

RESOLUTION NO. 2026-30

RESOLUTION INITIATING PROCEEDINGS  
FOR ANNEXATION TO ASSESSMENT DISTRICT NO. 25-03  
River Run Ranch Phases 6-10  
(Pursuant to Landscape and Lighting Act of 1972)

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council proposes to annex to 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 district, including the annexation, shall continue with the designation established with the initial formation, which is "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 Phases 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: JUNE 15<sup>th</sup>, 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 2026-30 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 15<sup>th</sup>, 2026.

Dated:

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 25-03  
River Run Ranch Phases 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 June 15<sup>th</sup>, 2026 by its Resolution No. 2026-30.

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. 2026-31

RESOLUTION ORDERING THE IMPROVEMENTS FOR  
ASSESSMENT DISTRICT NO. 25-03  
River Run Ranch Phases 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 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 levy of the assessments stated therein.
4. The City Council hereby orders the improvements and the annexation into 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<sup>th</sup>, 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 2026-31 passed and adopted by the Council of the City of Visalia at a regular meeting held on June 15<sup>th</sup>, 2026.

Dated:

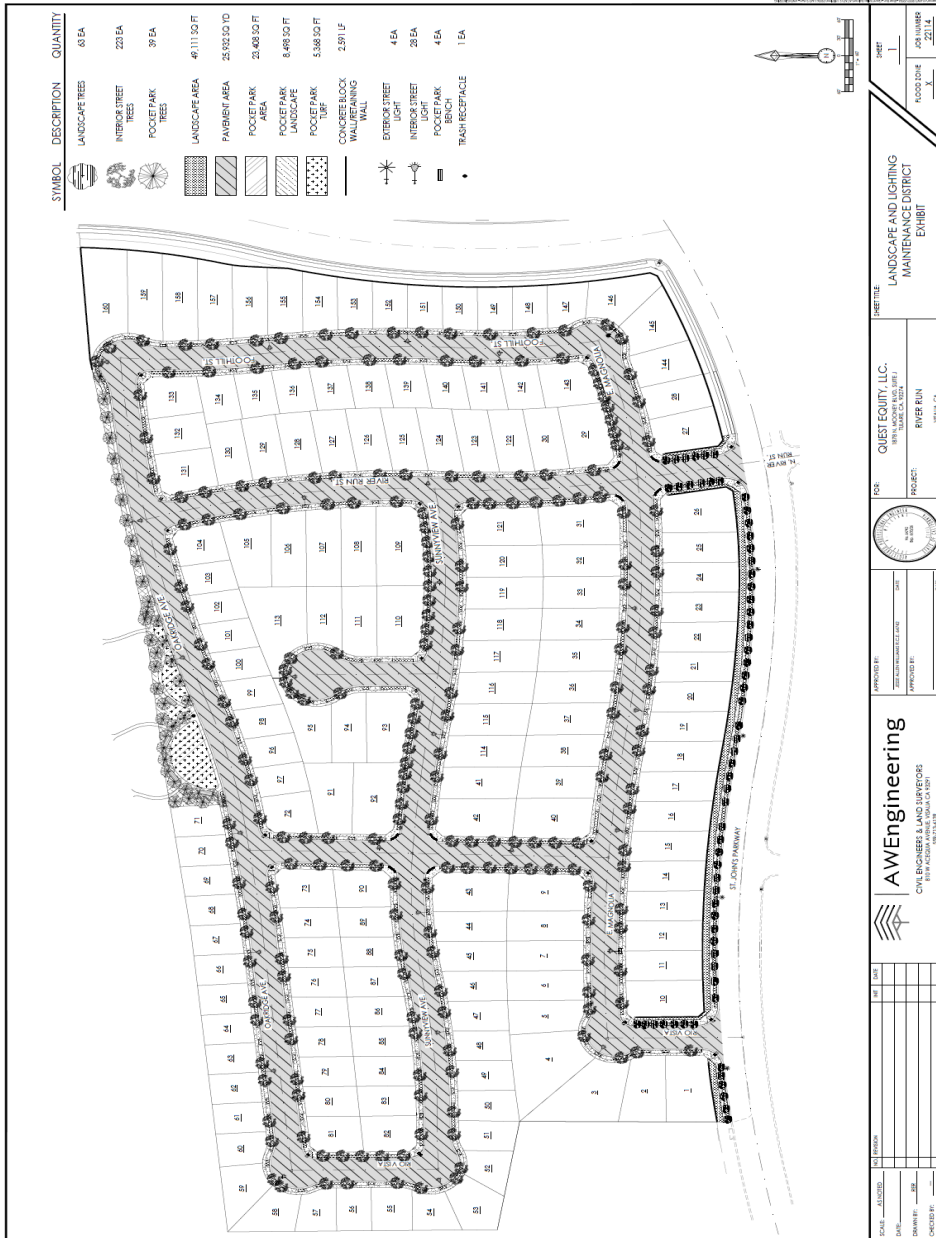
LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

# Exhibit "A"

## Assessment Diagram

### Landscape & Lighting Assessment District No. 26-01 River Run Ranch Phases 6-10



SCALE	DATE	BY	CHECKED BY	DATE	JOB NUMBER
					2211.L
FOR: QUEST EQUITY, LLC. 15150 N. HILL ST., SUITE 100 RIVER RUN, VERONA, CA 94551			SHEET TITLE: LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT EXHIBIT		
APPROVED BY: [Signature] APPROVED BY: [Signature]			PROJECT: RIVER RUN, VERONA, CA		
AW Engineering CIVIL ENGINEERS & LAND SURVEYORS 850 PATTERSON AVENUE, SUITE 100, SAN JOSE, CA 95128					





**Exhibit "C"**  
**Tax Roll Assessment**  
**Landscape & Lighting Assessment District 25-03**  
**River Run Ranch Phases 6-10**  
**Fiscal Year 2026-27**

To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03141	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03142	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03143	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03144	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03145	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03146	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03147	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03148	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03149	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03150	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03151	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03152	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03153	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03154	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03155	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03156	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03157	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03158	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03159	25-03 RIVER RUN RANCH 6-10
To Be Assigned	\$882.28	CENTURY COMMUNITIES	25-03160	25-03 RIVER RUN RANCH 6-10

**Exhibit “D”**  
Engineer’s Report  
Landscape & Lighting Assessment District 25-03  
River Run Ranch Phases 6-10  
Fiscal Year 2026-27

General Description

This Assessment District (25-03, River Run Ranch Phases 6-10) is located on the north side of St. Johns Parkway approximately 800 feet west of McAuliff Street. Exhibit “A” is a map of Assessment District 25-03. This District includes maintenance of shrub area, irrigation systems, street trees, turf and landscape trees, and outlots; including the block walls, street lights, 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 reclamation (oiling). There are a total of 160 lots within the district.

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: Reclamation 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 Phases 6-10**  
**Fiscal Year 2026-27**

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	\$ -
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 Phases 6-10  
Fiscal Year 2026-27

Annual Cost Increase

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

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

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 Phases 6-10  
Fiscal Year 2026-27

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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Chris Crawford  
City Engineer

Date