



Zone Maintained By:



McKinleyville Community Services District
1656 Sutter Road
P.O. Box 2037
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Maps Drawn by:

Brian Anspach at MCSD

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INTRODUCTION

The purpose of these documents is to outline the basis of assessments for the Central Avenue Open Space Maintenance Zone (MCSD Zone #6) in McKinleyville California. This maintenance zone provides for landscaping along portions of Central Avenue, and for the maintenance of Bridal Trail. The funding is billed by McKinleyville Community Services District (MCSD) as a surcharge on the monthly water bill that customers within the zone pay.

Such that the cost basis of the assessments is clearly outlined, the following documents include:

- **ENGINEERS REPORT - Summary.**
This report summarizes the basic costs of MCSD Zone#6,
- **EXHIBIT A – Maintenance Zone Maps**
These maps were created utilizing both 2014 orthoimagery, and Humboldt County Tax Assessment mapping. The “Assessable S.F.” on the maps is the estimated landscape square foot area assessed for the adjoining lot.
- **EXHIBIT B – Maintenance Zone Spreadsheet.**
This document outlines all of the calculations utilized in the assessment. The furthest right column on the spreadsheet titled “Net per Cust per Month” is the amount per month added to each customer’s water bill for maintenance.
- **Maintenance Zone Definitions and References.**
This document defines pertinent terminology and references used on the maps and spreadsheet. It is organized in the order of columns of the spreadsheet. The end of the documents provides a list references from past reports and calculations.

ENGINEER'S REPORT
CENTRAL AVENUE OPEN SPACE MAINTENANCE ZONE #6

This report outlines the proposed assessment in connection with Central Avenue Open Space Maintenance Zone #6. The site plan, which constitutes a map of the Zone and delineates the boundaries of the Zone, is attached hereto and incorporated herein by reference.

The facilities to be maintained include landscaping along Central Avenue (including bridal trail maintenance).

Exhibit A – SITE PLAN

The site plan shows the approximate locations of the landscaping to be maintained. All facilities are to be constructed to specifications of the County of Humboldt and the McKinleyville Community Services District

Exhibit B – COST ESTIMATE

The cost estimate, attached and incorporated herein by reference, details the current estimated costs and expenses for maintenance of the zone.

As shown on the exhibit, costs maintaining landscaped frontage are allocated to each parcel based on the area of the landscaped frontage that fronts the parcel. Each assessed parcel is allocated an equal share of the cost of bridal trail maintenance.

Total Annual Cost of Landscape Maintenance:	\$41,700
Plus 12% Insurance and Contract Fee:	\$ 5,004
Less Annual County Subsidy	(\$10,000)
Less Credit for Swap Crew	<u>(\$11,000)</u>
Total Costs Charged on Frontage	\$25,704

Bridal Trail Maintenance Cost	\$ 2,581
Administrative/Bookkeeping Cost	<u>\$ 564</u>
Total Costs Charged Per Parcel	\$ 3,145

Total Assessable Frontage (Sq. Feet):	86,874
Total Number of Assessed Parcels:	94

Gross Monthly Assessment per Frontage Sq. Foot:	\$0.04
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For additional information, See the Exhibit A and B.

The cost estimate is a determination of the cost of the special benefit to each parcel within the zone from the maintenance of the landscaping shown on the site plan. Landscape maintenance specially benefits the parcels fronting Central Avenue because the landscaping serves as an attractive “front yard” for the parcel.

There is no general benefit from the landscaping because each square foot of landscaping is associated with a specific parcel (or group of parcels) that is assessed for the maintenance costs.

The total assessment per lot per month is estimated in 2016 dollars. This monthly assessment (aside from the fifty cent administrative fee) may be adjusted annually, beginning February, 2017, to reflect the change in prices as set forth in the California Department of Finance’s “Price and Population” calculation. However in no event will the assessment per lot be increased higher than the upcoming year’s total expected cost of maintenance, insurance, administrative and inspection, and plant replacement divided by the number of parcels subject to the assessment.

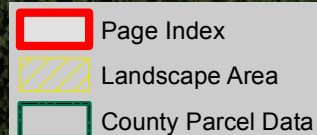
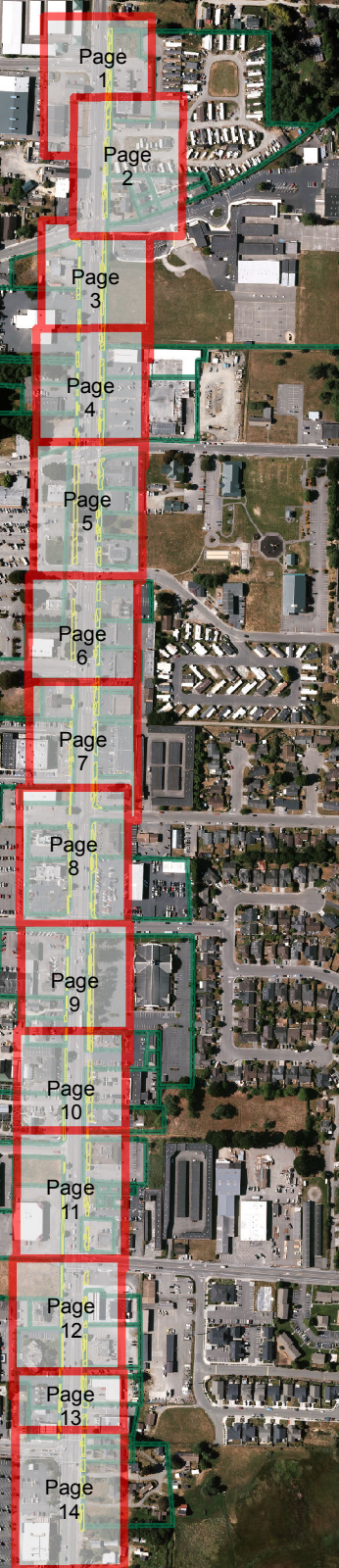
The assessment will be collected on the water/sewer bill and administered pursuant to Regulation 73 of the District.

EXHIBIT A – SITE MAPS
CENTRAL AVENUE OPEN SPACE MAINTENANCE ZONE #6

NOTE: Frontage and area calculations were derived using Humboldt County Assessor maps

NOTE: Parcel boundaries within the map are provided by Humboldt County Planning Dept. GIS and are approximate and intended to be used for the purpose of visualization and planning only.

0 350 700 Feet



Central Ave. Landscape Zone Index

OSMZ #6

Imagery Captured June 2014

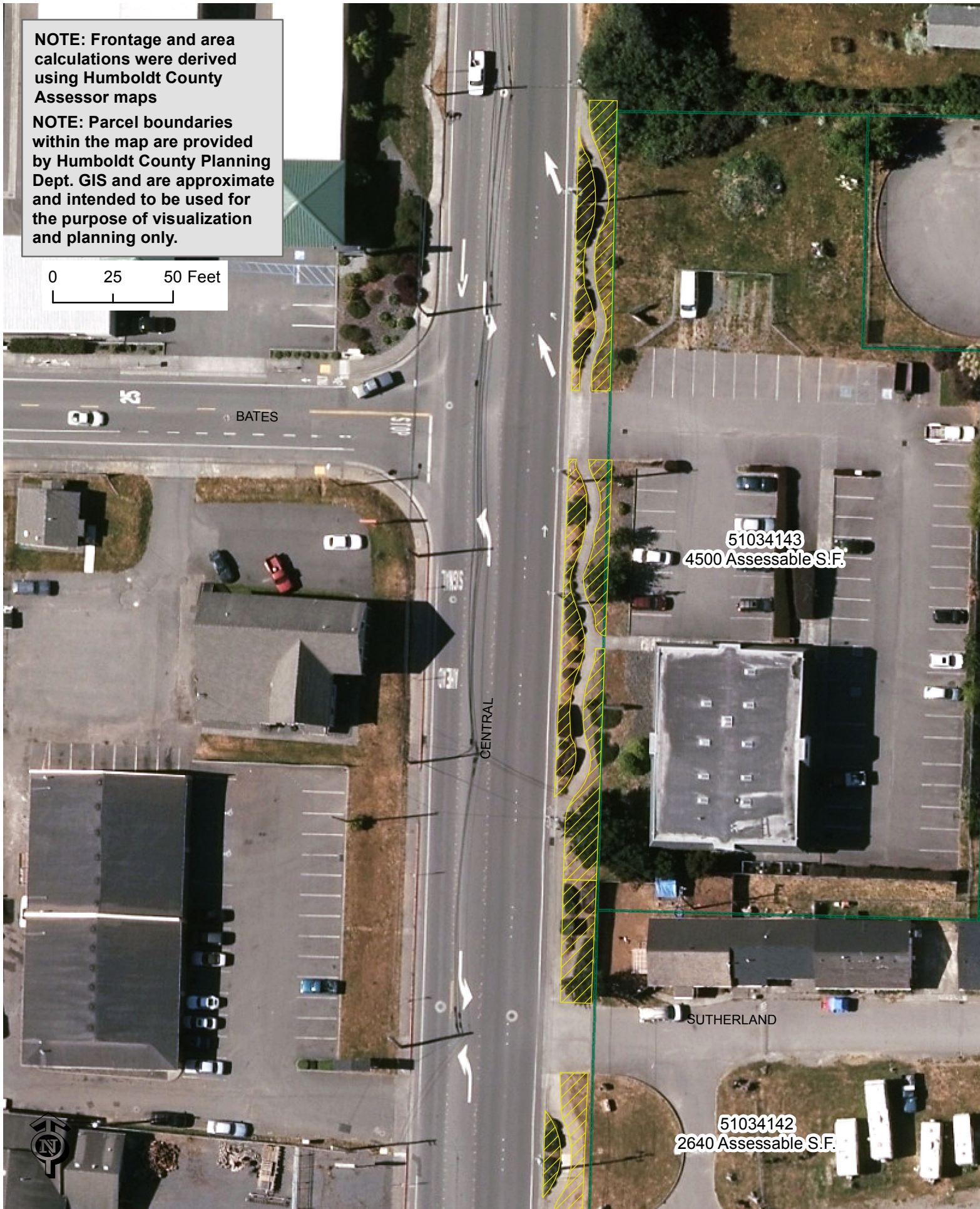
Map Created August 2015

1 inch = 700 feet

NOTE: Frontage and area calculations were derived using Humboldt County Assessor maps

NOTE: Parcel boundaries within the map are provided by Humboldt County Planning Dept. GIS and are approximate and intended to be used for the purpose of visualization and planning only.

0 25 50 Feet



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

NOTE: Frontage and area calculations were derived using Humboldt County Assessor maps

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0 25 50 Feet

SUTHERLAND

51034142
2640 Assessable S.F.

2600 Square feet of
landscape shared
between 25 customers
on 7 parcels = 78 S.F./Cust

MARGO

51048104
278 Assessable S.F.

51048101
278 Assessable S.F.

51048102
278 Assessable S.F.

51048107
278 Assessable S.F.

51048105
278 Assessable S.F.

51048103
278 Assessable S.F.

51048106
278 Assessable S.F.

PRIVATE 6

CENTRAL



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

NOTE: Frontage and area calculations were derived using Humboldt County Assessor maps

NOTE: Parcel boundaries within the map are provided by Humboldt County Planning Dept. GIS and are approximate and intended to be used for the purpose of visualization and planning only.

0 25 50 Feet

51012236
828 Assessable S.F.

51012205
1068 Assessable S.F.

51034132
5880 Assessable S.F.

PRIVATE 6

CENTRAL

Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

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0 25 50 Feet

51013215
474 Assessable S.F.

51013232
300 Assessable S.F.

51013207
564 Assessable S.F.

51034141
1080 Assessable S.F.

51034117
3450 Assessable S.F.

CENTRAL

PICKETT

Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

NOTE: Frontage and area calculations were derived using Humboldt County Assessor maps

NOTE: Parcel boundaries within the map are provided by Humboldt County Planning Dept. GIS and are approximate and intended to be used for the purpose of visualization and planning only.

0 25 50 Feet

51013231
4500 Assessable S.F.

51040103
1710 Assessable S.F.

51040104
555 Assessable S.F.

51040112
1350 Assessable S.F.

51040111
1320 Assessable S.F.

PICKETT

CENTRAL

CENTRAL

CITY CENTER

GWIN

Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

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NOTE: Parcel boundaries within the map are provided by Humboldt County Planning Dept. GIS and are approximate and intended to be used for the purpose of visualization and planning only.

0 25 50 Feet

51013231
4500 Assessable S.F.

51040106
1710 Assessable S.F.

51041116
1065 Assessable S.F.

51041131
1020 Assessable S.F.

51013306
426 Assessable S.F.

51041132
1875 Assessable S.F.

CENTRAL

HILLER

CENTRAL



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

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0 25 50 Feet

51013306
426 Assessable S.F.

51041132
1875 Assessable S.F.

DAHLIA

50825108
1122 Assessable S.F.

50926129
2790 Assessable S.F.

50825123
378 Assessable S.F.

50926128
1800 Assessable S.F.

CENTRAL

HOLLY



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

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0 25 50 Feet

50926128
1800 Assessable S.F.

50825125
78 Assessable S.F.
50825126
78 Assessable S.F.
50825127
78 Assessable S.F.
50825128
78 Assessable S.F.

HOLLY

50825135
714 Assessable S.F.

50926201
1800 Assessable S.F.

CENTRAL

50825134
1122 Assessable S.F.

50923218
3240 Assessable S.F.



HEARTWOOD

Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

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0 25 50 Feet

HEARTWOOD

CENTRAL

50825159
1074 Assessable S.F.

50923301
4950 Assessable S.F.

50825105
468 Assessable S.F.

50825145
450 Assessable S.F.

50923302
975 Assessable S.F.



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

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0 25 50 Feet

50825150
1068 Assessable S.F.

50824239
876 Assessable S.F.

50923302
975 Assessable S.F.

50923306
315 Assessable S.F.

50923305
315 Assessable S.F.

50922158
1695 Assessable S.F.

50922162
915 Assessable S.F.

CENTRAL

NURSERY



Central Ave. Landscape Zone

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 Landscape Area

 County Parcel Data

OSMZ #6

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0 25 50 Feet

50824223
654 Assessable S.F.

50824224
1182 Assessable S.F.

50922153
2175 Assessable S.F.

50922150
360 Assessable S.F.

50922152
360 Assessable S.F.

50922151
360 Assessable S.F.

50922149
360 Assessable S.F.

50922147
360 Assessable S.F.

50922144
1545 Assessable S.F.

CENTRAL

SUTTER



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

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0 25 50 Feet

50824212
882 Assessable S.F.

50824215
540 Assessable S.F.

50824229
1446 Assessable S.F.

SUTTER

50919155
1800 Assessable S.F.

50919116
1455 Assessable S.F.

50919122
525 Assessable S.F.

50919107
1185 Assessable S.F.

CENTRAL

Central Ave. Landscape Zone

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Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

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0 25 50 Feet

50824225
522 Assessable S.F.

50919122
525 Assessable S.F.

50919107
1185 Assessable S.F.

50919127
1230 Assessable S.F.

50919105
600 Assessable S.F.

50918117
630 Assessable S.F.

50918153
3315 Assessable S.F.

SCHOOL

CENTRAL

ANNA SPARKS



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

NOTE: Frontage and area calculations were derived using Humboldt County Assessor maps

NOTE: Parcel boundaries within the map are provided by Humboldt County Planning Dept. GIS and are approximate and intended to be used for the purpose of visualization and planning only.

0 25 50 Feet

50919105
600 Assessable S.F.

50918117
630 Assessable S.F.

50918153
3315 Assessable S.F.

ANNA SPARKS

CENTRAL



Central Ave. Landscape Zone

Imagery Captured June 2014
Map Created August 2015

 Landscape Area

 County Parcel Data

OSMZ #6

1 inch = 50 feet

Assessable S.F. = Total Assessable Square Footage

**EXHIBIT B – COST SPREADSHEET
CENTRAL AVENUE OPEN SPACE MAINTENANCE ZONE #6**

Central Avenue Landscape Zone 05M2 #6																																
9/16/2024		COLUMA #		Total Current Charges	\$2,603.07	Total Square Feet	78748	8888	Current payment per square foot	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17					
94 Total Current Charges		Method #1		94 Total Current Charges	77973.75	Total Square Feet	77973.75	8888	Current payment per linear foot	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17					
APN	Customer or Business Name	East or West Center	Address	Yearly Total	Final Total	Assessed Frontage (ft)	Assessed Frontage (ft)	Assessed Frontage (ft)	Current Charges 09/16/16	Map	Assessed	Frontage	Frontage	Frontage	Side/Depth	Side/Depth	Landscaping Area	Assessed	Base Cost	Overhead	Overhead	Cost for	for Trail	1000sq/yr	Credit for	Total	Proposed	Net				
50824212	Ameg Anderson (Small Businesses)	West	1680 Central	581	147	147	AM000012	02/05/002	6072	\$47.82	21	147	West	11	1817	5	735	882	\$35.28	50.31	\$1.53	\$0.50	\$2.88	58.49	59.33	\$17.82	\$42.30	\$24.48				
50824213	Gring Anderson (Small Businesses)	West	1660 Central	434	110	90	AM000012	05/04/002	3070	\$30.20	12	90	West	11	990	5	450	540	\$21.60	\$0.43	\$2.16	\$0.50	\$2.88	55.41	55.99	\$11.32	\$26.98	\$15.61				
50824224	Michael Nevins	West	Central & Nursery	109	109	109	AM000012	05/04/002	3070	\$30.16	11	109	West	11	1199	5	545	646	\$26.16	\$0.52	\$2.62	\$0.50	\$2.88	56.44	57.06	\$11.32	\$32.09	\$18.57				
50824224	Michael Nevins	West	1700 Central	197	197	197	AM000012	05/04/002	3070	\$30.16	11	197	West	11	1987	5	985	1088	\$27.16	\$0.48	\$2.48	\$0.50	\$2.88	57.14	57.77	\$11.48	\$35.74	\$20.84				
50824225	Humboldt Petroleum (Shell Gas station)	West	1606 Central	253	119	87	HUM00004	02/01/002	1247	\$29.17	13	87	West	11	957	5	435	522	\$20.88	\$0.42	\$2.09	\$0.50	\$2.88	55.25	55.76	\$11.03	\$26.15	\$15.15				
50824229	Chamber of Commerce / Tri counties bank	West	1640 Central	1305	296	241	TR000027	05/04/002	5135	\$80.83	12	241	West	11	2651	5	1205	1446	\$57.84	\$1.16	\$5.75	\$0.50	\$2.88	53.55	54.91	\$28.47	\$67.57	\$39.10				
50824231	1595 North Street (aka nursery w/)	West	1595 North Street	160	160	160	AM000012	05/04/002	3070	\$30.16	11	160	West	11	1606	5	780	880	\$31.12	\$0.43	\$2.16	\$0.50	\$2.88	56.73	57.24	\$11.71	\$28.49	\$16.78				
50825100	R. O. Miller Family LLC	West	1836 Central	418	78	78	ML000018	05/03/002	1360	\$26.89	7	78	West	11	858	5	400	468	\$18.72	\$0.37	\$1.87	\$0.50	\$2.88	54.77	55.28	\$10.01	\$23.75	\$13.75				
50825108	Coast Central Credit Union	West	1898 Central	1320	250	187	CA000002	05/02/002	2556	\$64.38	7	187	West	11	2057	5	935	1122	\$44.88	\$0.90	\$4.49	\$0.50	\$2.88	51.64	53.71	\$22.35	\$53.05	\$30.70				
50825127	Central Meats & Local Produce	West	1840 Central	315	65	65	ML000018	05/03/002	1360	\$26.89	7	65	West	11	718	5	335	378	\$13.32	\$0.30	\$1.32	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50825128	Murphy's Pizza Office	West	1940 Central	81	53	53	MU000010	05/03/002	5148	\$54.08	8	53	West	11	143	5	65	78	\$3.12	\$0.06	\$0.31	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50825128	Shane Gettemann	West	1936 Central	81	53	53	GN000002	05/03/002	5149	\$54.08	8	53	West	11	143	5	65	78	\$3.12	\$0.06	\$0.31	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50825128	Central Meats & Local Produce	West	1936 Central	81	53	53	CA000002	05/03/002	5150	\$54.08	8	53	West	11	143	5	65	78	\$3.12	\$0.06	\$0.31	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50825128	Paul Transporter (Met Office Supply)	West	1928 Central	81	53	53	TR000006	05/03/002	5151	\$54.08	8	53	West	11	143	5	65	78	\$3.12	\$0.06	\$0.31	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50825134	Burger King	West	1645 Westwood	967	187	187	BU000002	05/03/002	3524	\$61.38	8	187	West	11	2057	5	935	1122	\$44.88	\$0.90	\$4.49	\$0.50	\$2.88	51.64	53.71	\$22.35	\$53.05	\$30.70				
50825134	1928 Central	West	1928 Central	424	139	139	AM000012	05/04/002	3070	\$30.16	11	139	West	11	1399	5	675	714	\$25.16	\$0.42	\$2.09	\$0.50	\$2.88	55.25	55.76	\$11.03	\$26.15	\$15.15				
50825145	West Farms (Cottage Realty / Humboldt Human Resource)	West	1814 Central	241	96	75	ML000018	05/03/002	1360	\$26.89	7	75	West	11	825	5	375	450	\$18.00	\$0.36	\$1.80	\$0.50	\$2.88	54.06	54.57	\$9.67	\$22.95	\$11.28				
50825150	Miller Farm	West	1828 Central	762	238	178	ML000018	05/03/002	1360	\$26.89	7	178	West	11	1958	5	900	1058	\$42.72	\$0.85	\$4.27	\$0.50	\$2.88	51.16	53.17	\$21.31	\$50.61	\$29.30				
50825150	1940 Central	West	1940 Central	127	127	127	AM000012	05/04/002	3070	\$30.16	11	127	West	11	1278	5	635	740	\$25.16	\$0.42	\$2.09	\$0.50	\$2.88	55.25	55.76	\$11.03	\$26.15	\$15.15				
50918117	Best Development Group	East	1588 Central	518	42	42	BS000002	05/01/002	7416	\$109.69	4	42	East	20	840	5	210	630	\$25.20	\$0.50	\$2.52	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50918106	Best Development Group	East	1645 & 1 Central	2737	240	221	BS000002	05/01/002	7417	\$109.69	4	221	East	20	4420	5	1105	3315	\$132.60	\$2.65	\$13.26	\$0.50	\$2.88	53.05	53.56	\$11.32	\$28.49	\$16.78				
50919100	Best Development Group	East	1601 Central	519	40	40	BS000002	05/01/002	7418	\$109.69	4	40	East	20	800	5	200	600	\$25.20	\$0.50	\$2.52	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50919107	Kevin Keshen	East	1601 Central	519	40	40	BS000002	05/01/002	7418	\$109.69	4	40	East	20	800	5	200	600	\$25.20	\$0.50	\$2.52	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50919116	Central Station	East	1631 Central	1775	160	97	CE000008	05/01/002	2145	\$32.58	12	97	East	20	1940	5	485	1455	\$38.20	\$0.20	\$1.16	\$0.50	\$2.88	51.64	53.65	\$11.04	\$28.49	\$16.78				
50919122	Central Station	East	1631 Central	1775	160	97	CE000008	05/01/002	2145	\$32.58	12	97	East	20	1940	5	485	1455	\$38.20	\$0.20	\$1.16	\$0.50	\$2.88	51.64	53.65	\$11.04	\$28.49	\$16.78				
50919127	Chk Auto Krazy #1428 & 10 Only Auto Parts	East	1605 Central	1399	119	82	CA000001	05/01/002	2165	\$33.94	13	82	East	20	1640	5	410	1330	\$49.00	\$0.20	\$1.16	\$0.50	\$2.88	51.64	53.65	\$11.04	\$28.49	\$16.78				
50919155	Reedy Oil Co. also apn 50919103	East	1627 Central	1176	200	120	RE000009	05/01/002	2146	\$32.58	12	172	East	20	1640	5	410	1330	\$49.00	\$0.20	\$1.16	\$0.50	\$2.88	51.64	53.65	\$11.04	\$28.49	\$16.78				
50921244	Central Station	East	1701 Central	1701	103	103	AM000012	05/04/002	3070	\$30.16	11	103	East	20	1030	5	515	618	\$25.16	\$0.42	\$2.09	\$0.50	\$2.88	55.25	55.76	\$11.03	\$26.15	\$15.15				
50922147	Best Development Group	East	1677 Central	293	139	24	CO000006	05/01/002	1339	\$19.05	11	24	East	20	480	5	120	360	\$14.40	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922148	Robert Lim	East	1711 Central	293	139	24	LM000008	05/01/002	1337	\$19.05	11	24	East	20	480	5	120	360	\$14.40	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922150	Central Hospital	East	1711 Central	293	139	24	CA000001	05/01/002	1337	\$19.05	11	24	East	20	480	5	120	360	\$14.40	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922151	Central Hospital	East	1711 Central	293	139	24	NC000015	05/01/002	1337	\$19.05	11	24	East	20	480	5	120	360	\$14.40	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922152	Gregory Mellon D.D.S.	East	1737 Central	293	139	24	ML000018	05/01/002	1340	\$26.89	7	139	East	20	1390	5	695	840	\$34.40	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922153	Central Station	East	1751 Central	1052	171	145	LM000008	05/01/002	1343	\$26.89	7	145	East	20	1450	5	725	870	\$37.00	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922154	Central Station	East	1751 Central	1052	171	145	LM000008	05/01/002	1343	\$26.89	7	145	East	20	1450	5	725	870	\$37.00	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922160	Miller Farm	East	1781 Central	1384	122	61	BM000002	05/00/002	8299	\$119.00	10	61	East	20	1220	5	305	915	\$36.60	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922161	Wickley Car Wash	East	1781 Central	1384	122	61	BM000002	05/00/002	8299	\$119.00	10	61	East	20	1220	5	305	915	\$36.60	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922162	Wickley Car Wash	East	1781 Central	1384	122	61	BM000002	05/00/002	8299	\$119.00	10	61	East	20	1220	5	305	915	\$36.60	\$0.29	\$1.44	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50922163	1588 Westwood	East	1588 Westwood	446	380	380	AM000012	05/04/002	3070	\$30.16	11	380	East	20	3800	5	1900	4700	\$47.00	\$0.42	\$2.16	\$0.50	\$2.88	55.25	55.76	\$11.03	\$26.15	\$15.15				
50923302	J.A. Southard/Red D&D Taco Bell	East	1811 Central	488	65	65	JAS00002	05/01/002	1347	\$26.89	7	65	East	20	1300	5	325	375	\$19.00	\$0.28	\$1.36	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50923303	Central Station	East	1801 Central	171	76	21	FR000003	05/00/002	1345	\$26.89	7	21	East	20	420	5	105	315	\$12.60	\$0.25	\$1.26	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50923304	Central Station	East	1801 Central	171	76	21	FR000003	05/00/002	1345	\$26.89	7	21	East	20	420	5	105	315	\$12.60	\$0.25	\$1.26	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50923305	Central Station	East	1801 Central	171	76	21	FR000003	05/00/002	1345	\$26.89	7	21	East	20	420	5	105	315	\$12.60	\$0.25	\$1.26	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50923306	Central Station	East	1801 Central	171	76	21	FR000003	05/00/002	1345	\$26.89	7	21	East	20	420	5	105	315	\$12.60	\$0.25	\$1.26	\$0.50	\$2.88	51.26	51.77	\$9.45	\$21.43	\$11.43				
50923307	Central Station	East	1801 Central	171	76	21	FR000																									

Definitions and References for the Central Avenue OSMZ#6

[Revised 9/29/16](#)

Column# Description

0. **Map Page:** This is the map page number that the parcel is shown on. The parcel may show up on more than one page.
1. **Assessed Frontage Length:** This equals the parcel frontage along Central Avenue minus driveways and entry points. Parcel Frontage was derived from Humboldt County Assessor maps. Driveway frontage was derived using aerial imagery and field verification.
2. **Side:** Describes which side of Central Avenue the parcel is on, either East or West side.
3. **Frontage Depth:** The land between the face of curb and the Central Avenue Right of way defines the borders of the maintenance zone. On the East side of Central Avenue the Right of Way extends 20 feet beyond the face of curb. On the West side of the Central Avenue Right of Way extends 11 feet beyond the face of curb.
4. **Total Frontage Area:** The Frontage Depth multiplied by the Assessed Frontage Length.
5. **Sidewalk Depth:** Sidewalks are 5ft wide.
6. **Sidewalk Area:** The Sidewalk Depth multiplied by the Assessed Frontage Length.
7. **Assessed Square Footage:** The Total Frontage Area less the Sidewalk Area, which is the landscape area to be paid by each parcel.
8. **Proposed Base Cost per Month:** Equals, Assessed Square Footage multiplied by the maintenance cost of \$.04/square foot per month.
9. **2% Overhead for Insurance:** The Proposed Base Cost listed in column 8 above is multiplied by 2% for insurance costs.
10. **10% Overhead Contract Fee:** The Proposed Base Cost listed in column 8 above is multiplied by 10% for Overhead and Contract Fees.
11. **\$.50 Cost for Bookkeeping:** A lump sum of \$.50 added to each account for bookkeeping cost.

- 12. Cost for Trail Re-Surfacing:** The cost of re-surfacing and maintaining the gravel Bridal Trail. Re-surfacing will occur every five years:

Bridal Trail Resurfacing Cost Estimates			
Trail Dist. (ft)	4000	Gravel @ \$41/yard	\$7,585
Trail Width (ft)	5	Labor= 96 hrs * \$45/hr	\$4,320
Trail Depth (ft)	0.25	Equipment	\$600
TOTAL AREA	5000ft ³	Roller Rental	\$400
TOTAL YARDS	185yards	TOTAL COST (5Yr)	\$12,905
		Cost/Year	\$2,581.00
		Cost/Month	\$215.08
		Number of Customers OSMZ	94
		Customer cost/Month	2.288

- 13. \$10,000 County Subsidy:** The County of Humboldt has agreed to subsidize MCSD \$10,000 annually for maintenance of the zone. Thus the monthly subsidy per customer equals: (column 16 individual Gross Cost Per Cust. Per Month) x [(\$10000/12)*(total gross cost/mo.)]
- 14. Credit for SWAP Crew:** MCSD receives workers from the Sheriffs Work Alternative Program (SWAP) this labor comes to the District at a discounted cost. The value of this benefit is estimated at \$11,000/year. Thus this monthly subsidy per customer equals: (column 16 individual Gross Cost Per Cust. Per Month) x [(\$11000/12)*(total gross cost/mo.)]
- 15. Total Credits:** The total amount credited back to the customer, equal to the sum of column 13 and 14 credits
- 16. Gross Cost per Cust. per Month:** The amount customers would pay per month without any credits or subsidies, equal the sum of columns 8 through 12.
- 17. Net Cost per Cust. per Month:** The amount customers pay per month, including all fees, subsidies and credits.

References:

Engineers Report, Central Avenue Landscape Zone (OSZ #6), June 11, 2010. MCSD. This document provided the base spreadsheet and initial linear footages from assessor maps.

Proposed Central Avenue Landscape Maintenance Open Space Zone #6 Engineers Report. March 2000, Dennis M. Ryan. This document was used to verify consistency with past reports and to verify that all required parcels were included in the current report.

Maintenance Cost Estimate Central Avenue Open Space Maintenance Zone, MCSD 2010. This document was used to analyze the adequacy of the cost per square foot of maintenance.