

RESOLUTION NO. 2025-77

RESOLUTION INITIATING PROCEEDINGS
FOR 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 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, and any other applicable equipment or improvements.
2. The proposed district shall be designated "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: December 2, 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 2025-77 passed and adopted by the Council of the City of Visalia at a regular meeting held on December 2, 2025.

Dated: December 2, 2025

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 December 2, 2025 by its Resolution No. 2025-77.

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

Dated: December 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

RESOLUTION NO. 2025-78

RESOLUTION ORDERING THE IMPROVEMENTS FOR
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 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: December 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

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

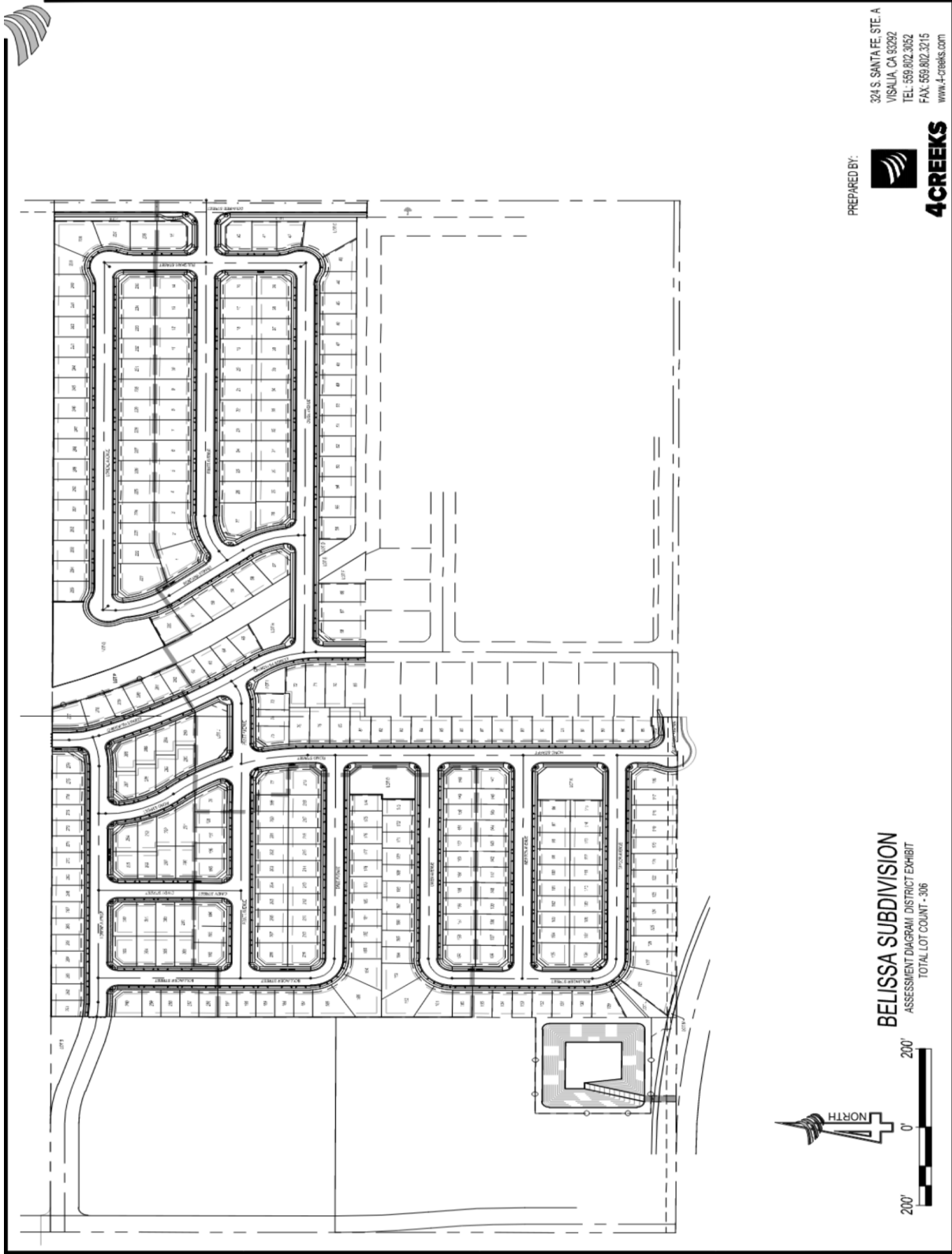
I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-78 passed and adopted by the Council of the City of Visalia at a regular meeting held on December 2, 2025.

Dated: December 2, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Exhibit "A"
Assessment Diagram
Landscape & Lighting Assessment District No. 25-09
Belissa



PREPARED BY:



4CREEKS

324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
WWW.4CREEKS.COM

BELISSA SUBDIVISION
ASSESSMENT DIAGRAM DISTRICT EXHIBIT
TOTAL LOT COUNT - 306

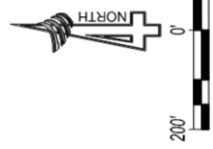
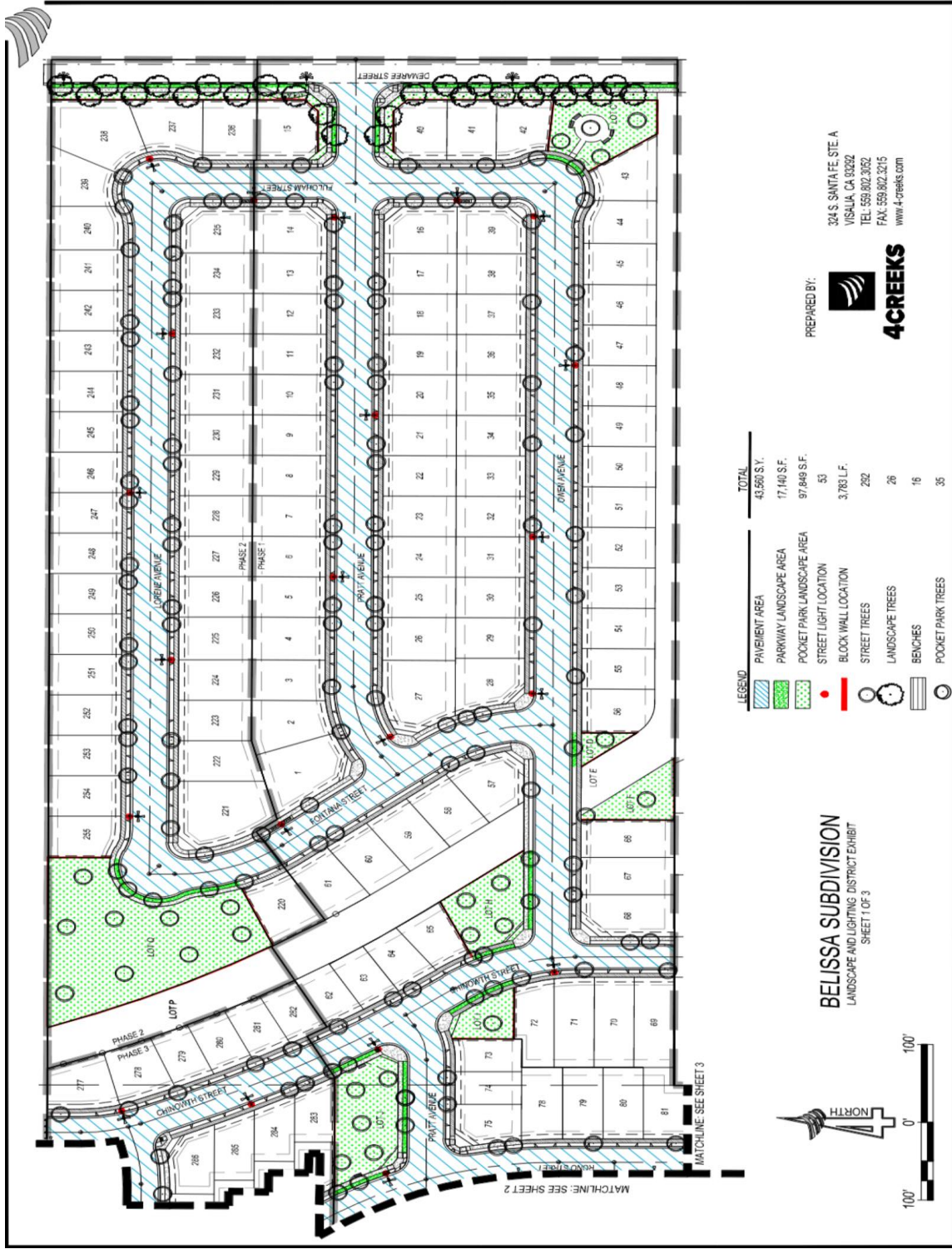


Exhibit "B"
Landscape Location Diagram
Landscape & Lighting Assessment District No. 25-09
Belissa



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BELISSA SUBDIVISION
 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT
 SHEET 1 OF 3

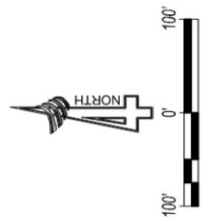
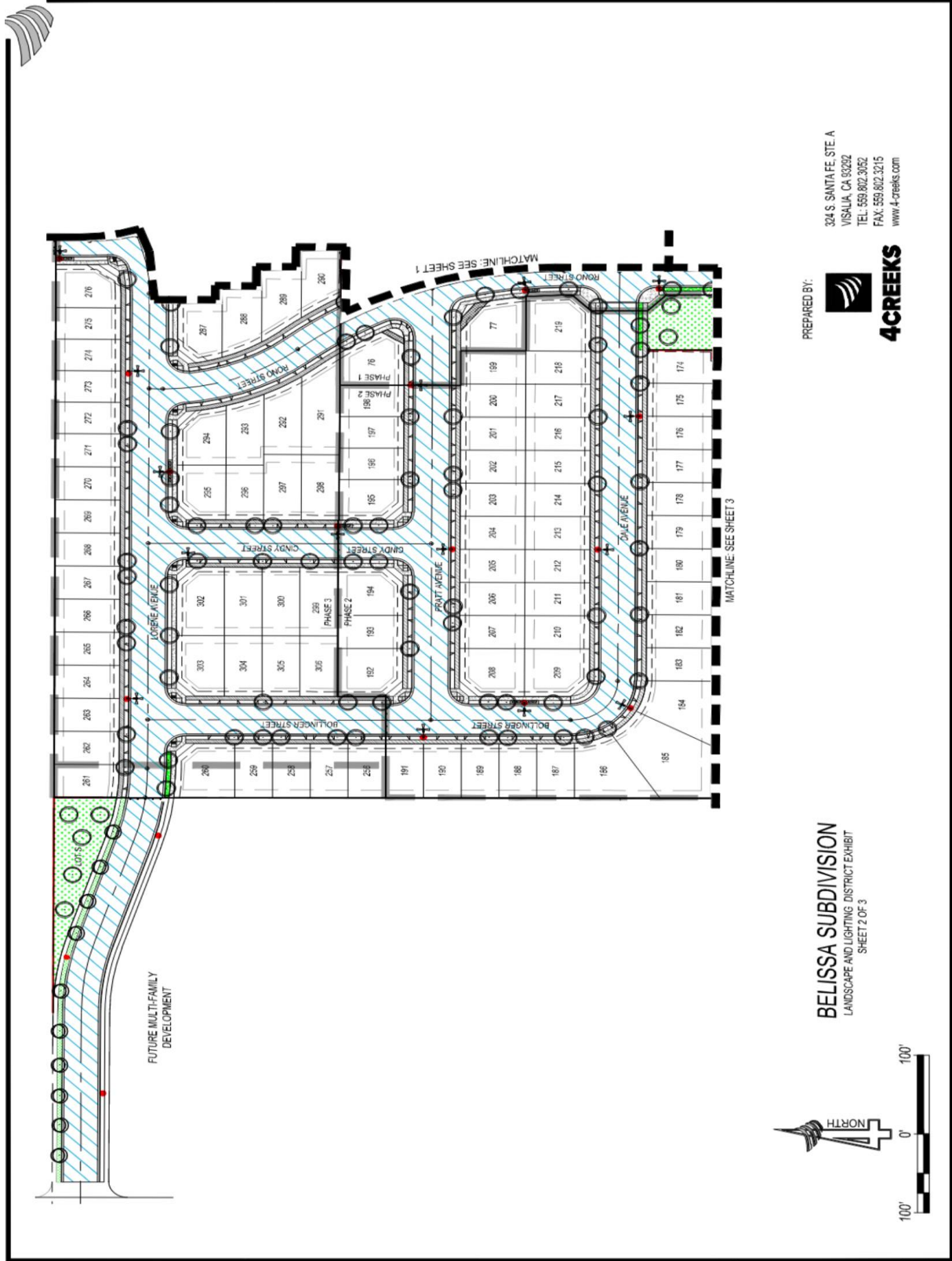


Exhibit "B"
 Landscape Location Diagram
 Landscape & Lighting Assessment District No. 25-09
 Belissa



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BELISSA SUBDIVISION
 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT
 SHEET 2 OF 3

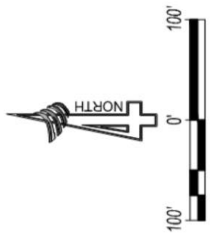
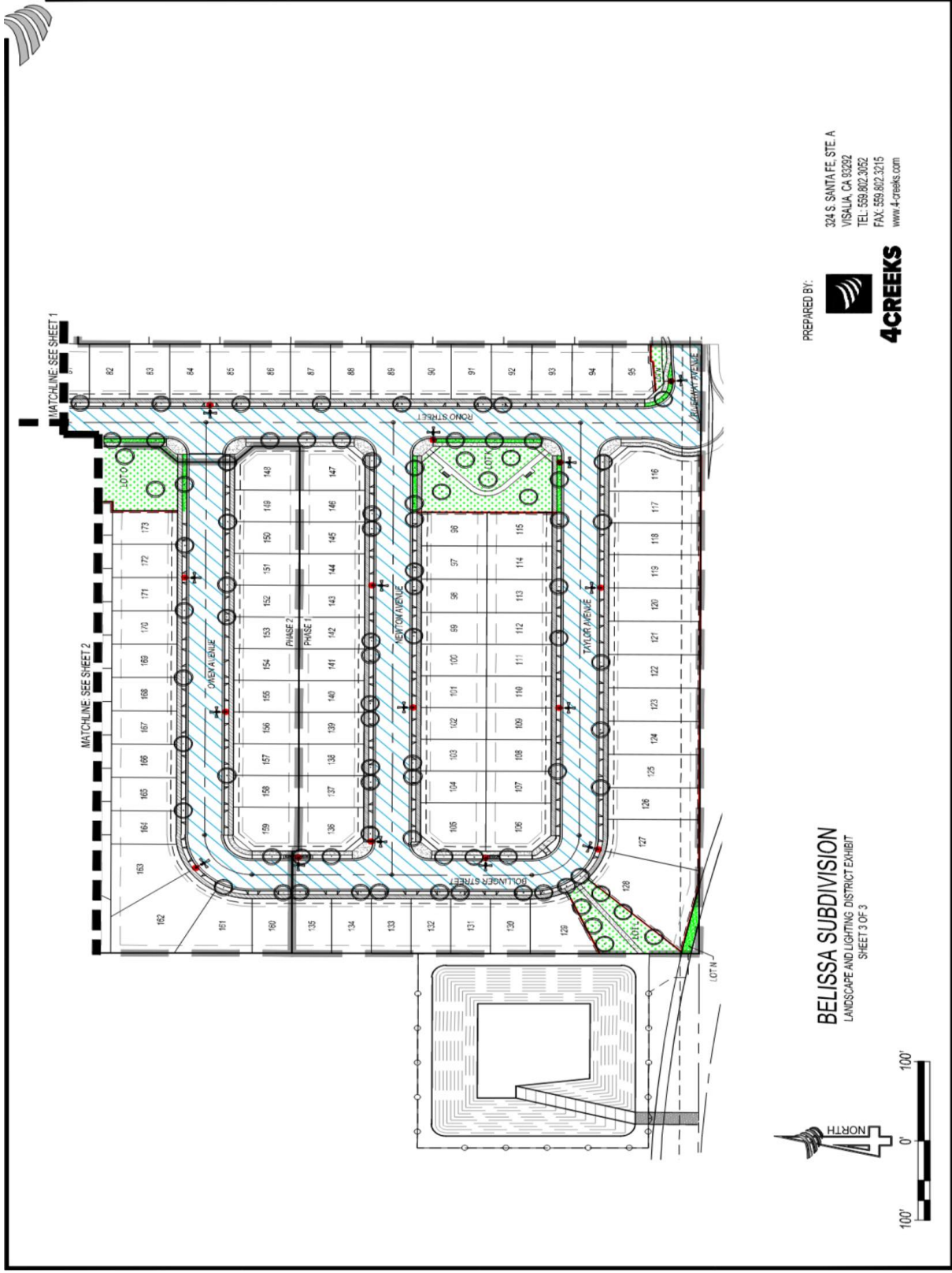


Exhibit "B"
 Landscape Location Diagram
 Landscape & Lighting Assessment District No. 25-09
 Belissa



PREPARED BY:

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BELISSA SUBDIVISION
 LANDSCAPE AND LIGHTING DISTRICT EXHIBIT
 SHEET 3 OF 3

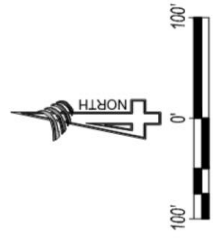


Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 25-09
 Belissa
 Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$753.67	MRP HTMB, LLC	1	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	2	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	3	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	4	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	5	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	6	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	7	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	8	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	9	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	10	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	11	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	12	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	13	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	14	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	15	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	16	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	17	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	18	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	19	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	20	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	21	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	22	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	23	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	24	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	25	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	26	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	27	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	28	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	29	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	30	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	31	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	32	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	33	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	34	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	35	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	36	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	37	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	38	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	39	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	40	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	41	25-09 Belissa

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 25-09
 Belissa
 Fiscal Year 2026/27

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$753.67	MRP HTMB, LLC	42	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	43	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	44	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	45	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	46	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	47	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	48	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	49	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	50	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	51	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	52	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	53	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	54	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	55	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	56	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	57	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	58	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	59	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	60	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	61	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	62	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	63	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	64	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	65	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	66	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	67	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	68	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	69	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	70	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	71	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	72	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	73	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	74	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	75	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	76	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	77	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	78	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	79	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	80	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	81	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	82	25-09 Belissa

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 25-09
 Belissa
 Fiscal Year 2026/27

To be assigned	\$753.67	MRP HTMB, LLC	83	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	84	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	85	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	86	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	87	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	88	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	89	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	90	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	91	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	92	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	93	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	94	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	95	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	96	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	97	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	98	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	99	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	100	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	101	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	102	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	103	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	104	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	105	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	106	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	107	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	108	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	109	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	110	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	111	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	112	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	113	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	114	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	115	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	116	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	117	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	118	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	119	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	120	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	121	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	122	25-09 Belissa

Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 25-09
 Belissa
 Fiscal Year 2026/27

To be assigned	\$753.67	MRP HTMB, LLC	123	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	124	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	125	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	126	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	127	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	128	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	129	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	130	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	131	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	132	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	133	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	134	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	135	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	136	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	137	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	138	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	139	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	140	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	141	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	142	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	143	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	144	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	145	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	146	25-09 Belissa
To be assigned	\$753.67	MRP HTMB, LLC	147	25-09 Belissa

Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 25-09
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 147 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
Landscape & Lighting Assessment District 25-09
Belissa
Fiscal Year 2026/27

Annual Cost Increase

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

$$\text{year “n” assessment} = (\$230,623.17) (1.05)^{(n-1)}$$

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
City Engineer

Date