

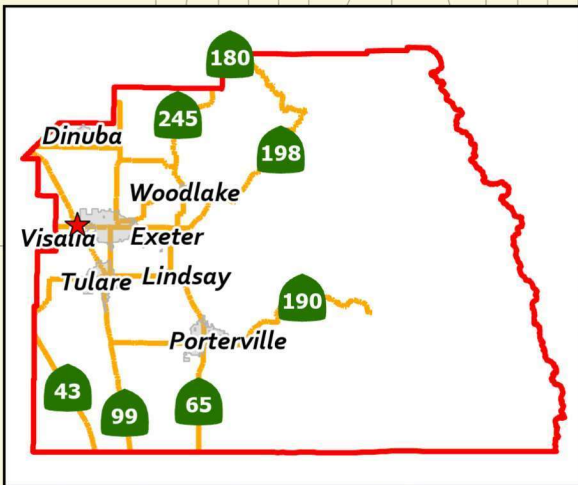
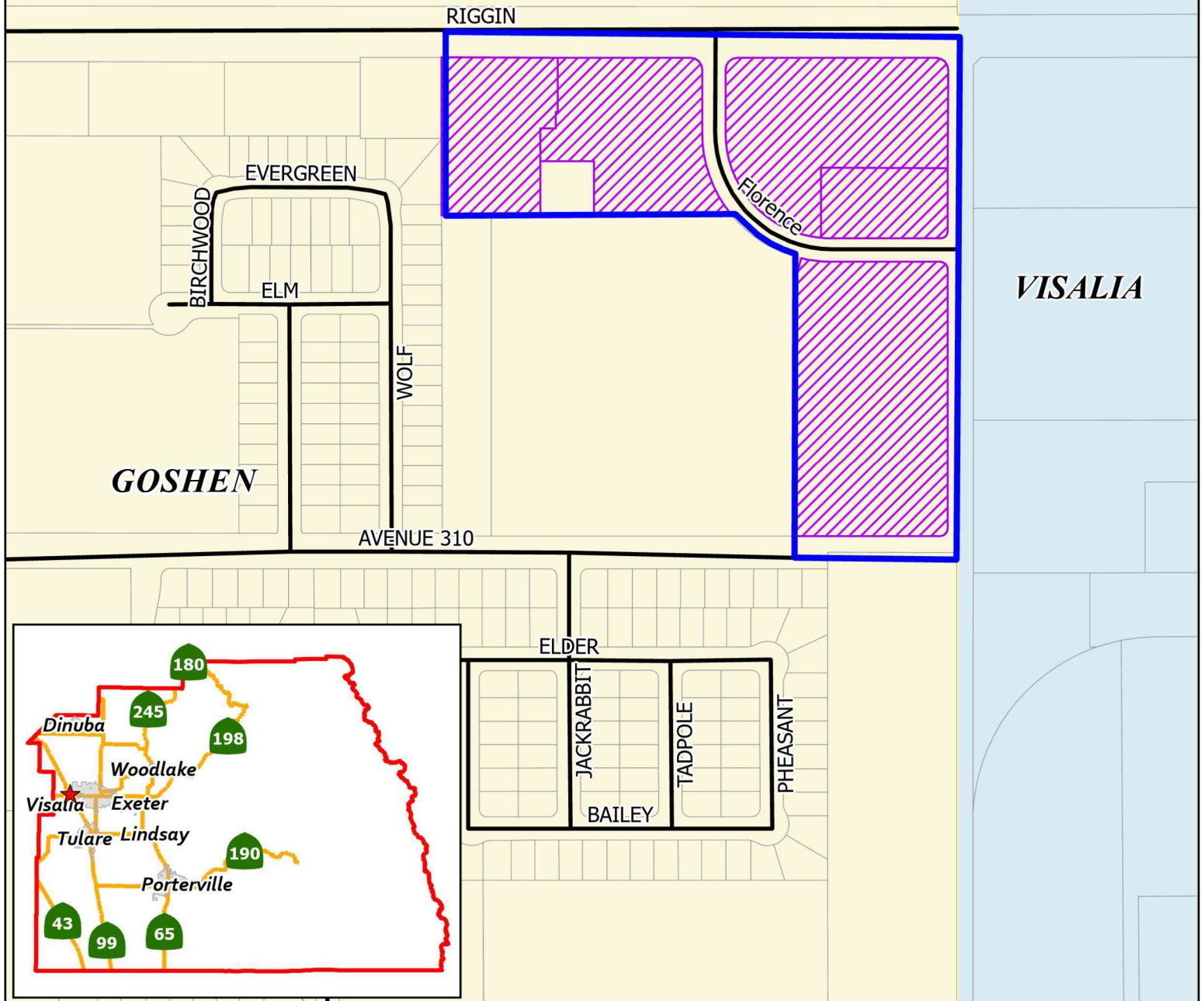
# Attachment A

## Vicinity Map



### Legend

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



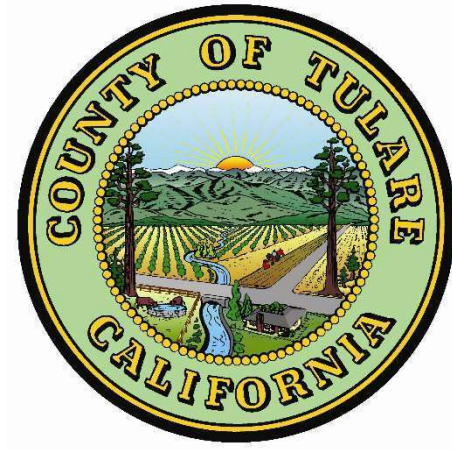
0 500 1,000 Feet

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

# Attachment B

## Engineer's Report

# ENGINEER'S REPORT



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

**December 10, 2024**

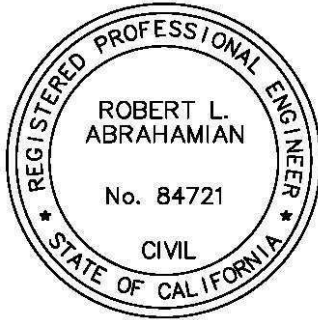
**Prepared by:  
County of Tulare, Resource Management Agency  
Public Works Branch**

## ENGINEER'S REPORT

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

#### I. GENERAL

This report has been prepared in accordance with applicable sections of Streets and Highways Code Sections 22565 through 22574. The Benefit Assessment Act of 1982, Section 54703 et seq. of the Government Code, provides authority for formation of this Assessment District.

The Board of Supervisors has directed, in Board Resolution No. 2005-0519, that the County will require the formation of an assessment district for the maintenance of new public roadways resulting from land division and land development activities. Planning Commission Resolution No. 9141 approved the tentative map for Subdivision Tract No. TSM 835 and required the formation of a road assessment district as a condition precedent to the recordation of the final map for Subdivision Tract No. TSM 835. The subdivider Self-Help Enterprises has requested the County form an assessment district to pay for maintenance of the Florence Avenue serving Subdivision Tract No. TSM 835, Phase 1, Phase 4, and Phase 5 as described in the agreement.

Per resolution 9141, Subdivision Tract No. TSM 835 is a division of a 35-acre site into a maximum of 277 housing units, commercial lots, park/open space, and a ponding basin. The housing units consist of single-family units, multi-family units, and mobile homes. The subdivision is located at the southwest corner of Avenue 312 (Riggin Avenue) and Road 76 (American Street), in the unincorporated community of Goshen. Since the approval of the tentative map, there have been changes to Phases 1, 2, and 3. 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 single-family residential lots. Phase 4 commercial lot has also 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 that has been developed into a mobile home community for the chronically homeless. Florence Avenue was constructed by the developer to serve the multi-family units and commercial lots. The single-family residential will not have direct access to Florence Avenue. Roads built within that portion of the subdivision connecting the development to Avenue 310 will be separately assessed as they will only benefit the single-family residents.

Construction costs of the streets and roadway improvements within Subdivision Tract No. TSM 835 will be borne by the developer. The cost of maintaining Florence Avenue improvements and administering this assessment district is proposed to be provided for by assessing the three multi-housing parcels and two commercial lots within the subdivision.

#### II. IMPROVEMENTS

Improvements to be maintained under this assessment district include approximately 37,368 square feet of public roadways. These consist of the single internal local road connecting Avenue 312, also known as Riggin Avenue, and Road 76, also known as American Street. The development's subdivider has borne the initial construction costs of roadway improvements.

#### 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

## ENGINEER'S REPORT

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

[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 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

Florence Avenue will be used predominantly for the parcels assessed; however, while not intended, it may be used as a secondary route between Riggin Avenue and American Street. Because those two roads intersect directly, using Florence Avenue would constitute a longer and slower route. Therefore, if there is any use by the public at large as a general benefit, it would be incidental and minimal, likely contributing less than one percent of the total benefit. Nonetheless, the County Roads funds will contribute one percent of the total cost of the maintenance and administering of the district to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

The parcels assessed receive the special benefit, provided by the public roadway improvements because such improvements provide access to each multi-family and commercial lot within the development boundary. All benefited parcels within the assessment district receive such special benefits proportionally to the equivalent dwelling units.

Three multi-housing lots and two commercial lots benefit from the construction of Florence Avenue. Therefore, the annual assessment cost will be divided amongst the five lots in respect to the equivalent dwelling units. The remaining residential lots will not have direct access to Florence Avenue. They will gain access from a network of roads connected to Avenue 310. The roads in the residential subdivision will be assessed for future maintenance and repair in a separate assessment district. The percentage of special benefit received from Florence Avenue based on the equivalent dwelling units are summarized in the table below.

# ENGINEER'S REPORT

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

Percent Special Benefit						
Assessment Number	Owner (Parcel Number)	Type of Property	Dwelling Unit Factor	Number of Units/Acres	Dwelling Equivalents	Percentage of Benefit
1	Sequoia Commons II, LP (APN 075-170-037)	Apartment	0.69/Unit	120 units	82.1	<b>33.0</b>
2	Sequoia Commons, LP (APN 075-170-036)	Apartment	0.69/Unit	132 Units	91.1	<b>36.2</b>
3	Asky Properties, LLC (APN 075-170-042)	Commercial	9.33/Acre	4.07 ac	38.0	<b>15.1</b>
4	Salem Alameri, Rodhwan Mohamed, and Badr-Addin Saleh (APN 075-170-041)	Commercial	9.33/Acre	1.27 ac	11.8	<b>4.7</b>
5	Neighborhood Village, LP (APN 075-170-044)	Mobile Home	0.52/Unit	53 units	27.6	<b>11.0</b>
Total					251.3	

### V. ESTIMATE OF EXPENSES

The proposed assessment is to provide a method for all parcels benefiting from road maintenance 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 road maintenance 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.

Estimated annual costs to maintain these improvements and administer the assessment district for Fiscal Year 2024/2025 are as follows:

Annual Cost					
Type of Maintenance	Unit	Quantity	Annual Unit Cost (\$)	Estimated Annual Maint. Cycle	Annual Cost (\$)
Slurry Seal <sup>1</sup>	SF	37,368	0.300	15	747.36
AC Overlay <sup>1</sup>	SF	37,368	1.260	30	1569.46
District Administration	LS		900	Annual	900.00
Total annual assessment for road maintenance:					<b>\$3,216.82</b>

<sup>1</sup> Contract forces

Accounting for the general benefit applied at one (1) percent, as described in Section IV the estimated annual special assessment will be ninety-nine (99) percent of the estimated cost of \$3,216.82, resulting in an estimated annual special assessment of \$3,184.65 for the 2024/2025 fiscal year. The assessments for each fiscal year thereafter shall 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.



## ENGINEER'S REPORT

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

The assessment amount for each of the five lots will be based on the percentage of benefit received by each lot as shown in the table below.

<b>Road Maintenance Assessment</b>		
<b>Assessment Number</b>	<b>Percentage of Benefit (%)</b>	<b>Assessment Amount (\$)</b>
1	33.0	<b>1,050.94</b>
2	36.2	<b>1,152.84</b>
3	15.1	<b>480.88</b>
4	4.7	<b>149.68</b>
5	11.0	<b>350.31</b>

The above estimated annual assessment is for the 2024/2025 fiscal year. The assessments for each fiscal year thereafter shall 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 of the 5 lots be assessed by the percentage of equivalent dwelling units for fiscal year 2024/2025 as identified on the following assessment roll.

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

<b>Assessment Number</b>	<b>Owner's Name</b>	<b>Assessment (\$)</b>
1	Sequoia Commons II ,LP (APN 075-170-037)	<b>1,050.94</b>
2	Sequoia Commons, LP (APN 075-170-036)	<b>1,152.84</b>
3	Askyl Properties, LLC (APN 075-170-042)	<b>480.88</b>
4	Salem Alameri, Rodhwan Mohamed, and Badr-Addin Saleh (APN 075-170-041)	<b>149.68</b>
5	Neighborhood Village, LP (APN 075-170-044)	<b>350.31</b>

\*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: **Road Maintenance Assessment District No. 24-835R-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 road assessment district number 24-835R-GOSHEN. **The initial assessment amount for your lot «APN» is:**

**\$«ASSESSMENT\_AMOUNT»**

**The district's total initial assessment is \$3,184.652 per year. 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 Florence Avenue. An initial annual assessment is proposed for the five lots with direct access to Florence Avenue. The affected lots include two commercial lots, two lots with multi-family units, and a lot with mobile homes. The assessed amount is weighted according to each lot's equivalent dwelling units. 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 \$3,184.65 which equals the estimated cost of maintaining Florence Avenue and administration of the district. 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. 24-835R-GOSHEN  
ROAD MAINTENANCE ASSESSMENT**

**ASSESSMENT BALLOT**

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

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

Parcel Address: «SITE\_ADDRESS»

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

Signature(s): \_\_\_\_\_  
(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 Burrel 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-Long Beach-Anaheim 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 24-835R-GOSHEN to pay the costs for maintaining Florence Avenue improvements located in Subdivision Tract No. 835 in the unincorporated 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. A total annual assessment of \$3,184.65 is proposed to be collected on tax rolls for the purpose of providing for the costs of administering the district and maintaining Florence Avenue. 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, (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