

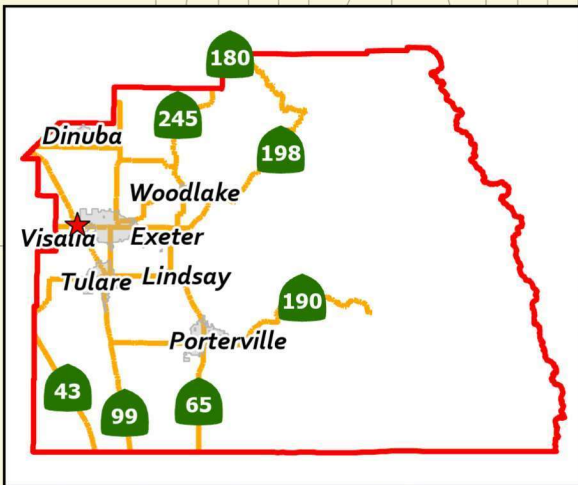
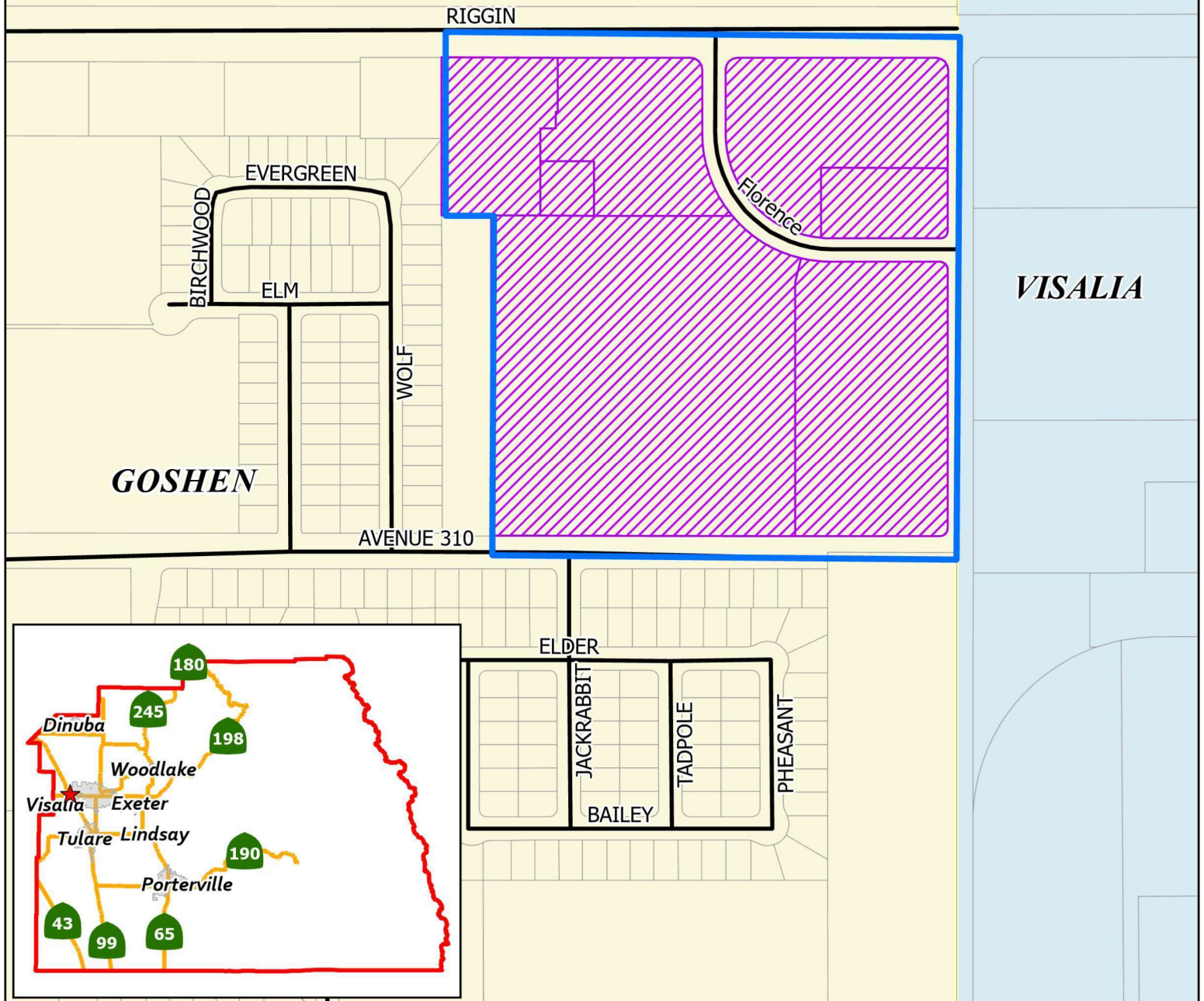
# Attachment A

## Vicinity Map



## Legend

- Streets
- Community
- City
- Assessed Properties
- District Boundary



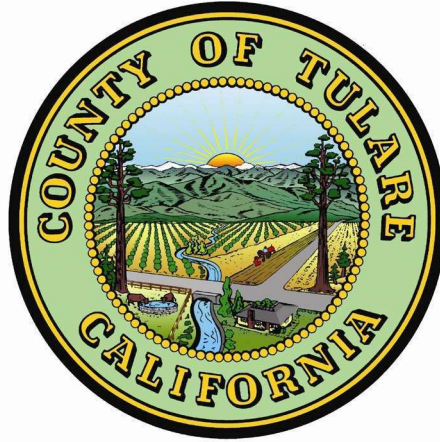
0 500 1,000 Feet

Proceedings to Form Assessment  
District 24-835-GOSHEN  
Vicinity Map

# Attachment B

## Engineer's Report

# ENGINEER'S REPORT



IN THE MATTER OF FORMATION OF  
COUNTY OF TULARE  
ASSESSMENT DISTRICT NO. 24-835-GOSHEN

**December 10, 2024**

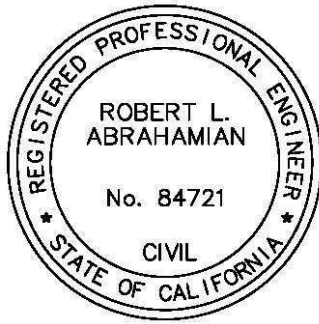
**Prepared by:  
County of Tulare, Resource Management Agency  
Public Works Branch**

# ENGINEER'S REPORT

## ASSESSMENT DISTRICT NO. 24-835-GOSHEN

The undersigned, acting on behalf of the County of Tulare, Resource Management Agency, respectfully submits this Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982, Proposition 218 Omnibus Implementation Act, and Article XIII C of the California Constitution.

The Engineer's Report contained herein has been prepared by or under the direction of the following registered professional engineer.



12/10/2024

Robert L. Abrahamian, P.E.  
County Surveyor  
Public Works  
Resource Management Agency

## ENGINEER'S REPORT

### ASSESSMENT DISTRICT NO. 24-835-GOSHEN

#### I. GENERAL

The Tulare County Board of Supervisors directed, in Board Resolution No. 93-1375, that the county will accept no new drainage systems in any new land division or development unless the developer provides a mechanism to fund future operation and maintenance of the drainage system.

The Benefit Assessment Act of 1982, Section 54703 et seq. of the Government Code provides for the formation of assessment districts to fund the maintenance of drainage systems. The subdivider (Self-Help Enterprises) has requested the county form an assessment district to pay for maintenance of the storm drainage system serving Subdivision Tract No. 835. Planning Commission Resolution No. 9141 approved the tentative map for Subdivision Tract No. TSM 835 and required the formation of a storm assessment district as a condition precedent to the recordation of the final map for Subdivision Tract No. TSM 835. Tract No. 835 is a division of a 35-acre site into single-family, multi-family, parks/open space, and commercial lots. The subdivision is located at the southwest corner of Avenue 312 (Riggin Avenue) and Road 76, in the unincorporated community of Goshen. Proposed in the tentative map of Tract No. 835 the subdivision would be split into 5 Phases. Phase 1, multi-family housing, consists of two multi-family lots, a stormwater basin, and a park. Phase 2 and 3 have been combined and are under development for 89 residential lots. Phase 4 the commercial lot has been sold. The owner split the commercial lot into two commercial lots and sold one of the lots neither lot has been developed. Phase 5 is multi-family residential lot developed into a mobile home community for the chronically homeless.

Construction costs for the storm drainage system improvements will be borne by the subdivider of Tract No. 835. The cost of maintaining these improvements and administering this assessment district is to be provided by assessing the lots within the subdivision that benefit from the storm drainage system.

#### II. IMPROVEMENTS

Drainage system improvements to be maintained under this assessment district include a storm drainage system consisting of storm drain piping, manholes, drainage inlets, and a fenced in 8.4 acre-ft ponding basin.

#### III. FORMULA FOR INFLATION ADJUSTMENT

The annual assessments beginning in the 2024/2025 fiscal year, and each fiscal year thereafter, shall be adjusted for inflation according to the following formula: The Consumer Price Index [Urban Wage Earners and Clerical Workers for the Los Angeles-Long Beach-Anaheim CSMA] published by the United States Department of Labor, Bureau of Labor Statistics (the "Index"), which will be published for the first six months of the 2024/2025 fiscal year. Each fiscal year

## ENGINEER'S REPORT

### ASSESSMENT DISTRICT NO. 24-835-GOSHEN

thereafter shall be compared to the Index published for the same period in the prior fiscal year. If the Index of the last fiscal year has increased over the Index of the prior fiscal year, the assessment for the coming fiscal year shall be set by multiplying the assessment amount, as previously adjusted by this formula, imposed in the last fiscal year by a fraction, the numerator of which is the Index of the last fiscal year and the denominator of which is the Index of the prior fiscal year.

If the Index is changed so that base year differs from that used for Index period of the prior fiscal year most immediately preceding the Index period for the last fiscal year, the Index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics.

If the Index is discontinued or revised during the Index period of any fiscal year, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

This formula for inflation adjustment shall provide a progressive adjustment resulting in increased maximum annual assessments to cover increased costs due to inflation.

#### IV. BENEFIT ANALYSIS

There is special benefit to the parcels, assessed as opposed to a general benefit to the public at large. Each lot within this assessment district receives the special benefit of the stormwater drainage system providing storage for excess water runoff which may also prevent flooding within the subdivision boundary. The services described above will only serve the parcels within the proposed assessment district and only those properties within Subdivision Tract No. TSM 835 will receive benefits. The amount of runoff from each parcel captured in the basin will depend on the area of each parcel. All parcels within the assessment district receive this special benefit in proportion to the area of the parcel as shown below.

Percent of Assessment		
Property Owner	Acreage	Percent Of Assessment
Sequoia Commons II (Apartment Complex)	2.45	7.71
Sequoia Commons (Apartment Complex)	3.24	10.19
Askyl Properties (Commercial)	4.07	12.80
Salem Alameri, Rodhwan Mohamed, and Badr-Addin Saleh (Commercial)	1.27	3.99
Neighborhood Village, L.P. (Mobile Home Community)	6.07	19.09
Self-Help (Residential)*	14.52	45.67
Self-Help (Neighborhood Park)	0.17	0.53

\* The residential portion will be evenly divided between the 89 residential lots.

## ENGINEER'S REPORT

### ASSESSMENT DISTRICT NO. 24-835-GOSHEN

#### V. ESTIMATE OF EXPENSES

The proposed assessment is to provide a method for all parcels benefiting from the storm drainage services to pay their proportional share of the cost of providing those services. The County, as the tax levying and collecting agency, will fix the assessments each fiscal year on the tax rolls on parcels within the proposed storm drainage assessment district receiving the special benefit. Penalties will be assessed for delinquent payments as well as non-payment. Operation and maintenance expenses, as well as the expense to administer the district are included in the annual assessment.

A detailed breakdown of estimated costs to maintain these improvements and administer the assessment district is attached to this report.

The estimated annual assessment for the 2024/2025 fiscal year is \$2,715.00. Each parcel except for the single-family residential parcel is assessed at \$85.40 per acre. The assessment for the entire residential area of 14.52 acres at \$85.40 per acre will be evenly distributed amongst the 89 parcels. The assessments for each fiscal year thereafter may be revised according to the formula for inflation adjustment set out in Section III for the 2024/2025 fiscal year and each fiscal year thereafter.

#### VI. ASSESSMENT

It is recommended that each parcel be assessed for fiscal year 2024/2025 as identified on the following assessment roll.



## ENGINEER'S REPORT

## ASSESSMENT DISTRICT NO. 24-835-GOSHEN

## Assessment District No. 24-835-GOSHEN Property Owner Listing

Assessment Number*	Owner's Name	Assessment (\$)
1	Self-Help Enterprises	13.93
2	Self-Help Enterprises	13.93
3	Self-Help Enterprises	13.93
4	Self-Help Enterprises	13.93
5	Self-Help Enterprises	13.93
6	Self-Help Enterprises	13.93
7	Self-Help Enterprises	13.93
8	Self-Help Enterprises	13.93
9	Self-Help Enterprises	13.93
10	Self-Help Enterprises	13.93
11	Self-Help Enterprises	13.93
12	Self-Help Enterprises	13.93
13	Self-Help Enterprises	13.93
14	Self-Help Enterprises	13.93
15	Self-Help Enterprises	13.93
16	Self-Help Enterprises	13.93
17	Self-Help Enterprises	13.93
18	Self-Help Enterprises	13.93
19	Self-Help Enterprises	13.93
20	Self-Help Enterprises	13.93
21	Self-Help Enterprises	13.93
22	Self-Help Enterprises	13.93
23	Self-Help Enterprises	13.93
24	Self-Help Enterprises	13.93
25	Self-Help Enterprises	13.93
26	Self-Help Enterprises	13.93
27	Self-Help Enterprises	13.93
28	Self-Help Enterprises	13.93
29	Self-Help Enterprises	13.93
30	Self-Help Enterprises	13.93
31	Self-Help Enterprises	13.93
32	Self-Help Enterprises	13.93
33	Self-Help Enterprises	13.93
34	Self-Help Enterprises	13.93

## ENGINEER'S REPORT

## ASSESSMENT DISTRICT NO. 24-835-GOSHEN

35	Self-Help Enterprises	13.93
36	Self-Help Enterprises	13.93
37	Self-Help Enterprises	13.93
38	Self-Help Enterprises	13.93
39	Self-Help Enterprises	13.93
40	Self-Help Enterprises	13.93
41	Self-Help Enterprises	13.93
42	Self-Help Enterprises	13.93
43	Self-Help Enterprises	13.93
44	Self-Help Enterprises	13.93
45	Self-Help Enterprises	13.93
46	Self-Help Enterprises	13.93
47	Self-Help Enterprises	13.93
48	Self-Help Enterprises	13.93
49	Self-Help Enterprises	13.93
50	Self-Help Enterprises	13.93
51	Self-Help Enterprises	13.93
52	Self-Help Enterprises	13.93
53	Self-Help Enterprises	13.93
54	Self-Help Enterprises	13.93
55	Self-Help Enterprises	13.93
56	Self-Help Enterprises	13.93
57	Self-Help Enterprises	13.93
58	Self-Help Enterprises	13.93
59	Self-Help Enterprises	13.93
60	Self-Help Enterprises	13.93
61	Self-Help Enterprises	13.93
62	Self-Help Enterprises	13.93
63	Self-Help Enterprises	13.93
64	Self-Help Enterprises	13.93
65	Self-Help Enterprises	13.93
66	Self-Help Enterprises	13.93
67	Self-Help Enterprises	13.93
68	Self-Help Enterprises	13.93
69	Self-Help Enterprises	13.93
70	Self-Help Enterprises	13.93
71	Self-Help Enterprises	13.93
72	Self-Help Enterprises	13.93
73	Self-Help Enterprises	13.93

## ENGINEER'S REPORT

## ASSESSMENT DISTRICT NO. 24-835-GOSHEN

74	Self-Help Enterprises	13.93
75	Self-Help Enterprises	13.93
76	Self-Help Enterprises	13.93
77	Self-Help Enterprises	13.93
78	Self-Help Enterprises	13.93
79	Self-Help Enterprises	13.93
80	Self-Help Enterprises	13.93
81	Self-Help Enterprises	13.93
82	Self-Help Enterprises	13.93
83	Self-Help Enterprises	13.93
84	Self-Help Enterprises	13.93
85	Self-Help Enterprises	13.93
86	Self-Help Enterprises	13.93
87	Self-Help Enterprises	13.93
88	Self-Help Enterprises	13.93
89	Self-Help Enterprises	13.93
90	Sequoia Commons II, LP	209.30
91	Sequoia Commons, LP	276.76
92	Askyl Properties, LLC	347.64
93	Salem Alameri, Rodhwan Mohamed, and Badr-Addin Saleh	108.51
94	Neighborhood Village, LP	518.46
95	Self-Help Enterprises	14.56

\*Assessment numbers shown, refer to Proposed Boundaries Diagram.

# Attachment D

## Letter of Notice



# RESOURCE MANAGEMENT AGENCY

5961 SOUTH MOONEY BLVD  
VISALIA, CA 93277  
PHONE (559) 624-7000  
FAX (559) 730-2653

Aaron R. Bock  
Reed Schenke  
Sherman Dix

Economic Development and Planning  
Public Works  
Fiscal Services

REED SCHENKE, DIRECTOR

MICHAEL WASHAM, ASSOCIATE DIRECTOR

Date:

RE: **Storm Drainage Assessment District No. 24-835-GOSHEN**

Notice of Proposed Assessment  
Notice of Public Hearing: February 4, 2025

Dear «OWNER»,

This letter is to inform you that the County is undertaking the formation of a new storm assessment district. **The initial assessment amount for your lot «APN» is:**

**\$«ASSESSMENT\_AMOUNT»**

**The district's total initial assessment is \$2,715.00 annually. Assessments will continue until such time as this district is dissolved.**

Subdivision TSM 835 in the unincorporated community of Goshen contains a total of 8 lots. As part of the public improvements, the subdivider constructed a storm drainage system, including a retention basin. An initial annual assessment of \$2,715.00 is proposed for all lots. The affected lots include single-family, multi-family, parks/open space, and commercial lots. The assessed amount is weighted according to each lot's acreage. An annual adjustment factor based on the Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers for the Los Angeles-Long Beach-Anaheim CSMA, published by the U.S. Department of Labor, Bureau of Labor Statistics, is proposed for subsequent annual assessments. The initial assessment would produce an annual revenue of \$2,715.00, which equals the estimated costs to maintain your subdivision's drainage facilities and administer the district. Maintenance includes cleaning drainage inlets and storm drain pipelines, weed control for your drainage pond, fence repair or replacement as necessary, and repair of drainage pond erosion that usually occurs with time and large storms. An Engineer's Report describing the basis for the proposed assessment in more detail is available at the Board of Supervisors' Chamber, located at 2800 West Burrel, Visalia, California.

A ballot is included with this letter. Please mark and sign your ballot, seal it in the accompanying self-addressed, stamped envelope, and return it by mail or otherwise deliver it to the address indicated on the envelope. If mailed, please allow enough time for delivery. Regardless of the method, the ballot must be received prior to the end of the February 4, 2025 Public Hearing. You may also bring the sealed ballot with you to the public hearing and submit it to the Clerk at that time. All ballots received by mail and at the Public Hearing will be opened and counted at the close of the February 4, 2025, Public Hearing on this matter. The assessment shall not be imposed if the ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property.

A public hearing is scheduled on February 4, 2025, respectively at the Board of Supervisors' Chambers, located at 2800 West Burrel, Visalia, California at 9:30 a.m. or as soon as possible thereafter on the same day, to discuss this proposed assessment district and assessment and to take public comment on this matter. If you have any questions before that time concerning this assessment district and assessment, please contact Robert Abrahamian at (559) 624-7000 or by mail at 5916 S. Mooney Blvd, Visalia, CA 93277.

Sincerely,

Robert Abrahamian  
County Surveyor

# Attachment E

## Assessment District

**TULARE COUNTY  
ASSESSMENT DISTRICT NO. 24-835-GOSHEN  
STORM DRAINAGE ASSESSMENT**

**ASSESSMENT BALLOT**

Property Owner:       «OWNER»  
Mailing Address:       «OWNER\_ADDRESS\_1»  
                             «OWNER\_ADDRESS\_2»

Assessor's Parcel Number: «APN»  
Proposed Annual Assessment Amount: \$

Parcel Address: «SITE\_ADDRESS\_1»

\_\_\_\_\_ **Yes**, I approve of and agree to the formation of Tulare County Assessment District No. 24-835-GOSHEN and the imposition of an annual assessment. I also approve of and agree to the imposition, for each fiscal year hereafter, of an assessment adjustment based on the Consumer Price Index (CPI) <sup>(1)</sup>.

\_\_\_\_\_ **No**, I object to the formation of Tulare County Assessment District No. 24-835-GOSHEN and I do not approve of the imposition of an annual assessment with an annual adjustment factor.

Signature: \_\_\_\_\_  
(Signature of Recorded Owner or Authorized Representative in the Case of Property Owned by a Non-Individual. If signed by an Authorized Representative, please attach Proof of Authorization.)

**Return this Ballot to:**

Tulare County Board of Supervisors  
County Administration Building  
2800 West Burrell Avenue  
County Civic Center  
Visalia, CA 93291

(1) Adjustment in accordance with the Consumer Price Index [Urban Wage Earners and Clerical Workers for the Los Angeles-Anaheim-Riverside CSMA] or any successor index published by the United States Department of Labor, Bureau of Labor Statistics.

# Attachment F

## Notice of Public Meeting and Hearing



## NOTICE OF PUBLIC MEETING AND HEARING

Notice is hereby given that the Tulare County Board of Supervisors will hold a public hearing concerning assessments to be imposed in Tulare County Assessment District 24-835-GOSHEN to pay the costs for maintaining storm drainage system improvements located in Subdivision Tract No. 835 in the Community of Goshen. The public hearing will be held on February 4, 2025 at 9:30 a.m., or as soon as possible thereafter on the same day, at the Board of Supervisors' Chamber, located at 2800 West Burrel, Visalia, California. An annual assessment of \$2,715.00 is proposed to be collected on tax rolls for the purpose of providing for the costs of administering the district and maintaining drainage inlets, stormdrain pipes, and a drainage basin. An Engineer's Report concerning this Assessment District has been filed with the Clerk of the Board of Supervisors and is available for review. Additional information can be obtained from the Tulare County Resource Management Agency, contact Robert Abrahamian at (559) 624-7000 or 5961 S. Mooney Blvd, Visalia, CA 93277. If you challenge the decision of the Board of Supervisors in the above-described matter in court, you may be limited to only those issues raised in the hearing described in this notice or in written correspondence delivered to the Clerk of the Board of Supervisors at or prior to the hearing.

ATTEST: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk