

# Directory of Engineer's Reports:

## **1. Sierra Woods Subdivision**

- ASSESSMENT DISTRICT NO. 96-02 - Sierra Woods Subdivision Unit No. 1, Lots 1 through 35 inclusive
- ASSESSMENT DISTRICT NO. 96-03 - Sierra Woods Subdivision Unit No. 2, Lots 36 through 49 and Lots 54 through 68 inclusive
- ASSESSMENT DISTRICT NO. 99-01 - Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91 inclusive
- ASSESSMENT DISTRICT NO. 00-01 - Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117 inclusive
- ASSESSMENT DISTRICT NO. 01-02 - Sierra Woods II Unit 1, Lots 1 through 20 inclusive

## **2. Sierra Woods West Units 1 thru 6**

- ASSESSMENT DISTRICT NO. 04-01 - Sierra Woods West Units 1-3, Lots 1 through 14 and 16 through 54 inclusive
- ASSESSMENT DISTRICT NO. 04-02 - Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98 inclusive
- ASSESSMENT DISTRICT NO. 05-01 - Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132 inclusive

## **3. Walnut Grove Subdivision**

- ASSESSMENT DISTRICT NO. 09-02 - Walnut Grove I, Lots 1 through 44 inclusive
- ASSESSMENT DISTRICT NO. 92-03 - Walnut Grove II, Lots 1 through 58 inclusive
- ASSESSMENT DISTRICT NO. 94-01 - Walnut Grove III, Lots 1 through 39 inclusive

- ASSESSMENT DISTRICT NO. 95-01 - Walnut Grove IV, Lots 1 through 36 inclusive

#### **4. Woodcrest Estates Subdivision**

- ASSESSMENT DISTRICT NO. 93-01 - Woodcrest Estates Phase One, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 94-02 - Woodcrest Estates Phase Two, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 96-01 - Woodcrest Estates Phase Three, Lots 1 through 18 inclusive

#### **5. Canal Gardens Subdivision**

- ASSESSMENT DISTRICT NO. 00-02 - Canal Gardens Subdivision, Lots 1 through 19 inclusive

#### **6. Walnut Wood IV**

- ASSESSMENT DISTRICT NO. 01-01 - Walnut Wood IV, Lots 71 through 102 inclusive

#### **7. Walnut Creek Subdivision**

- ASSESSMENT DISTRICT NO. 2008-01 - Walnut Creek Subdivision

#### **8. Sierra Woods South West Subdivision, Unit No. 1-3**

- ASSESSMENT DISTRICT NO. 2008-02 - Sierra Woods South West Subdivision, Unit No. 1-3

## **9. Walnut Woods Estate V Subdivision**

- ASSESSMENT DISTRICT NO. 2008-03 - Walnut Woods Estates V

## **10. Walnut Wood Estates I & II**

- ASSESSMENT DISTRICT NO. 94-03 - Walnut Wood Estates I & II, Lots 1 through 38 inclusive

## **11. Walnut Wood III**

- ASSESSMENT DISTRICT NO. 97-01 - Walnut Wood III, Lots 39 through 70 inclusive

## **12. Sierra Woods South West Phase 4**

- ASSESSMENT DISTRICT NO. 2009-01 - Sierra Woods South West Phase 4

## **1. Sierra Woods Subdivision**

- ASSESSMENT DISTRICT NO. 96-02 - Sierra Woods Subdivision Unit No. 1, Lots 1 through 35 inclusive
- ASSESSMENT DISTRICT NO. 96-03 - Sierra Woods Subdivision Unit No. 2, Lots 36 through 49 and Lots 54 through 68 inclusive
- ASSESSMENT DISTRICT NO. 99-01 - Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91 inclusive
- ASSESSMENT DISTRICT NO. 00-01 - Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117 inclusive
- ASSESSMENT DISTRICT NO. 01-02 - Sierra Woods II Unit 1, Lots 1 through 20 inclusive

## ENGINEER'S REPORT OF CITY OF FARMERSVILLE

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-02**

**Sierra Woods Subdivision, Unit No. 1, Lots 1 through 35, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-03**

**Sierra Woods Subdivision, Unit No. 2, Lots 36 through 49 and Lots 54 through 68, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 99-01**

**Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-01**

**Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-02**

**Sierra Woods II Subdivision, Unit No. 1, Lots 1 through 20, inclusive**

**(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016–2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District Nos. 96-02, 96-03, 99-01, 00-01, and 01-02, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, block wall, and landscaping and irrigation located within Sierra Woods Subdivision, Unit Nos. 1–4, and Sierra Woods II Subdivision, Unit No. 1.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

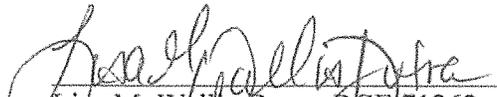
Exhibit "B" – An estimate of the maintenance cost on the improvements.

Exhibits "C-1" through "C-5" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district; together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk

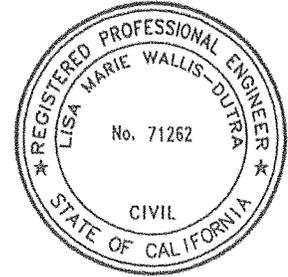
Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibits "E-1" through "E-5" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibits "C-1" through "C-5" by assessment number.

Respectfully submitted,

  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"**

**PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by Knopf Engineering and California Planning & Engineering Inc., for the City Engineer, dated September 19, 1995, October 18, 1996, June 9, 1998, and May 1, 2000. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016-2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	5,855 sq ft	\$0.50/sq ft	\$2,927.50
2.	Irrigation Maintenance (labor & materials)	5,855 sq ft	\$0.15/sq ft	\$878.25
3.	Irrigation System – Electricity	12 months	\$22.00/month	\$264.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	26 ea	\$130.00/ea	\$3,380.00
5.	Wall Maintenance (labor & materials)	1,432 ft	\$1.50/ft	\$2,148.00
6.	Water Usage	Lump Sum	\$90.00	\$90.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$9,687.75</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$650.00	\$650.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$770.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$10,457.75</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$13,592.10</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$10,459.12</u></b>
	<b>EACH OF THE 133 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$78.64</b>

NOTE: The individual assessment for each parcel for 2016-2017 will remain at \$78.64 per year, the same as for 2015-2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-1"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-02  
 Sierra Woods Subdivision, Unit No. 1, Lots 1 through 35, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-210-001	\$78.64	Farmersville Park Creek Assoc. L.P. 430 E. State St., Ste 100 Eagle, ID 83616	1	Sierra Woods, Unit No. 1
128-210-002	\$78.64	Paulino & Antonia Gomez 295 Garlin Ct. Farmersville, CA 93223	2	Sierra Woods, Unit No. 1
128-210-003	\$78.64	Steven C. Bates 279 Garlin Ct. Farmersville, CA 93223	3	Sierra Woods, Unit No. 1
128-210-005	\$78.64	Cruz Perez 262 Garlin Ct. Farmersville, CA 93223	5	Sierra Woods, Unit No. 1
128-210-006	\$78.64	David Contreras 278 Garlin Ct. Farmersville, CA 93223	6	Sierra Woods, Unit No. 1
128-210-007	\$78.64	Maria Lozoya 294 Garlin Ct. Farmersville, CA 93223	7	Sierra Woods, Unit No. 1
128-210-008	\$78.64	Jose A. & Lorraine R. Salazar 295 Marilyn St. Farmersville, CA 93223	8	Sierra Woods, Unit No. 1
128-210-009	\$78.64	Andres & Rosa Maria Arriaga 337 Marilyn St. Farmersville, CA 93223	9	Sierra Woods, Unit No. 1
128-210-010	\$78.64	Nadia Sanchez 701 Davis Ave. Exeter, CA 93221	10	Sierra Woods, Unit No. 1
128-210-011	\$78.64	Arturo & Martha Hernandez 381 Marilyn St. Farmersville, CA 93223	11	Sierra Woods, Unit No. 1
128-210-012	\$78.64	Jeremy Rodriguez 399 Marilyn St. Farmersville, CA 93223	12	Sierra Woods, Unit No. 1

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-210-013	\$78.64	Miguel Acevedo 413 Marilyn St. Farmersville, CA 93223	13	Sierra Woods, Unit No. 1
128-210-014	\$78.64	Antonio & Leticia Vicencio 437 Marilyn St. Farmersville, CA 93223	14	Sierra Woods, Unit No. 1
128-210-015	\$78.64	Jeffery R. & Karen S. Firestone 3847 Cheshire Ct. Pleasanton, CA 94588	15	Sierra Woods, Unit No. 1
128-210-016	\$78.64	Reyes & Gloria Escamilla 469 Marilyn St. Farmersville, CA 93223	16	Sierra Woods, Unit No. 1
128-210-026	\$78.64	Manuel & Ines Hernandez 468 Marilyn St. Farmersville, CA 93223	26	Sierra Woods, Unit No. 1
128-210-027	\$78.64	Marco & Hilda Rodriguez 450 Marilyn St. Farmersville, CA 93223	27	Sierra Woods, Unit No. 1
128-210-028	\$78.64	Roberto W. Urquilla 434 Marilyn St. Farmersville, CA 93223	28	Sierra Woods, Unit No. 1
128-210-029	\$78.64	Norma Leticia Servin 412 Marilyn St. Farmersville, CA 93223	29	Sierra Woods, Unit No. 1
128-210-030	\$78.64	Jaime & Jane Tabullo 392 Marilyn St. Farmersville, CA 93223	30	Sierra Woods, Unit No. 1
128-210-031	\$78.64	Miguel A. & Alma S. Navarro 2655 W. Brooke Ct. Visalia, CA 93291	31	Sierra Woods, Unit No. 1
128-210-032	\$78.64	Dolores Sanchez 352 Marilyn St. Farmersville, CA 93223	32	Sierra Woods, Unit No. 1
128-210-033	\$78.64	Ricardo Flores Maldonado 334 Marilyn St. Farmersville, CA 93223	33	Sierra Woods, Unit No. 1
128-210-034	\$78.64	Elvira Isais Mireles 312 Marilyn St. Farmersville, CA 93223	34	Sierra Woods, Unit No. 1
128-210-035	\$78.64	Jose A. & Karina Espinoza 292 Marilyn St. Farmersville, CA 93223	35	Sierra Woods, Unit No. 1
128-210-055	\$78.64	John Alvarez 31476 Sierra Dr. Exeter, CA 93221	4	Sierra Woods, Unit No. 1
128-310-001	\$78.64	Jose & Jessica Sanchez 1705 N. Ventura Ave. Farmersville, CA 93662	79	Sierra Woods, Unit No. 1

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-310-002	\$78.64	Erica L. Mendez 1725 N. Ventura Ave. Farmersville, CA 93223	80	Sierra Woods, Unit No. 1
128-310-003	\$78.64	Abul Diaz Gonzalez 1747 N. Ventura Ave. Farmersville, CA 93223	81	Sierra Woods, Unit No. 1
128-310-004	\$78.64	Christine & Dennis Pettyjohn 1062 Donnelly Circle Folsom, CA 95630	82	Sierra Woods, Unit No. 1
128-310-005	\$78.64	Gene & Dewayla Glover 1791 N. Ventura Ave. Farmersville, CA 93223	83	Sierra Woods, Unit No. 1
128-310-006	\$78.64	David Gilcrest 6000 W Grove Ct. Visalia, CA 93291	84	Sierra Woods, Unit No. 1
128-310-007	\$78.64	Roberto Julian 1829 N. Ventura Ave. Farmersville, CA 93223	85	Sierra Woods, Unit No. 1
128-310-008	\$78.64	Dolores Mata 1851 N. Ventura Ave. Farmersville, CA 93223	86	Sierra Woods, Unit No. 1
128-310-009	\$78.64	Margarita Ortiz 1869 N. Ventura Ave. Farmersville, CA 93223	87	Sierra Woods, Unit No. 1
<b>TOTAL 35 LOTS</b>	<b>\$2,752.40</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT**

**NOS. 96-02, 96-03, 99-01, 00-01, & 01-02**

**Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-2"**

**A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-03**

**Sierra Woods Subdivision, Unit No. 2, Lots 36 through 49 and Lots 54 through 68, inclusive**

<b>ASSESSOR'S PARCEL NUMBER</b>	<b>\$ AMOUNT</b>	<b>NAME</b>	<b>ASSESSMENT NUMBER</b>	<b>SUBDIVISION DESCRIPTION</b>
128-210-039	\$78.64	Jose Encinas 281 Marilyn St. Farmersville, CA 93223	18	Sierra Woods, Unit No. 2
128-210-040	\$78.64	Gerri Ann Moore 263 Marilyn St. Farmersville, CA 93223	19	Sierra Woods, Unit No. 2
128-210-041	\$78.64	Catalina Garcia De Ramos 280 Marilyn St. Farmersville, CA 93223	20	Sierra Woods, Unit No. 2
128-210-042	\$78.64	Jose J. & Erika De La Garza 279 Carolyn St. Farmersville, CA 93223	21	Sierra Woods, Unit No. 2
128-210-043	\$78.64	Guadalupe Ruvalcaba 291 Carolyn St. Farmersville, CA 93223	22	Sierra Woods, Unit No. 2
128-210-044	\$78.64	Gilberto Aguirre Gonzalez 311 Carolyn St. Farmersville, CA 93223	23	Sierra Woods, Unit No. 2
128-210-045	\$78.64	J. Fernando & Felicitas Gonzalez 333 Carolyn St. Farmersville, CA 93223	24	Sierra Woods, Unit No. 2
128-210-046	\$78.64	Lorena Martinez 351 Carolyn St. Farmersville, CA 93223	25	Sierra Woods, Unit No. 2
128-210-047	\$78.64	Jose A. & Olimpia Maldonado 377 Carolyn St. Farmersville, CA 93223	26	Sierra Woods, Unit No. 2
128-210-048	\$78.64	Kristen D. Chatterton 391 Carolyn St. Farmersville, CA 93223	27	Sierra Woods, Unit No. 2
128-210-049	\$78.64	Arturo Cabrera 411 Carolyn St. Farmersville, CA 93223	28	Sierra Woods, Unit No. 2

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-210-050	\$78.64	Raul & Juana Carmona 433 Carolyn St. Farmersville, CA 93223	29	Sierra Woods, Unit No. 2
128-210-051	\$78.64	Maribel Aguilar 449 Carolyn St. Farmersville, CA 93223	30	Sierra Woods, Unit No. 2
128-210-052	\$78.64	Jose Castellanos 467 Carolyn St. Farmersville, CA 93223	31	Sierra Woods, Unit No. 2
128-220-006	\$78.64	Nicholas Casas 465 Kirsten St. Farmersville, CA 93223	6	Sierra Woods, Unit No. 2
128-220-007	\$78.64	Daniel & Vickie Ruitter (TRS) (Fam TR) 466 Carolyn St. Farmersville, CA 93223	7	Sierra Woods, Unit No. 2
128-220-008	\$78.64	Antonio Moran 452 Carolyn St. Farmersville, CA 93223	8	Sierra Woods, Unit No. 2
128-220-009	\$78.64	Carlos D. & Maria G. Chapa 436 Carolyn St. Farmersville, CA 93223	9	Sierra Woods, Unit No. 2
128-220-010	\$78.64	Daniel & Cibby L. Romero 414 Carolyn St. Farmersville, CA 93223	10	Sierra Woods, Unit No. 2
128-220-011	\$78.64	Juan A. & Apolinaria Aguirre 394 Carolyn St. Farmersville, CA 93223	11	Sierra Woods, Unit No. 2
128-220-012	\$78.64	Richard O. Golden 30000-320 Kasson Rd. Tracy, CA 95304	12	Sierra Woods, Unit No. 2
128-220-013	\$78.64	Angela Carmona 354 Carolyn St. Farmersville, CA 93223	13	Sierra Woods, Unit No. 2
128-220-014	\$78.64	Marieanne A. Martin 336 Carolyn St. Farmersville, CA 93223	14	Sierra Woods, Unit No. 2
128-220-015	\$78.64	Chad E. & Kathryn J. McDonald 314 Carolyn St. Farmersville, CA 93223	15	Sierra Woods, Unit No. 2
128-220-016	\$78.64	Francisco Lopez Rodriguez 294 Carolyn St. Farmersville, CA 93223	16	Sierra Woods, Unit No. 2
128-220-017	\$78.64	Miguel & Guadalupe Ruvalcaba 282 Carolyn St. Farmersville, CA 93223	17	Sierra Woods, Unit No. 2
128-300-001	\$78.64	Juan Miranda 1935 N. Ventura Ave. Farmersville, CA 93223	1	Sierra Woods, Unit No. 2

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-002	\$78.64	Michael Dillion 1949 N. Ventura Ave. Farmersville, CA 93223	2	Sierra Woods, Unit No. 2
128-300-003	\$78.64	David and Linda Drescher 1967 N. Ventura Ave. Farmersville, CA 93223	3	Sierra Woods, Unit No. 2
<b>TOTAL 29 LOTS</b>	<b>\$2,280.56</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-3"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 99-01  
 Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-220-018	\$78.64	Harry E. Moore 281 Kirsten St. Farmersville, CA 93223	1	Sierra Woods, Unit No. 3
128-220-019	\$78.64	Otoniel & Maria A. Gutierrez 3307 S Thomas St. Visalia, CA 93292	2	Sierra Woods, Unit No. 3
128-220-020	\$78.64	Antonio Perez 313 Kirsten St. Farmersville, CA 93223	3	Sierra Woods, Unit No. 3
128-220-021	\$78.64	Cass Stanley 335 Kirsten St. Farmersville, CA 93223	4	Sierra Woods, Unit No. 3
128-220-022	\$78.64	Salvador & Yolanda Valdovinos 353 Kirsten St. Farmersville, CA 93223	5	Sierra Woods, Unit No. 3
128-220-023	\$78.64	Priscilla R. Yniguez (TR) 379 Kirsten St. Farmersville, CA 93223	6	Sierra Woods, Unit No. 3
128-220-024	\$78.64	Jose U. Paz & Angelina R. Ortega 393 Kirsten St. Farmersville, CA 93223	7	Sierra Woods, Unit No. 3
128-220-025	\$78.64	Jesus Manuel Hernandez 413 Kirsten St. Farmersville, CA 93223	8	Sierra Woods, Unit No. 3
128-220-026	\$78.64	Joel Tapia 435 Kirsten St. Farmersville, CA 93223	9	Sierra Woods, Unit No. 3
128-220-027	\$78.64	Alfaro Leobardo 451 Kirsten St. Farmersville, CA 93223	10	Sierra Woods, Unit No. 3
128-220-030	\$78.64	Veronica Barajas 464 Kirsten St. Farmersville, CA 93223	13	Sierra Woods, Unit No. 3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-220-031	\$78.64	Martin B. & Angela R. King 450 Kirsten St. Farmersville, CA 93223	14	Sierra Woods, Unit No. 3
128-220-032	\$78.64	John D. McNabb, Jr. & Dee Ann E. McNabb (TR) (LIV TR) 434 Kirsten St. Farmersville, CA 93223	15	Sierra Woods, Unit No. 3
128-220-033	\$78.64	Cass Sady 412 Kirsten St. Farmersville, CA 93223	16	Sierra Woods, Unit No. 3
128-220-034	\$78.64	Kirk & Pamela Heintz 392 Kirsten St. Farmersville, CA 93223	17	Sierra Woods, Unit No. 3
128-220-035	\$78.64	Pablo Arreguin 378 Kirsten St. Farmersville, CA 93223	18	Sierra Woods, Unit No. 3
128-220-036	\$78.64	Harold Jack 352 Kirsten St. Farmersville, CA 93223	19	Sierra Woods, Unit No. 3
128-220-037	\$78.64	Jorge A. & Martha Morfin 334 Kirsten St. Farmersville, CA 93223	20	Sierra Woods, Unit No. 3
128-220-038	\$78.64	Eduardo Martinez 312 Kirsten St. Farmersville, CA 93223	21	Sierra Woods, Unit No. 3
128-220-039	\$78.64	Araceli A. Poo 292 Kirsten St. Farmersville, CA 93223	22	Sierra Woods, Unit No. 3
128-220-040	\$78.64	Gregorio P. & Ruby E. Gomez 280 Kristen Street Farmersville, CA 93223	23	Sierra Woods, Unit No. 3
128-300-004	\$78.64	Jasmin Ortega 1989 N. Ventura Ave. Farmersville, CA 93223	24	Sierra Woods, Unit No. 3
128-300-005	\$78.64	Michael and Irene Mosqueda 2011 N. Ventura Ave. Farmersville, CA 93223	25	Sierra Woods, Unit No. 3
<b>TOTAL 23 LOTS</b>	<b>\$1,808.72</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-4"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-01  
 Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-220-041	\$78.64	Arnold Ferns P.O. Box 66396 Los Angeles, CA 90066	92	Sierra Woods, Unit No. 4
128-220-042	\$78.64	Miguel & Catalina Juarez 291 Greg St. Farmersville, CA 93223	93	Sierra Woods, Unit No. 4
128-220-043	\$78.64	Victoria Vasquez 311 Greg St. Farmersville, CA 93223	94	Sierra Woods, Unit No. 4
128-220-044	\$78.64	Savannah R. Flore 333 Greg St. Farmersville, CA 93223	95	Sierra Woods, Unit No. 4
128-220-045	\$78.64	Fabian Banuelos 351 Greg St. Farmersville, CA 93223	96	Sierra Woods, Unit No. 4
128-220-046	\$78.64	Manuel Solorrano 377 Greg St. Farmersville, CA 93223	97	Sierra Woods, Unit No. 4
128-220-047	\$78.64	Ramiro Morales 391 Greg St. Farmersville, CA 93223	98	Sierra Woods, Unit No. 4
128-220-048	\$78.64	Horacio Renteria 411 Greg St. Farmersville, CA 93223	99	Sierra Woods, Unit No. 4
128-220-049	\$78.64	Vicente & Luz Maria Gonzalez 433 Greg St. Farmersville, CA 93223	100	Sierra Woods, Unit No. 4
128-220-050	\$78.64	George Michael Harris P.O. Box 751361 Petaluma, CA 94995	101	Sierra Woods, Unit No. 4
128-220-051	\$78.64	Ramon G. Lara 467 Greg St. Farmersville, CA 93223	102	Sierra Woods, Unit No. 4

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-006	\$78.64	Rafael & Maria Maldonado 2033 N. Ventura Ave. Farmersville, CA 93223	103	Sierra Woods, Unit No. 4
128-300-007	\$78.64	John & Teresa Devlin P.O. Box 3745 Santa Cruz, CA 95063	104	Sierra Woods, Unit No. 4
128-300-008	\$78.64	Alberto Acevedo 2075 N. Ventura Ave. Farmersville, CA 93223	105	Sierra Woods, Unit No. 4
128-290-001	\$78.64	Ignacio & Irma Ramirez 2095 N. Ventura Ave. Farmersville, CA 93223	106	Sierra Woods, Unit No. 4
128-230-023	\$78.64	Rodolfo F. Botello 466 Greg St. Farmersville, CA 93223	107	Sierra Woods, Unit No. 4
128-230-024	\$78.64	Desiree Mendoza 452 Greg St. Farmersville, CA 93223	108	Sierra Woods, Unit No. 4
128-230-025	\$78.64	Edward & Heather Vails 30550 Mehrten Dr. Exeter, CA 93221	109	Sierra Woods, Unit No. 4
128-230-026	\$78.64	Kimberly Kristine Tucker 414 Greg St. Farmersville, CA 93223	110	Sierra Woods, Unit No. 4
128-230-027	\$78.64	Raymundo F. Patino 394 Greg St. Farmersville, CA 93223	111	Sierra Woods, Unit No. 4
128-230-028	\$78.64	Lourdes Cruz 380 Greg St. Farmersville, CA 93223	112	Sierra Woods, Unit No. 4
128-230-029	\$78.64	Linda Fay Corbin 354 Greg St. Farmersville, CA 93223	113	Sierra Woods, Unit No. 4
128-230-030	\$78.64	Pedro Zamora 336 Greg St. Farmersville, CA 93223	114	Sierra Woods, Unit No. 4
128-230-031	\$78.64	Maria Rubio 314 Greg St. Farmersville, CA 93223	115	Sierra Woods, Unit No. 4
128-230-032	\$78.64	Agustin O & Rafaela Arreguin 970 Costner St. Farmersville, CA 93223	116	Sierra Woods, Unit No. 4
128-230-033	\$78.64	Anita R. Zamora 282 Greg St. Farmersville, CA 93223	117	Sierra Woods, Unit No. 4
<b>TOTAL 26 LOTS</b>	<b>\$2,044.64</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-5"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-02  
 Sierra Woods II Subdivision, Unit No. 1, Lots 1 through 20, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-230-001	\$78.64	Margarito & Aurelia Sanchez 279 Teddy St. Farmersville, CA 93223	1	Sierra Woods II, Unit No. 1
128-230-002	\$78.64	Robin A. & Bryan J. Kasdorf 291 Teddy St. Farmersville, CA 93223	2	Sierra Woods II, Unit No. 1
128-230-003	\$78.64	Alejandro Padilla & Maria Alv Silva 311 Teddy St. Farmersville, CA 93223	3	Sierra Woods II, Unit No. 1
128-230-004	\$78.64	Teresa Mendoza Gonzales 333 Teddy St. Farmersville, CA 93223	4	Sierra Woods II, Unit No. 1
128-230-005	\$78.64	Rosalinda E. Esquivel 351 Teddy St. Farmersville, CA 93223	5	Sierra Woods II, Unit No. 1
128-230-006	\$78.64	Maria D. Gonzalez 377 Teddy St. Farmersville, CA 93223	6	Sierra Woods II, Unit No. 1
128-230-007	\$78.64	Michelle R. Mata 391 Teddy St. Farmersville, CA 93223	7	Sierra Woods II, Unit No. 1
128-230-008	\$78.64	Gregory A. Lopez 411 Teddy St. Farmersville, CA 93223	8	Sierra Woods II, Unit No. 1
128-230-009	\$78.64	Christine M. Guzman 433 Teddy St. Farmersville, CA 93223	9	Sierra Woods II, Unit No. 1
128-230-010	\$78.64	Joshua E. & Cassandra J. McBride 449 Teddy St. Farmersville, CA 93223	10	Sierra Woods II, Unit No. 1
128-230-011	\$78.64	Judith Link 467 Teddy St. Farmersville, CA 93223	11	Sierra Woods II, Unit No. 1

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-290-002	\$78.64	Francisca De Santos Lagunas 2115 N. Ventura Ave. Farmersville, CA 93223	12	Sierra Woods II, Unit No. 1
128-290-003	\$78.64	Juan & Guadalupe Rivera 495 Teddy St. Farmersville, CA 93223	13	Sierra Woods II, Unit No. 1
128-290-004	\$78.64	Rodrigo Hernandez 511 Teddy St. Farmersville, CA 93223	14	Sierra Woods II, Unit No. 1
128-290-005	\$78.64	Equity Trust Co Cust FBO John Hooks c/o John R. Hooks 281 Via Buena Ventura Redondo Beach, CA 90277	15	Sierra Woods II, Unit No. 1
128-290-006	\$78.64	Richard & Darlene Alvarez 551 Teddy St. Farmersville, CA 93223	16	Sierra Woods II, Unit No. 1
128-290-007	\$78.64	Christina Lopez 420 N. Matthew Ave. Farmersville, CA 93223	17	Sierra Woods II, Unit No. 1
128-290-008	\$78.64	Russell E. & Diana L. Howard 601 Teddy St. Farmersville, CA 93223	18	Sierra Woods II, Unit No. 1
128-290-009	\$78.64	Francisco Garcia 627 Teddy St. Farmersville, CA 93223	19	Sierra Woods II, Unit No. 1
128-290-010	\$78.64	Oswaldo Vazquez 651 Teddy St. Farmersville, CA 93223	20	Sierra Woods II, Unit No. 1
<b>TOTAL 20 LOTS</b>	<b>\$1,572.80</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, fences, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS**

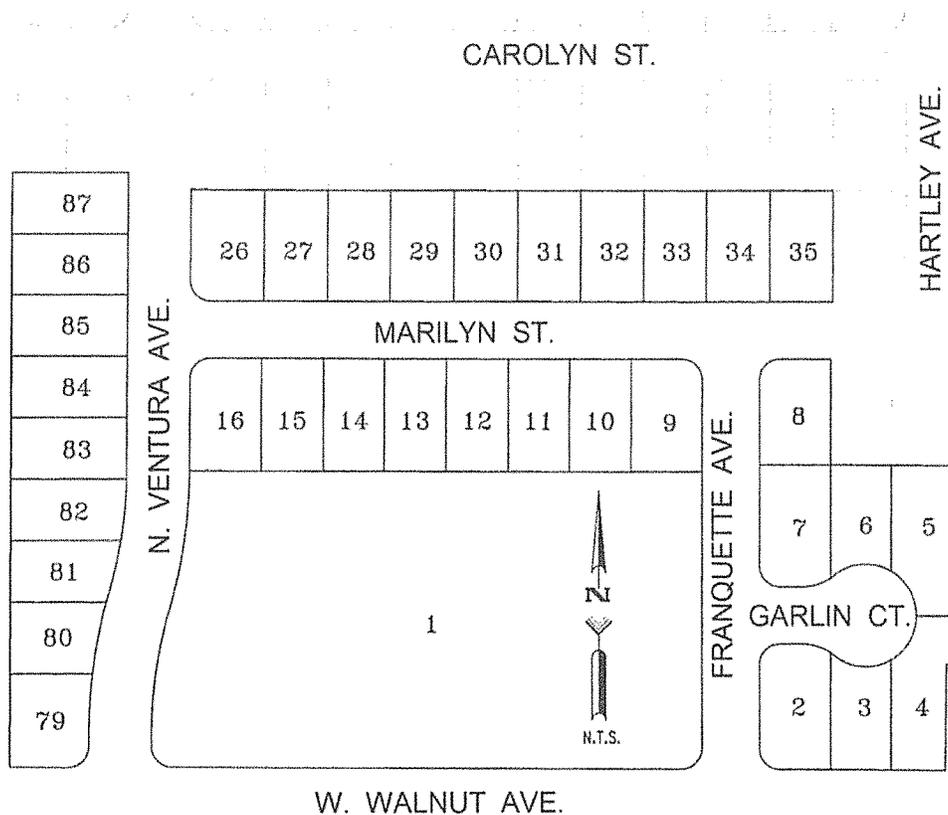
100 percent of the cost of the maintenance and operation divided equally by 133 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-1"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-02  
 Sierra Woods Subdivision, Unit No. 1, Lots 1 through 35, inclusive**

Being a subdivision of the parcel of land shown as remainder per Parcel Map No. 3663, recorded in Book 37 of Parcel Maps, at Page 66, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods Subdivision, Unit No. 1, Lots 1 through 35, inclusive.



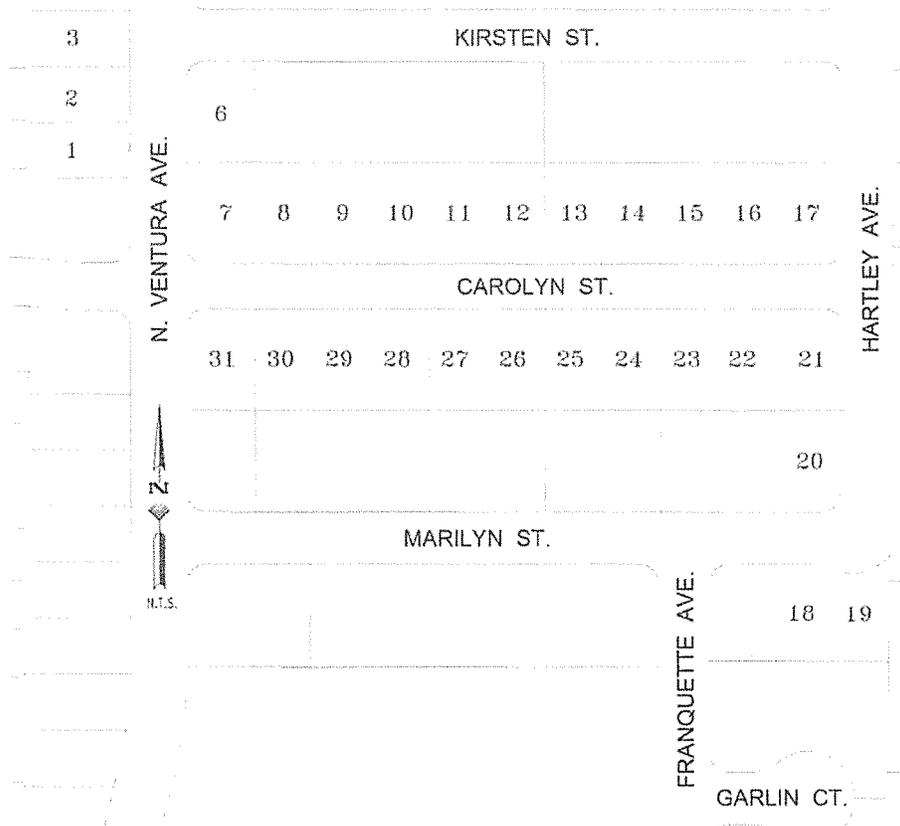
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-21 and 128-31, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-2"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-03  
 Sierra Woods Subdivision, Unit No. 2, Lots 36 through 49 and Lots 54 through 68, inclusive**

Being a subdivision of the parcel of land shown as remainder per Parcel Map No. 3663, recorded in Book 37 of Parcel Maps, at Page 66, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods Subdivision, Unit No. 2, Lots 36 through 49 and Lots 54 through 68, inclusive.



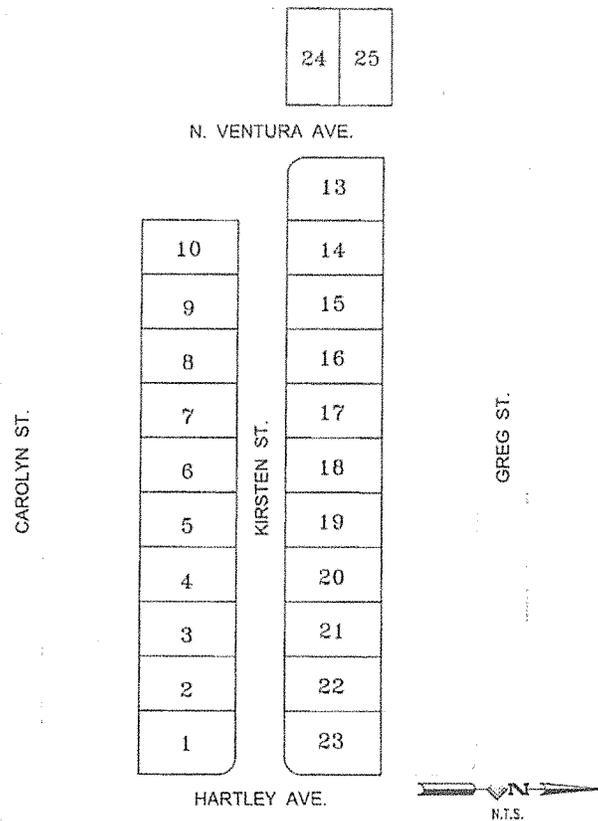
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-21, 128-22, and 128-30, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-3"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 99-01  
 Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91, inclusive**

Being a subdivision of the parcel of land shown as remainder per Parcel Map No. 3663, recorded in Book 37 of Parcel Maps, at Page 66, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods Subdivision, Unit No. 3, Lots 69 through 91, inclusive.



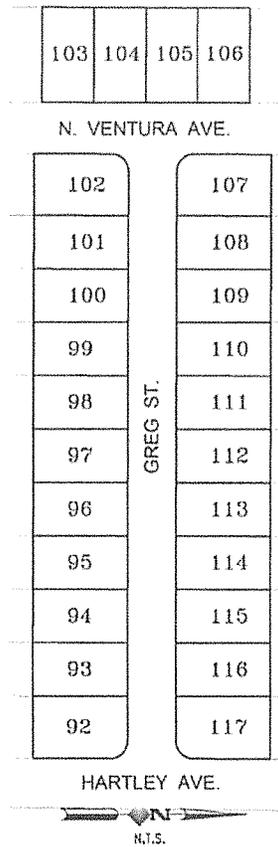
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-22 and 128-30, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-4"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-01  
 Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117, inclusive**

Being a portion of the remainder of Sierra Woods Subdivision, Unit No. 3, recorded in Book 37 of Subdivision Maps, at Page 97, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods Subdivision, Unit No. 4, Lots 92 through 117, inclusive.



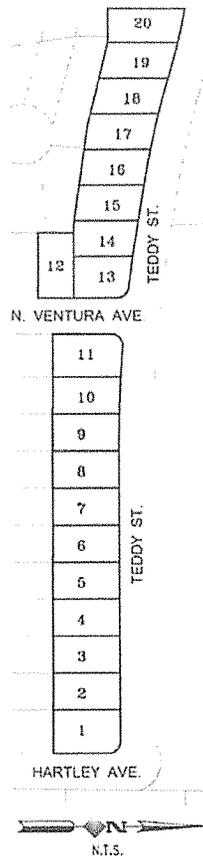
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-22, 128-23, 128-29, and 128-30, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 96-02, 96-03, 99-01, 00-01, & 01-02  
 Sierra Woods Subdivision, Unit Nos. 1-4, & Sierra Woods II Subdivision, Unit No. 1**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-5"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-02  
 Sierra Woods II, Unit No. 1, Lots 1 through 20, inclusive**

Being a portion of the remainder of Sierra Woods Subdivision, Unit No. 4, recorded in Book 38 of Subdivision Maps, at Page 8, Tulare County Records, situated in the Southeast quarter of the Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods II Subdivision, Unit No. 1, Lots 1 through 20, inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-23 and 128-29, which are incorporated in this Report by reference.

## **2. Sierra Woods West Units 1 thru 6**

- ASSESSMENT DISTRICT NO. 04-01 - Sierra Woods West Units 1-3, Lots 1 through 14 and 16 through 54 inclusive
- ASSESSMENT DISTRICT NO. 04-02 - Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98 inclusive
- ASSESSMENT DISTRICT NO. 05-01 - Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132 inclusive

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 04-01**  
**Sierra Woods West Subdivision, Unit Nos. 1-3, Lots 1 through 14 and 16 through 54, inclusive**  
**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 04-02**  
**Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98, inclusive**  
**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 05-01**  
**Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132, inclusive**

**(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District Nos. 04-01, 04-02, and 05-01, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, block wall, and landscaping and irrigation located within Sierra Woods West Subdivision, Unit Nos. 1-6.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

Exhibit "B" – An estimate of the maintenance cost on the improvements.

Exhibits "C-1" through "C-3" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district; together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibits "E-1" through "E-3" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibits "C-1" through "C-3" by assessment number.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
Sierra Woods West Subdivision, Unit Nos. 1–3, Unit Nos. 4–5, & Unit No. 6**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	3,330 sq ft	\$0.50/ sq ft	\$1,665.00
2.	Irrigation Maintenance (labor & materials)	3,330 sq ft	\$0.15/ sq ft	\$499.50
3.	Irrigation System – Electricity	12 month	\$34.50/month	\$414.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	15 ea	\$130.00/ea	\$1,950.00
5.	Wall Maintenance (labor & materials)	318 ft	\$1.50/ft	\$477.00
6.	Water Usage	Lump.Sum	\$90.00	\$90.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$5,095.50</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$650.00	\$650.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$770.00</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$5,865.50</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$5,865.50</u></b>
	<b>EACH OF THE 131 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$44.78</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$44.78 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
 Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-1"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 04-01  
 Sierra Woods West Subdivision, Unit Nos. 1-3, Lots 1 through 14 and 16 through 54, inclusive**

<b>ASSESSOR'S PARCEL NUMBER</b>	<b>\$ AMOUNT</b>	<b>NAME</b>	<b>ASSESSMENT NUMBER</b>	<b>SUBDIVISION DESCRIPTION</b>
128-290-012	\$44.78	Alba Dominguez 2091 N. Matthew Ct. Farmersville, CA 93223	36	Sierra Woods West Subdivision, Unit Nos. 1-3
128-290-013	\$44.78	Elisa Loera 2103 N. Matthew Ct. Farmersville, CA 93223	37	Sierra Woods West Subdivision, Unit Nos. 1-3
128-290-014	\$44.78	Jorge Vazquez 2121 N. Matthew Ct. Farmersville, CA 93223	38	Sierra Woods West Subdivision, Unit Nos. 1-3
128-290-017	\$44.78	James S. Martin 2084 N. Matthew Ct. Farmersville, CA 93223	41	Sierra Woods West Subdivision, Unit Nos. 1-3
128-290-036	\$44.78	Susan L. Sanders 77 Marsh Rd. Atherton, CA 94027	39	Sierra Woods West Subdivision, Unit Nos. 1-3
128-290-037	\$44.78	Barry A. Hale 2100 N. Matthew Ct. Farmersville CA 93223	40	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-009	\$44.78	Jamie & Marilu Ramos 314 W. Elkhorn Ave. Visalia, CA 93277	1	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-010	\$44.78	Maria Vicencio 509 W. Carolyn St. Farmersville, CA 93223	2	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-011	\$44.78	Agustin & Araceli Olivares 1896 N. Matthew Ave. Farmersville, CA 93223	3	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-012	\$44.78	Rosa M. Colon 1897 N. Matthew Ave. Farmersville, CA 93223	24	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-013	\$44.78	Jesus M. & Estela Espinoza 1905 N. Matthew Ave. Farmersville, CA 93323	25	Sierra Woods West Subdivision, Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-014	\$44.78	Moses A. Cazares 1911 N. Matthew Ave. Farmersville, CA 93223	26	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-015	\$44.78	Jose Alfredo Godinez 1925 N. Matthew Ave. Farmersville, CA 93223	27	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-016	\$44.78	Sandra Reyna 1939 N. Matthew Ave. Farmersville, CA 93223	28	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-017	\$44.78	Hilda Diaz 3721 E. Vassar Ct. Visalia, CA 93292	29	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-018	\$44.78	Aurora F. Lopez 1971 N. Matthew Ave. Farmersville, CA 93223	30	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-019	\$44.78	John C. Abraham 1991 N. Matthew Ave. Farmersville, CA 93223	31	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-020	\$44.78	Tony Fernandez 2011 N. Matthew Ct. Farmersville, CA 93223	32	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-021	\$44.78	Micaela Leal 631 W. Greg St. Farmersville, CA 93223	33	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-022	\$44.78	Isaac E. Romero 630 W. Greg St. Farmersville, CA 93223	34	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-023	\$44.78	Jose L. Calderon, Jr. 588 W Greg St. Farmersville, CA 93223	35	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-024	\$44.78	Francisco E. & Maria Ana Diaz 2064 N. Matthew Ct. Farmersville, CA 93223	42	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-025	\$44.78	Cesar Ortega 2044 N. Matthew Ct. Farmersville, CA 93223	43	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-026	\$44.78	Siribenjawan Sirisanbhand 2024 N. Matthew Ct. Farmersville, CA 93223	44	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-027	\$44.78	Steven T. Chavez 2004 N. Matthew Ave. Farmersville, CA 93223	45	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-028	\$44.78	Rosa M Arriaga 1984 N. Matthew Ct. Farmersville, CA 93223	46	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-029	\$44.78	Michael Felix Olea 1966 N. Matthew Ct. Farmersville, CA 93223	47	Sierra Woods West Subdivision, Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-030	\$44.78	Edward Teofilo Hernandez 1948 N. Matthew Ct. Farmersville, CA 93223	48	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-031	\$44.78	Erika B. Herrera 1936 N. Matthew Ct. Farmersville, CA 93223	49	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-032	\$44.78	Gricelda A. & Lino A., Jr., Lucatero 1918 N. Matthew Ct. Farmersville, CA 93223	50	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-033	\$44.78	Gilberto & Maria Colaso 530 W. Carolyn St. Farmersville, CA 93223	51	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-034	\$44.78	Jose L. & Bertha F. Ortiz 156 San Simeon Dr. Watsonville, CA 95076	52	Sierra Woods West Subdivision, Unit Nos. 1-3
128-300-035	\$44.78	Manuel Casas Jr. 494 W. Carolyn St. Farmersville, CA 93223	53	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-010	\$44.78	Leticia G. Decastillo 1882 N. Matthew Ave. Farmersville, CA 93223	4	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-011	\$44.78	Clemente Castellanos 1862 N. Matthew Ave. Farmersville, CA 93223	5	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-012	\$44.78	Mercedes Mendoza 1842 N. Matthew Ave. Farmersville, CA 93223	6	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-013	\$44.78	Alfonso Lewis Aguilar, Jr. 1822 N. Matthew Ave. Farmersville, CA 93223	7	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-014	\$44.78	Angelica & Gabriel Chavez 1810 N. Matthew Ave. Farmersville, CA 93223	8	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-015	\$44.78	Adrian Lopez-Jauregui 1790 N. Matthew Ave. Farmersville, CA 93223	9	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-016	\$44.78	Salvador C. Solis 1770 N. Matthew Ave. Farmersville, CA 93223	10	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-017	\$44.78	Martin Chavez, Jr. 1750 N. Matthew Ave. Farmersville, CA 93223	11	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-018	\$44.78	Gabriel Figueroa 1730 N. Matthew Ave. Farmersville, CA 93223	12	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-019	\$44.78	Kenneth R Hyslop 1710 N. Matthew Ave. Farmersville, CA 93223	13	Sierra Woods West Subdivision, Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-310-020	\$44.78	Kevin S. & Barbara J. Benson 15200 Oak Ranch Dr. Visalia, CA 93292	14	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-022	\$44.78	Emanuel Guzman 1711 N Matthew Ave. Farmersville, CA 93223	15	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-023	\$44.78	Jorge L. Ramos 1751 N. Matthew Ave. Farmersville, CA 93223	16	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-024	\$44.78	George D. Bundick 1771 N. Matthew Ave. Farmersville, CA 93223	17	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-025	\$44.78	Samuel M. & Guadalupe Z. Deniz 1791 N. Matthew Ave. Farmersville, CA 93223	18	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-026	\$44.78	Esteban Barrios Hernandez 1813 N. Matthew Ave. Farmersville, CA 93223	19	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-027	\$44.78	Jesus Garcia 1825 N. Matthew Ave. Farmersville, CA 93223	20	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-028	\$44.78	J. Guadalupe P. & Beatriz M. Saldana 1845 N. Matthew Ave. Farmersville, CA 93223	21	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-029	\$44.78	Vicente & Emma Alfaro 1865 N. Matthew Ave. Farmersville, CA 93223	22	Sierra Woods West Subdivision, Unit Nos. 1-3
128-310-030	\$44.78	Jose & Teresa Saldivar 1885 N. Matthew Ave. Farmersville, CA 93223	23	Sierra Woods West Subdivision, Unit Nos. 1-3
<b>TOTAL 53 LOTS</b>	<b>\$2,373.34</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
 Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-2"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 04-02  
 Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-290-019	\$44.78	Kevin Weld 2095 N. Virginia Ct. Farmersville, CA 93223	72	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-020	\$44.78	Jason & Marguerite Martin 2115 N. Virginia Ct. Farmersville, CA 93223	73	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-021	\$44.78	Oscar & Araceli Moreno 2135 N. Virginia Ct. Farmersville, CA 93223	74	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-022	\$44.78	Carmen A. Avelar 2150 N. Virginia Ct. Farmersville, CA 93223	75	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-023	\$44.78	Robert Loreda 2130 N. Virginia Ct. Farmersville CA 93223	76	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-024	\$44.78	Alberto Figueroa & Maria Lina 2110 N. Virginia Ct. Farmersville, CA 93223	77	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-025	\$44.78	Arturo & Carmen Gonzalez 2094 N. Virginia Ct. Farmersville, CA 93223	78	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-026	\$44.78	Jose Carlos Ramirez 2093 N. June Ct. Visalia, CA 93292	84	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-027	\$44.78	Gary O. Lawrence (Tr)(Fam Tr) 721 W. Buena Vista Ave. Visalia, CA 93291	85	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-028	\$44.78	Cory Arthur Lopez 2141 N. June Ct. Farmersville, CA 93223	86	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-029	\$44.78	Glenn D. & Valucha Hamovitz 1201 S. Roxbury Dr. #208 Los Angeles, CA 90035-1040	87	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-290-030	\$44.78	Isidro Dorantes 2170 N. June Ct. Farmersville, CA 93223	88	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-031	\$44.78	Tovar Joel Banda 2150 N. June Ct. Farmersville, CA 93223	89	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-032	\$44.78	Adalberto Vidana 2130 N. June Ct. Farmersville, CA 93223	90	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-033	\$44.78	William & Renee Davis 2110 N. June Ct. Farmersville, CA 93223	91	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-290-034	\$44.78	Timothy B. Turner 2094 N. June Ct. Farmersville, CA 93223	92	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-037	\$44.78	Anthony Siu 33888 Capulet Circle Fremont, CA 94555	55	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-038	\$44.78	Sara L. Duran 665 W. Greg St. Farmersville, CA 93223	56	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-039	\$44.78	Bonifacio Sanchez 675 W. Greg St. Farmersville, CA 93223	57	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-040	\$44.78	Timothy D. Williams 701 W. Greg St. Farmersville, CA 93223	58	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-041	\$44.78	Gilbert Alvarez 723 W. Greg St. Farmersville, CA 93223	59	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-042	\$44.78	Tramon Zambrano 751 W. Greg St. Farmersville, CA 93223	60	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-043	\$44.78	Maria E. and Jose D. Vidana 777 W. Greg St. Farmersville, CA 93223	61	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-044	\$44.78	Ricardo Cisneros 801 W. Greg St. Farmersville, CA 93223	62	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-045	\$44.78	Bravo Araceli 831 W. Greg St. Farmersville, CA 93223	63	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-046	\$44.78	Miguel & Elizabeth Gomez 80653 Virginia Ave Indio, CA 92201	64	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-047	\$44.78	Irene R. Vela 877 W. Greg St. Farmersville, CA 93223	65	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-048	\$44.78	Veronica Carmona 2014 N. Virginia Ct. Farmersville, CA 93223	66	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-049	\$44.78	Amparo Torres 13824 Ave. 336 Visalia, CA 93292	67	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-050	\$44.78	Jose R. Santillan 2011 N. Virginia Ct. Farmersville, CA 93223	68	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-051	\$44.78	Christopher Cesena 2033 N. Virginia Ct. Farmersville, CA 93223	69	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-052	\$44.78	Armando & Carmen M. Alvarado 1682 Scotty St. San Jose, CA 95122	70	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-053	\$44.78	Victoria Marquez 2075 N. Virginia Ct. Farmersville, CA 93223	71	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-054	\$44.78	Rodolfo Ramirez 880 W. Greg St. Farmersville, CA 93223	79	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-055	\$44.78	Audel M. Rodriguez 876 W. Greg St. Farmersville, CA 93223	80	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-056	\$44.78	Cristal M. Rodarte 850 W. Greg St. Farmersville, CA 93223	81	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-057	\$44.78	Donald Ray League II 2053 N. June Ct. Farmersville, CA 93223	82	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-058	\$44.78	Milton Edgar Solis 2073 N. June Ct. Farmersville, CA 93223	83	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-059	\$44.78	Juan M. Rivera-Castro 495 Teddy St. Farmersville, CA 93223	93	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-060	\$44.78	Ruben Nungaray 2054 N. June Ct. Farmersville, CA 93223	94	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-061	\$44.78	Luis & Cindy Gutierrez 2053 N. Steven Ave. Farmersville, CA 93223	95	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-062	\$44.78	Maria Medina 2073 N. Steven Ave. Farmersville, CA 93223	96	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
128-300-063	\$44.78	Gallardo Maria 2054 N. Steven Ave. Farmersville, CA 93223	97	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-064	\$44.78	Mirna S. Ortega 2074 N. Steven Ave. Farmersville, CA 93223	98	Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5
<b>TOTAL 44 LOTS</b>	<b>\$1,970.32</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
 Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-3"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 05-01  
 Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132, inclusive**

<b>ASSESSOR'S PARCEL NUMBER</b>	<b>\$ AMOUNT</b>	<b>NAME</b>	<b>ASSESSMENT NUMBER</b>	<b>SUBDIVISION DESCRIPTION</b>
128-290-038	\$44.78	Geraldine Santillan-Ramirez 2094 N. Steven Ave. Farmersville, CA 93223	99	Sierra Woods West Subdivision, Unit No. 6
128-290-039	\$44.78	Alexandro & Nora R. Vargas 2110 N. Steven Ave. Farmersville, CA 93223	100	Sierra Woods West Subdivision, Unit No. 6
128-290-040	\$44.78	Antonio & Juana Santillan 2130 N. Steven Ave. Farmersville, CA 93223	101	Sierra Woods West Subdivision, Unit No. 6
128-290-041	\$44.78	Gregorio B. & Julia M. Gudino 2150 N. Steven Ave. Farmersville, CA 93223	102	Sierra Woods West Subdivision, Unit No. 6
128-290-042	\$44.78	Ritesh Trivedi 2272 W. Cantara Dr. Dublin, CA 94568	103	Sierra Woods West Subdivision, Unit No. 6
128-290-043	\$44.78	Juan C. & Maria R. Orozco 12106 Old Redwood Highway Healdsburg, CA 95448	104	Sierra Woods West Subdivision, Unit No. 6
128-290-044	\$44.78	Alejandro Vences Hernandez 676 W. Teddy St. Farmersville, CA 93223	105	Sierra Woods West Subdivision, Unit No. 6
128-290-045	\$44.78	Salvador Gonzalez 700 W. Teddy St. Farmersville, CA 93223	106	Sierra Woods West Subdivision, Unit No. 6
128-290-046	\$44.78	Tomas & Laura Ramos 724 W. Teddy St. Farmersville, CA 93223	107	Sierra Woods West Subdivision, Unit No. 6
128-290-047	\$44.78	Johnny Wayne Graves, Jr. 750 W. Teddy St. Farmersville, CA 93223	108	Sierra Woods West Subdivision, Unit No. 6
128-290-048	\$44.78	Alvara Mena 776 W. Teddy St. Farmersville, CA 93223	109	Sierra Woods West Subdivision, Unit No. 6

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-290-049	\$44.78	Julian Flores Cortes 780 W. Teddy St. Farmersville, CA 93223	110	Sierra Woods West Subdivision, Unit No. 6
128-290-050	\$44.78	Roberto Urquieta 800 W. Teddy St. Farmersville, CA 93223	111	Sierra Woods West Subdivision, Unit No. 6
128-290-051	\$44.78	Reginald M. Lumagui & Anabel C. May 824 W. Teddy St. Farmersville, CA 93223	112	Sierra Woods West Subdivision, Unit No. 6
128-290-052	\$44.78	Patricia Garcia-Tapia 850 W Teddy St. Farmersville, CA 93223	113	Sierra Woods West Subdivision, Unit No. 6
128-290-053	\$44.78	Belen Contreras 876 W. Teddy St. Farmersville, CA 93223	114	Sierra Woods West Subdivision, Unit No. 6
128-290-054	\$44.78	Louis A. & Luz Elidia Celaya 880 W. Teddy St. Farmersville, CA 93223	115	Sierra Woods West Subdivision, Unit No. 6
128-290-055	\$44.78	Ruperto & Griselda Barajas 900 W. Teddy St. Farmersville, CA 93223	116	Sierra Woods West Subdivision, Unit No. 6
128-290-056	\$44.78	John C. & Vickie Lawrence 3843 E Cambridge Ave. Visalia, CA 93292	117	Sierra Woods West Subdivision, Unit No. 6
128-290-057	\$44.78	Robert & Myrna Navarro 940 W. Teddy St. Farmersville, CA 93223	118	Sierra Woods West Subdivision, Unit No. 6
128-290-058	\$44.78	Victoria & Jose Ramirez 941 W. Teddy St. Farmersville, CA 93223	119	Sierra Woods West Subdivision, Unit No. 6
128-290-059	\$44.78	Juan Poblete 21184 Rocky Hill Dr. Exeter, CA 93221	120	Sierra Woods West Subdivision, Unit No. 6
128-290-060	\$44.78	Carmen V. Alvarez 901 W. Teddy St. Farmersville, CA 93223	121	Sierra Woods West Subdivision, Unit No. 6
128-290-061	\$44.78	Abel De Loza 881 W. Teddy St. Farmersville, CA 93223	122	Sierra Woods West Subdivision, Unit No. 6
128-290-062	\$44.78	Jovany Delderera 877 W. Teddy St. Farmersville, CA 93223	123	Sierra Woods West Subdivision, Unit No. 6
128-290-063	\$44.78	Horacio Delgadillo Gomez 831 W. Teddy St. Farmersville, CA 93223	124	Sierra Woods West Subdivision, Unit No. 6
128-290-064	\$44.78	Porfirio Ramos 801 W. Teddy St. Farmersville, CA 93223	125	Sierra Woods West Subdivision, Unit No. 6

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-290-065	\$44.78	Ralph Padilla-Cervantes 771 W. Teddy St. Farmersville, CA 93223	126	Sierra Woods West Subdivision, Unit No. 6
128-290-066	\$44.78	Octacio & Maria C. Ruelas 731 W. Teddy St. Farmersville, CA 93223	127	Sierra Woods West Subdivision, Unit No. 6
128-290-067	\$44.78	Guadalupe Vargas 2171 N. Steven Ave. Farmersville, CA 93223	128	Sierra Woods West Subdivision, Unit No. 6
128-290-068	\$44.78	Yasmin C. Aguiano 2151 N. Steven Ave. Farmersville, CA 93223	129	Sierra Woods West Subdivision, Unit No. 6
128-290-069	\$44.78	Vicente Z. Barrera 2131 N. Steven Ave Farmersville, CA 93223	130	Sierra Woods West Subdivision, Unit No. 6
128-290-070	\$44.78	Victoria Duran 2111 N. Steven Ave. Farmersville, CA 93223	131	Sierra Woods West Subdivision, Unit No. 6
128-290-071	\$44.78	Bernanacio Cortez 2093 N. Steven Ave. Farmersville, CA 93223	132	Sierra Woods West Subdivision, Unit No. 6
<b>TOTAL 34 LOTS</b>	<b>\$1,522.52</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

Lot 15 is dedicated to the City of Farmersville as a lot for a municipal water well and is not included in the assessment district.

**INDIVIDUAL COSTS**

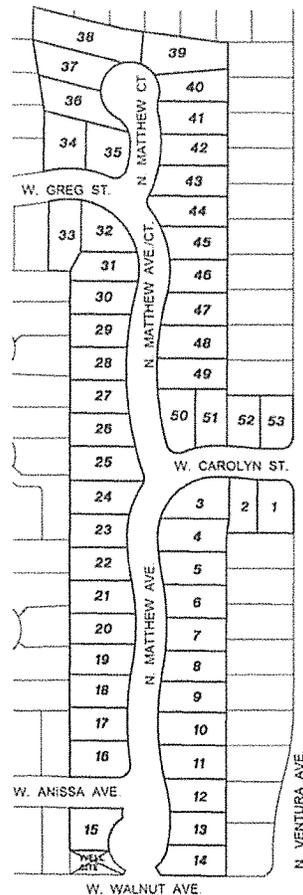
100 percent of the cost of the maintenance and operation divided equally by 131 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-1"  
DESCRIPTION FOR  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 04-01  
Sierra Woods West Subdivision, Unit Nos. 1-3, Lots 1 through 14 and 16 through 54, inclusive**

Being the remainder of Sierra Woods Subdivision II, Unit No. 1, recorded in Book 38 of Subdivision Maps, at Page 85, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods West Subdivision, Unit Nos. 1-3, Lots 1 through 14 and 16 through 54, inclusive.



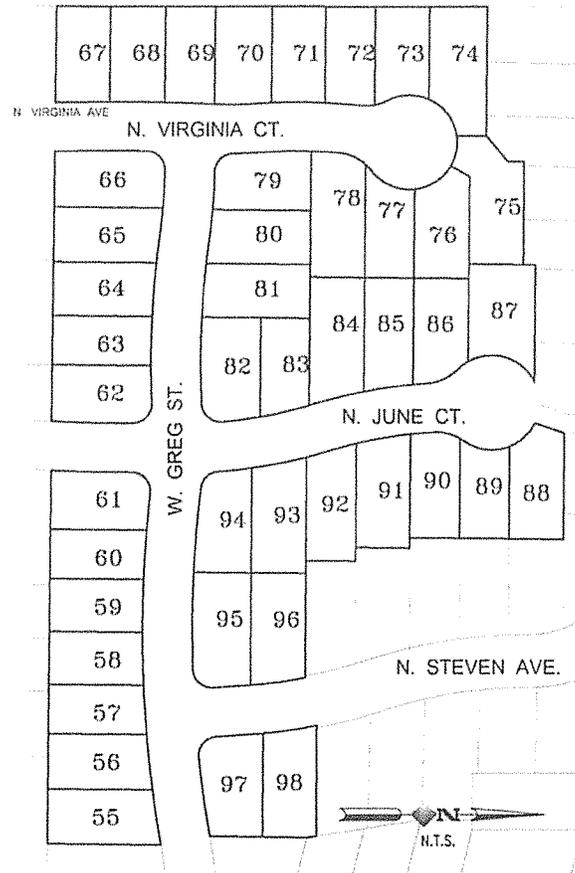
NOTE: The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-29, 128-30, and 128-31, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
 Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-2"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 04-02  
 Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98, inclusive**

That portion designated as "Remainder" of Sierra Woods West Phases 1, 2, and 3, in the City of Farmersville, County of Tulare, State of California, as recorded in Book 39 of Subdivision Maps, at Page 61, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, more particularly described as Sierra Woods West Subdivision, Unit No. 4 and Unit No. 5, Lots 55 through 98, inclusive.



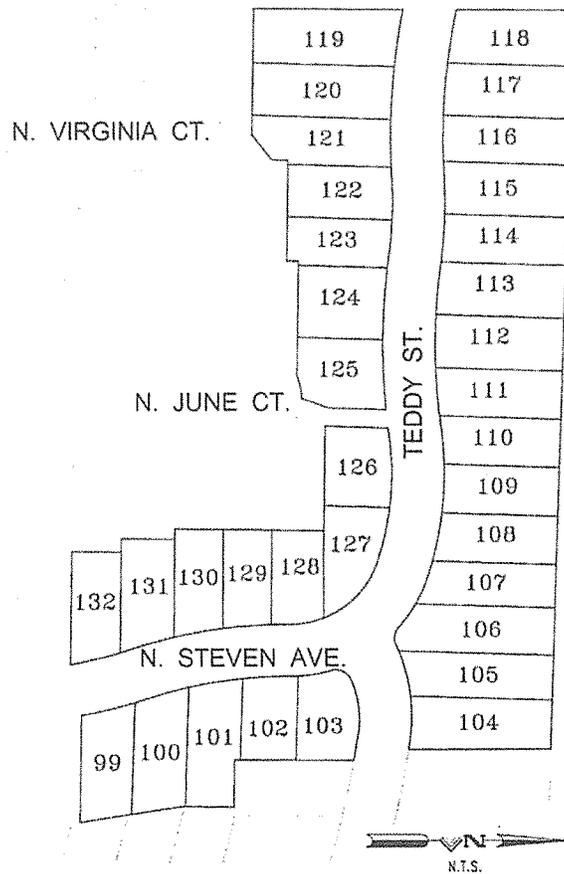
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-29 and 128-30, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 04-01, 04-02, & 05-01  
 Sierra Woods West Subdivision, Unit Nos. 1-3, Unit Nos. 4-5, & Unit No. 6**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-3"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 05-01  
 Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132, inclusive**

That portion designated as "Remainder" of Sierra Woods West Phases 1, 2, and 3, in the City of Farmersville, County of Tulare, State of California, as recorded in Book 39 of Subdivision Maps, at Page 61, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, more particularly described as Sierra Woods West Subdivision, Unit No. 6, Lots 99 through 132, inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-29, which is incorporated in this Report by reference.

### **3. Walnut Grove Subdivision**

- ASSESSMENT DISTRICT NO. 09-02 - Walnut Grove I, Lots 1 through 44 inclusive
- ASSESSMENT DISTRICT NO. 92-03 - Walnut Grove II, Lots 1 through 58 inclusive
- ASSESSMENT DISTRICT NO. 94-01 - Walnut Grove III, Lots 1 through 39 inclusive
- ASSESSMENT DISTRICT NO. 95-01 - Walnut Grove IV, Lots 1 through 36 inclusive

## **ENGINEER'S REPORT OF CITY OF FARMERSVILLE**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 09-02**

**Walnut Grove Subdivision I, Lots 1 through 44, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 92-03**

**Walnut Grove Subdivision II, Lots 1 through 58, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-01**

**Walnut Grove Subdivision III, Lots 1 through 39, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 95-01**

**Walnut Grove Subdivision IV, Lots 1 through 36, inclusive**

**(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016–2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District Nos. 09-02, 92-03, 94-01, and 95-01 City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting located within Walnut Grove Subdivisions I, II, III, and IV.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

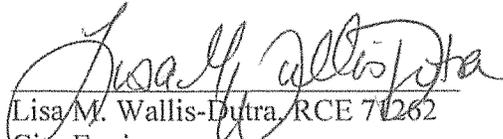
Exhibit "B" – An estimate of the maintenance cost on the improvements.

Exhibits "C-1" through "C-4" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district; together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk

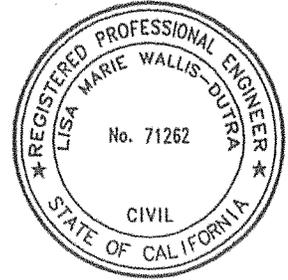
Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibits "E-1" through "E-4" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibits "C-1" through "C-4" by assessment number.

Respectfully submitted,

  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
NOS. 09-02, 92-03, 94-01, & 95-01  
Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by the subdivision's engineer for the City Engineer. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
NOS. 09-02, 92-03, 94-01, & 95-01  
Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Lighting System – Electricity and Maintenance (labor & materials)	34 ea	\$130.00/ea	\$4,420.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$4,420.00</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff preparation	Lump Sum	\$650.00	\$650.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$770.00</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$5,190.00</b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$5,190.00</u></b>
	<b>EACH OF THE 177 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$29.32</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$29.32 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 09-02, 92-03, 94-01, & 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-1"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 09-02  
 Walnut Grove Subdivision I, Lots 1 through 44, inclusive**

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-173-001	\$29.32	Raul P. & Maria Diaz 25609 W St. Kateri Dr. Buckeye, AZ 85326	1	Walnut Grove I
128-173-002	\$29.32	Miguel Hernandez 527 W. Petunia St. Farmersville, CA 93223	2	Walnut Grove I
128-173-003	\$29.32	Marco Antonio Corona 547 W. Petunia St. Farmersville, CA 93223	3	Walnut Grove I
128-173-004	\$29.32	Timothy & Aurora Daniel 567 W. Petunia St. Farmersville, CA 93223	4	Walnut Grove I
128-173-005	\$29.32	Francisco J. Cortes 687 W. Petunia St. Farmersville, CA 93223	5	Walnut Grove I
128-173-006	\$29.32	Marcelo & Martha Sandoval 607 W. Petunia St. Farmersville, CA 93223	6	Walnut Grove I
128-173-007	\$29.32	Alejandro Espinoza 627 W. Petunia St. Farmersville, CA 93223	7	Walnut Grove I
128-173-008	\$29.32	Sergio Lopez 647 W. Petunia St. Farmersville, CA 93223	8	Walnut Grove I
128-172-001	\$29.32	Oscar William Quintero 648 W. Petunia St. Farmersville, CA 93223	9	Walnut Grove I
128-172-002	\$29.32	Baltazar Antonio Quinteros 606 W. Petunia St. Farmersville, CA 93223	10	Walnut Grove I
128-172-003	\$29.32	Jorge Lezama Aguilar 1011 N. Matthew Ave. Farmersville, CA 93223	11	Walnut Grove I

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-172-004	\$29.32	Gerardo Solis 1031 N. Matthew Ave. Farmersville, CA 93223	12	Walnut Grove I
128-172-005	\$29.32	Stephanie Aldrete 1051 N. Matthew Ave. Farmersville, CA 93223	13	Walnut Grove I
128-172-006	\$29.32	Jose & Erica Contreras 1071 N. Matthew Ave. Farmersville, CA 93223	14	Walnut Grove I
128-172-007	\$29.32	Maria H. Navarro 1121 N. Matthew Ave. Farmersville, CA 93223	15	Walnut Grove I
128-172-008	\$29.32	Jesse Morales 1141 N. Matthew Ave. Farmersville, CA 93223	16	Walnut Grove I
128-172-009	\$29.32	Gustavo/San Juanita Sanchez (TRS) 1161 N. Matthew Ave. Farmersville, CA 93223	17	Walnut Grove I
128-172-010	\$29.32	Celestino & Gricelda Angeles 1181 N. Matthew Ave. Farmersville, CA 93223	18	Walnut Grove I
128-176-001	\$29.32	Joyce M. Clary 502 W. Citrus Dr. Farmersville, CA 93223	25	Walnut Grove I
128-176-002	\$29.32	Felipe Escamilla Avilez 532 W. Citrus Dr. Farmersville, CA 93223	24	Walnut Grove I
128-176-003	\$29.32	Gary M Pertuit (TR) (FAM TR) 522 W. Citrus Dr. Farmersville, CA 93223	23	Walnut Grove I
128-176-004	\$29.32	Juventino & Amelia Rodriguez 572 W. Citrus Dr. Farmersville, CA 93223	22	Walnut Grove I
128-176-005	\$29.32	Judy L. Martin 602 W. Citrus Dr. Farmersville, CA 93223	21	Walnut Grove I
128-176-006	\$29.32	Jorge & Karina Hernandez-Estrada 632 W. Citrus Dr. Farmersville, CA 93223	20	Walnut Grove I
128-176-007	\$29.32	Robert & Elizabeth Griffith 652 W. Citrus Dr. Farmersville, CA 93223	19	Walnut Grove I
128-171-001	\$29.32	Julia Martinez 1181 N. Ventura Ave. Farmersville, CA 93223	26	Walnut Grove I
128-171-002	\$29.32	Severo Sanchez 1161 N. Ventura Ave. Farmersville, CA 93223	27	Walnut Grove I

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-171-003	\$29.32	James L & Vidra M. Donaghe 1141 N. Ventura Ave. Farmersville, CA 93223	28	Walnut Grove I
128-171-004	\$29.32	Esmeralda Hernandez 1121 N. Ventura Ave. Farmersville, CA 93223	29	Walnut Grove I
128-171-005	\$29.32	Lucio Quinteros 1071 N. Ventura Ave. Farmersville, CA 93223	30	Walnut Grove I
128-171-006	\$29.32	Ricardo Palma P.O. Box 1068 Exeter, CA 93221	31	Walnut Grove I
128-171-007	\$29.32	Curtis L & Rosemary Wilson 1031 N. Ventura Ave. Farmersville, CA 93223	32	Walnut Grove I
128-171-008	\$29.32	Jose Luis Alvarado Dominguez 1011 N. Ventura Ave. Farmersville, CA 93223	33	Walnut Grove I
128-171-009	\$29.32	Megan Lynne Kempf 782 Shasta Ave. Farmersville, CA 93223	34	Walnut Grove I
128-171-010	\$29.32	Mario Sanchez 548 W. Petunia St. Farmersville, CA 93223	35	Walnut Grove I
128-171-011	\$29.32	Pete P. Galindo Sr. 586 W. Petunia St. Farmersville, CA 93223	36	Walnut Grove I
128-171-012	\$29.32	Tony Salis 1012 N. Matthew Ave. Farmersville, CA 93223	37	Walnut Grove I
128-171-013	\$29.32	Florentino Marquez 1032 N. Matthew Ave. Farmersville, CA 93223	38	Walnut Grove I
128-171-014	\$29.32	Barbara Summers 28962 Road 168 Visalia, CA 93292	39	Walnut Grove I
128-171-015	\$29.32	Bernardino & Irene Garcia 1072 N. Matthew Ave. Farmersville, CA 93223	40	Walnut Grove I
128-171-016	\$29.32	James & Sandra Stewart P.O. Box 295 Farmersville, CA 93223-0295	41	Walnut Grove I
128-171-017	\$29.32	Antonio & Maria Escamilla 1142 N. Matthew Ave. Farmersville, CA 93223	42	Walnut Grove I
128-171-018	\$29.32	Gilberto Ramirez 1162 N. Matthew Ave. Farmersville, CA 93223	43	Walnut Grove I

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-171-019	\$29.32	Abel & Irma Contreras 1182 N. Matthew Ave. Farmersville, CA 93223	44	Walnut Grove I
<b>TOTAL 44 LOTS</b>	<b>\$1,290.08</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 09-02, 92-03, 94-01, & 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-2"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 92-03  
 Walnut Grove Subdivision II, Lots 1 through 58, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-172-011	\$29.32	Jeff T. & Gracie Lewis 1192 N. Steven Ave. Farmersville, Ca 93223	49	Walnut Grove II
128-172-012	\$29.32	Ronald Hill 1182 N. Steven Ave. Farmersville, CA 93223	50	Walnut Grove II
128-172-013	\$29.32	Robert E. & Shannon J. Sachau 1162 N. Steven Ave. Farmersville, CA 93223	51	Walnut Grove II
128-172-014	\$29.32	Paul F. & Charlotta Y. Jarman 1142 N. Steven Ave. Farmersville, CA 93223	52	Walnut Grove II
128-172-015	\$29.32	James C. Jackson 1122 N. Steven Ave. Farmersville, CA 93223	53	Walnut Grove II
128-172-016	\$29.32	Robert Edward & Elizabeth Ellen Griffith 1285 E. Jamestown Dr. Fresno, CA 93720	54	Walnut Grove II
128-172-017	\$29.32	Alvin Gary Loy (TR) 2412 W. Campus Dr. Visalia, CA 93277	55	Walnut Grove II
128-172-018	\$29.32	Olga Marquez 302 N. Matthew Ave. Farmersville, CA 93223	56	Walnut Grove II
128-172-019	\$29.32	Larry Johnson 1012 N. Steven Ave. Farmersville, CA 93223	57	Walnut Grove II
128-172-020	\$29.32	Brian Cross (TR)(rev TR) 27448 Road 140 Visalia, CA 93292	58	Walnut Grove II
128-173-009	\$29.32	Juan G. Calderon 667 W. Petunia St. Farmersville, CA 93223	1	Walnut Grove II

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-173-010	\$29.32	Anthony Siu 33888 Capulet Cir. Fremont, CA 94555	2	Walnut Grove II
128-173-011	\$29.32	Mitchell A. & Kimberly S. Hayes 697 W. Petunia St. Farmersville, CA 93223	3	Walnut Grove II
128-173-012	\$29.32	Veronica Caudillo 1001 N. Steven Ave. Farmersville, CA 93223	4	Walnut Grove II
128-173-013	\$29.32	Maria Meza 1003 N. Steven Ave. Farmersville, CA 93223	5	Walnut Grove II
128-173-014	\$29.32	Walter R., Sr., & Emma R. Townsend (TRS) 1007 N. Steven Ave. Farmersville, CA 93223	6	Walnut Grove II
128-173-015	\$29.32	Cheryl M. McDermott 43 Parklane Drive Orinda, CA 94563	7	Walnut Grove II
128-173-016	\$29.32	Jose E & Michela Leal 605 E. Rose Ave. Santa Maria, CA 93458	8	Walnut Grove II
128-174-001	\$29.32	Isidro & Obdulia Lopez 18360 Ave. 296 Exeter, CA 93221	16	Walnut Grove II
128-174-002	\$29.32	Saldana Camilo Espinoza 706 W. Ponderosa St. Farmersville, CA 93223	17	Walnut Grove II
128-174-003	\$29.32	Gary Dale D. & Sheralyn Kay Cooper 705 W. Rita St. Farmersville, CA 93223	18	Walnut Grove II
128-174-004	\$29.32	Domingo & Adelina Herrera 725 W. Rita St. Farmersville, CA 93223	19	Walnut Grove II
128-175-001	\$29.32	Alberto Andre. Jr 4004 W. Damsen Visalia, CA 93291	39	Walnut Grove II
128-175-002	\$29.32	Fernando J. & Teresa De Anda 1271 N. Steven Ave. Farmersville, CA 93223	38	Walnut Grove II
128-175-003	\$29.32	Jorge Cardenas 1251 N. Steven Ave. Farmersville, CA 93223	37	Walnut Grove II
128-175-004	\$29.32	Sun Chaoying 25943 Deer Run Ln. Salinas, CA 93908	36	Walnut Grove II
128-175-005	\$29.32	Juan M. Napoles 1211 N. Steven Ave. Farmersville, CA 93223	35	Walnut Grove II

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-175-006	\$29.32	Senaida McCormack 1199 N. Steven Ave. Farmersville, CA 93223	34	Walnut Grove II
128-175-007	\$29.32	Griselda Sanchez 1191 N. Steven Ave. Farmersville, CA 93223	33	Walnut Grove II
128-175-008	\$29.32	Ida Marie Gomez 1181 N. Steven Ave. Farmersville, CA 93223	32	Walnut Grove II
128-176-008	\$29.32	Michael Guzman 1045 N. Farmersville Blvd. Farmersville, CA 93223	48	Walnut Grove II
128-176-009	\$29.32	Oscar J. Villalobos 1232 N. Steven Ave, Farmersville, CA 93223	47	Walnut Grove II
128-176-010	\$29.32	Ezequiel Cortez 1252 N. Steven Ave. Farmersville, CA 93223	46	Walnut Grove II
128-176-011	\$29.32	Marcus Chaires 1272 N. Steven Ave. Farmersville, CA 93223	45	Walnut Grove II
128-176-012	\$29.32	Dennis and Nancy Clarke 1 Wendover Terrace Danville, CA 94506	44	Walnut Grove II
128-176-013	\$29.32	Seferino A. & Maria D. Silva 1292 N. Steven Ave. Farmersville, CA 93223	43	Walnut Grove II
128-176-014	\$29.32	Salvador & Carlota Guerra 702 W. Garret Ave. Farmersville, CA 93223	42	Walnut Grove II
128-176-015	\$29.32	Leobardo D. Valencia 706 W. Garrett Ave. Farmersville, CA 93223	41	Walnut Grove II
128-176-016	\$29.32	Helen Faye Saulsbury (TR) ATTN: Yvonne Lefleur 22800 Carson Ave. Exeter, CA 93221	40	Walnut Grove II
128-180-001	\$29.32	Noe Cisneros Gonzalez 1032 N. June Ave. Farmersville, CA 93223	9	Walnut Grove II
128-180-002	\$29.32	Francis R. Gomez 1012 N. June Ave. Farmersville, CA 93223	10	Walnut Grove II
128-180-003	\$29.32	Gregorio A. Davalos 825 W. Ponderosa St. Farmersville, CA 93223	11	Walnut Grove II
128-180-004	\$29.32	Pedro & Delia Gonzalez 826 W. Ponderosa St. Farmersville, CA 93223	12	Walnut Grove II

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-180-005	\$29.32	Ronald A. Bechtel 806 W. Ponderosa St. Farmersville, CA 93223	13	Walnut Grove II
128-180-006	\$29.32	Ken Womack c/o Hammer Machinery & 8Q Farms P.O. Box 311 Visalia, CA 93279	14	Walnut Grove II
128-180-007	\$29.32	Juan D. Rocha 756 W. Ponderosa St. Farmersville, CA 93223	15	Walnut Grove II
128-180-008	\$29.32	Faustino Ramos 755 Rita St. Farmersville, CA 93223	20	Walnut Grove II
128-180-009	\$29.32	Gina G. Surita 785 W. Rita St. Farmersville, CA 93223	21	Walnut Grove II
128-180-010	\$29.32	Obie G. & Sammie L. Adkins 805 W. Rita St. Farmersville, CA 93223	22	Walnut Grove II
128-180-011	\$29.32	Favian Espinoza 825 W. Rita St. Farmersville, CA 93223	23	Walnut Grove II
128-180-012	\$29.32	Gloria Contreras-Garcia (TR) 826 W. Rita St. Farmersville, CA 93223	24	Walnut Grove II
128-180-013	\$29.32	Anthony Siu 33888 Capulet Cir. Fremont, CA 94555	25	Walnut Grove II
128-180-014	\$29.32	Martina Corrales (TR) 1215 N. June Ct. Farmersville, CA 93223	26	Walnut Grove II
128-180-015	\$29.32	Robert Edward & Elizabeth Ellen Griffith 1285 E. Jamestown Dr. Fresno, CA 93720	27	Walnut Grove II
128-180-016	\$29.32	Sandra Ortiz 1214 N. June Ct. Farmersville, CA 93223	28	Walnut Grove II
128-180-017	\$29.32	Esperanza Cervantes 4146 E. Laurel Ave. Visalia, CA 93292	29	Walnut Grove II
128-180-018	\$29.32	Arturo & Flavia Sosa 480 N. Ventura Ave. Farmersville, CA 93223	31	Walnut Grove II
128-180-019	\$29.32	Daniel Jay Mc Alister 786 W. Rita St. Farmersville, CA 93223	30	Walnut Grove II
<b>TOTAL 58 LOTS</b>	<b>\$1,700.56</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 09-02, 92-03, 94-01, & 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-3"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-01  
 Walnut Grove Subdivision III, Lots 1 through 39, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-180-020	\$29.32	James R. & Denise Mathis 1161 N. Virginia Ave. Farmersville, CA 93223	1	Walnut Grove III
128-180-021	\$29.32	Diego Gonzalez 1171 N. Virginia Ave. Farmersville, CA 93223	2	Walnut Grove III
128-180-022	\$29.32	Melerie Vasquez 1181 N. Virginia Ave. Farmersville, CA 93223	3	Walnut Grove III
128-180-023	\$29.32	Delfino Berber 1191 N. Virginia Ave. Farmersville, CA 93223	4	Walnut Grove III
128-180-024	\$29.32	Maria Gloria Solis 1201 N. Virginia Ave. Farmersville, CA 93223	5	Walnut Grove III
128-180-025	\$29.32	Michelle R. Stanhope 1211 N. Virginia Ave. Farmersville, CA 93223	6	Walnut Grove III
128-180-026	\$29.32	Olga & Genaro Marquez 1231 N. Virginia Ave. Farmersville, CA 93223	7	Walnut Grove III
128-180-027	\$29.32	Benjamin & Angelina Diaz 1251 N. Virginia Ave. Farmersville, CA 93223	8	Walnut Grove III
128-180-028	\$29.32	Rodolfo Longino P.O. Box 434 Farmersville, CA 93223	9	Walnut Grove III
128-180-029	\$29.32	Edmund G. Winslow 1281 N. Virginia Ave. Farmersville, CA 93223	10	Walnut Grove III
128-180-030	\$29.32	Arthur & Flora Cesena 996 W. Garrett Ave. Farmersville, CA 93223	11	Walnut Grove III

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-180-031	\$29.32	Corando & Maria E. Lozano 986 W. Garrett Ave. Farmersville, CA 93223	12	Walnut Grove III
128-180-032	\$29.32	Luisa Plantillaz 956 W. Garrett Ave. Farmersville, CA 93223	13	Walnut Grove III
128-180-033	\$29.32	George & Dorothy J. Raybe 926 W. Garrett Ave. Farmersville, CA 93223	14	Walnut Grove III
128-180-034	\$29.32	Lorena D. Fagundes 906 W. Garrett Ave. Farmersville, CA 93223	15	Walnut Grove III
128-180-035	\$29.32	Nancy Perez 886 W. Garrett Ave. Farmersville, CA 93223	16	Walnut Grove III
128-180-036	\$29.32	Armando Lopez 856 W. Garrett Ave. Farmersville, CA 93223	17	Walnut Grove III
128-180-037	\$29.32	Nicanor & Irma Gomes 826 W. Garrett Ave. Farmersville, CA 93223	18	Walnut Grove III
128-180-038	\$29.32	John F. Lane (TR) 806 W. Garrett Ave. Farmersville, CA 93223	19	Walnut Grove III
128-180-039	\$29.32	Juan D. Flores 796 W. Garrett Ave. Farmersville, CA 93223	20	Walnut Grove III
128-180-040	\$29.32	Robert & Elizabeth Griffith 1285 Jamestown Dr, Fresno, CA 93720	21	Walnut Grove III
128-180-041	\$29.32	Cheryl M. McDermott c/o CMG Mortgage 1575 Treat Blvd. Walnut Creek, CA 94596	22	Walnut Grove III
128-180-042	\$29.32	Richard A., Sr., & Carolyn Raposa 755 W. Garrett Ave. Farmersville, CA 93223	23	Walnut Grove III
128-180-043	\$29.32	Luciano & Rosa M. Saldana 785 W. Garrett Ave. Farmersville, CA 93223	24	Walnut Grove III
128-180-044	\$29.32	Alvaro & Gricelda Gomez 1253 Princeton Ct. Pittsburg, CA 94565	25	Walnut Grove III
128-180-045	\$29.32	Rondy Siu (TR Revoc Trust) 875 38th Ave. San Francisco, CA 94121	26	Walnut Grove III
128-180-046	\$29.32	Maria D Vivanco 20600 Romar St. Chatsworth, CA 91311	27	Walnut Grove III

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-180-047	\$29.32	Lucrecia Cisneros 855 W. Garrett Ave. Farmersville, CA 93223	28	Walnut Grove III
128-180-048	\$29.32	Juan Corona Ventura 1272 N. Virginia Ave. Farmersville, CA 93223	29	Walnut Grove III
128-180-049	\$29.32	William W. Harder III 820 Ark Row #612 Salinas, CA 93901	30	Walnut Grove III
128-180-050	\$29.32	Elvira DeLaCruz 1232 N. Virginia Ave. Farmersville, CA 93223	31	Walnut Grove III
128-180-051	\$29.32	Louis P. & Mary V. Maldonado 1212 N. Virginia Ave. Farmersville, CA 93223	32	Walnut Grove III
128-180-052	\$29.32	Robert & Elizabeth E. Griffith 1285 E. Jamestown Dr. Fresno, CA 93720	33	Walnut Grove III
128-180-053	\$29.32	Contreras Ascencion & Esperanza 1192 N. Virginia Ave. Farmersville, CA 93223	34	Walnut Grove III
128-180-054	\$29.32	Gabriel Alejandrez 1182 N. Virginia Ave. Farmersville, CA 93223	35	Walnut Grove III
128-180-055	\$29.32	Jesus Vasquez 856 W. Rita St. Farmersville, CA 93223	36	Walnut Grove III
128-180-056	\$29.32	Roger Mayorga 855 W. Rita Ave. Farmersville, CA 93223	37	Walnut Grove III
128-180-057	\$29.32	Oscar & Irma Saldana 885 Rita St. Farmersville, CA 93223	38	Walnut Grove III
128-180-058	\$29.32	Olga Cruz 1102 N. Virginia Ave. Farmersville, CA 93223	39	Walnut Grove III
<b>TOTAL 39 LOTS</b>	<b>\$1,143.48</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 09-02, 92-03, 94-01, & 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-4"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 95-01  
 Walnut Grove Subdivision IV, Lots 1 through 36, inclusive**

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. DESCRIPTION
128-180-059	\$29.32	Jose & Michaela Leal 605 E. Rose Ave. Santa Maria, CA 93454	1	Walnut Grove IV
128-180-060	\$29.32	Gaudencio Cortes 1004 N. June Ave. Farmersville, CA 93223	2	Walnut Grove IV
128-180-061	\$29.32	Nicasio & Sara Luquin 1002 N. June Ave. Farmersville, CA 93223	3	Walnut Grove IV
128-180-062	\$29.32	Salvador Marquez 805 W. Petunia St. Farmersville, CA 93223	4	Walnut Grove IV
128-180-063	\$29.32	Efrain Sanchez 825 W. Petunia St. Farmersville, CA 93223	5	Walnut Grove IV
128-180-064	\$29.32	Celerina Ramos 855 W. Petunia St. Farmersville, CA 93223	6	Walnut Grove IV
128-180-065	\$29.32	Marcos Valdez 885 W Petunia St. Farmersville, CA 93223	7	Walnut Grove IV
128-180-066	\$29.32	Jesus Lopez 895 W. Petunia St. Farmersville, CA 93223	8	Walnut Grove IV
128-180-067	\$29.32	Anthony P. & Dora M. Bishop 905 W. Petunia St. Farmersville, CA 93223	9	Walnut Grove IV
128-180-068	\$29.32	Maricela H. & Juan A. Villarreal 3131 W. Perez Ave. Visalia CA 93291	10	Walnut Grove IV
128-180-069	\$29.32	Jesus Ramos 955 W. Petunia St. Farmersville, CA 93223	11	Walnut Grove IV

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. DESCRIPTION
128-180-070	\$29.32	Hilario Bravo 985 W. Petunia St. Farmersville, CA 93223	12	Walnut Grove IV
128-180-071	\$29.32	Jose F. & Hilda H. Fuentes 995 W. Petunia St. Farmersville, CA 93223	13	Walnut Grove IV
128-180-072	\$29.32	Leona C. Goldsmith 996 W. Petunia St. Farmersville, CA 93223	14	Walnut Grove IV
128-180-073	\$29.32	Luis Arturo Rodriguez 986 W. Petunia St. Farmersville, CA 93223	15	Walnut Grove IV
128-180-074	\$29.32	Jose Reyes & Ana V. Rodriguez 956 W. Petunia St. Farmersville, CA 93223	16	Walnut Grove IV
128-180-075	\$29.32	Myron K. & Adela Wiley 926 W. Petunia St. Farmersville, CA 93223	17	Walnut Grove IV
128-180-076	\$29.32	Octavio Barajas 906 W. Petunia St. Farmersville, CA 93223	18	Walnut Grove IV
128-180-077	\$29.32	Ruben A. & Anita Garcia 886 Petunia St. Farmersville, CA 93223	19	Walnut Grove IV
128-180-078	\$29.32	Salud L. Lemus 856 W. Petunia St. Farmersville, CA 93223	20	Walnut Grove IV
128-180-079	\$29.32	Jose & Ana Lopez 1826 W. Petunia St. Farmersville, CA 93223	21	Walnut Grove IV
128-180-080	\$29.32	Fidelfo & Maria Navarro 855 W. Ponderosa St. Farmersville, CA 93223	22	Walnut Grove IV
128-180-081	\$29.32	Elvira Escamilla 885 W. Ponderosa St. Farmersville, CA 93223	23	Walnut Grove IV
128-180-082	\$29.32	Anibal Palomino 905 W. Ponderosa Farmersville, CA 93223	24	Walnut Grove IV
128-180-083	\$29.32	Jose A. Alejandrez 925 W. Ponderosa St. Farmersville, CA 93223	25	Walnut Grove IV
128-180-084	\$29.32	Mario Diaz 955 W. Ponderosa St. Farmersville, CA 93223	26	Walnut Grove IV
128-180-085	\$29.32	Juan C. & Ana M. Davila 985 W. Ponderosa Farmersville, CA 93223	27	Walnut Grove IV
128-180-086	\$29.32	Esperanza F. Garcia 1055 N. Virginia Ave. Farmersville, CA 93223	28	Walnut Grove IV

AP NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIV. DESCRIPTION
128-180-087	\$29.32	Vernon L. II & Martha Vilhauer 1101 N. Virginia Ave. Farmersville, CA 93223	29	Walnut Grove IV
128-180-088	\$29.32	Escamilla Efren, Jr. 1131 N. Virginia Ave. Farmersville, CA 93223	30	Walnut Grove IV
128-180-089	\$29.32	Lorena Brown 1151 N. Virginia Ave Farmersville, CA 93223	31	Walnut Grove IV
128-180-090	\$29.32	Luciano L. Gasca 1152 N. Virginia Ave. Farmersville, CA 93223	32	Walnut Grove IV
128-180-091	\$29.32	Sergio & Angelina Romero P.O. Box 204 Farmersville, CA 93223	33	Walnut Grove IV
128-180-092	\$29.32	Escamilla Efren 1102 N. Virginia Ave. Farmersville, CA 93223	34	Walnut Grove IV
128-180-093	\$29.32	Guadalupe Cisneros 886 W. Ponderosa St. Farmersville, CA 93223	35	Walnut Grove IV
128-180-094	\$29.32	Ignacio & Guadalupe P. Montejano 856 W. Ponderosa St. Farmersville, CA 93223	36	Walnut Grove IV
<b>TOTAL 36 LOTS</b>	<b>\$1,055.52</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
NOS. 09-02, 92-03, 94-01, & 95-01  
Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS:**

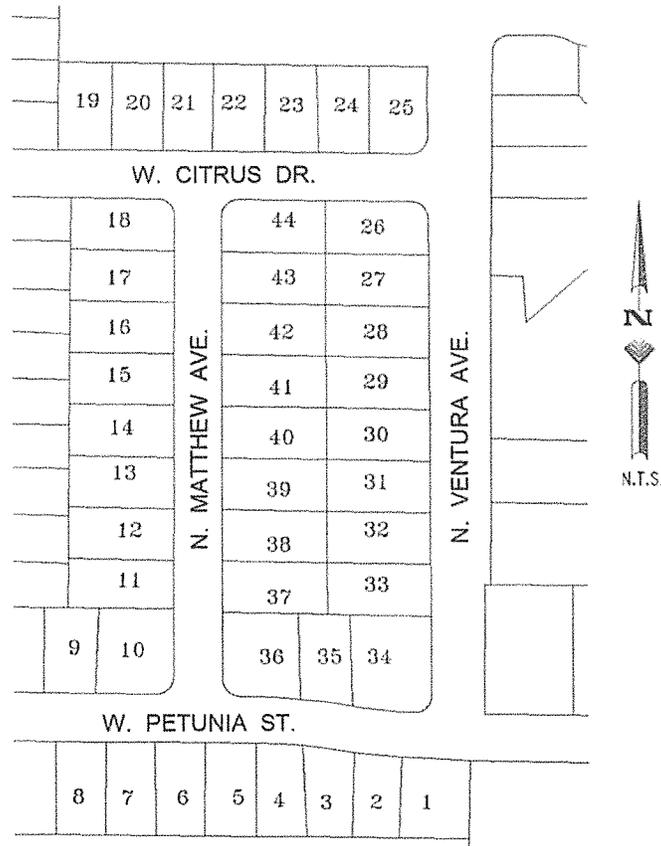
100 percent of the cost of the maintenance and operation divided equally by 177 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
 NOS. 09-02, 92-03, 94-01, & 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-1"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 09-02  
 Walnut Grove Subdivision I, Lots 1 through 44, inclusive**

Being a subdivision of a portion of Parcel 1 of Parcel Map No. 1898, Recorded in Book 19 of Parcel Maps at Page 99, Tulare County Records also being situated in a portion of the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, excepting therefrom, all that portion lying within Walnut Grove Subdivision I recorded in Volume 35 of Maps, at Page 13 Tulare County Records.



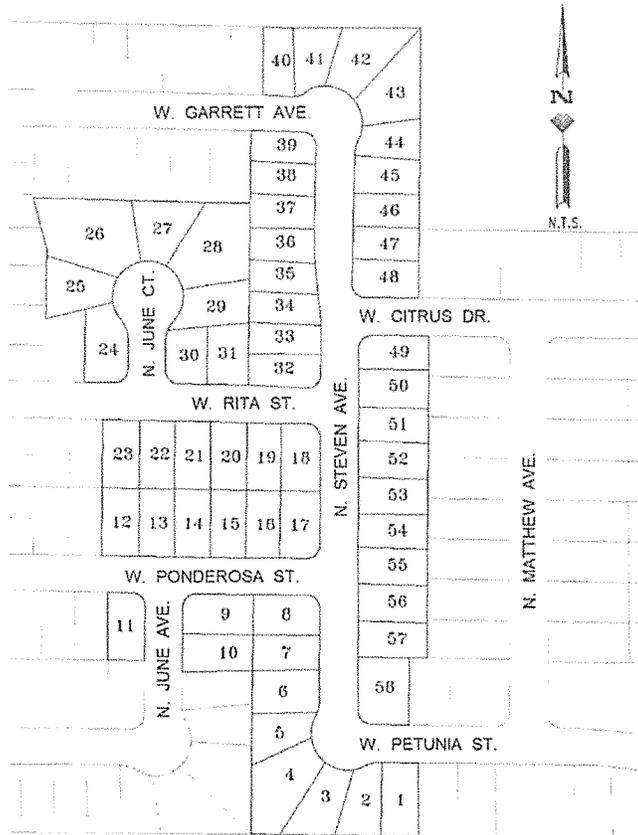
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-17, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 09-02, 92-03, 94-01, &  
 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-2"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 92-03  
 Walnut Grove Subdivision II, Lots 1 through 58, inclusive**

Being a subdivision of a portion of Parcel 1 of Parcel Map No. 1898, recorded in Book 19 of Parcel Maps at Page 99, Tulare County Records, also being situated in a portion of the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, excepting therefrom, all that portion lying within Walnut Grove Subdivision I recorded in Volume 35 of Maps, at Page 86, Tulare County Records.



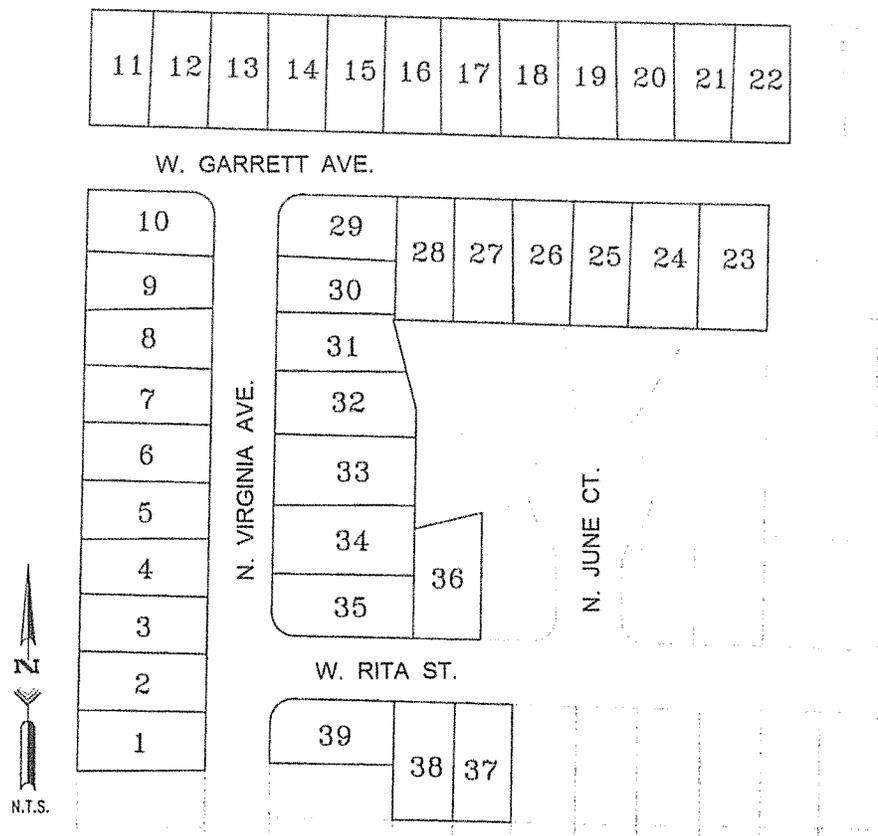
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-17 and 128-18, which are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 09-02, 92-03, 94-01, &  
 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-3"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-01  
 Walnut Grove Subdivision III, Lots 1 through 39, inclusive**

Being a subdivision of a portion of the remainder as shown on Walnut Grove Subdivision II, recorded in Volume 35 of Maps at Page 86, Tulare County Records, also being situated in a portion of the Southwest quarter of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Grove Subdivision III, Lots 1 through 39, inclusive.



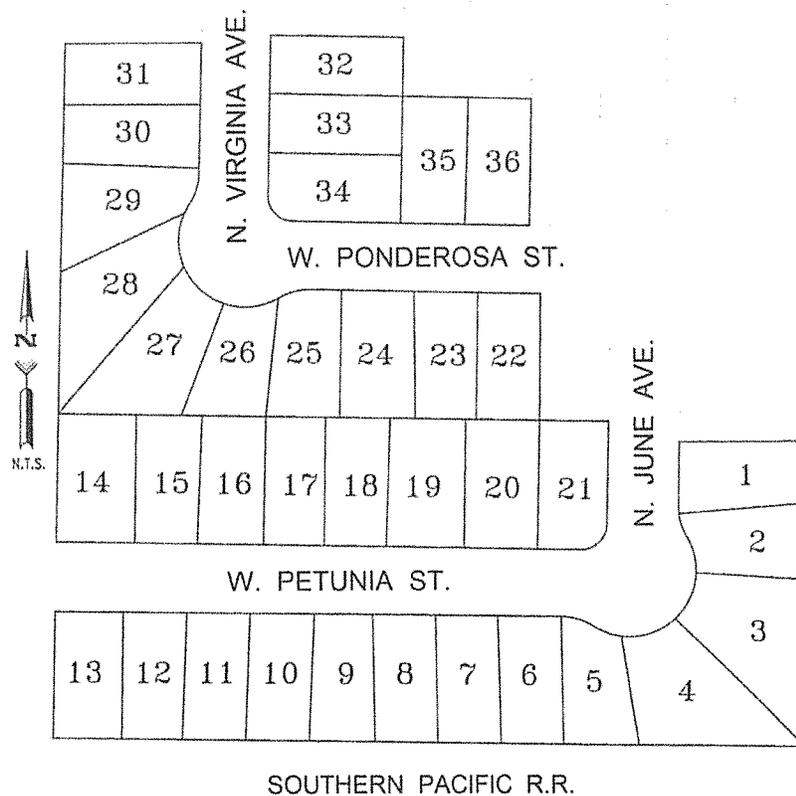
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-18, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 09-02, 92-03, 94-01, &  
 95-01  
 Walnut Grove Subdivisions I, II, III, & IV**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-4"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 95-01  
 Walnut Grove Subdivision IV, Lots 1 through 36, inclusive**

Being a subdivision of a portion of the remainder as shown on Walnut Grove Subdivision III, recorded in Volume 36 of Maps at Page 59, Tulare County Records, also being situated in a portion of the Southwest quarter of the Northeast quarter of Section 1', Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Grove Subdivision IV, Lots 1 through 36, inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-18, which is incorporated in this Report by reference.

#### **4. Woodcrest Estates Subdivision**

- ASSESSMENT DISTRICT NO. 93-01 - Woodcrest Estates Phase One, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 94-02 - Woodcrest Estates Phase Two, Lots 1 through 18 inclusive
- ASSESSMENT DISTRICT NO. 96-01 - Woodcrest Estates Phase Three, Lots 1 through 18 inclusive

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 93-01**

**Woodcrest Estates Phase One, Lots 1 through 18, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-02**

**Woodcrest Estates Phase Two, Lots 1 through 18, inclusive**

**LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-01**

**Woodcrest Estates Phase Three, Lots 1 through 18, inclusive**

**(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District Nos. 93-01, 94-02, and 96-01, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting located within Woodcrest Estates Phases One, Two, and Three.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

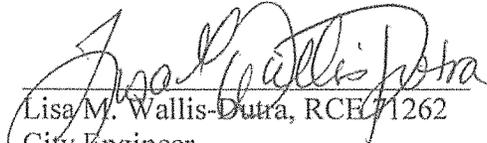
Exhibit "B" – An estimate of the maintenance cost on the improvements.

Exhibits "C-1" through "C-3" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district; together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibits "E-1" through "E-3" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibits "C-1" through "C-3" by assessment number.

Respectfully submitted,

  
\_\_\_\_\_  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by Subdivision's engineer for the City Engineer. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Lighting System – Electricity and Maintenance (labor & materials)	9 ea	\$130.00/ea	\$1,170.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$1,170.00</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$650.00	\$650.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$770.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$1,940.00</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$3,760.40</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$1,940.76</u></b>
	<b>EACH OF THE 54 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$35.94</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$35.94 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
 Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-1"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 93-01  
 Woodcrest Estates Phase One, Lots 1 through 18, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
130-180-001	\$35.94	Jose & Yolanda M. Hernandez 986 W. Harold St. Farmersville, CA 93223	1	Woodcrest Estates Phase One
130-180-002	\$35.94	Carlos & Victoria Camacho 956 W. Harold St. Farmersville, CA 93223	2	Woodcrest Estates Phase One
130-180-003	\$35.94	Juan Carlos Marroquin 926 W. Harold St. Farmersville, CA 93223	3	Woodcrest Estates Phase One
130-180-004	\$35.94	Jose S. & Maria I. Ovalle 896 W. Harold St. Farmersville, CA 93223	4	Woodcrest Estates Phase One
130-180-005	\$35.94	Jesus & Hilda Lomeli 866 W. Harold St. Farmersville, CA 93223	5	Woodcrest Estates Phase One
130-180-006	\$35.94	Miguel Santana 836 W. Harold St. Farmersville, CA 93223	6	Woodcrest Estates Phase One
130-180-007	\$35.94	Miguel & Maria Luz Rodriguez 806 W. Harold St. Farmersville, CA 93223	7	Woodcrest Estates Phase One
130-180-008	\$35.94	Mario & Susana Cortez 776 W. Harold St. Farmersville, CA 93223	8	Woodcrest Estates Phase One
130-180-009	\$35.94	Sabino & Maria Martha Rosas 746 W. Harold St. Farmersville, CA 93223	9	Woodcrest Estates Phase One
130-180-010	\$35.94	Carl Desrosiers 745 W. Harold St. Farmersville, CA 93223	10	Woodcrest Estates Phase One
130-180-011	\$35.94	Guadalupe Lazaro 2245 Los Encinos Rd. Ojai, CA 93023	11	Woodcrest Estates Phase One

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
130-180-012	\$35.94	Javier & Martha Anguiano 805 W. Harold St. Farmersville, CA 93223	12	Woodcrest Estates Phase One
130-180-013	\$35.94	R. Ario & Artemia Vazquez 835 W. Harold St. Farmersville, CA 93223	13	Woodcrest Estates Phase One
130-180-014	\$35.94	Miguel R. Lomeli 865 W. Harold St. Farmersville, CA 93223	14	Woodcrest Estates Phase One
130-180-015	\$35.94	Martin G. & Estela H. Meza 895 W. Harold St. Farmersville, CA 93223	15	Woodcrest Estates Phase One
130-180-016	\$35.94	Silvestre & Estela Hernandez 925 W. Harold St. Farmersville, CA 93223	16	Woodcrest Estates Phase One
130-180-017	\$35.94	Baltazar & Lucia Espinosa 955 W. Harold St. Farmersville, CA 93223	17	Woodcrest Estates Phase One
130-180-018	\$35.94	Simon & Idelisa Garcia 14615 Chatsworth Dr. Mission Hills, CA 91345	18	Woodcrest Estates Phase One
<b>TOTAL 18 LOTS</b>	<b>\$646.92</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
 Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C-2"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-02  
 Woodcrest Estates Phase Two, Lots 1 through 18, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
130-190-001	\$35.94	Angelica Olea 986 Dixie Ct. Farmersville, CA 93223	1	Woodcrest Estates Phase Two
130-190-002	\$35.94	Jose G. & Maria A. Esteban 956 Dixie Ct. Farmersville, CA 93223	2	Woodcrest Estates Phase Two
130-190-003	\$35.94	Miguel A. Rosas 926 Dixie Ct. Farmersville, CA 93223	3	Woodcrest Estates Phase Two
130-190-004	\$35.94	Francisca O. Santillan 898 Dixie Ct. Farmersville, CA 93223	4	Woodcrest Estates Phase Two
130-190-005	\$35.94	Javier & Mirna Rodriguez 868 Dixie Ct. Farmersville, CA 93223	5	Woodcrest Estates Phase Two
130-190-006	\$35.94	Faustino Olea 838 Dixie Ct. Farmersville, CA 93223	6	Woodcrest Estates Phase Two
130-190-007	\$35.94	Alfredo Guadalupe 808 Dixie Ct. Farmersville, CA 93223	7	Woodcrest Estates Phase Two
130-190-008	\$35.94	Higinio & Rosario Haro 780 Dixie Ct. Farmersville, CA 93223	8	Woodcrest Estates Phase Two
130-190-009	\$35.94	Santos & Marina Contreras 750 Dixie Ct. Farmersville, CA 93223	9	Woodcrest Estates Phase Two
130-190-010	\$35.94	Maximiano & Irma Cruz 749 Dixie Ct. Farmersville, CA 93223	10	Woodcrest Estates Phase Two
130-190-011	\$35.94	Rogelio Avila 1112 Third St. Cedro Wooley, WA 98284	11	Woodcrest Estates Phase Two

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
130-190-012	\$35.94	Marcelino & Engracia Medrano 807 Dixie Ct. Farmersville, CA 93223	12	Woodcrest Estates Phase Two
130-190-013	\$35.94	Miguel N. & Maria Silvia Sanchez 837 Dixie Ct. Farmersville, CA 93223	13	Woodcrest Estates Phase Two
130-190-014	\$35.94	Jacinto Alonzo 867 Dixie Ct. Farmersville, CA 93223	14	Woodcrest Estates Phase Two
130-190-015	\$35.94	Elpidio S. Hernandez 897 Dixie Ct. Farmersville, CA 93223	15	Woodcrest Estates Phase Two
130-190-016	\$35.94	Elias Mendoza 925 Dixie Ct. Farmersville, CA 93223	16	Woodcrest Estates Phase Two
130-190-017	\$35.94	Reyes & Martha Chaparro 955 Dixie Ct. Farmersville, CA 93223	17	Woodcrest Estates Phase Two
130-190-018	\$35.94	Florencio N. M. Lopez 985 Dixie Ct. Farmersville, CA 9 3223	18	Woodcrest Estates Phase Two
<b>TOTAL 18 LOTS</b>	<b>\$646.92</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
 Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016–2017**

**EXHIBIT "C-3"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-01  
 Woodcrest Estates Phase Three, Lots 1 through 18, inclusive**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
130-190-020	\$35.94	Ramiro Ramos 986 W. Qualls Ct. Farmersville, CA 93223	1	Woodcrest Estates Phase Three
130-190-021	\$35.94	Penny Pesquiera 956 W. Qualls Ct. Farmersville, CA 93223	2	Woodcrest Estates Phase Three
130-190-022	\$35.94	Jose & Ana Sanchez 926 W. Qualls Ct. Farmersville, CA 93223	3	Woodcrest Estates Phase Three
130-190-023	\$35.94	Joshua Lee Robert Gonzalez 898 W. Qualls Ct. Farmersville, CA 93223	4	Woodcrest Estates Phase Three
130-190-024	\$35.94	Rebeca Fernandez 998 Woodridge Ct. Yuba City, CA 95993	5	Woodcrest Estates Phase Three
130-190-025	\$35.94	Higinio Tapia 838 W. Qualls Ct. Farmersville, CA 93223	6	Woodcrest Estates Phase Three
130-190-026	\$35.94	Susana De Lemus 808 W. Qualls Ct. Farmersville, CA 93223	7	Woodcrest Estates Phase Three
130-190-027	\$35.94	Servando Loza 780 W. Qualls Ct. Farmersville, CA 93223	8	Woodcrest Estates Phase Three
130-190-028	\$35.94	Fidel Mejia Meraz 750 W. Qualls Ct. Farmersville, CA 93223	9	Woodcrest Estates Phase Three
130-190-029	\$35.94	Nicholas & Maria Arango 749 W. Qualls Ct. Farmersville, CA 93223	10	Woodcrest Estates Phase Three
130-190-030	\$35.94	Ochoa Araceli 779 W. Qualls Ct. Farmersville, CA 93223	11	Woodcrest Estates Phase Three
130-190-031	\$35.94	Argenis M. Chavez 807 W. Qualls Ct. Farmersville, CA 93223	12	Woodcrest Estates Phase Three

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
130-190-032	\$35.94	Pedro E. Murillo Salas 837 W. Qualls Ct. Farmersville, CA 93223	13	Woodcrest Estates Phase Three
130-190-033	\$35.94	Joaquin A. Meza 867 W. Qualls Ct. Farmersville, CA 93223	14	Woodcrest Estates Phase Three
130-190-034	\$35.94	Fidel & Leticia Rosales 897 W. Qualls Ct. Farmersville, CA 93223	15	Woodcrest Estates Phase Three
130-190-035	\$35.94	Javier Parga 925 W. Qualls Ct. Farmersville, CA 93223	16	Woodcrest Estates Phase Three
130-190-036	\$35.94	Abundio & Rebecca Lares 955 W. Qualls Ct. Farmersville, CA 93223	17	Woodcrest Estates Phase Three
130-190-037	\$35.94	Aurora Flores Lopez 985 W. Qualls Ct. Farmersville, CA 93223	18	Woodcrest Estates Phase Three
<b>TOTAL 18 LOTS</b>	<b>\$646.92</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016–2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS:**

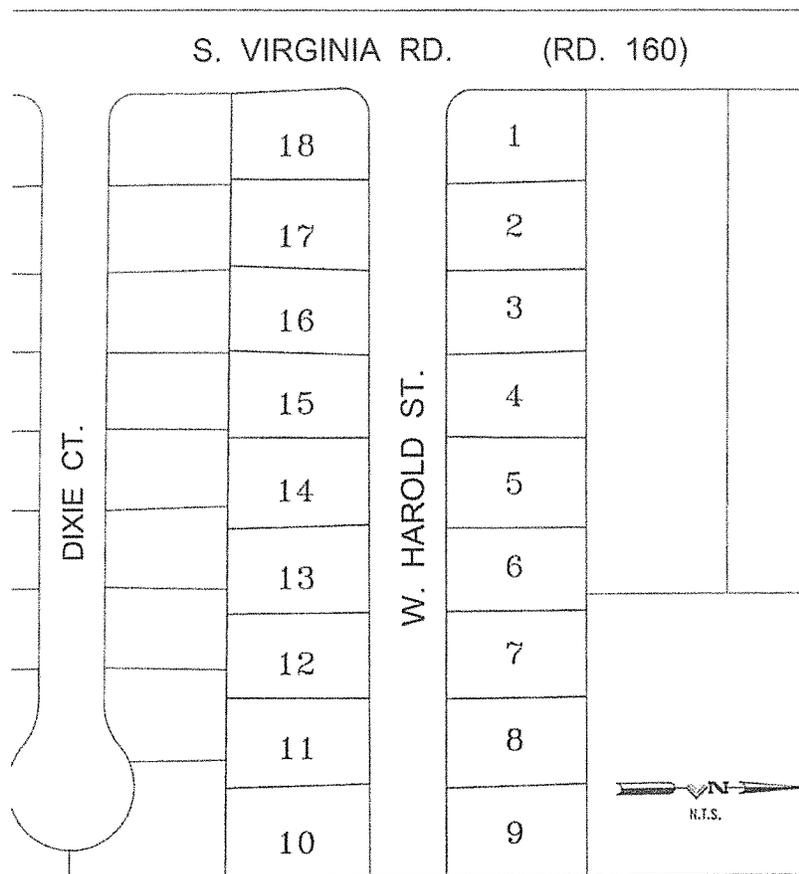
100 percent of the cost of the maintenance and operation divided equally by 54 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
 Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-1"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 93-01  
 Woodcrest Estates Phase One, Lots 1 through 18, inclusive**

Being a portion of Parcel 2 of Parcel Map 2784, situated in the West half of the Northwest quarter of the Northeast quarter of Section 12, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, City of Farmersville, County of Tulare, State of California, more particularly described as Woodcrest Estates Subdivision, Phase One, Lots 1 through 18, inclusive.



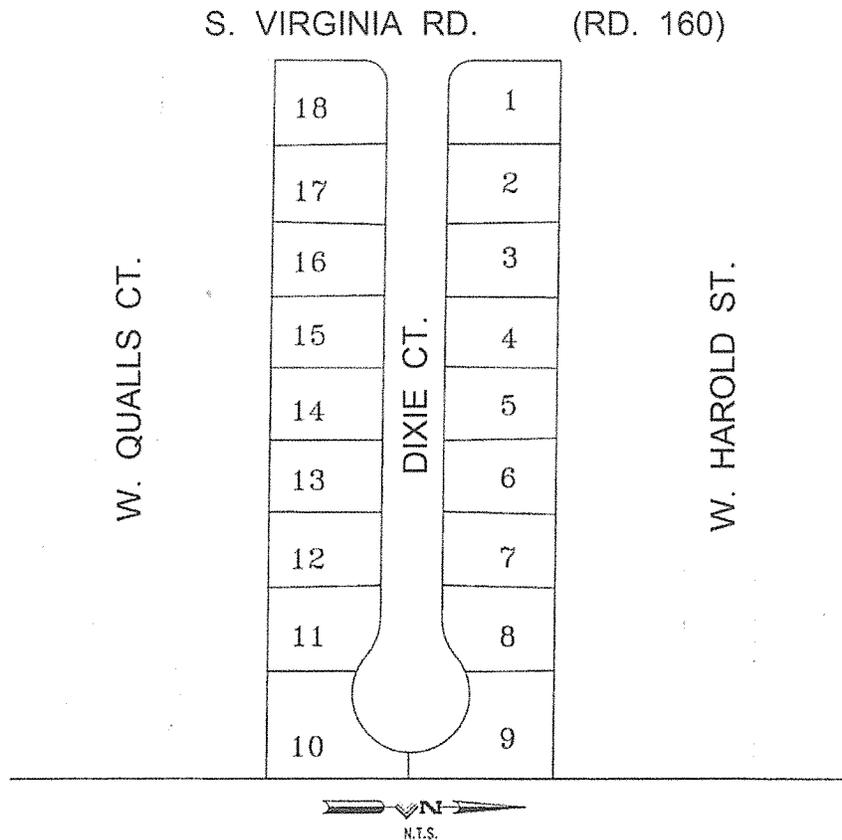
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 130-18, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
 Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-2"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-02  
 Woodcrest Estates Phase Two, Lots 1 through 18, inclusive**

Being a portion of Parcel 2 of Parcel Map 2784, situated in the West half of the Northwest quarter of the Northeast quarter of Section 12, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, City of Farmersville, County of Tulare, State of California, more particularly described as Woodcrest Estates Subdivision, Phase Two, Lots 1 through 18, inclusive.



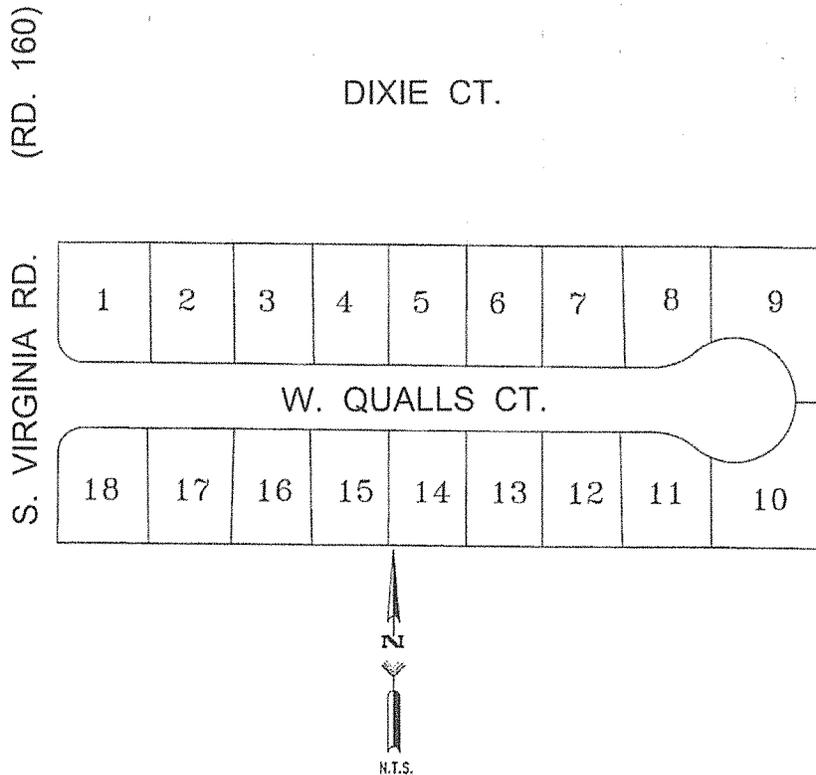
**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 130-19, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NOS. 93-01, 94-02, & 96-01  
 Woodcrest Estates Phase One, Phase Two, & Phase Three**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E-3"  
 DESCRIPTION FOR  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 96-01  
 Woodcrest Estates Phase Three, Lots 1 through 18, inclusive**

Being a portion of Parcel 2 of Parcel Map 2784, situated in the West half of the Northwest quarter of the Northeast quarter of Section 12, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, City of Farmersville, County of Tulare, State of California, more particularly described as Woodcrest Estates Subdivision, Phase Three, Lots 1 through 18, inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 130-19, which is incorporated in this Report by reference.

## **5. Canal Gardens Subdivision**

- ASSESSMENT DISTRICT NO. 00-02 - Canal Gardens Subdivision, Lots 1 through 19 inclusive

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-02  
Canal Gardens Subdivision, Lots 1 through 19 inclusive  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 00-02, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting within Canal Gardens Subdivision.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

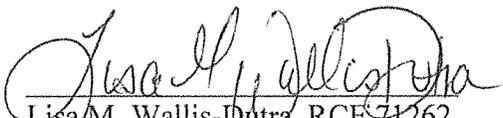
Exhibit "B" – An estimate of the maintenance cost of the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-02  
Canal Gardens Subdivision, Lots 1 through 19 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by Forrester, Weber & Associates for the City Engineer, dated October 26, 1998. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-02  
Canal Gardens Subdivision, Lots 1 through 19 inclusive**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Lighting System – Electricity and Maintenance (labor & materials)	3 ea	\$130/ea	\$390.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$390.00</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$1,010.00</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$1,505.00</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$1,010.04</u></b>
	<b>EACH OF THE 19 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$53.16</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$53.16 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-02  
Canal Gardens Subdivision, Lots 1 through 19 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"**

**A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-091-021	\$53.16	Ivan Castillo Anguiano 1334 N. Ventura Ave. Farmersville, CA 93223	1	Canal Gardens Subdivision
128-091-022	\$53.16	Sabrina E. Gomez 1312 N. Ventura Ave. Farmersville, CA 93223	2	Canal Gardens Subdivision
128-091-023	\$53.16	Cynthia Sarkesian c/o Ms. Beatrice Rios 1296 N. Ventura Ave. Farmersville, CA 93223-3060	3	Canal Gardens Subdivision
128-091-024	\$53.16	Sergia Prado P.O. Box 302 Strathmore, CA 93267	4	Canal Gardens Subdivision
128-091-025	\$53.16	Daisy L. Delgado 1272 N. Ventura Ave. Farmersville, CA 93223	5	Canal Gardens Subdivision
128-091-026	\$53.16	Jose Luis Solis 436 Canal Ct. Farmersville, CA 93223	6	Canal Gardens Subdivision
128-091-027	\$53.16	Deborah Roth 414 Canal Ct. Farmersville, CA 93223	7	Canal Gardens Subdivision
128-091-028	\$53.16	Ramon Martinez 392 Canal Ct. Farmersville, CA 93223	8	Canal Gardens Subdivision
128-091-029	\$53.16	Teofilo Madrid, Jr. 385 Canal Ct. Farmersville, CA 93223	9	Canal Gardens Subdivision
128-091-030	\$53.16	Efren Escamilia, Jr. 1102 N. Virginia Ave Farmersville, CA 93223	10	Canal Gardens Subdivision
128-091-031	\$53.16	Gilbert Alvarez 393 Canal Ct. Farmersville, CA 93223	11	Canal Gardens Subdivision
128-091-032	\$53.16	Anita E. Gonzales 407 Canal Ct. Farmersville, CA 93223	12	Canal Gardens Subdivision

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-091-033	\$53.16	Maria Elena Orozco 421 Canal Ct. Farmersville, CA 93223	13	Canal Gardens Subdivision
128-091-034	\$53.16	Octavio Casas 210 N. Dwight Farmersville, CA 93223	14	Canal Gardens Subdivision
128-091-035	\$53.16	Carlos & Ofelia Vela 453 Canal Ct. Farmersville, CA 93223	15	Canal Gardens Subdivision
128-091-036	\$53.16	Marco A. & Wendy Zambada 1252 N. Ventura Ave. Farmersville, CA 93223	16	Canal Gardens Subdivision
128-091-037	\$53.16	Rebecca & Paul Wing 1240 N. Ventura Ave. Farmersville, CA 93223	17	Canal Gardens Subdivision
128-091-038	\$53.16	Eliborio Castellanos 1220 N. Ventura Ave. Farmersville, CA 93223	18	Canal Gardens Subdivision
128-091-039	\$53.16	Maldonado Daniel 1196 N. Ventura Ave Farmersville, CA 93223	19	Canal Gardens Subdivision
<b>TOTAL 19 LOTS</b>	<b>\$1,010.04</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-02  
Canal Gardens Subdivision, Lots 1 through 19 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS:**

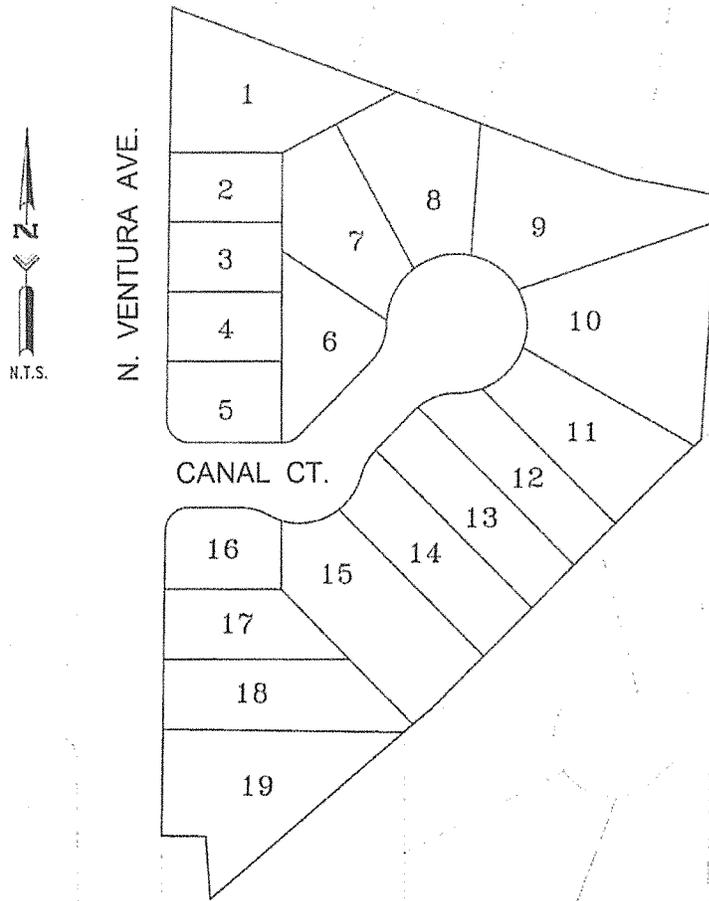
100 percent of the cost of the maintenance and operation divided equally by 19 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 00-02  
Canal Gardens Subdivision, Lots 1 through 19 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
ASSESSMENT DISTRICT DESCRIPTION**

Being a subdivision of a portion of the East half of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, lying South of the centerline of North Branch People's Ditch and North of the North line of Citrus Gardens, situated in the City of Farmersville, County of Tulare, State of California, more particularly described as Canal Gardens Subdivision, Lots 1 through 19 inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-09, which is incorporated in this Report by reference.

## 6. Walnut Wood IV

- ASSESSMENT DISTRICT NO. 01-01 - Walnut Wood IV, Lots 71 through 102 inclusive

ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-01  
Walnut Wood IV, Lots 71 through 102 inclusive  
(Pursuant to the Landscaping and Lighting Act of 1972)

FISCAL YEAR 2016-2017

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 01-01, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, block wall, and landscaping and irrigation located within Walnut Wood IV.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

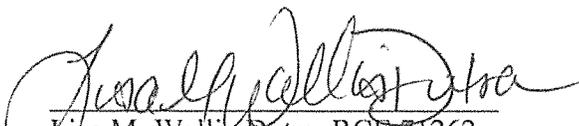
Exhibit "B" – An estimate of maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-01  
Walnut Wood IV, Lots 71 through 102 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by California Planning & Engineering, Inc., for the City Engineer, dated February 28, 2000. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-01  
Walnut Wood IV, Lots 71 through 102 inclusive**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	1,512 sq ft	\$0.50/sq ft	\$756.00
2.	Irrigation Maintenance (labor & materials)	1,512 sq ft	\$0.15/sq ft	\$226.80
3.	Irrigation System – Electricity	12 month	\$11.50/month	\$138.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	4 ea	\$130.00 ea	\$520.00
5.	Wall Maintenance (labor & materials)	189 ft	\$1.50/ft	\$283.50
6.	Water Usage	Lump Sum	\$90.00	\$90.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$2,014.30</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$ 620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$2,634.30</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$2,815.00</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$2,634.24</u></b>
	<b>EACH OF THE 32 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$82.32</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$83.32 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-01  
 Walnut Wood IV, Lots 71 through 102 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-190-026	\$82.32	Juan Escamilla 469 Marilyn St. Farmersville, CA 93223	1	Walnut Wood IV
128-190-027	\$82.32	Margarito Santiago 1395 Hartley Ave. Farmersville, CA 93223	2	Walnut Wood IV
128-190-028	\$82.32	Alberto Olea Ramos 1375 Hartley Ave. Farmersville, CA 93223	3	Walnut Wood IV
128-190-029	\$82.32	Jose Lopez Martinez 1355 Hartley Ave. Farmersville, CA 93223	4	Walnut Wood IV
128-190-030	\$82.32	Cha Lor & Keo See 821 N. West St. Visalia, CA 93291	5	Walnut Wood IV
128-190-031	\$82.32	Blythe E. Lanning 300 Chandler St. Farmersville, CA 93223	6	Walnut Wood IV
128-190-032	\$82.32	Johnny, Jr. & Katherine Rocha 1418 Hartley Ave. Farmersville, CA 93223	7	Walnut Wood IV
128-190-033	\$82.32	Alicia C. Longoria 1035 E. Houston Ave., Apt. B Visalia, CA 93292	8	Walnut Wood IV
128-190-034	\$82.32	Salazar Claudia 1376 Hartley Ave. Farmersville, CA 93223	9	Walnut Wood IV
128-190-035	\$82.32	Hernandez Juan Manuel 1356 Hartley Ave. Farmersville, CA 93223	10	Walnut Wood IV
128-190-036	\$82.32	Choy & Naka See 1848 W. Connelly Ave. Visalia, CA 93277	11	Walnut Wood IV
128-190-037	\$82.32	Kham & Hai See 821 N. West St. Visalia, CA 93291	12	Walnut Wood IV

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-190-038	\$82.32	Lorena Solis 253 Chandler St. Farmersville, CA 93223	13	Walnut Wood IV
128-190-039	\$82.32	David Vasquez 271 Chandler St. Farmersville, CA 93223	14	Walnut Wood IV
128-190-040	\$82.32	Norma A. Zermeno 291 Chandler St. Farmersville, CA 93223	15	Walnut Wood IV
128-190-041	\$82.32	Guadalupe & Teresa Jimenez 309 Chandler St. Farmersville, CA 93223	16	Walnut Wood IV
128-190-042	\$82.32	Soun & Ena See 1001 W. Buena Vista Ave. Visalia, CA 93277	17	Walnut Wood IV
128-190-043	\$82.32	Efren Ramirez 357 Chandler St. Farmersville, CA 93223	18	Walnut Wood IV
128-190-044	\$82.32	Terry Espirito 375 Chandler St. Farmersville, CA 93223-3067	19	Walnut Wood IV
128-190-045	\$82.32	Matias & Alicia A. Mendez 391 Chandler St. Farmersville, CA 93223	20	Walnut Wood IV
128-190-046	\$82.32	Juan Almaguer 409 Chandler St. Farmersville, CA 93223	21	Walnut Wood IV
128-190-047	\$82.32	Olga L. & Jorge Duran 425 Chandler St. Farmersville, CA 93223	22	Walnut Wood IV
128-190-048	\$82.32	Gerardo Garcia 433 Chandler St. Farmersville, CA 93223	23	Walnut Wood IV
128-190-049	\$82.32	Roberto M Robles 447 Chandler St. Farmersville, CA 93223	24	Walnut Wood IV
128-190-050	\$82.32	Juan Jose Reyes, Jr. 1355 Tehama Ave. Farmersville, CA 93223	25	Walnut Wood IV
128-190-051	\$82.32	Jose T. Santoyo 1371 Tehama Ave. Farmersville, CA 93223	26	Walnut Wood IV
128-190-052	\$82.32	Maria Ayon 244 S. Ventura Ave., #26 Farmersville, CA 93223	27	Walnut Wood IV
128-190-053	\$82.32	Jose L. Ayon, Jr. 412 Chandler St. Farmersville, CA 93223	28	Walnut Wood IV

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-190-054	\$82.32	Erik Santillan 396 Chandler St. Farmersville, CA 93223	29	Walnut Wood IV
128-190-055	\$82.32	Mario Hernandez 380 Chandler St. Farmersville, CA 93223-3069	30	Walnut Wood IV
128-190-056	\$82.32	Macario & Josefina Perez 1363 Franquette Ave. Farmersville, CA 93223	31	Walnut Wood IV
128-190-057	\$82.32	Gary Owen Lawrence (Tr)(Fam Tr) 721 W. Buena Vista Ave. Visalia, CA 93291	32	Walnut Wood IV
<b>TOTAL 32 LOTS</b>	<b>\$2,634.24</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-01  
Walnut Wood IV, Lots 71 through 102 inclusive**

**FISCAL YEAR 2016–2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS**

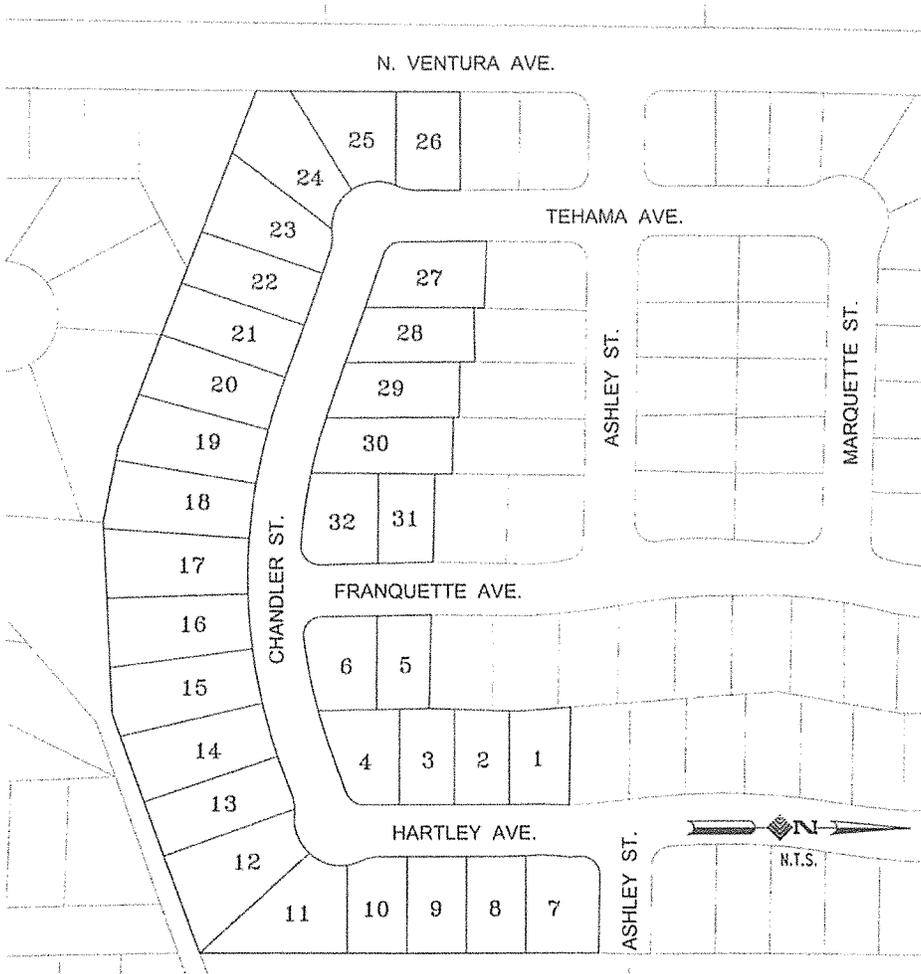
100 percent of the cost of the maintenance and operation divided equally by 32 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 01-01  
 Walnut Wood IV, Lots 71 through 102 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
 ASSESSMENT DISTRICT DESCRIPTION**

Being a portion of the remainder of Walnut Wood Estates No. 3, recorded in Volume 37, at Page 68, Tulare County Records, situated in the Northeast quarter of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Wood Subdivision, Unit IV, Lots 71 through 102 inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-19, which is incorporated in this Report by reference.

## **7. Walnut Creek Subdivision**

- ASSESSMENT DISTRICT NO. 2008-01 - Walnut Creek Subdivision

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-01  
Walnut Creek Subdivision  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 2008-01, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, block wall, and landscaping and irrigation within the Walnut Creek Subdivision.

This report consists of six parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

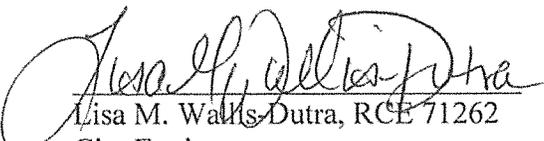
Exhibit "B" – An estimate of maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-01  
Walnut Creek Subdivision**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by Neil Zerlang – Land Surveyor for the City Engineer, dated August 14, 2006. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-01  
Walnut Creek Subdivision**

**FISCAL YEAR 2016-2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

<b>Item No.</b>	<b>Description</b>	<b>Quantities</b>	<b>2016-2017 Estm. Rate</b>	<b>Yearly Amount</b>
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	2,024 sq ft	\$0.50/sq ft	\$1,012.00
2.	Irrigation Maintenance (labor & materials)	2,024 sq ft	\$0.15/sq ft	\$303.60
3.	Irrigation System – Electricity	12 month	\$23.00/month	\$276.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	13 ea	\$130.00/ea	\$1,690.00
5.	Wall Maintenance (labor & materials)	253 ft	\$2.50/ft	\$632.50
6.	Water Usage	Lump Sum	\$90.00	\$90.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$4,004.10</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$4,624.10</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$4,624.34</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$4,624.34</u></b>
	<b>EACH OF THE 67 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$69.02</b>

NOTE: The individual assessment for each parcel for 2016-2017 will be \$69.02 per year, which is an increase of 2.80 percent from the 2015-2016 assessment of \$67.14 per year.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-01  
Walnut Creek Subdivision**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"  
A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-340-001	\$69.02	Maria Guadalupe Aguilar 1595 N. Ventura Ave. Farmersville, CA 93223	1	Walnut Creek
128-340-002	\$69.02	Gerardo Ramos 1575 N. Ventura Ave. Farmersville, CA 93223	2	Walnut Creek
128-340-003	\$69.02	Yesenia S. Servin 1555 N. Ventura Ave. Farmersville, CA 93223	3	Walnut Creek
128-340-004	\$69.02	Erlinda T. Deniz 1535 N. Ventura Ave. Farmersville, CA 93223	4	Walnut Creek
128-340-005	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	5	Walnut Creek
128-340-006	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	6	Walnut Creek
128-340-007	\$69.02	Jose A. Aguirre 1475 N. Ventura Ave. Farmersville, CA 93223	7	Walnut Creek
128-350-001	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	8	Walnut Creek
128-350-002	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	9	Walnut Creek
128-350-003	\$69.02	Juan Carlso Rodriguez Olmos 1395 N. Ventura Ave. Farmersville, CA 93223	10	Walnut Creek
128-350-004	\$69.02	Epolito Guzman Preciado 1375 N. Ventura Ave. Farmersville, CA 93223	11	Walnut Creek
128-350-005	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	12	Walnut Creek

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-350-006	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	13	Walnut Creek
128-350-007	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	14	Walnut Creek
128-350-008	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	15	Walnut Creek
128-350-009	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	16	Walnut Creek
128-350-010	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	17	Walnut Creek
128-340-008	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	18	Walnut Creek
128-340-009	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	19	Walnut Creek
128-340-010	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	20	Walnut Creek
128-340-011	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	21	Walnut Creek
128-340-012	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	22	Walnut Creek
128-340-013	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	23	Walnut Creek
128-340-014	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	24	Walnut Creek
128-340-015	\$69.02	Cesar Castellanos 1626 N. Matthew Ave. Farmersville, CA 93223	25	Walnut Creek
128-340-016	\$69.02	Rufina Comonfort 1646 N. Matthew Ave. Farmersville, CA 93223	26	Walnut Creek
128-340-017	\$69.02	Castlewood Partners, Inc. PO Box 2622 Visalia, CA 93279	27	Walnut Creek
128-340-018	\$69.02	Alejandro Ramirez 1665 N. Matthew Ave. Farmersville, CA 93223	28	Walnut Creek

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-340-019	\$69.02	Jonathan Camacho Lomeli 1645 N. Matthew Ave. Farmersville, CA 93223	29	Walnut Creek
128-340-020	\$69.02	Juan Carlos Alatorre 1625 N. Matthew Ave. Farmersville, CA 93223	30	Walnut Creek
128-340-021	\$69.02	Miguel Angel Rodriguez 1605 N. Matthew Ave. Farmersville CA, 93223	31	Walnut Creek
128-340-022	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	32	Walnut Creek
128-340-023	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	33	Walnut Creek
128-340-024	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	34	Walnut Creek
128-340-025	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	35	Walnut Creek
128-340-026	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	36	Walnut Creek
128-350-011	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	37	Walnut Creek
128-350-012	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	38	Walnut Creek
128-350-013	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	39	Walnut Creek
128-350-014	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	40	Walnut Creek
128-350-015	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	41	Walnut Creek
128-350-016	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	42	Walnut Creek
128-350-017	\$69.02	Georgina Rebolledo 1364 N. Steven Ave. Farmersville CA, 93223	43	Walnut Creek
128-350-018	\$69.02	Jonathan Clemente 1384 N. Steven Ave. Farmersville, CA 93223	44	Walnut Creek

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-350-019	\$69.02	Jose G. & Monica Lucatero 1404 N. Steven Ave. Farmersville, CA 93223	45	Walnut Creek
128-350-020	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	46	Walnut Creek
128-350-021	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	47	Walnut Creek
128-350-022	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	48	Walnut Creek
128-340-027	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	49	Walnut Creek
128-340-028	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	50	Walnut Creek
128-340-029	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	51	Walnut Creek
128-340-030	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	52	Walnut Creek
128-340-031	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	53	Walnut Creek
128-340-032	\$69.02	Charles W. Williams 632 Marquette St. Farmersville, CA 93223	54	Walnut Creek
128-340-033	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	55	Walnut Creek
128-340-034	\$69.02	Viviana Martinez 1596 N. Steven Ave. Farmersville, CA 93223	56	Walnut Creek
128-340-035	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	57	Walnut Creek
128-340-036	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	58	Walnut Creek
128-340-037	\$69.02	Palma Homes, Inc. c/o Mr. Pulchero Palma 145 North N. St. Ste A Tulare, CA 93274	59	Walnut Creek
128-340-038	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	60	Walnut Creek

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-340-039	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	61	Walnut Creek
128-350-023	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	62	Walnut Creek
128-350-024	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	63	Walnut Creek
128-350-025	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	64	Walnut Creek
128-350-026	\$69.02	Palma Homes, Inc. PO Box 6295 Visalia, CA 93290	65	Walnut Creek
128-340-040	\$69.02	Borges Martine & Monique M. c/o Borges Bros Inc. 5804 E Brown Ave Fresno, CA 93727	66	Walnut Creek
128-340-041	\$69.02	Borges Martine & Monique M. c/o Borges Bros Inc. 5804 E Brown Ave Fresno, CA 93727	67	Walnut Creek
<b>TOTAL 67 LOTS</b>	<b>\$4,624.34</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-01  
Walnut Creek Subdivision**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the Walnut Creek Subdivision, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

In addition, this assessment shall automatically increase on an annual basis to cover the increase in the cost of maintenance. However, the cost increase will not exceed three percent (3%) annually.

**INDIVIDUAL COSTS**

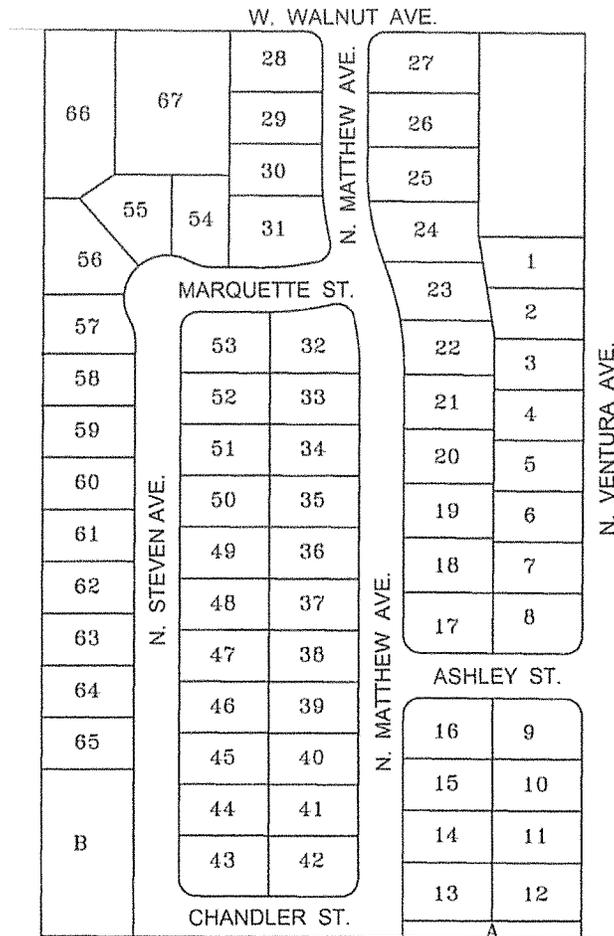
100 percent of the cost of the maintenance and operation divided equally by 67 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-01  
 Walnut Creek Subdivision**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
 METHOD OF APPORTIONMENT OF ASSESSMENT  
 ASSESSMENT DISTRICT DESCRIPTION**

Being a portion of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Creek Subdivision.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-34 and 128-35, which are incorporated in this Report by reference.

**8. Sierra Woods South West Subdivision, Unit No. 1-3**

- ASSESSMENT DISTRICT NO. 2008-02 - Sierra Woods South West Subdivision, Unit No. 1-3

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-02  
Sierra Woods Southwest Subdivision, Unit Nos. 1-3  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 2008-02, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, block wall, and landscaping and irrigation located within Sierra Woods Southwest Subdivision, Unit Nos. 1-3.

This report consists of six parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

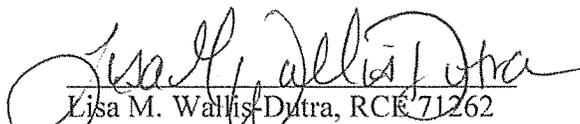
Exhibit "B" – An estimate of maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
\_\_\_\_\_  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
\_\_\_\_\_  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-02  
Sierra Woods Southwest Subdivision, Unit Nos. 1-3**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by California Planning and Engineering, Inc., for the City Engineer, dated June 2, 2005. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-02  
Sierra Woods Southwest Subdivision, Unit Nos. 1-3**

**FISCAL YEAR 2016-2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016-2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	11,891 sq ft	\$0.50/sq ft	\$5,945.50
2.	Irrigation Maintenance (labor & materials)	11,891 sq ft	\$0.15/sq ft	\$1,783.65
3.	Irrigation System – Electricity	12 month	\$46.00/month	\$552.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	12 ea	\$140.00 ea	\$1,680.00
5.	Wall Maintenance (labor & materials)	854 ft	\$2.00/ft	\$1,708.00
6.	Water Usage	Lump Sum	\$230.00	\$230.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$11,899.15</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$12,519.15</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$12,520.20</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$12,520.20</u></b>
	<b>EACH OF THE 77 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$162.60</b>

NOTE: The individual assessment for each parcel for 2016-2017 will be \$162.60 per year, which is an increase of 2.74 percent from the 2015-2016 assessment of \$158.26 per year.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-02  
Sierra Woods Southwest Subdivision, Unit Nos. 1-3**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"**

**A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-065	\$162.60	Michael D. Fitch 1884 N. Jessica Ct. Farmersville, CA 93223	1	Sierra Woods Southwest Unit Nos. 1-3
128-300-066	\$162.60	Ismael I. Gonzalez P.O. Box 594 Exeter CA, 93221	2	Sierra Woods Southwest Unit Nos. 1-3
128-300-067	\$162.60	Mario S. Martinez 1872 N. June Ave. Farmersville, CA 93223	3	Sierra Woods Southwest Unit Nos. 1-3
128-300-068	\$162.60	Edgar Perez 1856 N. June Ave. Farmersville, CA 93223	4	Sierra Woods Southwest Unit Nos. 1-3
128-300-069	\$162.60	Victor Hugo Rodriguez Fonseca 1848 N. June Ave. Farmersville, CA 93223	5	Sierra Woods Southwest Unit Nos. 1-3
128-300-070	\$162.60	Piedad Zamora 832 W. Carolyn St. Farmersville, CA 93223	6	Sierra Woods Southwest Unit Nos. 1-3
128-300-071	\$162.60	Blanca L. Contreras 854 W Carolyn St. Farmersville, CA 93223	7	Sierra Woods Southwest Unit Nos. 1-3
128-300-072	\$162.60	Matthew & Elizabeth Sisk 843 W. Kristen Ct. Farmersville, CA 93223	8	Sierra Woods Southwest Unit Nos. 1-3
128-300-073	\$162.60	William D. Sample 837 W. Kristen Ct. Farmersville, CA 93223	9	Sierra Woods Southwest Unit Nos. 1-3
128-300-074	\$162.60	DVP LP c/o Dynamic Realty Solutions P.O. Box 841 Visalia, CA 93279	10	Sierra Woods Southwest Unit Nos. 1-3
128-300-075	\$162.60	Norma Polanco 811 W. Kristen Ct. Farmersville, CA 93223	11	Sierra Woods Southwest Unit Nos. 1-3
128-300-076	\$162.60	Reyna D. Moreno 795 W. Kristen Ct. Farmersville, CA 93223	12	Sierra Woods Southwest Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-077	\$162.60	Rebecca A. Loera 778 W. Kristen St. Farmersville, CA 93223	13	Sierra Woods Southwest Unit Nos. 1-3
128-300-078	\$162.60	Mark S. Diaz 754 W. Kristen St. Farmersville, CA 93223	14	Sierra Woods Southwest Unit Nos. 1-3
128-300-079	\$162.60	Jose Jesus Mariscal 736 W. Kristen St. Farmersville, CA 93223	15	Sierra Woods Southwest Unit Nos. 1-3
128-300-080	\$162.60	Ruben & Bernadette Rodriguez 718 W Kristen St Farmersville, CA 93223	16	Sierra Woods Southwest Unit Nos. 1-3
128-300-081	\$162.60	Francisco Javier Cervantes 698 W Kristen St Farmersville, CA 93223	17	Sierra Woods Southwest Unit Nos. 1-3
128-300-082	\$162.60	Gabriel Gonzalez 682 W. Kristen St. Farmersville, CA 93223	18	Sierra Woods Southwest Unit Nos. 1-3
128-300-083	\$162.60	Mayra Cano 1968 N. Steven Ct. Farmersville, CA 93223	19	Sierra Woods Southwest Unit Nos. 1-3
128-300-084	\$162.60	Agustin & Ilda Caudillo 1942 N. Steven Ct. Farmersville, CA 93223	20	Sierra Woods Southwest Unit Nos. 1-3
128-300-085	\$162.60	Victor M. Rodriguez Ortega 1928 N. Steven Ct. Farmersville, CA 93223	21	Sierra Woods Southwest Unit Nos. 1-3
128-300-086	\$162.60	Lorenzo Ruiz 1916 N. Steven Ct. Farmersville, CA 93223	22	Sierra Woods Southwest Unit Nos. 1-3
128-300-087	\$162.60	Jose Mendoza 1898 N. Steven Ct. Farmersville, CA 93223	23	Sierra Woods Southwest Unit Nos. 1-3
128-300-088	\$162.60	Maria G. & Victor P. Ayala 1888 N. Steven Ct. Farmersville, CA 93223	24	Sierra Woods Southwest Unit Nos. 1-3
128-300-089	\$162.60	Jose Chavez Gonzalez 1876 N. Steven Ct. Farmersville, CA 93223	25	Sierra Woods Southwest Unit Nos. 1-3
128-300-090	\$162.60	Max E. Yankes 1864 N. Steven Ct. Farmersville, CA 93223	26	Sierra Woods Southwest Unit Nos. 1-3
128-300-091	\$162.60	Manuel Amezcua 670 N. Gene Ave. Farmersville, CA 93223	27	Sierra Woods Southwest Unit Nos. 1-3
128-300-092	\$162.60	Jose Cruz Ontiveros 964 Lybarger Ave. Porterville, CA 93257	28	Sierra Woods Southwest Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-300-093	\$162.60	Raymundo & Socorro Vento 715 W. Kristen St. Farmersville, CA 93223	29	Sierra Woods Southwest Unit Nos. 1-3
128-300-094	\$162.60	Lourdes & Abraham Miranda 725 W. Kristen St. Farmersville, CA 93223	30	Sierra Woods Southwest Unit Nos. 1-3
128-300-095	\$162.60	Abundio Ramos 743 W. Kristen St. Farmersville, CA 93223	31	Sierra Woods Southwest Unit Nos. 1-3
128-300-096	\$162.60	Derardo and Martha E. Mendiola 761 W. Kristen St. Farmersville, CA 93223	32	Sierra Woods Southwest Unit Nos. 1-3
128-310-031	\$162.60	Haydee C. Gomez 843 W. Anissa Ct. Farmersville, CA 93223	33	Sierra Woods Southwest Unit Nos. 1-3
128-310-032	\$162.60	Angelica E. and Luis Gonzalez 657 S. Mariposa Ave. Visalia, CA 93292	34	Sierra Woods Southwest Unit Nos. 1-3
128-310-033	\$162.60	Cornelio Garcia 793 W. Anissa St. Farmersville, CA 93223	35	Sierra Woods Southwest Unit Nos. 1-3
128-310-034	\$162.60	Maria Judy Lowes 781 W. Anissa St. Farmersville, CA 93223	36	Sierra Woods Southwest Unit Nos. 1-3
128-310-035	\$162.60	Eric Mota 769 W. Anissa St. Farmersville, CA 93223	37	Sierra Woods Southwest Unit Nos. 1-3
128-310-036	\$162.60	Robert Marquez 757 W. Anissa St. Farmersville, CA 93223	38	Sierra Woods Southwest Unit Nos. 1-3
128-310-037	\$162.60	Adrian Ruvalcaba 733 W. Anissa St. Farmersville, CA 93223	39	Sierra Woods Southwest Unit Nos. 1-3
128-310-038	\$162.60	FNMA USA 711 W. Anissa St. Farmersville, CA 93223	40	Sierra Woods Southwest Unit Nos. 1-3
128-310-039	\$162.60	Eli Miranda-Garcia 681 W. Anissa St. Farmersville, CA 93223	41	Sierra Woods Southwest Unit Nos. 1-3
128-310-040	\$162.60	Jennifer Reyes 649 W. Anissa St. Farmersville, CA 93223	42	Sierra Woods Southwest Unit Nos. 1-3
128-310-041	\$162.60	Mario Vargas 601 W. Anissa St. Farmersville, CA 93223	43	Sierra Woods Southwest Unit Nos. 1-3
128-310-042	\$162.60	Juan & Catalina Guerrero 622 W. Anissa St. Farmersville, CA 93223	44	Sierra Woods Southwest Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-310-043	\$162.60	Alonzo Gomez 668 W. Anissa St. Farmersville, CA 93223	45	Sierra Woods Southwest Unit Nos. 1-3
128-310-044	\$162.60	Paula F. Mendoza P.O. Box 374 Farmersville, CA 93223	46	Sierra Woods Southwest Unit Nos. 1-3
128-310-045	\$162.60	Mauro Donate 12125 Pomeroy Rd. Downey, CA 90242	47	Sierra Woods Southwest Unit Nos. 1-3
128-310-046	\$162.60	Victor Mentado & Elizabeth Rodriguez 746 W. Anissa St. Farmersville, CA 93223	48	Sierra Woods Southwest Unit Nos. 1-3
128-310-047	\$162.60	Nicole L Garcia 764 W. Anissa St. Farmersville, CA 93223	49	Sierra Woods Southwest Unit Nos. 1-3
128-310-048	\$162.60	Sylvia Ortega 772 W. Anissa St. Farmersville, CA 93223	50	Sierra Woods Southwest Unit Nos. 1-3
128-310-049	\$162.60	Israele Teran Valdez 788 W. Anissa St. Farmersville, CA 93223	51	Sierra Woods Southwest Unit Nos. 1-3
128-310-050	\$162.60	Fernando & Alicia Reyes 798 W. Anissa St. Farmersville, CA 93223	52	Sierra Woods Southwest Unit Nos. 1-3
128-310-051	\$162.60	Bernardino Ramos 771 W. Marilyn St. Farmersville, CA 93223	53	Sierra Woods Southwest Unit Nos. 1-3
128-310-052	\$162.60	Seven and Autumn Miller 763 W. Marilyn St. Farmersville, CA 93223	54	Sierra Woods Southwest Unit Nos. 1-3
128-310-053	\$162.60	Benjamin Moreno, Jr. 757 W. Marilyn St. Farmersville, CA 93223	55	Sierra Woods Southwest Unit Nos. 1-3
128-310-054	\$162.60	James & Barbara Jones 749 W. Marilyn St. Farmersville, CA 93223	56	Sierra Woods Southwest Unit Nos. 1-3
128-310-055	\$162.60	Isaias & Maria Lobato 741 W. Marilyn St. Farmersville, CA 93223	57	Sierra Woods Southwest Unit Nos. 1-3
128-310-056	\$162.60	Rodolfo & Soledad Gutierrez 733 W. Marilyn St. Farmersville, CA 93223	58	Sierra Woods Southwest Unit Nos. 1-3
128-310-057	\$162.60	Jesus Segura Cerfino 721 W. Marilyn St. Farmersville, CA 93223	59	Sierra Woods Southwest Unit Nos. 1-3
128-310-058	\$162.60	Francisco Mendoza 711 W. Marilyn St. Farmersville, CA 93223	60	Sierra Woods Southwest Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-310-059	\$162.60	Juan Perez-Garcia 707 W. Marilyn St. Farmersville, CA 93223	61	Sierra Woods Southwest Unit Nos. 1-3
128-310-060	\$162.60	Matthew P. Dean 575 W. Lester Ave. Clovis, CA 93619	62	Sierra Woods Southwest Unit Nos. 1-3
128-310-061	\$162.60	Alberto & Reyna Corona 718 W. Marilyn St. Farmersville, CA 93223	63	Sierra Woods Southwest Unit Nos. 1-3
128-310-062	\$162.60	Jaime & Wilma Carrillo 249 E. Chestnut Ct. Visalia, CA 93277	64	Sierra Woods Southwest Unit Nos. 1-3
128-310-063	\$162.60	Jose Ruvalcaba 736 W. Marilyn St. Farmersville, CA 93223	65	Sierra Woods Southwest Unit Nos. 1-3
128-310-064	\$162.60	Sandra Wilson 13596 Ave. 266 Visalia, CA 93292	66	Sierra Woods Southwest Unit Nos. 1-3
128-310-065	\$162.60	Alcadio Sanchez/Maria Del Rosario 1892 N. Jessica Ct. Farmersville, CA 93223	67	Sierra Woods Southwest Unit Nos. 1-3
128-310-066	\$162.60	Arturo & Flavia Sosa 1828 N. June Ave. Farmersville, CA 93223	68	Sierra Woods Southwest Unit Nos. 1-3
128-310-067	\$162.60	Sandra Wilson 13596 Ave 266 Visalia, CA 93292	69	Sierra Woods Southwest Unit Nos. 1-3
128-310-068	\$162.60	Chris Sanchez 796 W. Marilyn St. Farmersville, CA 93223	70	Sierra Woods Southwest Unit Nos. 1-3
128-310-069	\$162.60	Pastor & Graciela Barraza 851 W. Carolyn St. Farmersville, CA 93223	71	Sierra Woods Southwest Unit Nos. 1-3
128-310-070	\$162.60	Daniela Camarena 829 W. Carolyn St. Farmersville, CA 93223	72	Sierra Woods Southwest Unit Nos. 1-3
128-310-071	\$162.60	Maria G. Santillan 1811 N. June Ave. Farmersville, CA 93223	73	Sierra Woods Southwest Unit Nos. 1-3
128-310-072	\$162.60	Juan & Stephanie Quiz 1799 N. June Ave. Farmersville, CA 93223	74	Sierra Woods Southwest Unit Nos. 1-3
128-310-073	\$162.60	Blanca E. Trujillo 1783 N. June Ave. Farmersville, CA 93223	75	Sierra Woods Southwest Unit Nos. 1-3
128-310-074	\$162.60	Luis Enrique Nara 832 W. Anissa Ct. Farmersville, CA 93223	76	Sierra Woods Southwest Unit Nos. 1-3

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-310-075	\$162.60	Dynamic Enterprises LLC P O Box 841 Visalia, CA 93279	77	Sierra Woods Southwest Unit Nos. 1-3
<b>TOTAL 77 LOTS</b>	<b>\$12,520.20</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-02  
Sierra Woods Southwest Subdivision, Unit Nos. 1-3**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the Sierra Woods Southwest Subdivision, Unit Nos. 1-3, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

In addition, this assessment shall automatically increase on an annual basis to cover the increase in the cost of maintenance. However, the cost increase will not exceed three percent (3%) annually.

**INDIVIDUAL COSTS**

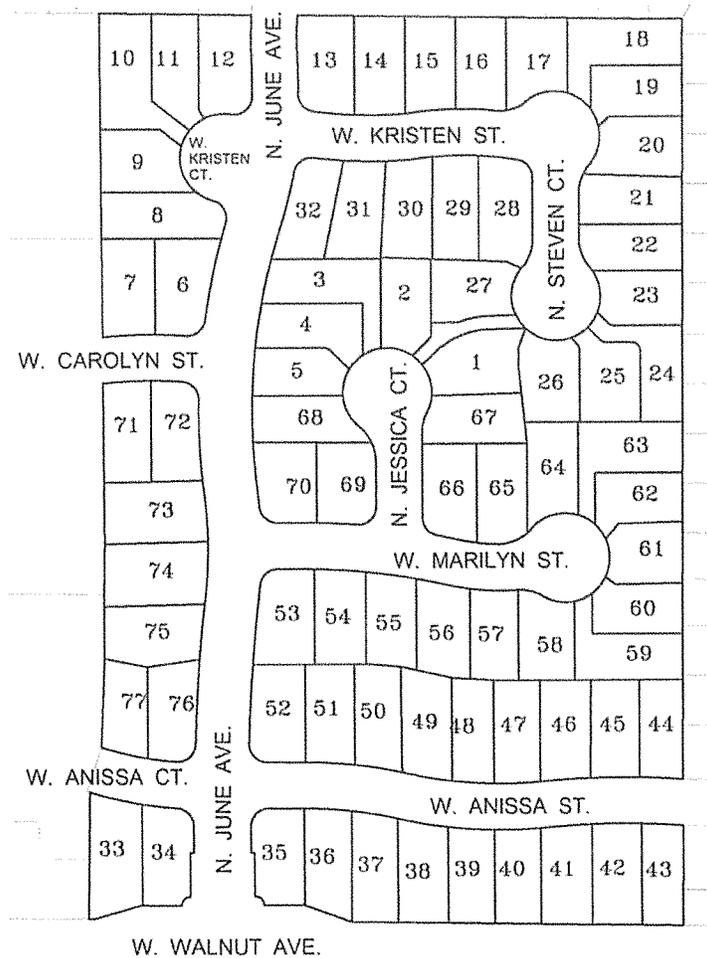
100 percent of the cost of the maintenance and operation divided equally by 77 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-02  
 Sierra Woods Southwest Subdivision, Unit Nos. 1-3**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
 ASSESSMENT DISTRICT DESCRIPTION**

Being a portion of the South 1,067.00 feet of the West 930.00 feet of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods Southwest Subdivision, Units Nos. 1-3.



NOTE: The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-30 and 128-31, which are incorporated in this Report by reference.

## **9. Walnut Woods Estate V Subdivision**

- ASSESSMENT DISTRICT NO. 2008-03 - Walnut Woods Estates V

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-03  
Walnut Woods Estates V  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 2008-03, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, and landscaping and irrigation located within Walnut Woods Estates V.

This report consists of six parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

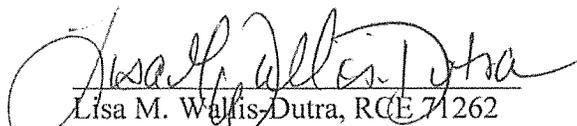
Exhibit "B" – An estimate of maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
\_\_\_\_\_  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-03  
Walnut Woods Estates V**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by California Planning and Engineering, Inc., for the City Engineer, dated October 18, 2007. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-03  
Walnut Woods Estates V**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	6,256 sq ft	\$0.50/sq ft	\$3,128.00
2.	Irrigation Maintenance (labor & materials)	6,256 sq ft	\$0.15/sq ft	\$938.40
3.	Irrigation System – Electricity	12 months	\$11.50/month	\$138.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	1 ea	\$130.00/ea	\$130.00
5.	Wall Maintenance (labor & materials)	740 ft	\$0.97/ft	\$717.80
6.	Water Usage	Lump Sum	\$120.00	\$120.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$5,064.20</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$5,684.20</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$5,798.40</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$5,798.40</u></b>
	<b>EACH OF THE 16 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$362.40</b>

NOTE: The individual assessment for each parcel for 2016–2017 will be \$362.40 per year, which is an increase of 2.92 percent from the 2015–2016 assessment of \$351.84 per year.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-03  
 Walnut Woods Estates V**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"  
 A LISTING OF THE NAMES AND ADDRESSES OF THE  
 OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-200-054	\$362.40	Salvador Aguilera 1643 N. Tehama Ave. Farmersville, CA 93223	1	Walnut Woods Estate V
128-200-055	\$362.40	Rafael B. Delreal, Jr. 1655 N. Tehama Ave. Farmersville, CA 93223	2	Walnut Woods Estate V
128-200-056	\$362.40	Joshua Cody Bimat 1669 N. Tehama Ave. Farmersville, CA 93223	3	Walnut Woods Estate V
128-200-057	\$362.40	Crystal V Casas 438 Trinta Ct. Farmersville, CA 93223	4	Walnut Woods Estate V
128-200-058	\$362.40	Alberto Ramos 426 Trinta Ct. Farmersville, CA 93223	5	Walnut Woods Estate V
128-200-059	\$362.40	Ezequiel Montes Perez & Francisca Deoca Perez 390 Trinta Ct. Farmersville, CA 93223	6	Walnut Woods Estate V
128-200-060	\$362.40	Beatrice Sanchez 386 Trinta Ct. Farmersville, CA 93223	7	Walnut Woods Estate V
128-200-061	\$362.40	Adolfo & Elvira Figueroa 378 Trinta Ct. Farmersville, CA 93223	8	Walnut Woods Estate V
128-200-062	\$362.40	Mina F. Hanna 379 Trinta Ct. Farmersville, CA 93223	9	Walnut Woods Estate V
128-200-063	\$362.40	Daniel Benitez 387 Trina Ct. Farmersville, CA 93223	10	Walnut Woods Estate V
128-200-064	\$362.40	Salvador Santillan 393 Trinta Ct. Farmersville, CA 93223	11	Walnut Woods Estate V
128-200-065	\$362.40	Jennifer McMaster 421 Trina Ct. Farmersville, CA 93223	12	Walnut Woods Estate V

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-200-066	\$362.40	Kristine Elaine Borda 435 Trina Ct. Farmersville, CA 93223	13	Walnut Woods Estate V
128-200-067	\$362.40	Lorenzo A. Hernandez 459 Trinta Ct. Farmersville, CA 93223	14	Walnut Woods Estate V
128-200-068	\$362.40	Jorge Lopez 473 Trinta Ct. Farmersville, CA 93223	15	Walnut Woods Estate V
128-200-069	\$362.40	Jose A Moreno 401 Trinta Ct. Farmersville, CA 93223	16	Walnut Woods Estate V
<b>TOTAL 16 LOTS</b>	<b>\$5,798.40</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-03  
Walnut Woods Estates V**

**FISCAL YEAR 2016–2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the Walnut Woods Estates V development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

In addition, this assessment shall automatically increase on an annual basis to cover the increase in the cost of maintenance. However, the cost will not exceed three percent (3%) annually.

**INDIVIDUAL COSTS**

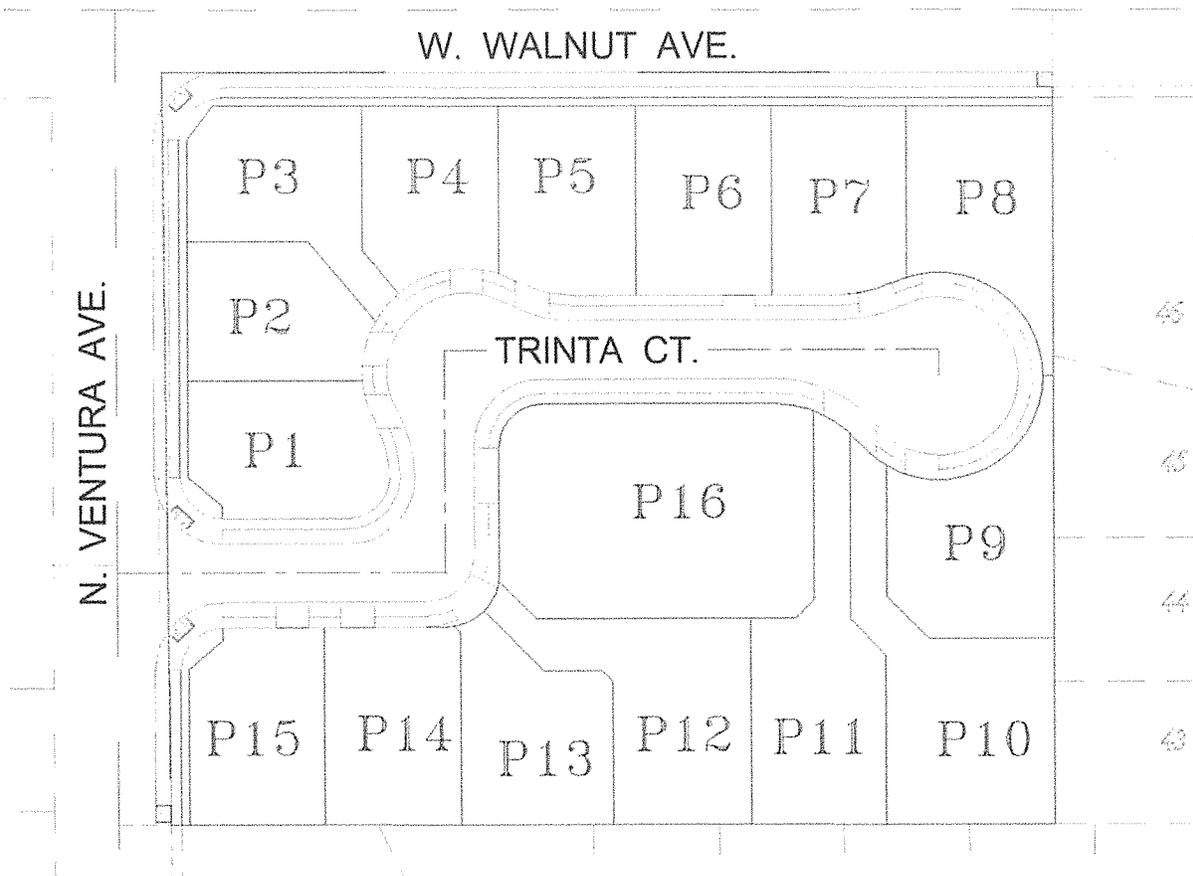
100 percent of the cost of the maintenance and operation divided equally by 16 lots.

ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2008-03  
Walnut Woods Estates V

FISCAL YEAR 2016-2017

EXHIBIT "E"  
ASSESSMENT DISTRICT DESCRIPTION

Being a portion of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Woods Estates V Subdivision.



NOTE: The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Map 128-20, which is incorporated in this Report by reference.

**10. Walnut Wood Estates I & II**

- ASSESSMENT DISTRICT NO. 94-03 - Walnut Wood Estates I & II, Lots 1 through 38 inclusive

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-03  
Walnut Wood Estates I & II, Lots 1 through 38 inclusive  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 94 03, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, landscaping, irrigation, and block wall located within Walnut Wood Estates I & II.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

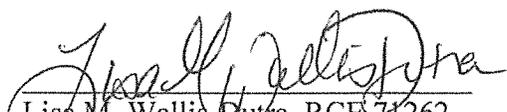
Exhibit "B" – An estimate of maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
\_\_\_\_\_  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-03  
Walnut Wood Estates I & II, Lots 1 through 38 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by the subdivision engineer for the City Engineer. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-03  
Walnut Wood Estates I & II, Lots 1 through 38 inclusive**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	7,117 sq ft	\$0.50/sq ft	\$3,558.50
2.	Irrigation Maintenance (labor & materials)	7,117 sq ft	\$0.15/sq ft	\$1,067.55
3.	Lighting System Maintenance (labor & materials)	6 ea	\$130.00/ea	\$780.00
4.	Wall Maintenance (labor & materials)	259 ft	\$2.00/ft	\$518.00
5.	Water Usage	Lump Sum	\$90.00	\$90.00
6.	Electricity Usage	12 months	\$21.00/month	\$252.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$6,266.05</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Staff Administration	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$6,886.05</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$5,045.64</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$5,045.64</u></b>
	<b>EACH OF THE 38 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$132.78</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$132.78 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-03  
Walnut Wood Estates I & II, Lots 1 through 38 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"  
A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

<b>ASSESSOR'S PARCEL NUMBER</b>	<b>S AMOUNT</b>	<b>NAME</b>	<b>ASSESSMENT NUMBER</b>	<b>SUBDIVISION DESCRIPTION</b>
128-190-001	\$132.78	Orlando K. Garcia 1461 Tehama Ave. Farmersville, CA 93223	1	Walnut Wood Estates I & II
128-190-002	\$132.78	Robert & Susan Angulo 428 Ashley St. Farmersville, CA 93223	2	Walnut Wood Estates I & II
128-190-003	\$132.78	Catalina Flores Lopez 412 Ashley St. Farmersville, CA 93223	3	Walnut Wood Estates I & II
128-190-004	\$132.78	Emma Mendez 396 Ashley St. Farmersville, CA 93223	4	Walnut Wood Estates I & II
128-190-005	\$132.78	Francisco & Eva Ortega 380 Ashley St. Farmersville, CA 93223	5	Walnut Wood Estates I & II
128-190-006	\$132.78	Otoniel & Maria R Gutierrez 3307 S. Thomas St. Visalia, CA 93292	6	Walnut Wood Estates I & II
128-190-007	\$132.78	Aureliano & Maria C. Delgado 1466 Franquette Ave. Farmersville, CA 93221	7	Walnut Wood Estates I & II
128-190-008	\$132.78	Juan Rosa Jr. 1446 Franquette Ave. Farmersville, CA 93223	8	Walnut Wood Estates I & II
128-190-009	\$132.78	Christina C. Aguilar 1426 Franquette Ave. Farmersville, CA 93223	9	Walnut Wood Estates I & II
128-190-010	\$132.78	Robert J. Lindmuth 1406 Franquette Ave. Farmersville, CA 93223	10	Walnut Wood Estates I & II
128-190-011	\$132.78	Avelino Rita 1386 Franquette Ave. Farmersville, CA 93223	11	Walnut Wood Estates I & II
128-190-012	\$132.78	Alfredo Ceballos Jr 1183 Foothill Lindsay, CA 93247	12	Walnut Wood Estates I & II

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-190-013	\$132.78	Maria R. Zamora 1413 Franquette Aye. Farmersville, CA 93223	13	Walnut Wood Estates I & II
128-190-014	\$132.78	Elias Maldonado Aguirre 379 Ashley St. Farmersville, CA 93223	14	Walnut Wood Estates I & II
128-190-015	\$132.78	Alejandro Haro 395 Ashley St. Farmersville, CA 93223	15	Walnut Wood Estates I & II
128-190-016	\$132.78	Jennifer Resendez 413 Ashley St. Farmersville, CA 93223	16	Walnut Wood Estates I & II
128-190-017	\$132.78	Evalia Fregozo 429 Ashley St. Farmersville, CA 93223	17	Walnut Wood Estates I & II
128-190-018	\$132.78	Olivares Amador Orozco 1389 Tehama Ave. Farmersville, CA 93223	18	Walnut Wood Estates I & II
128-190-019	\$132.78	Salcedo Luis 1417 Tehama Ave. Farmersville, CA 93223	19	Walnut Wood Estates I & II
128-200-004	\$132.78	Manuel & Lupe Casas 1479 Tehama Ave. Farmersville, CA 93223	20	Walnut Wood Estates I & II
128-200-005	\$132.78	Francisco Escamilla 1495 Tehama Ave. Farmersville, CA 93223	21	Walnut Wood Estates I & II
128-200-006	\$132.78	Jose J. Munoz 1515 Tehama Ave. Farmersville, CA 93223	22	Walnut Wood Estates I & II
128-200-007	\$132.78	Jose L. & Edith M. Valero 452 Marquette St. Farmersville, CA 93223	23	Walnut Wood Estates I & II
128-200-008	\$132.78	John & Onedia Azevedo 434 Marquette St. Farmersville, CA 93223	24	Walnut Wood Estates I & II
128-200-009	\$132.78	Rosio Camacho 420 Marquette St. Farmersville, CA 93223	25	Walnut Wood Estates I & II
128-200-010	\$132.78	Albert M. & Effie J. Romero 398 Marquette St. Farmersville, CA 93223	26	Walnut Wood Estates I & II
128-200-011	\$132.78	Cecilia Cortez 382 Marquette St. Farmersville, CA 93223	27	Walnut Wood Estates I & II
128-200-012	\$132.78	Stephen & Divina Santos 362 Marquette St. Farmersville, CA 93223	28	Walnut Wood Estates I & II

ASSESSOR'S PARCEL NUMBER	S AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-200-013	\$132.78	Guadalupe Rendon 352 Marquette St. Farmersville, CA 93223	29	Walnut Wood Estates I & II
128-200-014	\$132.78	Donaciano & Celia Moran 429 Marquette St. Farmersville, CA 93223	30	Walnut Wood Estates I & II
128-200-015	\$132.78	Rangel Miguel Deniz 413 Marquette St. Farmersville, CA 93223	31	Walnut Wood Estates I & II
128-200-016	\$132.78	Omar Rios 395 Marquette St. Farmersville, CA 93223	32	Walnut Wood Estates I & II
128-200-017	\$132.78	Alicia & Miguel Trujillo 379 Marquette St. Farmersville, CA 93223	33	Walnut Wood Estates I & II
128-200-018	\$132.78	Brad T. & Lilian R. Minton 361 Marquette St. Farmersville, CA 93223	34	Walnut Wood Estates I & II
128-200-019	\$132.78	Roberto Gutierrez 1486 Franquette Ave. Farmersville, CA 93223	35	Walnut Wood Estates I & II
128-200-020	\$132.78	Robert & Cathy Eckert Juarez 1506 Franquette Ave. Farmersville, CA 93223	36	Walnut Wood Estates I & II
128-200-021	\$132.78	Marcelo & Leticia Herrera 1526 Franquette Ave. Farmersville, CA 93223	37	Walnut Wood Estates I & II
128-200-022	\$132.78	Jesus De Santiago Garcia 1548 Franquette Ave. Farmersville, CA 93223	38	Walnut Wood Estates I & II
<b>TOTAL 38 LOTS</b>	<b>\$5,045.64</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-03  
Walnut Wood Estates I & II, Lots 1 through 38 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, fences, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS:**

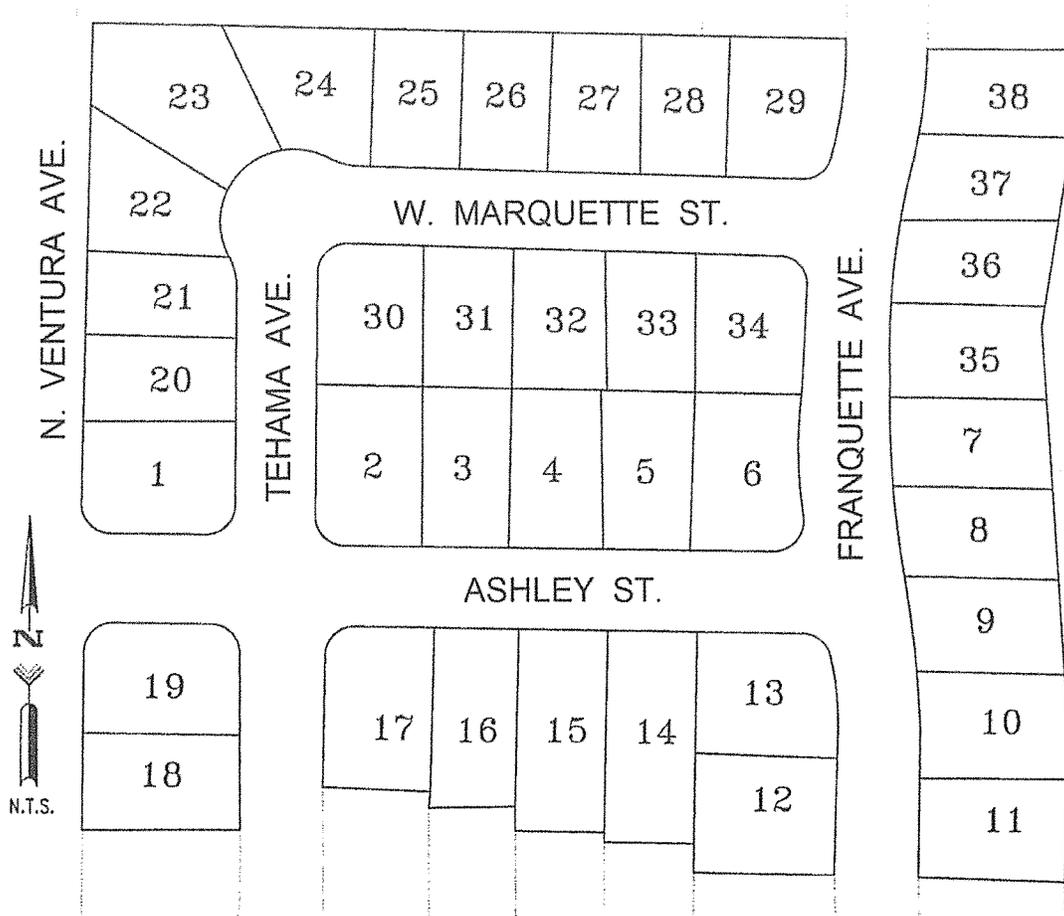
100 percent of the cost of the maintenance and operation divided equally by 38 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 94-03  
 Walnut Wood Estates I & II, Lots 1 through 38 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
 ASSESSMENT DISTRICT DESCRIPTION**

Being a portion of Parcel 2 of Parcel Map 2517, situated in the Northeast quarter of the Northeast quarter of Section 1, Township 19 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Wood Estates Subdivision, Phases I and II, Lots 1 through 38 inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-19 and 128-20, which are incorporated in this Report by reference.

## **11. Walnut Wood III**

- ASSESSMENT DISTRICT NO. 97-01 - Walnut Wood III, Lots 39 through 70 inclusive

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 97-01  
Walnut Wood III, Lots 39 through 70 inclusive  
Shown as Assessors Map 128-200-23 & 128-190-20 on February 7, 1997  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 97-01, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, block wall, and landscaping and irrigation located within Walnut Wood III.

This report consists of five parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

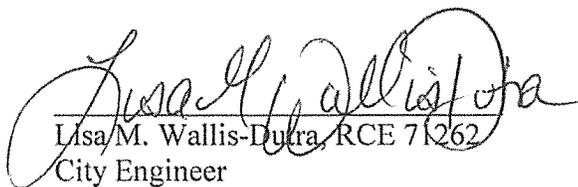
Exhibit "B" – An estimate of the maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 97-01  
Walnut Wood III, Lots 39 through 70 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by California Planning & Engineering, Inc. for the City Engineer, dated June 5, 1996. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 97-01  
Walnut Wood III, Lots 39 through 70 inclusive**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

Item No.	Description	Quantities	2016–2017 Estm. Rate	Yearly Amount
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	4,227 sq ft	\$0.50/sq ft	\$2,113.50
2.	Irrigation Maintenance (labor & materials)	4,227 sq ft	\$0.15/sq ft	\$634.05
3.	Irrigation System – Electricity	12 month	\$22.00/month	\$264.00
4.	Lighting System – Electricity and Maintenance (labor & materials)	6 ea	130.00/ea	\$780.00
5.	Wall Maintenance (labor & materials)	500 ft	\$1.50/ft	\$750.00
6.	Water Usage	Lump Sum	\$90.00	\$90.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$4,631.55</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Sub-Total</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$5,251.55</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$3,974.40</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$3,974.40</u></b>
	<b>EACH OF THE 32 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$124.20</b>

NOTE: The individual assessment for each parcel for 2016–2017 will remain at \$124.20 per year, the same as for 2015–2016.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 97-01  
Walnut Wood III, Lots 39 through 70 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"  
A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-200-024	\$124.20	Donato Suarez, Jr. 396 E. Front St. Farmersville, CA 93223	1	Walnut Wood III
128-200-025	\$124.20	Joaquin Figueroa 1594 Franquette Ave. Farmersville, CA 93223	2	Walnut Wood III
128-200-026	\$124.20	Lorena Z. & Jesus R. Escobar 1612 Franquette Ave. Farmersville, CA 93223	3	Walnut Wood III
128-200-027	\$124.20	Perla S. Salacup 1569 Franquette Ave. Farmersville, CA 93223	5	Walnut Wood III
128-200-028	\$124.20	Ferdinand V. Santos 1597 Franquette Ave. Farmersville, CA 93223	6	Walnut Wood III
128-200-029	\$124.20	David Carpenter 1619 Franquette Ave. Farmersville, CA 93223	7	Walnut Wood III
128-200-030	\$124.20	Pedro & Martha Guzman 1626 Franquette Ave. Farmersville, CA 93223	8	Walnut Wood III
128-200-031	\$124.20	Marcela F. & Lee Miller Hill 320 Trinta St. Farmersville, CA 93223	9	Walnut Wood III
128-200-032	\$124.20	Wilmington Savings Fund Society 298 Trinta St. Farmersville, CA 93223	10	Walnut Wood III
128-200-033	\$124.20	Veronica R. Mendez 280 Trinta St. Farmersville, CA 93223	11	Walnut Wood III
128-200-034	\$124.20	Guillermo Saucedo 264 Trinta St. Farmersville, CA 93223	12	Walnut Wood III
128-200-035	\$124.20	Delores Mata 1666 Hartley Ave. Farmersville, CA 93223	13	Walnut Wood III

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-200-036	\$124.20	Rebeca Mata 1646 Hartley Ave. Farmersville, CA 93223	14	Walnut Wood III
128-200-037	\$124.20	Abigail D. Hernandez 1626 Hartley Ave. Farmersville, CA 93223	15	Walnut Wood III
128-200-038	\$124.20	Jack L. & Barbara M. Hall 1606 Hartley Ave. Farmersville, CA 93223	16	Walnut Wood III
128-200-039	\$124.20	John C. & Teresa G. Delvin 1845 Lotman Dr. Santa Cruz, CA 95062	17	Walnut Wood III
128-200-040	\$124.20	Isaac & Michelle R. Rodriguez 1566 Hartley Ave. Farmersville, CA 93223	18	Walnut Wood III
128-200-041	\$124.20	Joaquin & Lorena Miranda 1546 Hartley Ave. Farmersville, CA 93223	19	Walnut Wood III
128-200-042	\$124.20	Rosa E. Santillan 1524 Hartley Ave. Farmersville, CA 93223	20	Walnut Wood III
128-200-043	\$124.20	Robert A. Hill 1504 Hartley Ave. Farmersville, CA 93223	21	Walnut Wood III
128-200-044	\$124.20	Jose Saldana 1484 Hartley Ave. Farmersville, CA 93223	22	Walnut Wood III
128-200-045	\$124.20	Samuel Cabrera 1464 Hartley Ave. Farmersville, CA 93223	23	Walnut Wood III
128-200-046	\$124.20	Maria Castro 1615 Hartley Ave. Farmersville, CA 93223	4	Walnut Wood III
128-200-047	\$124.20	Alvaro & Victoria Alvarado 1595 Hartley Ave. Farmersville, CA 93223	24	Walnut Wood III
128-200-048	\$124.20	David & Nancy Garza 1575 Hartley Farmersville, CA 93223	25	Walnut Wood III
128-200-049	\$124.20	Roseann Alvarez Bean 1555 Hartley Ave. Farmersville, CA 93223	26	Walnut Wood III
128-200-050	\$124.20	Enrique & Aide Garcia 1535 Hartley Ave. Farmersville, CA 93223	27	Walnut Wood III
128-200-051	\$124.20	Raquel M. Chavez 1515 Hartley Ave. Farmersville, CA 93223	28	Walnut Wood III

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-200-052	\$124.20	Enrique V. & Gladys Briceno 1495 Hartley Ave. Farmersville, CA 93223	29	Walnut Wood III
128-190-022	\$124.20	Franco Jose J. & Maria I. 1475 Hartley Ave. Farmersville, CA 93223	30	Walnut Wood III
128-190-023	\$124.20	Vincente & Alicia Cabrera 1455 Hartley Ave. Farmersville, CA 93223	31	Walnut Wood III
128-190-024	\$124.20	Javier & Bernardina Gomez 1435 Hartley Ave. Farmersville, CA 93223	32	Walnut Wood III
<b>TOTAL 32 LOTS</b>	<b>\$3,974.40</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 97-01  
Walnut Wood III, Lots 39 through 70 inclusive**

**FISCAL YEAR 2016–2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

East of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

**INDIVIDUAL COSTS**

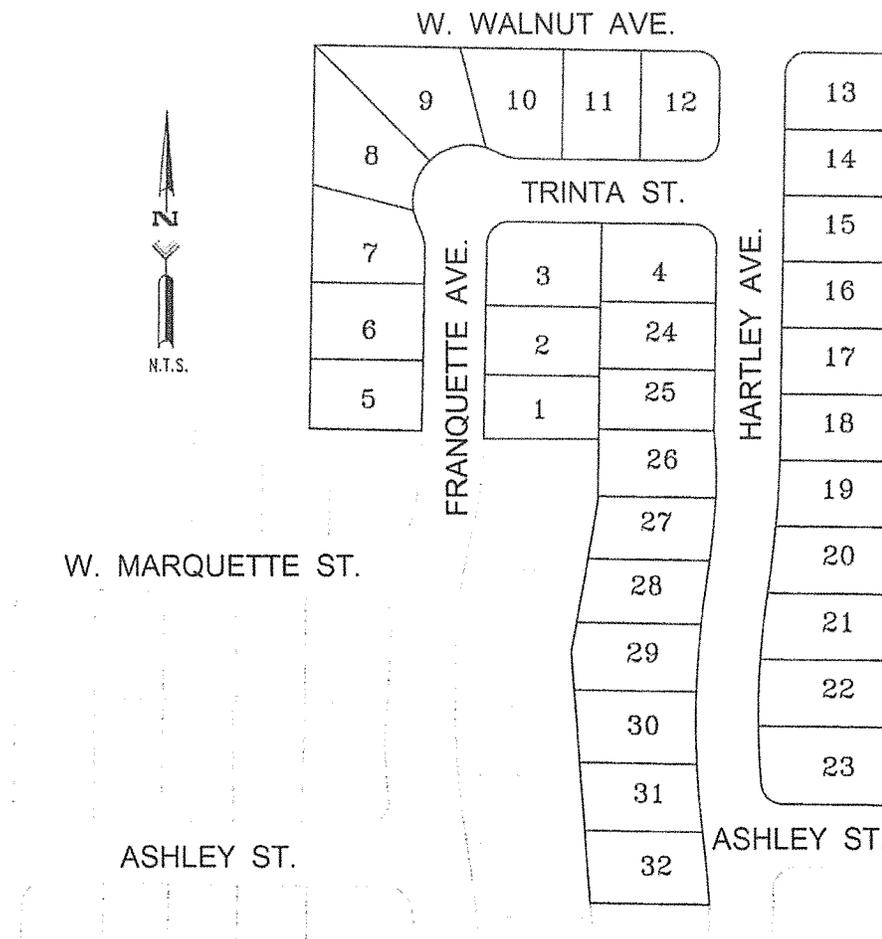
100 percent of the cost of the maintenance and operation divided equally by 32 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
 LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 97-01  
 Walnut Wood III, Lots 39 through 70 inclusive**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
 ASSESSMENT DISTRICT DESCRIPTION**

Being a subdivision of the parcel of land shown as the remainder per Parcel Map 3663, recorded in Book 37 of Parcel Maps, at Page 66, Tulare County Records, situated in a portion of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Walnut Wood Subdivision, Unit III, Lots 39 through 70 inclusive.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-19 and 128-20, which are incorporated in this Report by reference.

## **12. Sierra Woods South West Phase 4**

- ASSESSMENT DISTRICT NO. 2009-01 - Sierra Woods South West Phase 4

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2009-01  
Sierra Woods Southwest Phase 4  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**FISCAL YEAR 2016-2017**

Lisa M. Wallis-Dutra, Engineer of Work for Landscaping and Lighting Assessment District No. 2008-03, City of Farmersville, Tulare County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Street and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

- The maintenance of street lighting, and landscaping and irrigation located within the Sierra Woods Southwest Subdivision, Phase 4.

This report consists of six parts, as follows:

Exhibit "A" – Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

Exhibit "B" – An estimate of maintenance cost on the improvements.

Exhibit "C" – An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district, together with a list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk.

Exhibit "D" – A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E" – A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by assessment number.

Respectfully submitted,

  
\_\_\_\_\_  
Lisa M. Wallis-Dutra, RCE 71262  
City Engineer

7/13/16  
\_\_\_\_\_  
Date



**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2009-01  
Sierra Woods Southwest Phase 4**

**FISCAL YEAR 2016-2017**

**EXHIBIT "A"  
PLANS & SPECIFICATIONS**

Plans and specifications for the improvements are those prepared by California Planning and Engineering, Inc., and approved by the City Engineer on July 17, 2007. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2009-01  
Sierra Woods Southwest Phase 4**

**FISCAL YEAR 2016–2017**

**EXHIBIT "B"  
ESTIMATED ASSESSMENTS**

<b>Item No.</b>	<b>Description</b>	<b>Quantities</b>	<b>2016–2017 Estm. Rate</b>	<b>Yearly Amount</b>
<b>A.</b>	<b>Maintenance Costs</b>			
1.	Landscape Maintenance (labor & materials)	590 sq ft	\$0.50/ sq ft	\$295.00
2.	Irrigation Maintenance (labor & materials)	590 sq ft	\$0.15/ sq ft	\$88.50
3.	Electricity – Irrigation System	12 months	\$32.00/month	\$384.00
4.	Lighting System Electricity and Maintenance (labor & materials)	4 ea	\$130.00/ea	\$520.00
5.	Water Usage	Lump Sum	\$95.00	95.00
	<b>Maintenance Costs Subtotal</b>			<b><u>\$1,382.50</u></b>
<b>B.</b>	<b>Incidental Costs</b>			
1.	Staff Preparation of Documents	Lump Sum	\$500.00	\$500.00
2.	Notice of Public Hearing	Lump Sum	\$50.00	\$50.00
3.	Collection of Assessment	Lump Sum	\$70.00	\$70.00
	<b>Incidental Costs Subtotal</b>			<b><u>\$620.00</u></b>
	<b>ESTIMATED ANNUAL COSTS</b>			<b><u>\$2,002.50</u></b>
	<b>AMOUNT ALLOWED</b>			<b>\$2,004.24</b>
	<b>TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT</b>			<b><u>\$2,002.56</u></b>
	<b>EACH OF THE 28 PARCELS WILL BE ASSESSED PER YEAR (rounded)</b>			<b>\$71.52</b>

NOTE: The individual assessment for each parcel for 2016–2017 will be \$71.52 per year, which is an increase of 2.91 percent from the 2015–2016 assessment of \$69.50 per year.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2009-01  
Sierra Woods Southwest Phase 4**

**FISCAL YEAR 2016-2017**

**EXHIBIT "C"**

**A LISTING OF THE NAMES AND ADDRESSES OF THE  
OWNERS OF THE REAL PROPERTY WITHIN THE ASSESSMENT DISTRICT**

<b>ASSESSOR'S PARCEL NUMBER</b>	<b>\$ AMOUNT</b>	<b>NAME</b>	<b>ASSESSMENT NUMBER</b>	<b>SUBDIVISION DESCRIPTION</b>
128-300-099	\$71.52	Kevin L. Miracle 1973 N. Virginia Ave. Farmersville, CA 93223	1	Sierra Woods Southwest Phase 4
128-300-100	\$71.52	Guillermo Sanchez 1957 N. Virginia Ave. Farmersville, CA 93223	2	Sierra Woods Southwest Phase 4
128-300-101	\$71.52	Luis Manuel Rapan Gonzalez 1945 N. Virginia Ave. Farmersville, CA 93223	3	Sierra Woods Southwest Phase 4
128-300-102	\$71.52	Chris Medina 1933 N. Virginia Ave. Farmersville, CA 93223	4	Sierra Woods Southwest Phase 4
128-300-103	\$71.52	Jose Antonio Prado Rojas 1915 N. Virginia Ave. Farmersville, CA 93223	5	Sierra Woods Southwest Phase 4
128-300-104	\$71.52	Jose Manuel Perez 1901 N. Virginia Ave. Farmersville, CA 93223	6	Sierra Woods Southwest Phase 4
128-310-079	\$71.52	Henry D. Weststeyn 1855 N. Virginia Ct. Farmersville, CA 93223	7	Sierra Woods Southwest Phase 4
128-310-080	\$71.52	Virginia K. Seminario 1839 N. Virginia Ct. Farmersville, CA 93223	8	Sierra Woods Southwest Phase 4
128-310-081	\$71.52	Maria D Gonsales 1821 N. Virginia Ct. Farmersville, CA 93223	9	Sierra Woods Southwest Phase 4
128-310-082	\$71.52	Robert Duane Stine 1803 N. Virginia Ct. Farmersville, CA 93223	10	Sierra Woods Southwest Phase 4
128-310-083	\$71.52	Ramon & Maria L. Amezcua 1795 N. Virginia Ct. Farmersville, CA 93223	11	Sierra Woods Southwest Phase 4
128-310-084	\$71.52	Antonio & Maria Escamilla 1773 N Virginia Ct. Farmersville, CA 93223	12	Sierra Woods Southwest Phase 4
128-310-085	\$71.52	Maria Elena Garcia 907 W. Anissa St. Farmersville, CA 93223	13	Sierra Woods Southwest Phase 4

ASSESSOR'S PARCEL NUMBER	\$ AMOUNT	NAME	ASSESSMENT NUMBER	SUBDIVISION DESCRIPTION
128-310-086	\$71.52	Salomon & Isela Rosales 893 W. Anissa St. Farmersville, CA 93223	14	Sierra Woods Southwest Phase 4
128-310-087	\$71.52	Nai Fin Saetern 871 W. Anissa St. Farmersville, CA 93223	15	Sierra Woods Southwest Phase 4
128-310-088	\$71.52	Juan Manuel Perez-Luna 859 W. Anissa St. Farmersville, CA 93223	16	Sierra Woods Southwest Phase 4
128-310-089	\$71.52	Eric Ramirez-Guzman 1772 N. Virginia Ct. Farmersville, CA 93223	17	Sierra Woods Southwest Phase 4
128-310-090	\$71.52	Charlotte M. Costello 1796 N. Virginia Ct. Farmersville, CA 93223	18	Sierra Woods Southwest Phase 4
128-310-091	\$71.52	Gilberto Herrera 1800 N. Virginia Ct. Farmersville, CA 93223	19	Sierra Woods Southwest Phase 4
128-310-092	\$71.52	Carlos Ramiro Hernandez 1822 N. Virginia Ct. Farmersville, CA 93223	20	Sierra Woods Southwest Phase 4
128-310-093	\$71.52	Estevan & Corine Hernandez 1838 N. Virginia Ct. Farmersville, CA 93223	21	Sierra Woods Southwest Phase 4
128-310-094	\$71.52	Guillermo Ramirez 1856 N. Virginia Ct. Farmersville, CA 93223	22	Sierra Woods Southwest Phase 4
128-300-105	\$71.52	Phillip Ramirez 1900 N. Virginia Ave. Farmersville, CA 93223	23	Sierra Woods Southwest Phase 4
128-300-106	\$71.52	Esmeralda & Rigoberto Moreno 1914 N. Virginia Ave. Farmersville, CA 93223	24	Sierra Woods Southwest Phase 4
128-300-107	\$71.52	Cesar Vega Cortes 1932 N. Virginia Ave. Farmersville, CA 93223	25	Sierra Woods Southwest Phase 4
128-300-108	\$71.52	Jan & Tommy Hale 1946 N. Virginia Ave. Farmersville, CA 93223	26	Sierra Woods Southwest Phase 4
128-300-109	\$71.52	Veronica Franco 1958 N. Virginia Ave. Farmersville, CA 93223	27	Sierra Woods Southwest Phase 4
128-300-110	\$71.52	Silbia Mendoza 1974 N. Virginia Ave. Farmersville, CA 93223	28	Sierra Woods Southwest Phase 4
<b>TOTAL 28 LOTS</b>	<b>\$2,002.56</b>			

NOTE: Descriptions of the parcels being assessed in this landscaping and lighting assessment district are contained in the County of Tulare Assessment Roll, which is incorporated in this Report by reference.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2009-01  
Sierra Woods Southwest Phase 4**

**FISCAL YEAR 2016–2017**

**EXHIBIT "D"  
METHOD OF APPORTIONMENT OF ASSESSMENT**

The methods of apportionment of assessment are as follows:

**RATIONALE**

Each of these parcels receives special benefits, above and beyond any general benefit to the public, from the maintenance and operation of the landscaping, walls, and street lighting for this residential development.

The special benefits enjoyed are shared equally by the parcels in the Sierra Woods Southwest Phase 4 development, and are proportional to the estimated costs of the maintenance and operations as detailed in Exhibit "B" hereto.

In addition, this assessment shall automatically increase on an annual basis to cover the increase in the cost of maintenance, however, the cost will not exceed three percent (3%) annually.

**INDIVIDUAL COSTS**

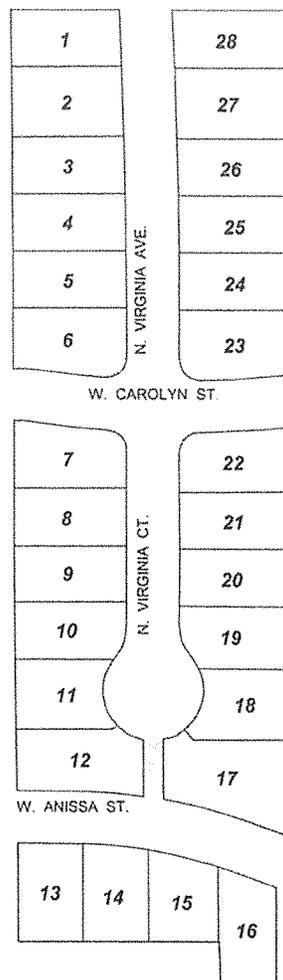
100 percent of the cost of the maintenance and operation divided equally by 28 lots.

**ENGINEER'S REPORT OF CITY OF FARMERSVILLE  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2009-01  
Sierra Woods Southwest Phase 4**

**FISCAL YEAR 2016-2017**

**EXHIBIT "E"  
ASSESSMENT DISTRICT DESCRIPTION**

Being a portion of the South 1067.00 feet of the West 930.00 feet of the Southeast quarter of Section 36, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Farmersville, County of Tulare, State of California, more particularly described as Sierra Woods Southwest Phase 4.



**NOTE:** The lines and dimensions of the parcels being assessed in this landscaping and lighting assessment district are shown on County of Tulare Assessor's Maps 128-30 and 128-31, which are incorporated in this Report by reference.