



Zone Maintained By:



McKinleyville Community Services District
1656 Sutter Road
P.O. Box 2037
McKinleyville, CA 95519
(707) 839-3251

Maps Drawn by:

Brian Anspach at MCSD

Documents Reviewed by:

Max Schillinger, PE
Schillinger Engineering
(907) 746-4185
[**max_schillinger@hotmail.com**](mailto:max_schillinger@hotmail.com)



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
---	--------

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

Page 1

Page 2

Page 3

Page 4

Page 5

Page 6

Page 7

Page 8

Page 9

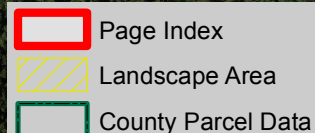
Page 10

Page 11

Page 12

Page 13

Page 14



Central Ave. Landscape Zone Index

OSMZ #6

Imagery Captured June 2014

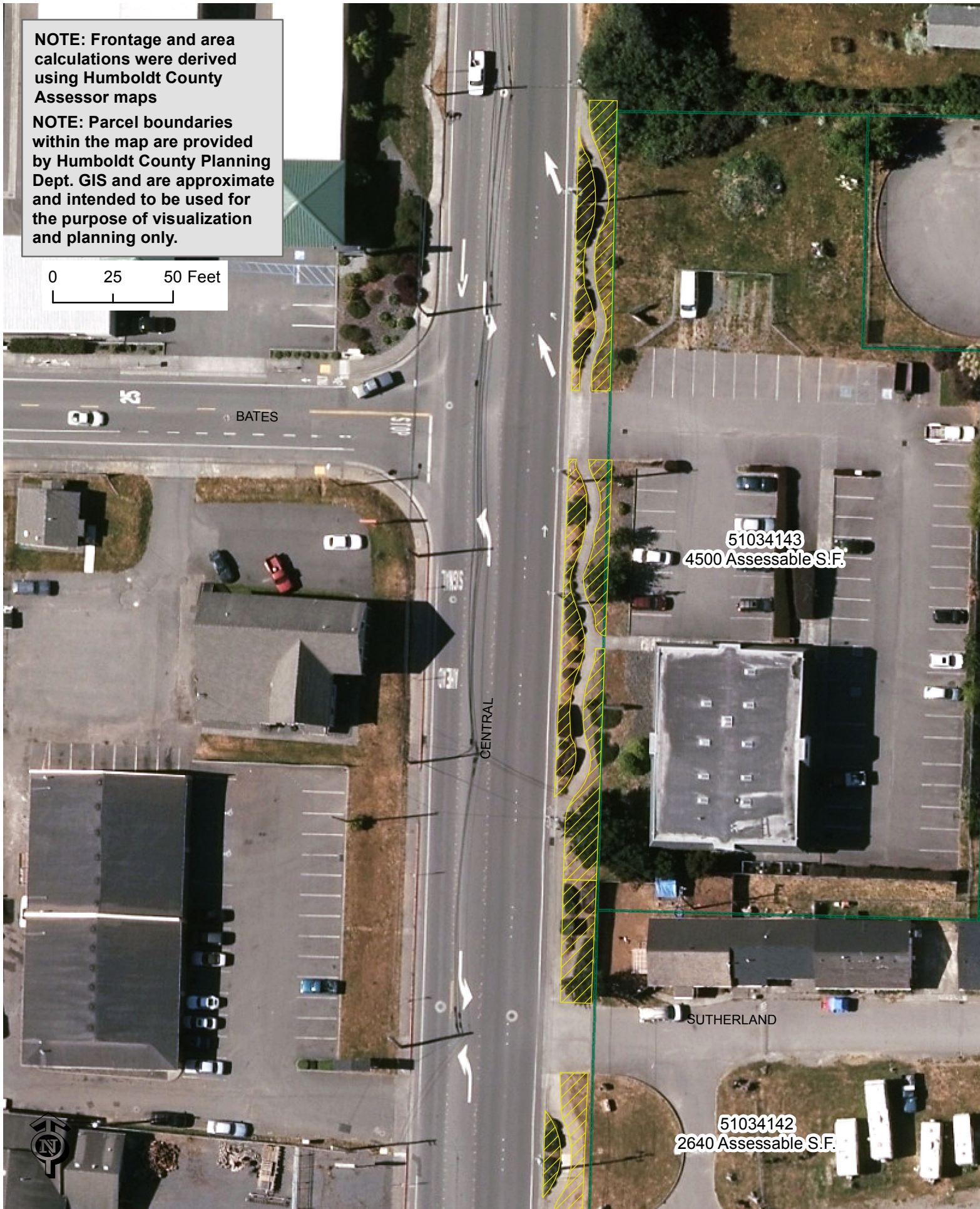
Map Created August 2015

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

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

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.

CENTRAL

PRIVATE 6

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

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

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

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**

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.