

**Central Avenue  
Open Space Maintenance Zone #6  
Engineers Report**



**Prepared By: MCSD Staff**

**September 2021**

*McKinleyville Community Services District*

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# **ENGINEERS REPORT**

## **CENTRAL AVENUE OPEN SPACE MAINTENANCE ZONE #6**

### **Introduction**

The purpose of this report is to outline the basis of assessments for the Central Avenue Open Space Maintenance Zone (Open Space Zone #6) in McKinleyville California. This maintenance zone provides for landscaping along portions of Central Avenue, and for the maintenance of the 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.

### **Description of the Zone**

The Central Avenue Open Space Zone includes existing landscape strips on both sides of Central Avenue generally from the area of School Road to just north of Railroad Avenue. The landscape strips along the western portion are 11 feet deep from the face of the curb and include a sidewalk and planting beds with small shrubs and trees. The landscape strips along the eastern portion are 20 feet deep from the face of the curb and include planting beds with small shrubs and trees, a sidewalk, and a bridal trail. These landscape strips are owned by the property owners where MCSD and Humboldt County have an easement for maintenance of the strip.

### **Maintenance Activities**

Maintenance activities for the open space zone shall include, weeding, pruning, hedging, planting, mulching, tree trimming, and bridal trail maintenance. Currently MCSD is performing the maintenance work with financial assistance from Humboldt County and labor support from the Sheriff's Working Alternative Program (SWAP) and Northern Humboldt Employment Services.

### **Cost Estimate**

The cost estimate details the current estimated costs and expenses for maintenance of the zone. Costs of maintaining the landscaped frontage are allocated to each parcel based on the area of the landscaped frontage that fronts each parcel. Each assessed parcel is allocated an equal share of the cost of bridal trail maintenance.

Total Annual Cost of Landscape maintenance <sup>(1)</sup>	\$48,599
Total Annual Cost for Bridal Trail maintenance <sup>(1)</sup>	\$ 3,099
Plus 12% Insurance, Contract Fees, and Bookkeeping	\$ 6,374
Less Annual County Subsidy	(\$10,000)
Less Credit for SWAP Crew	(\$11,000)
<b>TOTAL Annual Costs Charged</b>	<b>\$37,072</b>

<sup>(1)</sup> Annual Costs for Landscape and Bridal Trail maintenance are based on a review of the actual maintenance costs since 2015 with a Consumer Price Index addition to account for inflation.

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 (Exhibit A). 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 2021 dollars. This monthly assessment (aside from the fifty-cent administrative fee) may be adjusted annually, beginning February 2022, 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.

### **Definitions and References for the Central Avenue OSMZ#6 Spreadsheet (Exhibit B)**

Column#    Description

- 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 \$.05/square foot per month.
9. **Overhead for Insurance:** The Proposed Base Cost listed in column 8 is multiplied by 2% for insurance costs.
10. **10% Overhead Contract Fee:** The Proposed Base Cost listed in column 8 is multiplied by 10% for Overhead and Contract Fees.
11. **\$.50 Cost for Bookkeeping:** A lump sum of \$.50 per month 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.

Trail Distance	4000ft	Gravel @ \$55/Yard	\$10,175.00
Trail Width	5ft	Labor = 96hrs @ \$45/hr	\$4,320.00
Trail Depth	0.25ft	Equipment	\$600.00
Volume Cubic Ft	5000 Cubic Ft	Roller Rental	\$400.00
Yards of Gravel	185 yards	<b>Total Cost (5yr)</b>	<b>\$15,495.00</b>
		Cost/Year	\$3,099.00
		Cost/Month	\$258.25
		Number of Customers	93
		<b>Customer Cost/Month</b>	<b>\$2.72</b>

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.



# Exhibit A Site Plan



## Central Ave. Landscape Area

 Central Ave Landscape Maintenance Area

## OSMZ #6

1 inch = 600 feet

**Exhibit B**  
**Cost Estimate Spreadsheet**



Central Avenue Landscape Zone OSMZ #6 2021 Reformation																						
Rev 8/20/2021																						
93 Total Customers																						
APN	Customer or Business Name	East or West	Address	MCSID Cust #	RTE/SRVC	Assessed Frontage Length <sub>1</sub>	2 Side <sub>2</sub>	3 Frontage Depth <sub>3</sub>	4 Total Frontage Area (s.f.) <sub>4</sub>	5 Sidewalk Depth <sub>5</sub>	6 Area (s.f.) <sub>6</sub>	7 Landscape Area: Assessed Square Footage <sub>7</sub>	8 \$0.05 Base Cost per s.f. per Month <sub>8</sub>	9 2% Overhead for Insurances <sub>9</sub>	10 10% Overhead Contract Fee <sub>10</sub>	11 \$0.50 Cost for Bookeeping <sub>11</sub>	12 Cost for Trail Re-Surfacing <sub>12</sub>	13 10000/yr County Subsidy <sub>13</sub>	14 \$11000/yr Credit for SWAP Crews <sub>14</sub>	15 Total Credits <sub>15</sub>	16 Proposed Gross Cost per Cust per Month <sub>16</sub>	17 Proposed Net Cost per Cust per Month <sub>17</sub>
50824212	American Hospital Management	West	1680 Central	AME0012	020/0502	107	West	11	1177	5	535	642	\$32.10	\$0.64	\$3.21	\$0.50	\$2.72	\$6.78	\$7.46	\$14.25	\$39.17	\$24.93
50824215	ANDERSON, GREG	West	1660 Central	AND0084	005/0430	90	West	11	450	5	540	540	\$27.00	\$0.54	\$2.70	\$0.50	\$2.72	\$5.79	\$6.37	\$12.17	\$33.46	\$21.29
50824223	LNK Holdings	West	1600 Central	WAT0017	020/0593	109	West	11	1189	5	545	654	\$32.70	\$0.65	\$3.27	\$0.50	\$2.72	\$7.59	\$8.24	\$16.03	\$41.84	\$25.35
50824224	CVS	West	1720 Central	CVS0004	005/0400	229	West	11	2519	5	1145	1374	\$68.70	\$1.37	\$6.87	\$0.50	\$2.72	\$18.27	\$19.16	\$38.16	\$98.16	\$51.01
50824225	Humboldt Petroleum (Shell Gas station)	West	1606 Central	HUM0004	006/0010	89	West	11	979	5	445	534	\$26.70	\$0.53	\$2.67	\$0.50	\$2.72	\$5.74	\$6.31	\$12.05	\$33.12	\$21.08
50824229	Chamber of Commerce / Tri counties bank	West	1640 Central	TRIO027	005/0435	241	West	11	2651	5	1205	1446	\$72.30	\$1.45	\$7.23	\$0.50	\$2.72	\$14.58	\$16.04	\$30.62	\$84.20	\$53.57
50824239	Miller Farms Parcel 2 (south one along nursery wy)	West	1595 Nursery	MIL0011	005/0332	146	West	11	1606	5	730	876	\$43.80	\$0.88	\$4.38	\$0.50	\$2.72	\$9.05	\$9.96	\$19.01	\$52.28	\$33.26
50825105	D. R. Miller Family LLC	West	1836 Central	MIL0018	005/0357	68	West	11	748	5	340	408	\$20.40	\$0.41	\$2.04	\$0.50	\$2.72	\$4.51	\$4.97	\$9.48	\$26.07	\$16.59
50825108	Coast Central Credit Union	West	1968 Central	COA0002	005/0290	200	West	11	2200	5	1000	1200	\$60.00	\$1.20	\$6.00	\$0.50	\$2.72	\$12.20	\$13.42	\$25.61	\$70.42	\$44.81
50825123	Joyful Healer / Karate dojo	West	1944 Central	CHU0009	005/0300	63	West	11	693	5	315	378	\$18.90	\$0.38	\$1.89	\$0.50	\$2.72	\$4.22	\$4.65	\$8.87	\$24.39	\$15.52
50825125	Murphy's Pizza Office	West	1940 Central	MUR0010	005/0305	13	West	11	143	5	65	78	\$3.90	\$0.08	\$0.39	\$0.50	\$2.72	\$1.31	\$1.45	\$2.76	\$7.59	\$4.83
50825126	Becci Matson	West	1936 Central	MAT0063	005/0306	13	West	11	143	5	65	78	\$3.90	\$0.08	\$0.39	\$0.50	\$2.72	\$1.31	\$1.45	\$2.76	\$7.59	\$4.83
50825127	Northern CA Safety Consortium	West	1932 Central	NOR0034	005/0307	13	West	11	143	5	65	78	\$3.90	\$0.08	\$0.39	\$0.50	\$2.72	\$1.31	\$1.45	\$2.76	\$7.59	\$4.83
50825128	Paul Trajanier (McK Office Supply)	West	1928 Central	TRE0006	005/0308	13	West	11	143	5	65	78	\$3.90	\$0.08	\$0.39	\$0.50	\$2.72	\$1.31	\$1.45	\$2.76	\$7.59	\$4.83
50825134	Burger King	West	1645 Heartwood	BUR0002	005/0313	187	West	11	2057	5	935	1122	\$56.10	\$1.12	\$5.61	\$0.50	\$2.72	\$11.44	\$12.58	\$24.02	\$66.05	\$42.03
50825135	Starbucks	West	1924 Central	STA0052	005/0310	119	West	11	1309	5	595	714	\$35.70	\$0.71	\$3.57	\$0.50	\$2.72	\$7.48	\$8.23	\$15.71	\$43.20	\$27.49
50825145	Miller Farms (Cottage Realty / Humboldt Human Resources)	West	1834 Central	MIL0008	005/0359	75	West	11	825	5	375	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50825150	Miller Farm	West	1828 Central	MIL0009	005/0360	178	West	11	1958	5	890	1068	\$53.40	\$1.07	\$5.34	\$0.50	\$2.72	\$10.92	\$12.01	\$22.92	\$63.03	\$40.10
50825159	Opies Fine Cars	West	1900 Central	OPI0001	005/0354	179	West	11	1969	5	895	1074	\$53.70	\$1.07	\$5.37	\$0.50	\$2.72	\$10.97	\$12.07	\$23.05	\$63.36	\$40.32
50918158	Grocery Outlet	East	1581 Central	GRO0046	1936	176	East	11	1936	5	880	1066	\$52.80	\$1.06	\$5.28	\$0.50	\$2.72	\$10.80	\$11.88	\$22.68	\$62.36	\$39.68
50918160	Auto Zone	East	1585 Central	AUT0001	1935	85	East	11	935	5	425	510	\$25.50	\$0.51	\$2.55	\$0.50	\$2.72	\$5.50	\$6.05	\$11.56	\$31.78	\$20.22
50919116	Central Station	East	1631 Central	CEN0002	005/2180	97	East	11	1940	5	485	1455	\$72.75	\$1.46	\$7.28	\$0.50	\$2.72	\$14.67	\$16.14	\$30.81	\$84.70	\$53.89
50919107	Mary Keehn	East	1607 Central	KEE0013	005/2170	79	East	20	1580	5	395	1185	\$59.25	\$1.19	\$5.93	\$0.50	\$2.72	\$12.05	\$13.26	\$25.31	\$69.58	\$44.27
50919122	Sydriel LP	East	1699 Central				East						\$0.00					\$0.00				
50919127	CSK Auto Kragen #1428 C/O Oriely Auto Parts	East	1605 Central	CSK0001	005/2165	74	East	20	1480	5	370	1110	\$55.50	\$1.11	\$5.55	\$0.50	\$2.72	\$11.32	\$12.46	\$23.78	\$65.38	\$41.60
50919155	Redwood Oil Co.	East	1697 Central	RED0029	005/2190	172	East	20	3440	5	860	2580	\$129.00	\$2.58	\$12.90	\$0.50	\$2.72	\$25.58	\$28.14	\$53.72	\$147.70	\$93.98
50922144	Carmellas	East	1701 Central	CAR0090	004/0830	103	East	20	2060	5	515	1545	\$77.25	\$1.55	\$7.73	\$0.50	\$2.72	\$15.54	\$17.10	\$32.64	\$89.74	\$57.10
50922147	NORTH COAST NATUROPATHIC	East	1727 Central	NOR0072	002/0030	20.5	East	20	410	5	103	308	\$15.38	\$0.31	\$1.54	\$0.50	\$2.72	\$3.54	\$3.89	\$7.43	\$20.44	\$13.01
50922148	VACANT	East				20.5	East	20	410	5	103	308	\$15.38	\$0.31	\$1.54	\$0.50	\$2.72	\$3.54	\$3.89	\$7.43	\$20.44	\$13.01
50922149	Trinity Ballet	East	1711 Central	CVS0001	002/0010	20.5	East	20	410	5	103	308	\$15.38	\$0.31	\$1.54	\$0.50	\$2.72	\$3.54	\$3.89	\$7.43	\$20.44	\$13.01
50922150	Mad River Hospital	East	1733 Central	MAD0001	002/0060	20.5	East	20	410	5	103	308	\$15.38	\$0.31	\$1.54	\$0.50	\$2.72	\$3.54	\$3.89	\$7.43	\$20.44	\$13.01
50922151	Mad River Hospital	East	1735 Central	MAD0004	002/0050	20.5	East	20	410	5	103	308	\$15.38	\$0.31	\$1.54	\$0.50	\$2.72	\$3.54	\$3.89	\$7.43	\$20.44	\$13.01
50922152	Gregory Mellon D.D.S.	East	1737 Central	MEL0001	002/0040	20.5	East	20	410	5	103	308	\$15.38	\$0.31	\$1.54	\$0.50	\$2.72	\$3.54	\$3.89	\$7.43	\$20.44	\$13.01
50922153	Luzmilla's	East	1751 Central	LUZ0001	002/0067	145	East	20	2900	5	725	2175	\$108.75	\$2.18	\$10.88	\$0.50	\$2.72	\$21.65	\$23.82	\$45.47	\$125.02	\$79.55
50922158	BMW of Humboldt	East	1795 Central	BMW0001	002/0085	113	East	20	2260	5	565	1695	\$84.75	\$1.70	\$8.48	\$0.50	\$2.72	\$17.00	\$18.70	\$35.69	\$98.14	\$62.45
50922162	BMW of Humboldt	East	1781 Central	BMW0001	002/0077	62	East	20	1240	5	310	930	\$46.50	\$0.93	\$4.65	\$0.50	\$2.72	\$9.58	\$10.54	\$20.11	\$55.30	\$35.19
50923218	Mickeys Car Dealership	East	1901 Central	MIC0002	002/0890	216	East	20	4320	5	1080	3240	\$162.00	\$3.24	\$16.20	\$0.50	\$2.72	\$31.98	\$35.18	\$67.16	\$184.66	\$117.50
50923301	LDS Church Heartwood/Central Ave.	East	1660 Heartwood	LDS0002	002/0116	330	East	20	6600	5	1650	4950	\$247.50	\$4.95	\$24.75	\$0.50	\$2.72	\$48.57	\$53.42	\$101.99	\$280.42	\$178.43
50923302	J.A. Southerland DBA Taco Bell	East	1811 Central	LAS0002	002/0110	55	East	20	1100	5	275	825	\$41.25	\$0.83	\$4.13	\$0.50	\$2.72	\$8.56	\$9.42	\$17.97	\$49.42	\$31.45
50923305	Mark Rynearson	East	1803 Central	RYN0003	002/0090	21	East	20	420	5	105	315	\$15.75	\$0.32	\$1.58	\$0.50	\$2.72	\$3.61	\$3.97	\$7.59	\$20.86	\$13.27
50923306	Forbes and Associates	East	1807 Central	FOR0001	002/0100	21	East	20	420	5	105	315	\$15.75	\$0.32	\$1.58	\$0.50	\$2.72	\$3.61	\$3.97	\$7.59	\$20.86	\$13.27
50923128	Roetiger, Timothy	East	1955 Central	CEN0007	002/2180	100	East	20	2000	5	500	1500	\$75.00	\$1.50	\$7.50	\$0.50	\$2.72	\$15.11	\$16.62	\$31.72	\$87.22	\$55.50
50926129a	Wright Management Services	East	1965 Central	MAC0056	002/2235	30	East	20	600	5	150	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50926129b	Wright Management Services	East	1965 Central	WRM0070	002/2190	30	East	20	600	5	150	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50926129c	Blanc Schellier	East	1969 Central	SCH0148	002/2200	30	East	20	600	5	150	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50926129d	Edward Jones Co	East	1973 Central	EDW0014	002/2220	30	East	20	600	5	150	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50926129e	Lenore and Randy Meyers	East	1985 Central	MYE0030	002/2240	30	East	20	600	5	150	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50926129f	Little Ceasars	East	1977 Central	LIT0022	002/2230	30	East	20	600	5	150	450	\$22.50	\$0.45	\$2.25	\$0.50	\$2.72	\$4.92	\$5.41	\$10.34	\$28.42	\$18.08
50926201	HODGE PROPERTY LLC,	East	1933 Central	HOD0012	002/0904	100	East	20	2000	5	500	1500	\$75.00	\$1.50	\$7.50	\$0.50	\$2.72	\$15.11	\$16.62	\$31.72	\$87.22	\$55.50
51012205	Les Schwab Tires	West	2210 Central	LES0009	013/1436	167	West	11	1837	5	835	1002	\$50.10	\$1.00	\$5.01	\$0.50	\$2.72	\$10.28	\$11.30	\$21.58	\$59.33	\$37.75
51012236	Dennis McDonald	West	2260 Central	MCD0028	011/1652	132	West	11	1452	5	660	792	\$39.60	\$0.79	\$3.96	\$0.50	\$2.72	\$8.24	\$9.06	\$17.30	\$47.57	\$30.27
51013207	L&A Enterprise (Vacant lot NW corner pickett & central)	West	2160 Central	LAE0008	002/0517	95	West	11	1045	5	475	570	\$28.50	\$0.57	\$2.85	\$0.50	\$2.72	\$6.09	\$6.69	\$12.78	\$35.14	\$22.36
51013215	The Look Clothing and salon	West	2196 Central	THE0018	013/1438	65	West	11	715	5	325	390	\$19.50	\$0.39	\$1.95	\$0.50	\$2.72	\$4.34	\$4.77	\$9.11	\$25.06	\$15.95
51013231	Piersons City Center L&A enterprises	West	City Center	LAE0001	005/0170	675	West	11	7425	5	3375	4050	\$202.50	\$4.05	\$20.25	\$0.50	\$2.72	\$39.84	\$43.82	\$88.66	\$230.02	\$146.36
51013232	St Joseph Hospital	West	2192 Central	STJ0005	013/1439	50	West	11	550	5	250	300	\$15.00	\$0.30	\$1.50	\$0.50	\$2.72	\$3.47	\$3.81	\$7.28	\$20.02	\$12.74
51031306	Big Oil & Tire	West	1980 Central	BIG0006	005/0280	70	West	11	770	5	350	420	\$21.00	\$0.42	\$2.10	\$0.50	\$2.72	\$4.63	\$5.09	\$9.73	\$25.74	\$17.01