monthly	Each	32	\$ 11.30	12	\$ 135.60	\$ 4,339.20
Block Wall		Annual	Ln Ft	2,591	\$ 0.75	1	\$ 0.75	\$ 1,943.25
Project Management		Annual	Lots	160	\$ 40.00	1	\$ 40.00	\$ 6,400.00
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	25,932	\$ 0.96	2	\$ 0.96	\$ 2,489.47
Crack Seal (7 year cycle)		Twice	Sq Yd	25,932	\$ 0.68	2	\$ 0.68	\$ 1,763.38
Cape Seal (15 year cycle)		Once	Sq Yd	25,932	\$ 11.16	1	\$ 11.16	\$ 14,470.06
2.0' Overlay (20 year cycle)		Once	Sq Yd	25,932	\$ 33.42	1	\$ 33.42	\$ 43,332.37
Total								\$ 128,331.67
10% Reserve Fund (Repairs)				10%				\$ 12,833.17
Grand Total								\$ 141,164.83
Number of Lots								160
Annual Per Lot Assessment								\$ 882.28

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 25-03  
RIVER RUN RANCH 6-10  
Fiscal Year 2024-25

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$141,164.83) (1.05)^{(n-1)}$$

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 \$153,869.67 [a 9% increase over the base year assessment of \$141,164.83]. The ceiling on the assessment increase for year four would be \$163,415.94 [ceiling =  $(\$145,373.42) (1.05)^{(4-1)}$ ]. The assessment would be set at \$153,869.67 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 \$159,516.26 [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 \$163,415.94 [ceiling =  $(\$141,164.83) (1.05)^{(4-1)}$ ]. The assessment would be set at \$163,415.94 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 \$153,869.67 [a 9% increase over the base year assessment \$141,164.83] and damage occurred to the masonry wall raising the year five assessment to \$187,720.99 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$169,256.63, a 10% increase over the previous year and under the ceiling of \$171,586.74 [ceiling =  $(\$141,164.83) (1.05)^{(5-1)}$ ]. The difference of \$18,464.36 will be recognized as a deficit and carried over into future years’ assessment.

**Exhibit "D"**  
Engineer's Report  
Landscape & Lighting Assessment District 25-03  
RIVER RUN RANCH 6-10  
Fiscal Year 2024-25

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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Christopher Crawford  
City Engineer

Date