

RESOLUTION NO. 2024-17

RESOLUTION INITIATING PROCEEDINGS
FOR ASSESSMENT DISTRICT NO. 23-04
Renewed Parcel Map 0609
(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, trail lighting, and any other applicable equipment or improvements.
2. The proposed district shall be designated "Assessment District No. 23-04, City of Visalia, Tulare County, California," and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 23-04, City of Visalia, Tulare County, California", which is on file with the City Clerk and is hereby approved and known as "Renewed Parcel Map 0609".
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 1, 2024 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 2024-17 passed and adopted by the Council of the City of Visalia at a regular meeting held on April 1, 2024.

Dated: _____, 2024 LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

CLERK'S CERTIFICATION TO COUNTY AUDITOR

ASSESSMENT DISTRICT NO. 23-04
Renewed Parcel Map 0609
(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. 23-04, City of Visalia, Tulare County, California" confirmed by the City Council of the City of Visalia on April 1, 2024 by its Resolution No. 2024-.

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

Dated: _____, 2024

LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

RESOLUTION NO. 2024-18

RESOLUTION ORDERING THE IMPROVEMENTS FOR
ASSESSMENT DISTRICT NO. 23-04
Renewed Parcel Map 0609
(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. 23-04, 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 2023/24.
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 1, 2024

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 2024-18 passed and adopted by the Council of the City of Visalia at a regular meeting held on April 1, 2024.

Dated: _____, 2024

LESLIE B. CAVIGLIA, CITY CLERK

By Michelle Nicholson, Chief Deputy City Clerk

Exhibit "A"
Assessment Diagram
Landscape & Lighting Assessment District No. 23-04
Renewed Parcel Map 0609

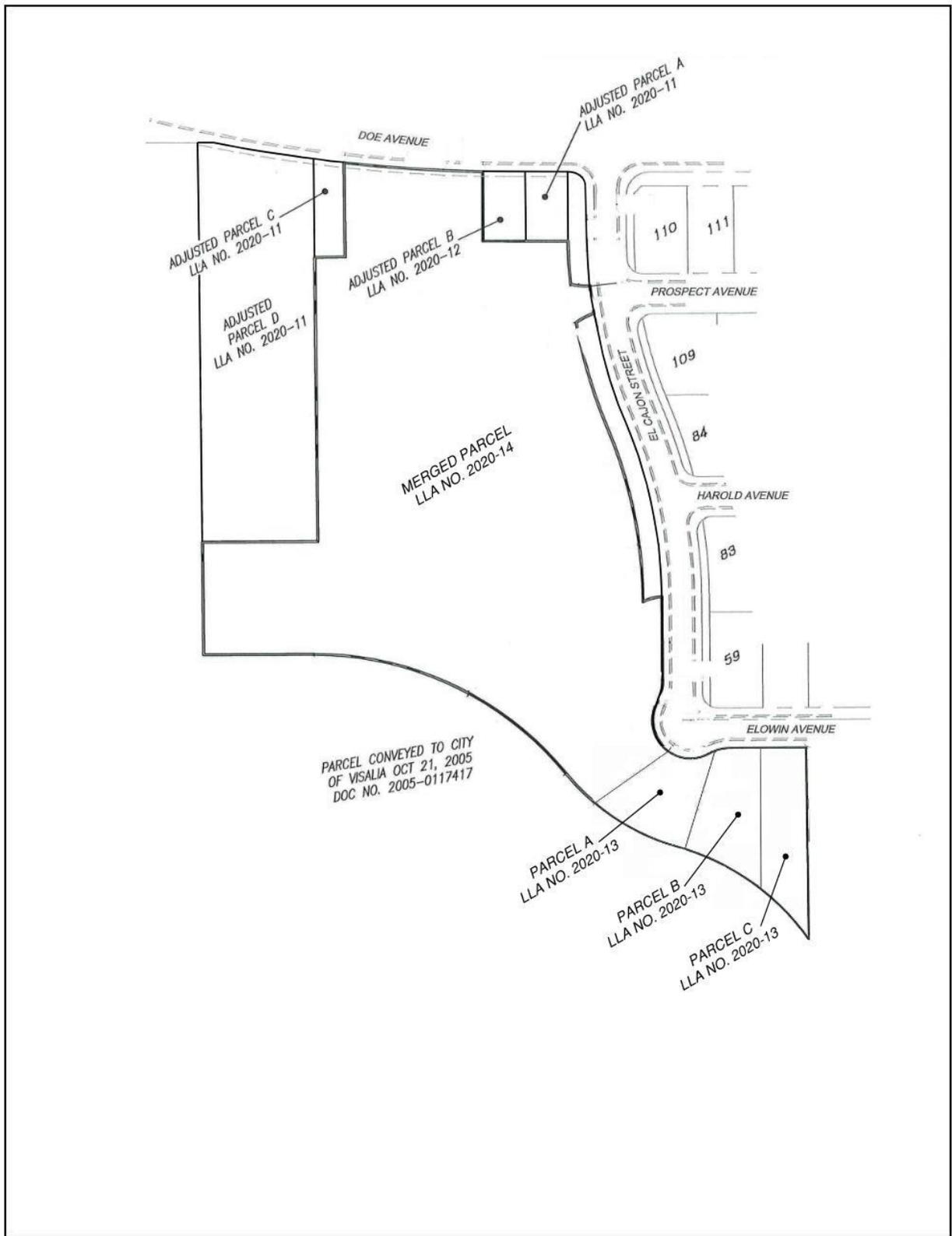


Exhibit "B"
 Landscape Location Diagram
 Landscape & Lighting Assessment District No. 23-04
 Renewed Parcel Map 0609

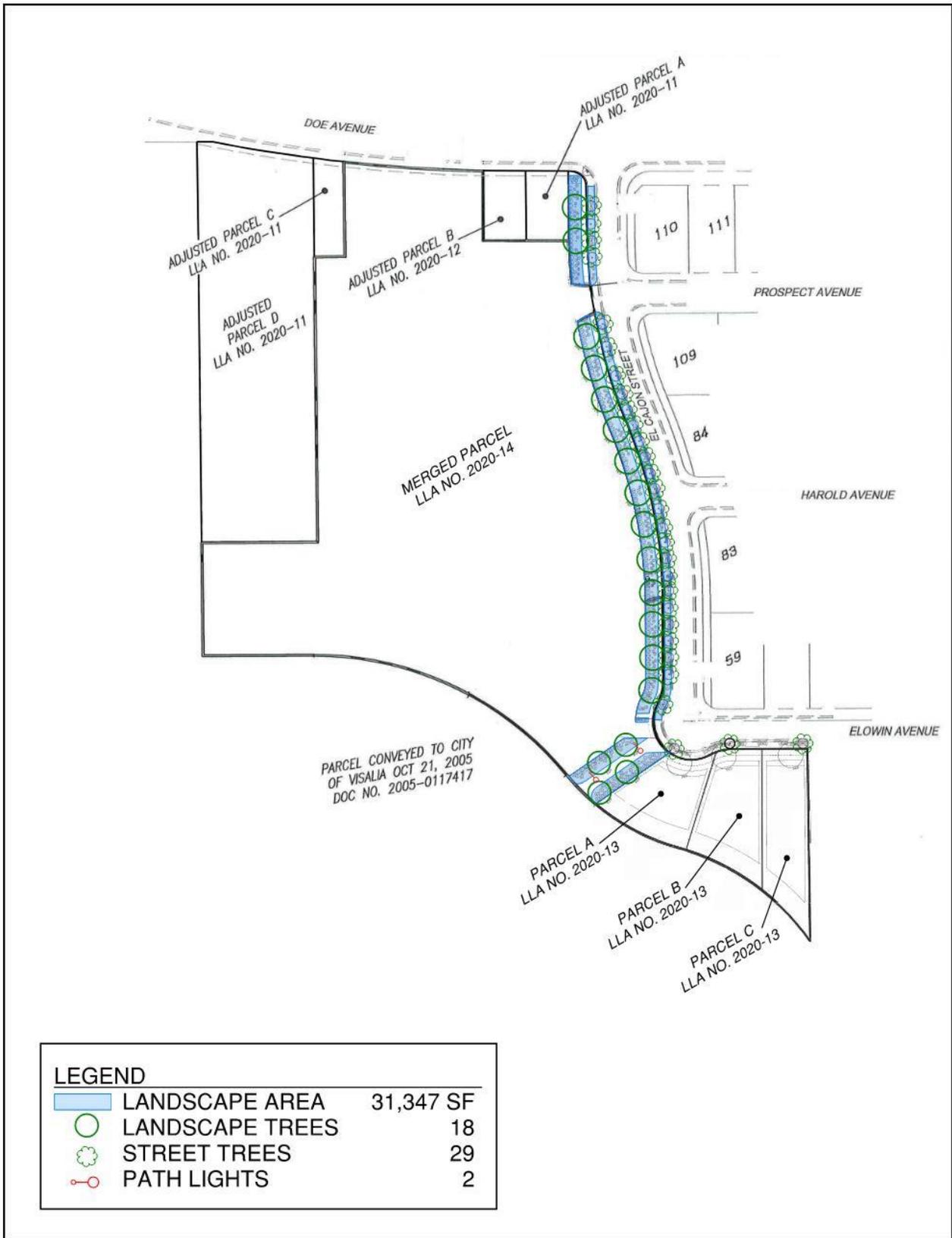


Exhibit "C"
 Tax Roll Assessment
 Landscape & Lighting Assessment District 23-04
 Renewed Parcel Map 0609
 Fiscal Year 2023/24

<u>APN #</u>	<u>Assessment</u>	<u>Owner</u>	<u>Lot #</u>	<u>District</u>
To be assigned	\$4,429.41	TC Property Management LTD, a California limited partnership	LLA 2020-11 Parcel A	23-04 Renewed Parcel Map 0609
To be assigned	\$4,429.41	TC Property Management LTD, a California limited partnership	LLA 2020-11 Parcel C	23-04 Renewed Parcel Map 0609
To be assigned	\$4,429.41	TC Property Management LTD, a California limited partnership	LLA 2020-11 Parcel D	23-04 Renewed Parcel Map 0609
To be assigned	\$4,429.41	TC Property Management LTD, a California limited partnership	LLA 2020-12 Parcel B	23-04 Renewed Parcel Map 0609
To be assigned	\$4,429.41	TC Property Management LTD, a California limited partnership	LLA 2020-14 Merged Parcel	23-04 Renewed Parcel Map 0609
To be assigned	\$733.69	TC Property Management LTD, a California limited partnership	LLA 2020-13 Parcel A	23-04 Renewed Parcel Map 0609
To be assigned	\$733.69	TC Property Management LTD, a California limited partnership	LLA 2020-13 Parcel B	23-04 Renewed Parcel Map 0609
To be assigned	\$733.69	TC Property Management LTD, a California limited partnership	LLA 2020-13 Parcel C	23-04 Renewed Parcel Map 0609

Exhibit “D”
Engineer’s Report
Landscape & Lighting Assessment District 23-04
Renewed Parcel Map 0609
Fiscal Year 2023/24

General Description

This Assessment District (23-04, Renewed Parcel Map 0609) is located at the southwest corner of Doe Avenue and El Cajon Street. Exhibit “A” is a map of Assessment District 23-04. This District includes outlots. The district will maintain shrubs, landscape trees, street trees irrigation systems, trail lighting, and any other applicable equipment or improvements. The maintenance of irrigation systems 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. There are a total of 8 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 maintenance of any landscape areas and trail lighting 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 landscape areas, trail lights and street trees 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 and trail lights. The lots not adjacent to landscape areas, trail lights benefit by the uniform maintenance and overall appearance of the District.

Estimated Costs

The estimated costs to maintain the District includes the costs to maintain any landscaping, trees, and trail lighting.

Exhibit "D"
Engineer's Report
Landscape & Lighting Assessment District 23-04
Renewed Parcel Map 0609
Fiscal Year 2023/24

The quantities, estimated costs, and per lot assessment in the "Renewed Parcel Map 0609" 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	-	\$ 0.055	12	\$ 0.66	\$ -
	Shrub Area	Monthly	Sq Ft	-	\$ 0.029	12	\$ 0.348	\$ -
	Water	Monthly	Sq Ft	-	\$ 0.018	12	\$ 0.216	\$ -
	Electricity	Monthly	Meter	-	\$ 20.69	12	\$ 248.28	\$ -
	Trees	Annual	Each	-	\$ 60.00	1	\$ 60.00	\$ -
	Custodial Maintenance	Monthly	Each	-	\$ 172.00	12	\$ 2,064.00	\$ -
Equipment and Maintenance	Annual Fiber 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	-	\$ 1,492.00	-	\$ 99.47	\$ -
	Trash Receptacle	Once	Each	-	\$ 1,199.00	-	\$ 79.93	\$ -
	Trellis/Arbor	Once	Each	-	\$ 3,500.00	-	\$ 233.33	\$ -
	Lighting Pole	Once	Each	2	\$ 8,000.00	-	\$ 533.33	\$ 1,066.67
Description	20 Yr Cycle	Unit	Amount	Cost Per Unit	Times per Year	Annual Cost Per Unit	Annual Total Cost	
Turf Area	Monthly	Sq Ft	-	\$ 0.055	12	\$ 0.66	\$ -	
Shrub Area	Monthly	Sq Ft	31,347	\$ 0.029	12	\$ 0.348	\$ 10,908.76	
Water	Monthly	Sq Ft	31,347	\$ 0.018	12	\$ 0.216	\$ 6,770.95	
Electricity	Monthly	Meter	1	\$ 20.690	12	\$ 248.28	\$ 248.28	
Landscape Trees	Annual	Each	18	\$ 60.00	1	\$ 60.00	\$ 1,080.00	
Interior Street Tree	Annual	Each	29	\$ 60.00	1	\$ 60.00	\$ 1,740.00	
Street Lights (Electricity & Maint)	Monthly	Each	-	\$ 11.30	12	\$ 135.60	\$ -	
Block Wall	Annual	Ln Ft	-	\$ 0.75	1	\$ 0.75	\$ -	
Project Management	Annual	Lots	8	\$ 40.00	1	\$ 40.00	\$ 320.00	
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	-	\$ 0.96	2	\$ 0.96	\$ -	
Crack Seal (7 year cycle)	Twice	Sq Yd	-	\$ 0.68	2	\$ 0.68	\$ -	
Cape Seal (15 year cycle)	Once	Sq Yd	-	\$ 11.16	1	\$ 11.16	\$ -	
2.0' Overlay (20 year cycle)	Once	Sq Yd	-	\$ 33.42	1	\$ 33.42	\$ -	
Total							\$ 22,134.66	
10% Reserve Fund (Repairs)			10%				\$ 2,213.47	
Grand Total							\$ 24,348.13	
Annual Assessment Area	Acres	Percentage of Area	Total Area Assessment	No. of Lots	Lot Assessment			
RV Storage Park	8.55	90.96%	\$ 22,147.06	5	\$ 4,429.41			
Residential	0.85	9.04%	\$ 2,201.07	3	\$ 733.69			
	9.40	100%	\$ 24,348.13					

Exhibit "D"
Engineer's Report
Landscape & Lighting Assessment District 23-04
Renewed Parcel Map 0609
Fiscal Year 2023/24

Annual Cost Increase

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

$$\text{year "n" assessment} = (\$24,348.13) (1.05)^{(n-1)}$$

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 \$26,539.46 [a 9% increase over the base year assessment of \$24,348.13]. The ceiling on the assessment increase for year four would be \$28,186.00 [ceiling = $(\$24,348.13) (1.05)^{(4-1)}$]. The assessment would be set at \$26,539.46 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 \$27,513.39 [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 \$28,186.00 [ceiling = $(\$24,348.13) (1.05)^{(4-1)}$]. The assessment would be set at \$27,513.39 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 \$26,539.46 [a 9% increase over the base year assessment \$24,348.13] and damage occurred to the masonry wall raising the year five assessment to \$32,378.14 [a 22% increase over the previous year assessment]. The year five assessment will be capped at \$29,193.41, a 10% increase over the previous year and under the ceiling of \$29,595.30 [ceiling = $(\$24,348.13) (1.05)^{(5-1)}$]. The difference of \$3,184.74 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.

Lupe Garcia
Acting City Engineer

Date