RESOLUTION NO. 2026-__

RESOLUTION INITIATING PROCEEDINGS
FOR ANNEXATION TO
ASSESSMENT DISTRICT NO. 25-09
Belissa Subdivision
(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, streetlights, block walls, pocket park, and any other applicable equipment or improvements.

2. The district, including annexation, shall continue with the designation established with the initial formation, which is Assessment District No. 25-09, City of Visalia, Tulare County, California, and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 25-09, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Belissa".

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: July 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-___ passed and adopted by the Council of the City of Visalia at a regular meeting held on July 20, 2026.

Dated: July 20, 2026. LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 25-09
Belissa
(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. 25-09, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on July 20, 2026 by its Resolution No. 2026-___.

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

Dated: July 20, 2026 LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

RESOLUTION NO. 2026-___

RESOLUTION ORDERING THE IMPROVEMENTS
AND THE ANNEXATION TO
ASSESSMENT DISTRICT NO. 25-09
Belissa
(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. 25-09, 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 the levy of the assessments stated therein.

   As stated in the Engineer's Report, the assessment amounts for the existing lots within the district will remain unchanged with the proposed annexation.

4. The City Council hereby orders the improvements and the annexation 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: July 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-___ passed and adopted by the Council of the City of Visalia at a regular meeting held on July 20, 2026 .

Dated: July 20, 2026 LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Exhibit “A”
Assessment Diagram
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa

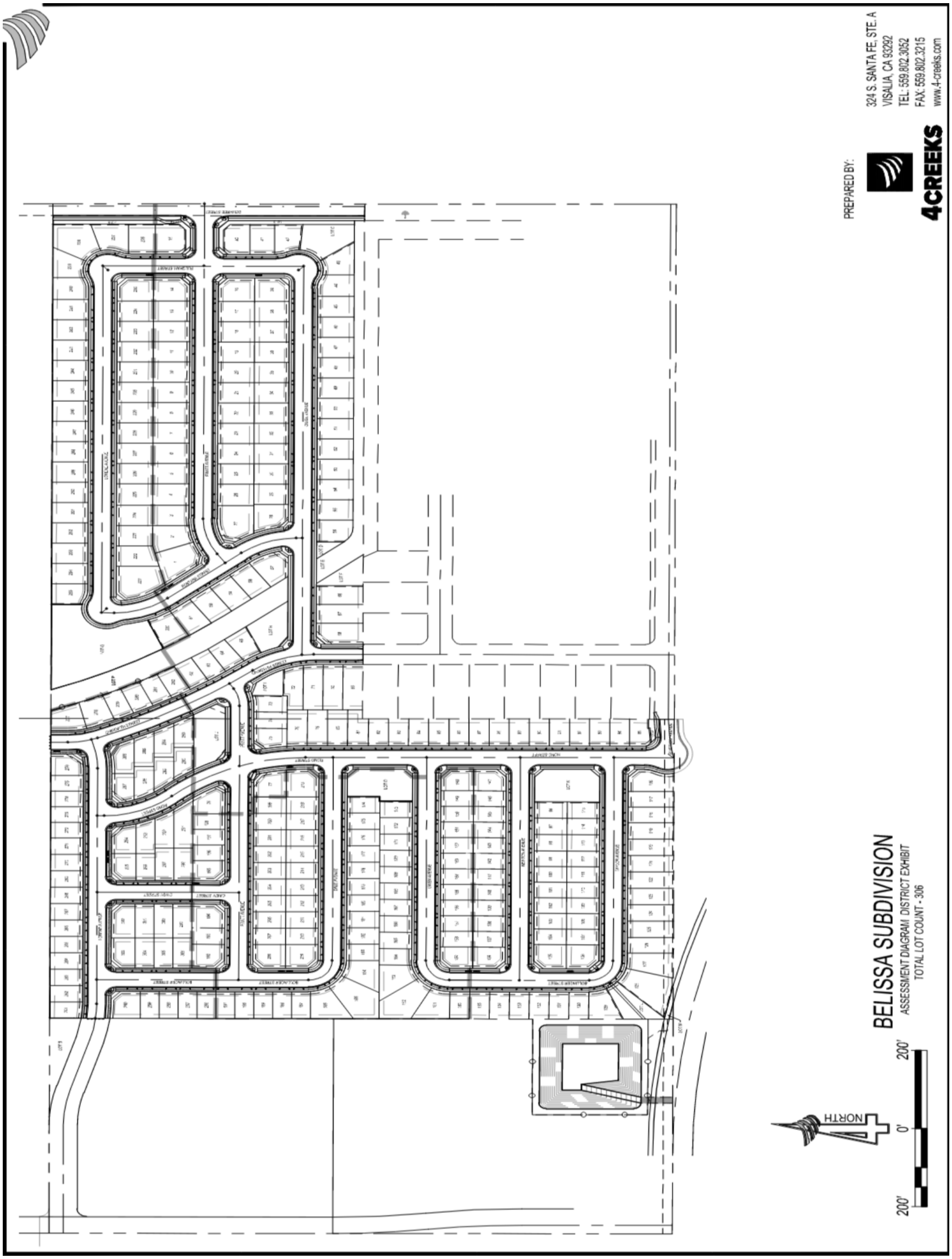

Exhibit “B”

Landscape Location Diagram

Assessment District No. 25-09, City of Visalia, Tulare County, California

Belissa

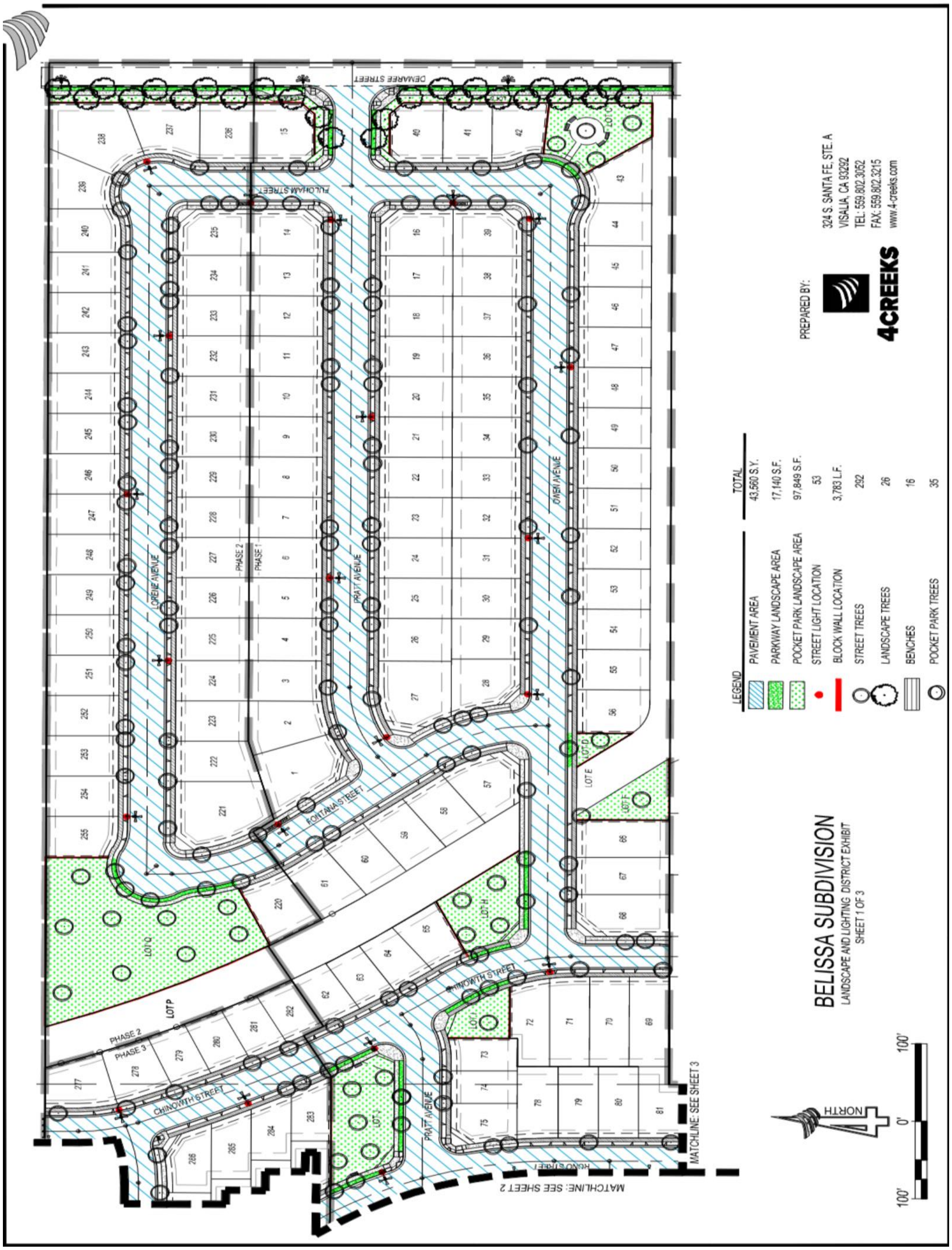

Exhibit “B”
Landscape Location Diagram
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa

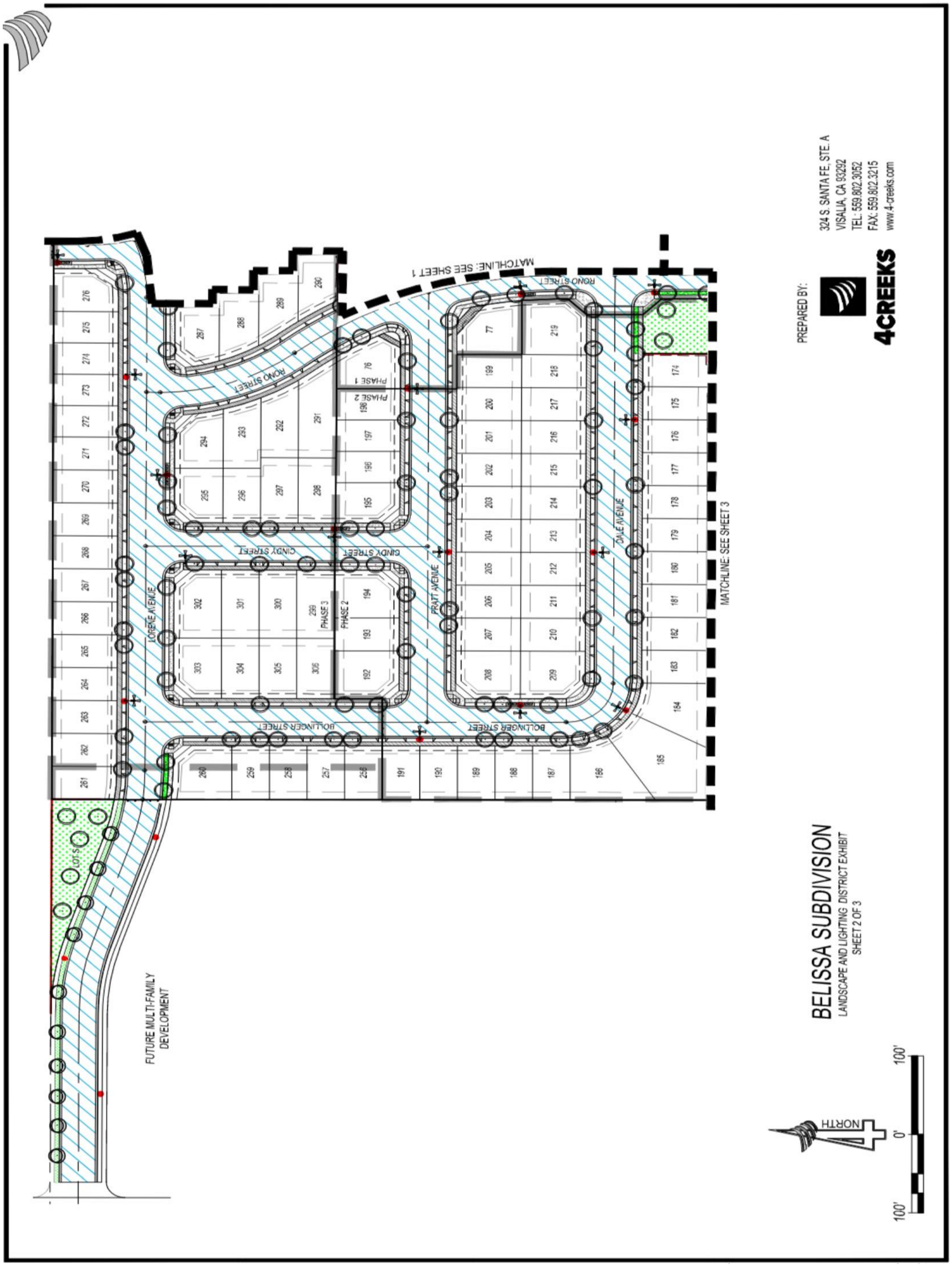

Exhibit "B"

Landscape Location Diagram

Assessment District No. 25-09, City of Visalia, Tulare County, California

Belissa

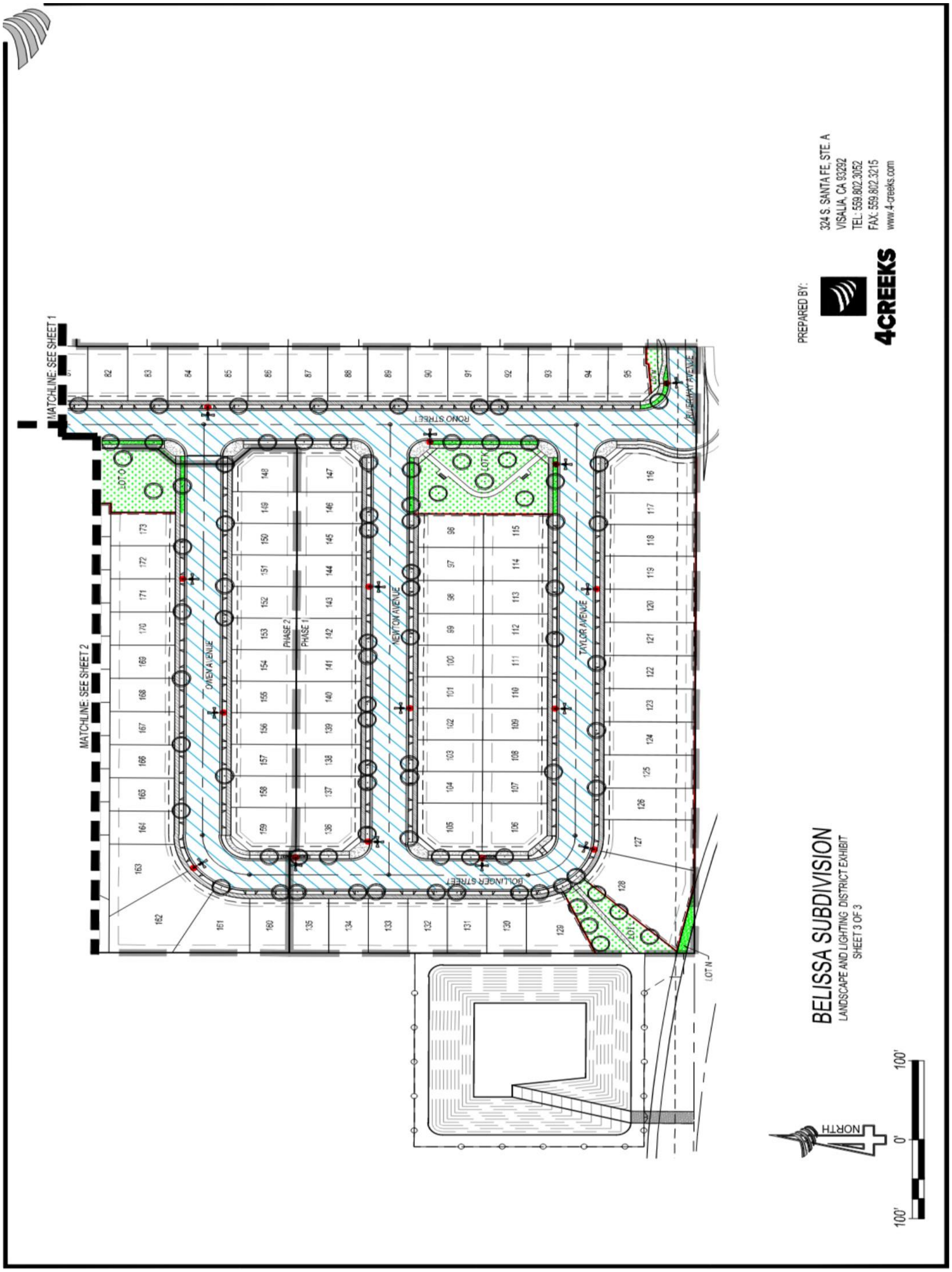

Exhibit “C”
Tax Roll Assessment
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa
Fiscal Year 2026/27

APN #	Assessment	Owner	Lot #	District
To be assigned	$753.67	MRP HTMB, LLC	148	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	149	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	150	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	151	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	152	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	153	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	154	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	155	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	156	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	157	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	158	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	159	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	160	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	161	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	162	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	163	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	164	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	165	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	166	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	167	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	168	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	169	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	170	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	171	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	172	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	173	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	174	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	175	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	176	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	177	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	178	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	179	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	180	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	181	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	182	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	183	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	184	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	185	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	186	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	187	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	188	25-09 Belissa

Exhibit “C”
Tax Roll Assessment
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa
Fiscal Year 2026/27

APN #	Assessment	Owner	Lot #	District
To be assigned	$753.67	MRP HTMB, LLC	189	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	190	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	191	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	192	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	193	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	194	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	195	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	196	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	197	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	198	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	199	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	200	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	201	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	202	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	203	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	204	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	205	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	206	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	207	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	208	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	209	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	210	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	211	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	212	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	213	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	214	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	215	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	216	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	217	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	218	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	219	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	220	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	221	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	222	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	223	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	224	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	225	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	226	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	227	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	228	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	229	25-09 Belissa

Exhibit "C"
Tax Roll Assessment
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa
Fiscal Year 2026/27

APN #	**Assessment**	**Owner**	**Lot #**	**District**
To be assigned	$753.67	MRP HTMB, LLC	230	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	231	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	232	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	233	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	234	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	235	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	236	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	237	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	238	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	239	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	240	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	241	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	242	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	243	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	244	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	245	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	246	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	247	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	248	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	249	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	250	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	251	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	252	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	253	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	254	25-09 Belissa
To be assigned	$753.67	MRP HTMB, LLC	255	25-09 Belissa

Exhibit "D"
Engineer's Report
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa
Fiscal Year 2026/27

General Description

This Assessment District (25-09, Belissa) is located at the northwest corner of North Demaree Street and West Pratt Avenue. Exhibit "A" is a map of Assessment District 25-09. This district includes the maintenance of shrub areas, irrigation systems, street trees, landscape trees, block walls, streetlights, pavement on local streets, pocket park, 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 reclamite (oiling). The total number of lots within the district is 306, of which 108 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: 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. 25-09, City of Visalia, Tulare County, California
Belissa
Fiscal Year 2026/27

The quantities, estimated costs, and per lot assessment in the “Belissa” 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
Pocket Park	Turf Area	Monthly	Sq Ft	-	$ 0.034	12	$ 0.41	$ -
	Shrub Area	Monthly	Sq Ft	97,849	$ 0.025	12	$ 0.305	$ 29,824.38
	Water	Monthly	Sq Ft	97,849	$ 0.018	12	$ 0.216	$ 21,135.38
	Electricity	Monthly	Meter	-	$ 20.69	12	$ 248.28	$ -
	Trees	Annual	Each	35	$ 60.00	1	$ 60.00	$ 2,100.00
	Custodial Maintenance	Monthly	Each	-	$ 172.00	12	$ 2,064.00	$ -
Equipment and Maintenance	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	16	$ 1,492.00	-	$ 99.47	$ 1,591.47
	Trash Receptacle	Once	Each	-	$ 1,199.00	-	$ 79.93	$ -
	Trellis/Arbor	Once	Each	-	$ 3,500.00	-	$ 233.33	$ -
	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	17,140	$ 0.025	12	$ 0.305	$ 5,224.27
Water	Monthly	Sq Ft	17,140	$ 0.018	12	$ 0.216	$ 3,702.24
Electricity	Monthly	Meter	2	$ 20.69	12	$ 248.28	$ 496.56
Landscape Trees	Annual	Each	26	$ 60.00	1	$ 60.00	$ 1,560.00
Interior Street Tree	Annual	Each	292	$ 60.00	1	$ 60.00	$ 17,520.00
Street Lights (Electricity & Maint)	Monthly	Each	53	$ 11.30	12	$ 135.60	$ 7,186.80
Block Wall	Annual	Ln Ft	3,783	$ 0.75	1	$ 0.75	$ 2,837.25
Project Management	Annual	Lots	306	$ 40.00	1	$ 40.00	$ 12,240.00

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	43,560	$ 0.96	2	$ 0.96	$ 4,181.76
Crack Seal (7 year cycle)	Twice	Sq Yd	43,560	$ 0.68	2	$ 0.68	$ 2,962.08
Cape Seal (15 year cycle)	Once	Sq Yd	43,560	$ 11.16	1	$ 11.16	$ 24,306.48
2.0" Overlay (20 year cycle)	Once	Sq Yd	43,560	$ 33.42	1	$ 33.42	$ 72,788.76

Total		$ 209,657.43
10% Reserve Fund (Repairs)	10%	$ 20,965.74
Grand Total		**$ 230,623.17**
Number of Lots		**306**
Annual Per Lot Assessment		**$ 753.67**

Exhibit "D"
Engineer's Report
Assessment District No. 25-09, City of Visalia, Tulare County, California
Belissa
Fiscal Year 2026/27

Annual Cost Increase

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

year "n" assessment = ($230,623.17) $(1.05)^{(n-1)}$

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 $251,379.26 [a 9% increase over the base year assessment of $230,623.17]. The ceiling on the assessment increase for year four would be $266,975.15 [ceiling = ($230,623.17) $(1.05)^{(4-1)}$]. The assessment would be set at $251,379.26 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 $260,604.18 [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 $266,975.15 [ceiling = ($230,623.17) $(1.05)^{(4-1)}$]. The assessment would be set at $260,604.18 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 $251,379.26 [a 9% increase over the base year assessment of $230,623.17] and damage occurred to the masonry wall raising the year five assessment to $306,682.69 [a 22% increase over the previous year assessment]. The year five assessment will be capped at $276,517.18, a 10% increase over the previous year and under the ceiling of $280,323.90 [ceiling = ($230,623.17) $(1.05)^{(5-1)}$]. The difference of $30,165.51 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.

Christopher Crawford Date
City Engineer