

RESOLUTION NO. 2026-16

RESOLUTION INITIATING PROCEEDINGS
FOR ASSESSMENT DISTRICT NO. 25-01
Carleton Acres 1st Phase Development
(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, streetlights, block walls, pocket park, trails, and any other applicable equipment or improvements.
2. The proposed district shall be designated "Assessment District No. 25-01, City of Visalia, Tulare County, California," and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 25-01, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Carleton Acres".
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 20, 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 2026-16 passed and adopted by the Council of the City of Visalia at a regular meeting held on April 20, 2026.

Dated: April 20, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 25-01
Carleton Acres 1st Phase Development
(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. 25-01, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on April 20, 2026 by its Resolution No. 2026-16.

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

Dated: April 20, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

RESOLUTION NO. 2026-17

RESOLUTION ORDERING THE IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 25-01
Carleton Acres 1st Phase Development
(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. 25-01, 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 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 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: April 20, 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 2026-17 passed and adopted by the Council of the City of Visalia at a regular meeting held on April 20, 2026.

Dated: April 20, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Exhibit "A"
Assessment Diagram
 Landscape & Lighting Assessment District No. 25-01
 Carleton Acres 1st Phase Development

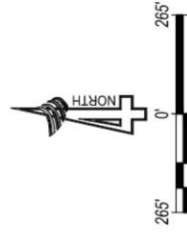
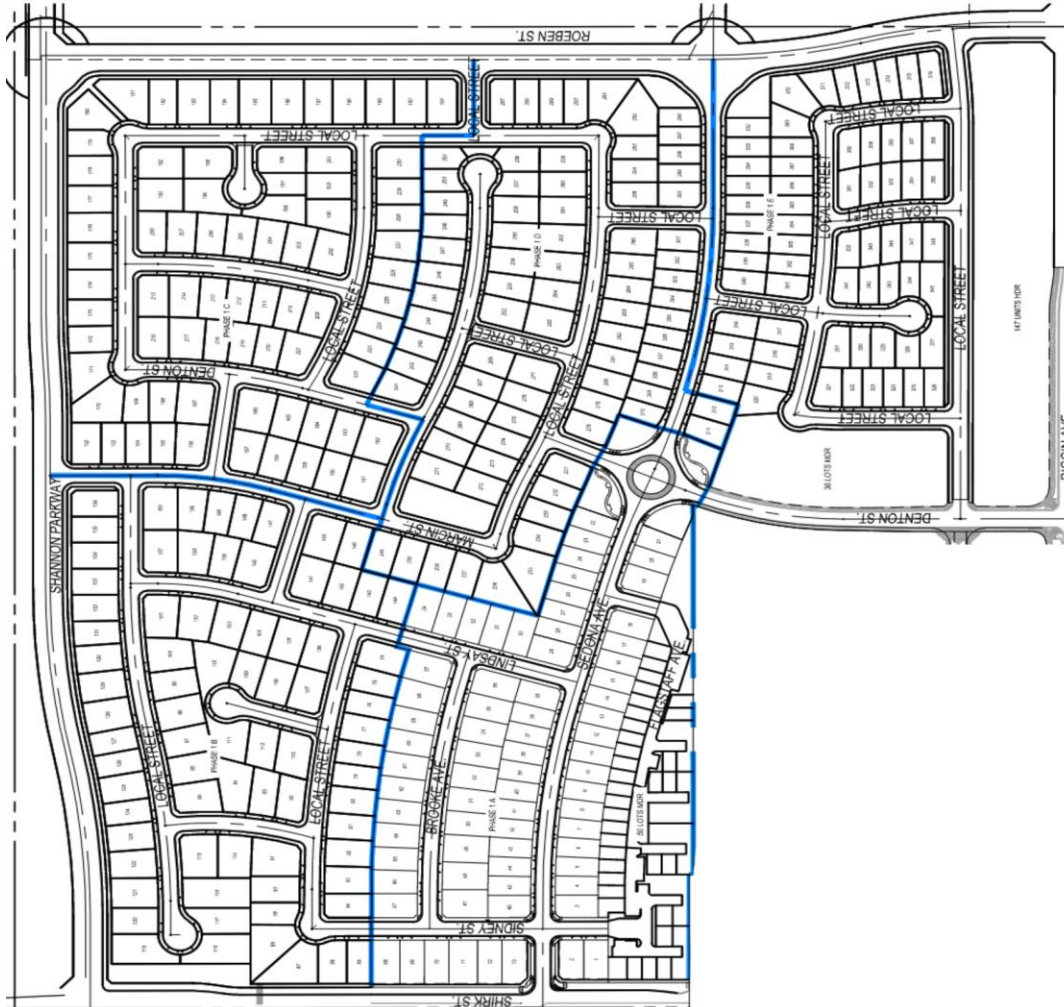


**ASSESSMENT DIAGRAM-DISTRICT EXHIBIT 1:
 CARLETON ACRES PH. 1A-1E, MDR, AND HDR**

TOTAL LOT COUNT - 376 LOTS

- 1A: 73 LOTS
- 1B: 78 LOTS
- 1C: 79 LOTS
- 1D: 82 LOTS
- 1E: 64 LOTS
- MDR: 86 LOTS
- HDR: 147 UNITS

609 LOTS/UNITS



PREPARED BY:



4CREKS

324 S. SANTA FE, STE. A
 VISALIA, CA 93292
 TEL: 559.802.3082
 FAX: 559.802.3215
 www.4creks.com

Exhibit "B"
Landscape Location Diagram
 Landscape & Lighting Assessment District No. 25-01
 Carleton Acres 1st Phase Development

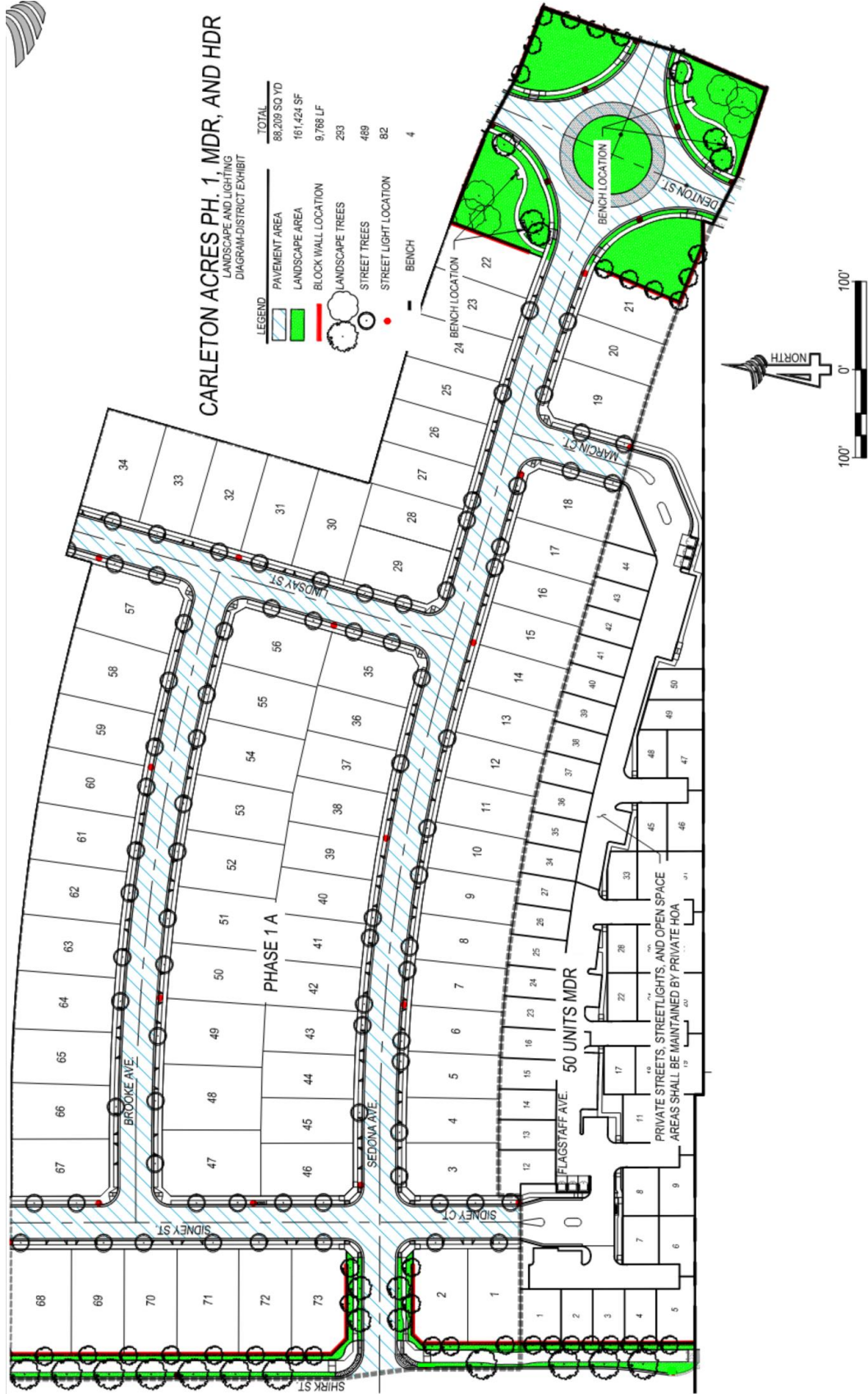


Exhibit "B"
 Landscape Location Diagram
 Landscape & Lighting Assessment District No. 25-01
 Carleton Acres 1st Phase Development

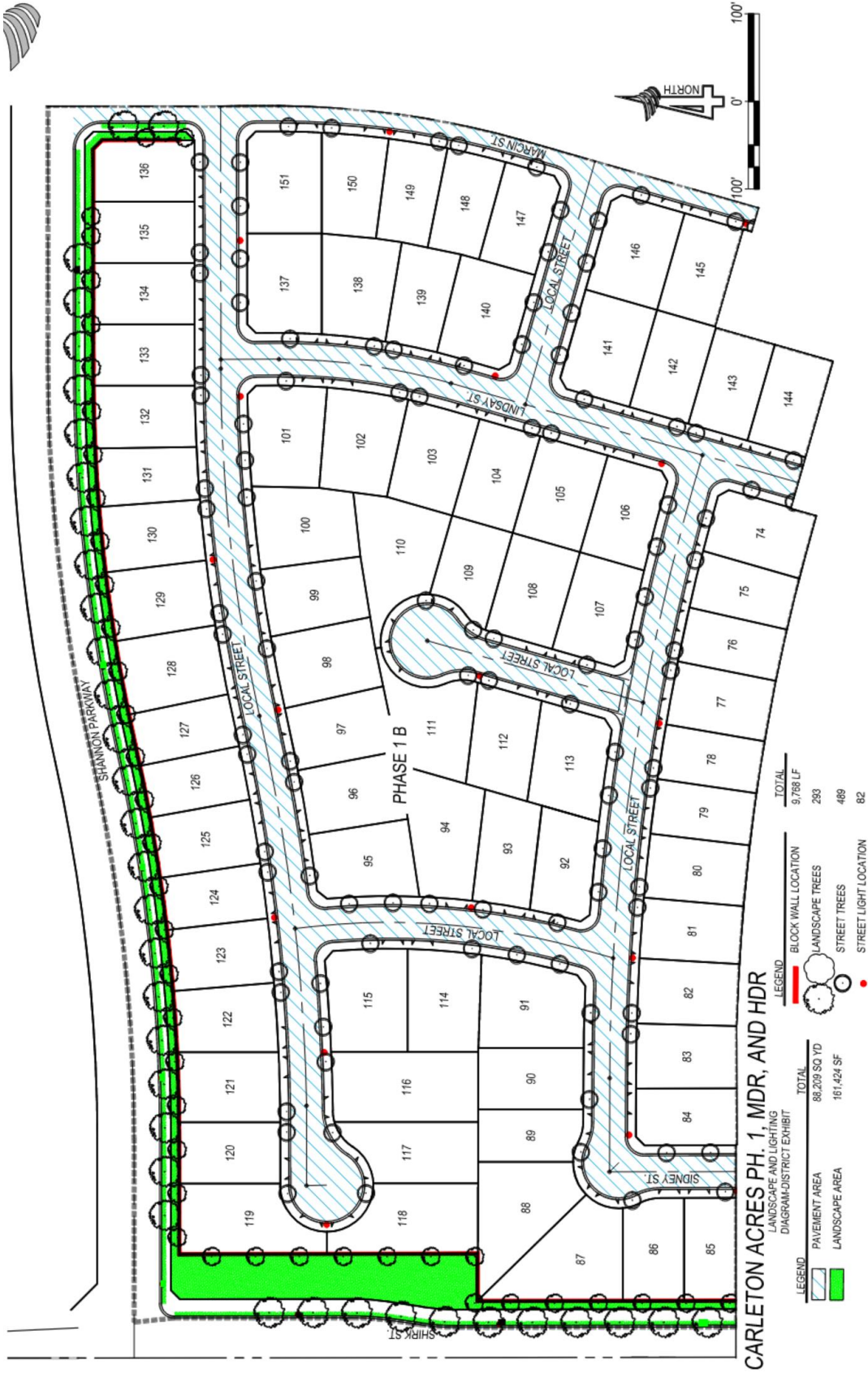


Exhibit "B"

Landscape Location Diagram

Landscape & Lighting Assessment District No. 25-01

Carleton Acres 1st Phase Development

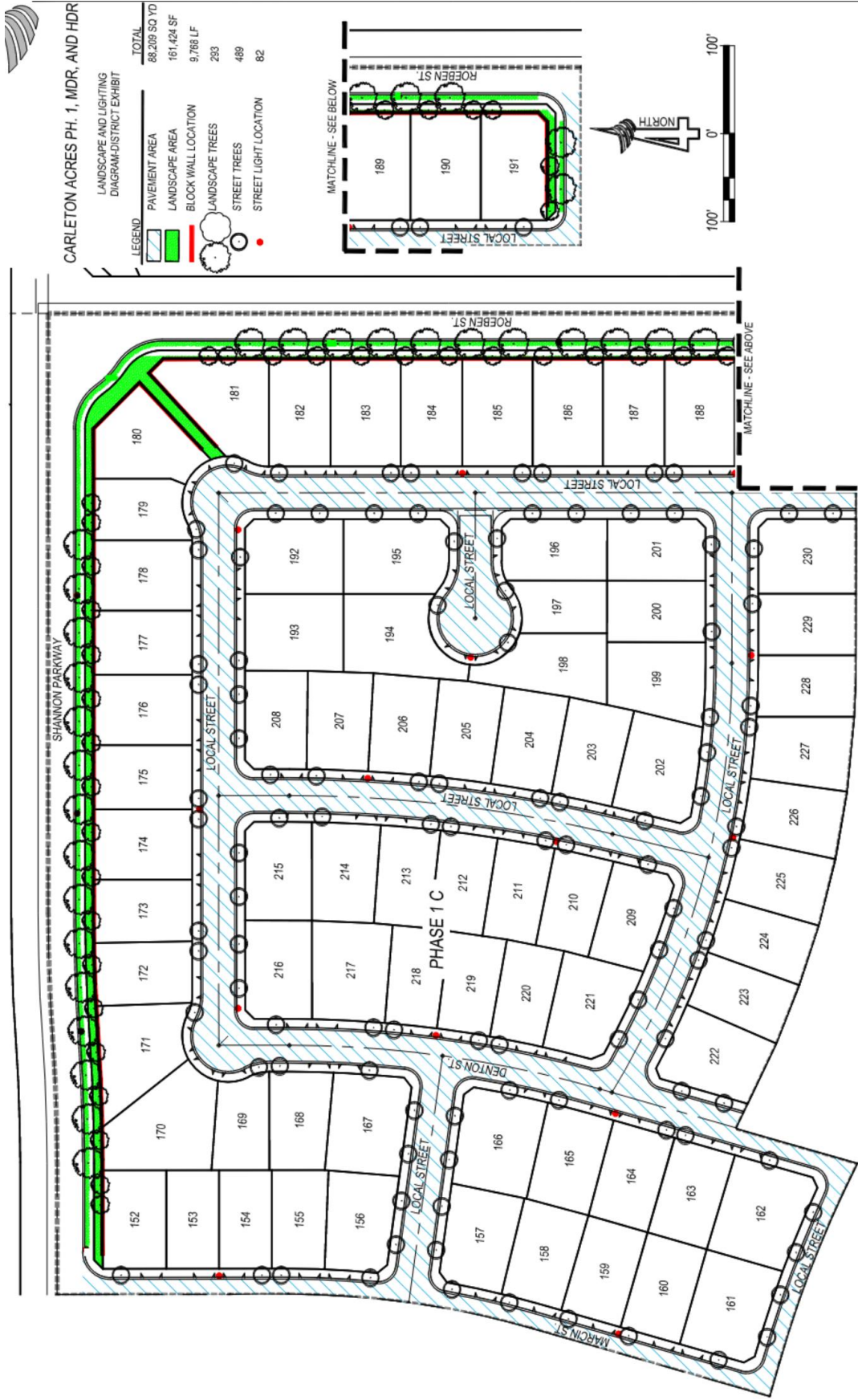


Exhibit "B"

Landscape Location Diagram

Landscape & Lighting Assessment District No. 25-01

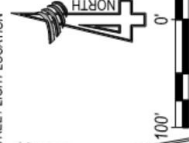
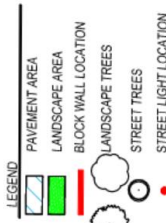
Carleton Acres 1st Phase Development



Exhibit "B"
 Landscape Location Diagram
 Landscape & Lighting Assessment District No. 25-01
 Carleton Acres 1st Phase Development

CARLETON ACRES PH. 1, MDR, AND HDR
 LANDSCAPE AND LIGHTING
 DISTRICT EXHIBIT

LEGEND	TOTAL
PAVEMENT AREA	88,208 SQ. YD.
LANDSCAPE AREA	161,424 SF
BLOCK WALL LOCATION	9,768 LF
LANDSCAPE TREES	293
STREET TREES	489
STREET LIGHT LOCATION	82



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4CREEKS
 324 S. SANTA FE, STE. A
 VISALIA, CA 93292
 TEL: 559.802.3052
 FAX: 559.802.3215
 www.4-creeks.com



Exhibit "C"
Tax Roll Assessment
Landscape & Lighting Assessment District 25-01
Carleton Acres 1st Phase Development
Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
TBD	\$738.14	Hayes Ranch, LLC	1	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	2	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	3	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	4	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	5	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	6	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	7	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	8	25-01 Carleton Acres 1st Phase Development
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TBD	\$738.14	Hayes Ranch, LLC	26	25-01 Carleton Acres 1st Phase Development
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TBD	\$738.14	Hayes Ranch, LLC	34	25-01 Carleton Acres 1st Phase Development
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TBD	\$738.14	Hayes Ranch, LLC	37	25-01 Carleton Acres 1st Phase Development
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TBD	\$738.14	Hayes Ranch, LLC	41	25-01 Carleton Acres 1st Phase Development

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Tax Roll Assessment
Landscape & Lighting Assessment District 25-01
Carleton Acres 1st Phase Development
Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
TBD	\$738.14	Hayes Ranch, LLC	42	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	43	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	44	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	45	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	46	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	47	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	48	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	49	25-01 Carleton Acres 1st Phase Development
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TBD	\$738.14	Hayes Ranch, LLC	70	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	71	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	72	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	Hayes Ranch, LLC	73	25-01 Carleton Acres 1st Phase Development

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 25-01
 Carleton Acres 1st Phase Development
 Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
TBD	\$738.14	MCA, LLC	1	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	MCA, LLC	2	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	MCA, LLC	3	25-01 Carleton Acres 1st Phase Development
TBD	\$738.14	MCA, LLC	4	25-01 Carleton Acres 1st Phase Development
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Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 25-01
Carleton Acres 1st Phase Development
Fiscal Year 2026/27

General Description

This Assessment District (25-01, Carleton Acres 1st Phase Development) is located on the east side of Shirk Street, one-quarter mile north of Riggan Avenue. Exhibit “A” is a map of Assessment District 25-01. This district includes the maintenance of shrub areas, irrigation systems, street trees, landscape trees, block walls, streetlights, pavement on local streets, pocket park, trails, 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 preventative maintenance of all internal local City streets by means including, but not limited to overlays, cape seals, crack seals, and reclaimer (oiling). The total number of lots/units within the district is 609, of which 123 will be assessed for Fiscal Year 2026/27.

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, streetlights, 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, streetlights, 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 streetlights. The lots not adjacent to landscape areas, block walls, and streetlights 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, streetlights, block walls, and pavement on local streets. The regular preventive maintenance of pavement on local streets is based on the following schedule: Reclaimer 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 25-01
Carleton Acres 1st Phase Development
Fiscal Year 2026/27

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$449,527.66) (1.05)^{(n-1)}$$

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 \$489,985.15 [a 9% increase over the base year assessment of \$449,527.66]. The ceiling on the assessment increase for year four would be \$520,384.45 [ceiling = $(\$449,527.66) (1.05)^{(4-1)}$]. The assessment would be set at \$489,985.15 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 \$507,966.25 [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 \$520,384.45 [ceiling = $(\$449,527.66) (1.05)^{(4-1)}$]. The assessment would be set at \$507,966.25 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 \$489,966.15 [a 9% increase over the base year assessment of \$449,527.66] and damage occurred to the masonry wall raising the year five assessment to \$597,781.88 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$538,983.66, a 10% increase over the previous year and under the ceiling of \$546,403.68 [ceiling = $(\$449,527.66) (1.05)^{(5-1)}$]. The difference of \$58,789.22 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.

Christopher Crawford
City Engineer

Date