



**CITY OF GUSTINE**  
**MERCED COUNTY, CALIFORNIA**  
**BORRELLI ASSESSMENT DISTRICT**

**ENGINEER'S REPORT**

**2015-2016**

**ENGINEER'S REPORT**

**BORRELLI ASSESSMENT DISTRICT**

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

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: July 07, 2015

By \_\_\_\_\_  
Mario B. Gouveia P.E., Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the 7th day of July, 2015.

Melanie Correa, Deputy City Clerk, City of  
Gustine, Merced County, California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Gustine, California, on the 18<sup>th</sup> day of August, 2015.

Melanie Correa, Deputy City Clerk, City of  
Gustine, Merced County, California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Merced on the 21st day of August, 2015.

Melanie Correa, Deputy City Clerk, City of  
Gustine, Merced County, California

By \_\_\_\_\_

# ENGINEER'S REPORT

## BORRELLI ASSESSMENT DISTRICT

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

The undersigned, Engineer of Work for the Assessment District, City of Gustine, Merced County, California, makes this report, as directed by the City Council, pursuant to Section 22585 of the Streets and Highways Code (*Landscaping and Lighting Act of 1972*).

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

The improvements to be maintained by this District shall include those improvements constructed pertinent to Borrelli Ranch, Unit No. 7 and Borrelli Ranch, Unit No. 4, Gustine, California, a residential development, as follows:

1. 75/355ths of Storm Drain Operation and Maintenance.
2. 75/355ths of Recreational Operation and Maintenance.

This report consists of six parts as follows:

PART A – Description of the proposed Borrelli Assessment District Boundary.

PART B - An estimate of the cost of the improvement.

PART C - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

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

PART E - 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. The list is keyed to Exhibit C by assessment number.

PART F - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,

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Engineer of Work



**PART A**

**PROPOSED BOUNDARY**

**BORRELLI ASSESSMENT DISTRICT**

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

**DESCRIPTION OF THE PROPOSED BOUNDARY**

Plans and specifications for the improvements are those prepared by O'Dell Engineering. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated in this report by reference as follows:

1. Borrelli Ranch Off-site Storm Drainage Improvement Plans.

**PART B**

**ESTIMATE OF COST**

CITY OF GUSTINE  
BORRELLI ASSESSMENT DISTRICT

ENGINEER'S COST ESTIMATE

2015-2016

ESTIMATE OF ASSESSMENT DISTRICT IMPROVEMENT COSTS

The estimate of Assessment District improvement costs for fiscal year 2015-2016 is as follows:

	<b>Recreational Facilities</b>		<b>Storm Drain Facilities</b>	
	<b>2015-2016</b>	<b>Districts</b>	<b>2015-2016</b>	<b>Districts</b>
	<b>Cost</b>	<b>75/355 Cost</b>	<b>Cost</b>	<b>75/355 Cost</b>
1. Landscape Maintenance	\$ 25,186.98	\$ 5,321.19	\$ 8,395.66	\$ 1,773.73
2. Landscape Repairs	9,250.00	1,954.23	3,083.33	651.40
3. Power	1,715.50	362.43	571.83	120.81
4. Tile Drain and Pump Maintenance	4,271.08	902.34	1,423.69	300.78
5. Tile Drain Pump Power <i>(included in Item No. 3)</i>	0.00	0.00	0.00	0.00
6. Irrigation Well Maintenance and Repairs	5,593.93	1,181.81	1,864.63	393.94
7. Irrigation Well Power <i>(included in Item No. 3)</i>	0.00	0.00	0.00	0.00
<hr/>				
Sub-total Assessment District Cost	\$ 46,017.47	\$ 9,722.00	\$ 15,339.14	\$ 3,240.66
Contingency Allowance 10%		<u>972.20</u>		<u>324.06</u>
<b>Total Assessment District Cost 2015-2016</b>		<b>\$ 10,694.20</b>		<b>\$ 3,564.72</b>

**PART C**

**ASSESSMENT ROLL**

CITY OF GUSTINE  
MERCED COUNTY, CALIFORNIA

BORRELLI ASSESSMENT DISTRICT

(Fiscal Year 2015-2016)

<u>SPECIAL ASSESSMENT NUMBER</u>	<u>ASSESSOR'S PARCEL NUMBER</u>	<u>RECREATIONAL ASSESSMENT</u>	<u>STORM DRAIN ASSESSMENT</u>	<u>TOTAL ASSESSMENT</u>
354 – Borrelli Ranch, Unit No. 7	021031003000	142.58	47.52	190.10
353 – Borrelli Ranch, Unit No. 7	021031004000	142.58	47.52	190.10
352 – Borrelli Ranch, Unit No. 7	021031005000	142.58	47.52	190.10
351 – Borrelli Ranch, Unit No. 7	021031006000	142.58	47.52	190.10
350 – Borrelli Ranch, Unit No. 7	021031007000	142.58	47.52	190.10
349 – Borrelli Ranch, Unit No. 7	021031008000	142.58	47.52	190.10
348 – Borrelli Ranch, Unit No. 7	021031009000	142.58	47.52	190.10
293 – Borrelli Ranch, Unit No. 4	021031010000	142.58	47.52	190.10
292 – Borrelli Ranch, Unit No. 4	021031011000	142.58	47.52	190.10
291 – Borrelli Ranch, Unit No. 4	021031012000	142.58	47.52	190.10
280 – Borrelli Ranch, Unit No. 4	021031013000	142.58	47.52	190.10
281 – Borrelli Ranch, Unit No. 4	021031014000	142.58	47.52	190.10
282 – Borrelli Ranch, Unit No. 4	021031015000	142.58	47.52	190.10
283 – Borrelli Ranch, Unit No. 4	021031016000	142.58	47.52	190.10
284 – Borrelli Ranch, Unit No. 4	021031017000	142.58	47.52	190.10
285 – Borrelli Ranch, Unit No. 4	021031018000	142.58	47.52	190.10
286 – Borrelli Ranch, Unit No. 4	021031019000	142.58	47.52	190.10
287 – Borrelli Ranch, Unit No. 4	021031020000	142.58	47.52	190.10
288 – Borrelli Ranch, Unit No. 4	021031021000	142.58	47.52	190.10
289 – Borrelli Ranch, Unit No. 4	021031022000	142.58	47.52	190.10
290 – Borrelli Ranch, Unit No. 4	021031023000	142.58	47.52	190.10
307 – Borrelli Ranch, Unit No. 4	021032011000	142.58	47.52	190.10
306 – Borrelli Ranch, Unit No. 4	021032012000	142.58	47.52	190.10
305 – Borrelli Ranch, Unit No. 4	021032013000	142.58	47.52	190.10
304 – Borrelli Ranch, Unit No. 4	021032014000	142.58	47.52	190.10
303 – Borrelli Ranch, Unit No. 4	021032015000	142.58	47.52	190.10
302 – Borrelli Ranch, Unit No. 4	021032016000	142.58	47.52	190.10
301 – Borrelli Ranch, Unit No. 4	021032017000	142.58	47.52	190.10
300 – Borrelli Ranch, Unit No. 4	021032018000	142.58	47.52	190.10
338 – Borrelli Ranch, Unit No. 7	021033001000	142.58	47.52	190.10
339 – Borrelli Ranch, Unit No. 7	021033002000	142.58	47.52	190.10
340 – Borrelli Ranch, Unit No. 7	021033003000	142.58	47.52	190.10
341 – Borrelli Ranch, Unit No. 7	021033004000	142.58	47.52	190.10
342 – Borrelli Ranch, Unit No. 7	021033005000	142.58	47.52	190.10
343 – Borrelli Ranch, Unit No. 7	021033006000	142.58	47.52	190.10
344 – Borrelli Ranch, Unit No. 7	021033007000	142.58	47.52	190.10
345 – Borrelli Ranch, Unit No. 7	021033008000	142.58	47.52	190.10
346 – Borrelli Ranch, Unit No. 7	021033009000	142.58	47.52	190.10
347 – Borrelli Ranch, Unit No. 7	021033010000	142.58	47.52	190.10
294 – Borrelli Ranch, Unit No. 4	021033011000	142.58	47.52	190.10
295 – Borrelli Ranch, Unit No. 4	021033012000	142.58	47.52	190.10
296 – Borrelli Ranch, Unit No. 4	021033013000	142.58	47.52	190.10
297 – Borrelli Ranch, Unit No. 4	021033014000	142.58	47.52	190.10
323 – Borrelli Ranch, Unit No. 7	021033015000	142.58	47.52	190.10
324 – Borrelli Ranch, Unit No. 7	021033016000	142.58	47.52	190.10
325 – Borrelli Ranch, Unit No. 7	021033017000	142.58	47.52	190.10

(Fiscal Year 2015-2016)

<u>SPECIAL ASSESSMENT NUMBER</u>	<u>ASSESSOR'S PARCEL NUMBER</u>	<u>RECREATIONAL ASSESSMENT</u>	<u>STORM DRAIN ASSESSMENT</u>	<u>TOTAL ASSESSMENT</u>
326 – Borrelli Ranch, Unit No. 7	021033018000	142.58	47.52	190.10
337 – Borrelli Ranch, Unit No. 7	021040001000	142.58	47.52	190.10
336 – Borrelli Ranch, Unit No. 7	021040002000	142.58	47.52	190.10
335 – Borrelli Ranch, Unit No. 7	021040003000	142.58	47.52	190.10
334 – Borrelli Ranch, Unit No. 7	021040004000	142.58	47.52	190.10
333 – Borrelli Ranch, Unit No. 7	021040005000	142.58	47.52	190.10
332 – Borrelli Ranch, Unit No. 7	021040006000	142.58	47.52	190.10
331 – Borrelli Ranch, Unit No. 7	021040007000	142.58	47.52	190.10
330 – Borrelli Ranch, Unit No. 7	021040008000	142.58	47.52	190.10
329 – Borrelli Ranch, Unit No. 7	021040009000	142.58	47.52	190.10
328 – Borrelli Ranch, Unit No. 7	021040010000	142.58	47.52	190.10
327 – Borrelli Ranch, Unit No. 7	021040011000	142.58	47.52	190.10
322 – Borrelli Ranch, Unit No. 7	021040012000	142.58	47.52	190.10
321 – Borrelli Ranch, Unit No. 7	021040013000	142.58	47.52	190.10
320 – Borrelli Ranch, Unit No. 7	021040014000	142.58	47.52	190.10
299 – Borrelli Ranch, Unit No. 4	021040015000	142.58	47.52	190.10
298 – Borrelli Ranch, Unit No. 4	021040016000	142.58	47.52	190.10
308 – Borrelli Ranch, Unit No. 4	021040017000	142.58	47.52	190.10
309 – Borrelli Ranch, Unit No. 4	021040018000	142.58	47.52	190.10
310 – Borrelli Ranch, Unit No. 4	021040019000	142.58	47.52	190.10
311 – Borrelli Ranch, Unit No. 4	021040020000	142.58	47.52	190.10
312 – Borrelli Ranch, Unit No. 4	021040021000	142.58	47.52	190.10
313 – Borrelli Ranch, Unit No. 4	021040022000	142.58	47.52	190.10
314 – Borrelli Ranch, Unit No. 7	021040023000	142.58	47.52	190.10
315 – Borrelli Ranch, Unit No. 7	021040024000	142.58	47.52	190.10
316 – Borrelli Ranch, Unit No. 7	021040025000	142.58	47.52	190.10
317 – Borrelli Ranch, Unit No. 7	021040026000	142.58	47.52	190.10
318 – Borrelli Ranch, Unit No. 7	021040027000	142.58	47.52	190.10
319 – Borrelli Ranch, Unit No. 7	021040028000	142.58	47.52	190.10

**PART D**

**METHOD OF APPORTIONMENT OF ASSESSMENT**

**BORRELLI ASSESSMENT DISTRICT**

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

Method of Assessment Spread

The basic objective of the Assessment Spread is to distribute costs in accordance with the benefits received. Costs are to be spread equally to each lot or parcel of land which is benefited from the maintenance services performed by the District. Therefore, each lot or parcel will be assessed an equal share of the net amount to be assessed.

The assessable costs may be revised upon preparation of the Engineer's Report for each fiscal year for which assessments are to be levied and collected as provided for in the Landscaping and Lighting Act of 1972 (State Streets and Highways Code Section 22500) and Division 15 Part 2 as amended per Proposition 218.

Computing Individual Assessment

The total number of assessable parcels is 75. The total cost to be assessed for the 2015-2016 fiscal year is as follows:

Total estimate of Assessment District Improvement Cost

Recreational Facilities Maintenance	\$	10,694.20
Storm Drain Facilities Maintenance	\$	3,564.72
Surplus or deficit in the Improvement Fund	\$	0.00
Contributions to be made from sources other than assessments to be levied.	\$	0.00
Annual installments for previous costs incurred by District as ordered by the legislative body.	\$	0.00

Net amount to be assessed upon assessable lands within the Assessment District

Recreational Facilities Maintenance	\$	10,671.46
Storm Drain Facilities Maintenance	\$	3,564.72

Net amount to be assessed upon each assessable parcel within the Assessment District

Recreational Facilities Maintenance	$\frac{\$10,694.20}{75}$	=	\$ 142.58 *
			assessable parcel
Storm Drain Facilities Maintenance	$\frac{\$3,564.72}{75}$	=	\$ 47.52 *
			assessable parcel

\* Amount was rounded down one cent to conform to County Auditor requirements that the amount to be billed to the taxpayer must be an even amount (divisible by 2).

**PART E**

**PROPERTY OWNERS LIST**

**BORRELLI ASSESSMENT DISTRICT**

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

The names and addresses of each property owner is shown on the County Assessor's Tax Assessment Roll as identified by the Assessor's Parcel Number in Part C of this report.

**PART F**

**ASSESSMENT DIAGRAM**

**BORRELLI ASSESSMENT DISTRICT**

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

The assessment diagram for the annexation proceedings consisting of 7 sheets is separately bound and made a part hereof.

1. BORRELLI RANCH, UNIT NO. 7, RECORDED IN VOLUME 71, PAGES 35 THROUGH 38, MCR.
2. BORRELLI RANCH, UNIT NO. 4, RECORDED IN VOLUME 71, PAGES 39 THROUGH 41, MCR.

**CLERK'S CERTIFICATION TO COUNTY AUDITOR**

**BORRELLI ASSESSMENT DISTRICT**

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

TO THE COUNTY AUDITOR OF THE COUNTY OF MERCED:

I do hereby certify that the attached document is a true copy of that certain Engineer's Report, including assessment and assessment diagram, for Borrelli Assessment District, City of Gustine, confirmed by the City Council of the City of Gustine on the 18th day of August, 2015, by its Resolution No. \_\_\_\_\_.

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

Dated: \_\_\_\_\_

\_\_\_\_\_  
Melanie Correa, Deputy City Clerk  
City of Gustine