May 6, 2026 Regular Meeting of the McKinleyville Community Services District Board of Directors

Time: 6:00 p.m.

Location: Azalea Hall, 1620 Picket Road, McKinleyville, California

Or

Teleconference via ZOOM or Telephone

Use ZOOM MEETING ID: 859 4543 6653 (https://us02web.zoom.us/j/85945436653)

or DIAL IN TOLL FREE: 1-888-788-0099 (No Password Required!)

To participate by teleconference, please use the toll free number listed above, or join through the internet at the Zoom App with weblink and ID number listed above, or the public may submit written comments to the Board Secretary at: comments@mckinleyvillecsd.com up until 4:30 p.m. on Tuesday, May 5.

All Public Comment received before the above deadline may be provided to the Board at 9 a.m. on Wednesday, May 6 in a supplemental packet that will also be posted on the website for public viewing.

Agenda

A. Call to order

1 Roll Call

2 Pledge of Allegiance

3 Additions or Changes to the Agenda

Items may be added to the Agenda in accordance with Section 54954.2(b)(2) of the Government Code (Brown Act), upon a determination by two-thirds vote of the members of the legislative body

present at the time of the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the McKinleyville Community Services District after the Agenda was posted.

4 Approval of the Agenda

5 Closed Session Discussion

At any time during the regular session, the Board may adjourn to closed session to consider existing or anticipated litigation, liability claims, real property negotiations, license and permit determinations, threats to security, public employee appointments, personnel matters, evaluations and discipline, labor negotiations, or to discuss with legal counsel matters within the attorney-client privilege.

There is no closed session scheduled.

B. Public Hearings

These are items of a Quasi-Judicial or Legislative nature. Public comments relevant to these proceedings are invited.

1 Conduct Public Hearing for the Annual Levy of Assessments (Fiscal Year 2026/2027) for the Measure B Maintenance Assessment District – Renewal for Parks, Open Space, and Recreational Facilities (Pg. 9)

Consider Adopting Resolution 2026-16 Amending and/or Approving the Final Engineer's Annual Levy Report for the Measure B Maintenance Assessment District - Renewal for Parks, Open Space, and Recreational Facilities for Fiscal Year 2026/2027

Consider Adopting Resolution 2026-17 Ordering the Levy and Collection of Assessments within the Measure B Maintenance Assessment District - Renewal for Parks, Open Space, and Recreational Facilities for Fiscal Year 2025/2026

Attachment 1 – Resolution 2026-16 **(Pg. 13)**

Attachment 2 – Resolution 2026-17 **(Pg. 17)**

Attachment 3 – Annual Engineer's Report Fiscal Year 2025/2026 **(Pg. 21)**

Attachment 4 – PSA for Notice of Hearing **(Pg. 55)**

Attachment 5 – Measure B Preliminary Assessment Roll **(Pg. 57)**

C. Public Comment and Written Communications

Any person may address the Board at this time upon any subject not identified on this Agenda but within the jurisdiction of the McKinleyville Community Services District; however, any matter that requires action will be referred to staff for a report of action at a subsequent Committee or Board meeting. As to matters on the Agenda, an opportunity will be given to address the Board when the matter is considered. Comments are limited to 3 minutes. Letters should be used for complex issues.

D. Consent Calendar

Consent Calendar items are expected to be routine and non-controversial, to be acted upon by the Board of Directors at one time without discussion. If any Board member, staff member, or interested person requests that an item be removed from the Consent Calendar, it shall be removed so that it may be acted upon separately.

1 Consider Approval of Draft Minutes of the Board of Directors Regular Meeting on April 1, 2026 (Pg. 123)

Attachment 1 – Draft Minutes from April 1, 2026 **(Pg. 125)**

2 Consider Approval of March 31, 2026 Treasurer's Report (Pg. 133)

Attachment 1 – March 31, 2026 Treasurer's Report **(Pg. 135)**

3 Compliance With State Double Check Valve (DCV) Law (Pg. 157)

4 Consider Approval of Hiller Sports Complex Facility Use Agreement Contracts Between MCSD and the Mad River Youth Soccer League (MRYSL) (Pg. 159)

Attachment 1 – HSC Agreement between MCSD and Mad River Youth Soccer League **(Pg. 161)**

Attachment 2 – Supplemental Maintenance Agreement Between MCSD and Mad River Youth Soccer League **(Pg. 179)**

5 Consider Approval of the 2025 Consumer Confidence Report (CCR) (Pg. 183)

Attachment 1 – 2025 Consumer Confidence Report **(Pg. 185)**

6 Consider Adoption of Proclamation: May 3 through May 9, 2026 Professional Municipal Clerks Week (Pg. 191)

Attachment 1 – Proclamation **(Pg. 193)**

7 Consider Approval of Agreement Between McKinleyville Union School District (MUSD) and the McKinleyville Community Services District (MCSD) for the Provision of After School Leaders to the 21st Century Community Learning Center After School Program at McKinleyville Union School District Schools (Pg. 195)

Attachment 1 – MUSD and MCSD Memorandum of Understanding 2026-27 **(Pg. 197)**

8 Consider Adoption of a Notice of Exemption as required for the Financial Assistance Application from the State Water Resources Control Board for the Planning and Design of the Fischer, B Street, Kelly, and Letz Lift Station Upgrades including associated Force Mains, an Alternative Disinfection Study for the Wastewater Management Facility, and the Office Seismic Retrofit Projects (Pg. 203)

Attachment 1 – Notice of Exemption for Projects detailed in CWSRF Planning Grant Application **(Pg. 205)**

9 Consider Supporting Life Plan Humboldt Application for Simpson Family Fund Grant (Pg. 207)

E. Continued and New Business

1 Consider Adoption of Resolution 2026-18 Recognizing, Honoring, and Thanking Erik Jones for His 23 Years of Service Upon His Retirement (Pg. 209)

Attachment 1 – Resolution 2026-18 **(Pg. 211)**

2 Water and Wastewater Bond Financing Update (Pg. 213)

Attachment 1 – Identified Projects to be Funded **(Pg. 215)**

Attachment 2 – April 27, 2026 Financing Summary **(Pg. 217)**

Attachment 3 – DRAFT S&P Credit Presentation **(Pg. 219)**

Attachment 4 – DRAFT District Resolution **(Pg. 271)**

Attachment 5 – DRAFT Water Installment Purchase Contract **(Pg. 279)**

Attachment 6 – DRAFT Water Trust Agreement **(Pg. 311)**

Attachment 7 – DRAFT Water Certificate Purchase Agreement **(Pg. 367)**

Attachment 8 – DRAFT Official Statement **(Pg. 391)**

Attachment 9 – DRAFT Continuing Disclosure Certificate **(Pg. 503)**

Attachment 10 – Time and Responsibility Schedule **(Pg. 511)**

3 Consider Second Reading and Adoption of Ordinance 2026-01 Amending Regulation 46 Community Forest Committee of the McKinleyville Community Services District Rules and Regulations (Pg. 515)

Attachment 1 – 2026-03-17 Regulation 46 in Track Changes **(Pg. 517)**

Attachment 2 – Ordinance 2026-01 **(Pg. 525)**

4 Consider Second Reading and Adoption of Ordinance 2026-02 Amending the District's Rules and Regulations Regarding Collection of Delinquent Charges (Pg. 535)

Attachment 1 – Ordinance 2026-02 **(Pg. 537)**

Attachment 2 – Regulation 1 Draft Changes **(Pg. 543)**

Attachment 3 – California Government Code Section 61115-Collection and Enforcement of Rates and Charges **(Pg. 547)**

5 Consider Support for AB (Assembly Bill) 1866 (Rogers) California Disaster Assistance Act: Minimum Damages Thresholds (Pg. 549)

Attachment 1 – AB 1866 Text **(Pg. 551)**

Attachment 2 – Letter of Support **(Pg. 553)**

6 Review Operations Draft Budget for Water, Wastewater, and Streetlight Funds, FY2026-27 (Pg. 555)

Attachment 1 – FY2026-27 Draft Operating Budget for Water **(Pg. 557)**

Attachment 2 – FY2026-27 Draft Operating Budget for Wastewater **(Pg. 559)**

Attachment 3 – FY2026-27 Draft Operating Budget for Streetlights **(Pg. 561)**

7 Approval of FY2025-26 Budget Revision (Pg. 563)

Attachment 1 – FY2025-26 Revised Budget Summaries **(Pg. 567)**

8 Discuss and Consider Approval of Resolution 2026-15 Adopting the Amended Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Highway Sewer Crossing Project (Pg. 573)

Attachment 1 – Resolution 2026-15 **(Pg. 575)**

Attachment 2 – An Addendum to the 2025 Initial Study and Mitigated Negative Declaration, Sewer Highway Crossings Project **(Pg. 579)**

Attachment 3 – Addendum to the Mitigation, Monitoring and Reporting Program **(Pg. 595)**

Attachment 4 – Revised Notice of Determination **(Pg. 629)**

9 Discuss and Decide on District Preferences for the November 3, 2026 Election (Pg. 631)

Attachment 1 – Letter from County Elections Office **(Pg. 633)**

10 Consider Approval of the McKinleyville BMX (MCKBMX) Memorandum of Understanding (MOU) to the McKinleyville Community Services District (MCSD) Board of Directors (Pg. 635)

Attachment 1 – MCKBMX & MCSD MOU **(Pg. 637)**

11 Consider First Reading of Ordinance 2026-03 Amending the District's Rules and Regulations Generalizing Specific Fees to Reference Appendix A: Current Special Fee Schedule and Appendix B: Facility & Park Rental Fee Schedule (Pg. 653)

Attachment 1 – 2026-05-06 MCSD Rules 5.01, 5.04, 5.11, 8.03, 8.04, 8.05, 9.04, 10.03, 10.09, 14.05, 14.08, 16.01(c), 19.03, 21.02, 27.08, 45.01.a, 45.02, 45.03.a, 45.03.c, 45.04.a, 45.05, 45.08, 52.03, and 73.11 in Track Changes **(Pg. 655)**

Attachment 2 – Ordinance 2026-03 **(Pg. 665)**

Attachment 3 – Draft Appendix A: Current Special Fee Schedule **(Pg. 673)**

Attachment 4 – Draft Appendix B: Facility & Park Rental Fee Schedule **(Pg. 675)**

12 Consider First Reading of Ordinance 2026-04 Amending the District's Rules and Regulations Rule 7.07 Cross-Connections (Pg. 677)

Attachment 1 – 2026-05-06 MCSD Rules and Regulations Rule 7.07 in Track Changes **(Pg. 679)**

Attachment 2 – Ordinance 2026-04 **(Pg. 681)**

F. Reports

No specific action is required on these items, but the Board may discuss any particular item as required.

1 Active Committee Reports

a. Standing Committees

1. Parks and Recreation Committee (Binder/Biteman)
2. Audit and Finance Committee (Orsini/Biteman)
3. Employee Negotiations Committee (Couch/Mayo)
4. McKinleyville Community Forest Committee (Orsini/Biteman)

b. Ad-Hoc Committees

1. Cyber Security Governance Ad-Hoc Committee (Binder/Orsini)

c. Board Liasons

1. McKinleyville Area Fund (John Kulstad/Binder)
2. Redwood Region Economic Development Commission (Biteman/Mayo)
3. McKinleyville Municipal Advisory Committee (Binder/Orsini)
4. McKinleyville Senior Center (Binder/Couch)

2 Legislative and Regulatory Reports

3 Staff Reports

a. Finance & Administration Department (Samantha Howard) (Pg. 683)

b. Operations Department (James Henry) (Pg. 685)

c. Parks & Recreation Department (Kirsten Messmer) (Pg. 691)

Attachment 1 – Parks and Recreation Committee Approved Meeting Minutes from January 21, 2026 **(Pg. 695)**

Attachment 2 – McKinleyville Community Forest Committee Approved Meeting Minutes from March 17, 2026 **(Pg. 699)**

d. **General Manager (Pat Kaspari) (Pg. 703)**

Attachment 1 – WWMF Monthly Self-Monitoring Report **(Pg. 709)**

4. President's Report

5. Board Member Comments, Announcements, Reports and Agenda Item Requests

G. Adjournment

Posted 5:00 p.m. on May 1, 2026

Pursuant to California Government Code Section 54957.5. this agenda and complete packet are available for public inspection upon request at the MCSD office, 1656 Sutter Road, McKinleyville. A complete packet is also available for viewing at the McKinleyville Library at 1606 Pickett Road, McKinleyville. If you would like to receive the complete packet via email, free of charge, contact the Board Secretary at (707)839-3251 to be added to the mailing list.

McKinleyville Community Services District will, on request, make agendas available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Individuals who need this agenda in an alternative format or who need a disability-related modification or accommodation in order to participate in the meeting should contact the Board Secretary at (707) 839-3251. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements for accommodations.

McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: B.1 **Conduct Public Hearing for the Annual Levy of Assessments (Fiscal Year 2026/2027) for the Measure B Maintenance Assessment District – Renewal for Parks, Open Space, and Recreational Facilities**

Consider Adopting Resolution 2026-16 Amending and/or Approving the Final Engineer's Annual Levy Report for the Measure B Maintenance Assessment District - Renewal for Parks, Open Space, and Recreational Facilities For Fiscal Year 2026/2027

Consider Adopting Resolution 2026-17 Ordering the Levy and Collection of Assessments within the Measure B Maintenance Assessment District - Renewal for Parks, Open Space, and Recreational Facilities for Fiscal Year 2026/2027

PRESENTED BY: **Samantha Howard, Finance Director**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends the Board:

1. Discuss
2. Open public testimony and consider any public input and written protests
3. Close the Public Hearing
4. Staff recommends the Board adopt Resolutions 2026-16 & 2026-17
    a. Resolution 2026-16; Approving the Annual Engineer's Report; Fiscal Year 2026/2027; McKinleyville Community Services District; Measure B Maintenance Assessment District (Renewal for Parks, Open Space, and Recreational Facilities); Including the Assessment Diagram Connected Therewith, **Attachment 1.**
    b. Resolution 2026-17; Ordering the Levy and Collection of Assessments within the McKinleyville Community Services District; Measure B Maintenance Assessment District (Renewal for Parks,

Open Space, and Recreational Facilities) for Fiscal Year 2026/2027, **Attachment 2**.

Discussion:

Staff recommends the Board Open the Public Hearing.

In 1992, McKinleyville voters approved the Measure B Assessment District with a 20-year duration for the purpose of funding the development and maintenance of public recreation facilities including the McKinleyville Activity Center, Azalea Hall and Hiller Sports Site. The Board authorized collection of the assessments in each year beginning in Fiscal Year 1992/1993.

In 2011, a property owner protest ballot proceeding was conducted pursuant to the provisions of the California Constitution Article XIIID for the levy of annual assessments for the Measure B Maintenance Assessment District – Renewal for Parks, Open Space, and Recreational Facilities which replaced and extend for another 20-year duration the assessments previously approved by voters in 1992. The proposed assessments were approved by the property owners (55.9% in favor, 45.1% opposed) and the new assessments were levied on the Humboldt County tax rolls for Fiscal Year 2011/2012 (first year's assessment).

In November 2023, a property owner protest ballot proceeding was conducted pursuant to the provisions of the California Constitution Article XIIID for the levy of annual assessments for the Measure B Maintenance Assessment District – Renewal for Parks, Open Space, and Recreational Facilities which replaced the assessments previously approved by voters in 1992 & 2011. The property owners voted to i.) Reestablish the Measure B Assessment Renewal until ended by voters; ii.) Increase the Maximum Assessment Rate; iii) add in an annual cost-of-living adjustment to the Maximum Assessment Rate, 63.3% in favor, 36.7% opposed. and the new assessments were levied on the Humboldt County tax rolls for Fiscal Year 2024/2025 (first year's assessment).

In accordance with the provisions of the Landscaping and Lighting Act of 1972 of the California Streets and Highway Code (the 1972 Act), in order to levy the assessments each fiscal year an Engineer's Report (**Attachment 3**) must be prepared and filed with the Board regarding the proposed assessments and the Board must conduct a noticed Public Hearing regarding these matters prior to approving and adopting the assessments for the upcoming fiscal year.

On April 1, 2026, the Board adopted Resolution 2026-11 which initiated the annual levy process and preparation of the Engineer's Report; and Resolution 2026-12 which declared the Board's intention to levy the assessments for Fiscal Year 2026/2027 and set May 6, 2026, as the date for the public hearing.

In accordance with Chapter 3 Section §22626 of the 1972 Act, notice of the public hearing shall be given by causing such notice to be published one time in a newspaper of general circulation at least 10 days prior to the date of hearing pursuant to Chapter 1, Article 3 Sections 22552 and 22553 of the Act (**Attachment 4**).

Alternatives:

Staff analysis consists of the following potential alternative

- Open the Public Hearing to accept public testimony
- Continue the public hearing as need
- After accepting all public testimony, close the public hearing, but take no action on the Resolutions

Fiscal Analysis:

The Fiscal Year 2026/27 Draft Engineer's Report anticipates 5,801 parcels, or 7,650 Equivalent Benefit Units, to be applied to the County Tax Roll for Measure B collections within the assessment district that benefit from the improvements. With the proposed assessment rate of $99.14 per equivalent benefit unit (a 3.14% increase compared to 2025/26), the assessment revenue to be levied and collected on the tax rolls will be approximately $758,421. This assessment revenue represents approximately 30% of the total estimated $2,512,726 budgeted expenditures for Fiscal Year 2026/2027 to fund the operation, development, and maintenance of MCSD's parks and recreation facilities.

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – Resolution 2026-16
- Attachment 2 – Resolution 2026-17
- Attachment 3 – Annual Engineer's Report Fiscal Year 2026/2027
- Attachment 4 – PSA for Notice of Hearing
- Attachment 5 – Measure B Preliminary Assessment Roll

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RESOLUTION 2026 – 16

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT APPROVING THE FINAL ENGINEER'S ANNUAL LEVY REPORT FOR THE MEASURE B MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/2027

WHEREAS, the Board of Directors of the McKinleyville Community Services District did by previous Resolution order the Assessment Engineer to prepare and file a report in connection with the annual levy of assessments for the Measure B Maintenance Assessment District (hereafter referred to as the "District" or "Measure B") for Fiscal Year 2026/2027 (commencing July 1, 2026 and ending June 30, 2027), pursuant to provisions of the Landscaping and Lighting Act of 1972 (Sts. & Hy. Code, sec. 22500 et seq.) (the "1972 Act"), and additionally The Improvement Act of 1911 (Sts. & Hy. Code sec. 5000, et. seq.) and The Improvement Act of 1913 (Sts. & Hy. Code sec. 10000, et. seq.) (*see* Gov. Code, secs. 61122 & 61129.) (collectively known as "The Acts"), and the provisions of the California Constitution Article XIIID; and,

WHEREAS, the Assessment Engineer has prepared and filed with the Board of Directors and the Secretary of the Board has presented to the Board of Directors such report entitled "Annual Engineer's Report; Fiscal Year 2026/2027; McKinleyville Community Services District; Measure B Maintenance Assessment District" (hereafter referred to as "Report") in accordance with the Acts; and,

WHEREAS, the Board of Directors has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents set forth therein, and finds and is satisfied that the proposed annual assessments have been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed within the District, the District consists of all parcels that receive such special benefits as set forth in said Report, and such assessments are made in accordance with the Acts and the California State Constitution, Article XIIID.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1 RECITALS: That the above recitals are true and correct.

SECTION 2 REPORT CONTENT: The Report as presented refers to the assessment district by its distinctive designation, specifies the fiscal year to which the report applies, and, with respect to that year, contains all of the following, without limitation:

a) Plans and specifications for the improvements and/or services to be financed by the assessment. (A description of the District and Improvements).

b) An estimate of the costs of the improvements and/or services. (A budget identifying the estimated costs and expenses for Fiscal Year 2026/2027).

c) A diagram for the Assessment District. (A Diagram showing the exterior boundaries of the District and parcels in it).

d) An assessment of the estimated costs of the improvements. (A description of the method of apportionment and resulting assessment rate for the fiscal year).

e) If bonds or notes will be issued, an estimate of their principal amount.

SECTION 3 REPORT APPROVAL: The Report, as presented, is hereby approved (as submitted or amended by direction of this Board of Directors), and is ordered to be filed in the Board Chambers of the Secretary of the Board as a permanent record and to remain open to public inspection.

SECTION 4 CERTIFICATION: The Board Secretary shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

ADOPTED by the Board of Directors of the McKinleyville Community Services District at a meeting held on May 6, 2026, with the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Dennis Mayo, Board President

Attest:

_____
Joey Blaine, Board Secretary

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF HUMBOLDT) ss.
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT)

I, Joey Blaine, Board Secretary of the McKinleyville Community Services District, hereby certify that Resolution No. 2026-16 is a full, true and correct copy, and was duly adopted at a regular meeting of the Board of Directors of the McKinleyville Community Services District on May 6, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Board Secretary
McKinleyville Community Services District,
California

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RESOLUTION 2026 – 17

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE MEASURE B MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/2027

WHEREAS, the Board of Directors of the McKinleyville Community Services District has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Measure B Maintenance Assessment District (hereafter referred to as the "District" or "Measure B") for Fiscal Year 2026/2027 (commencing July 1, 2026 and ending June 30, 2027), pursuant to the provisions of The Landscaping and Lighting Act of 1972 (Sts. & Hy. Code, sec. 22500 et seq.) (the "1972 Act"), and additionally The Improvement Act of 1911 (Sts. & Hy. Code sec. 5000, et. seq.) and The Improvement Act of 1913 (Sts. & Hy. Code sec. 10000, et. seq.) (see Gov. Code, secs. 61122 & 61129) (collectively, "The Acts") to pay the costs and expenses related to the ongoing maintenance, servicing, and operation of parks, open space, recreational facilities, library facilities, and public safety facilities within the District; and,

WHEREAS, the Assessment Engineer selected by the Board of Directors has prepared and filed with the Secretary of the Board, and the Secretary of the Board has presented to the Board of Directors an Engineer's Report for Fiscal Year 2026/2027 prepared in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the Board of Directors did by previous Resolution approve said Engineer's Report; and,

WHEREAS, the Board of Directors, following notice duly given, has held a full and fair Public Hearing on May 6, 2026, regarding the District, the levy and collection of the annual assessments, and the Engineer's Report prepared in connection therewith, and considered any oral and written statements, protests and communications made or filed by interested persons regarding these matters pursuant to the Acts.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1 RECITALS: That the preceding recitals are true and correct.

SECTION 2. PUBLIC HEARING AND RELATED PROCEEDINGS: That a public hearing was duly opened on May 6, 2026, that each and every step in the proceedings prior to and including the public hearing has been duly and regularly taken; that the Board of Directors is satisfied with the correctness of the diagram and the assessments, the proceedings and all matters relating hereto and all protests, objections, or appeals are hereby overruled and denied; and the Board of Directors does hereby confirm said proceedings and said assessments.

SECTION 3. INTENT TO LEVY: The Board of Directors desires to levy and collect assessments against parcels of land within the District for Fiscal Year 2026/2027 to pay for the costs and expenses related to the ongoing maintenance, servicing, and operation of parks, open space, recreational facilities, library facilities, and public safety facilities within the District.

SECTION 4. BENEFIT FINDINGS: Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the Board of Directors and which has been filed with the Board Secretary, the Board of Directors hereby finds and determines that:

a) The territory of land within the District will receive special benefits from the ongoing, maintenance, servicing, and operation of parks, open space, recreational facilities, library facilities, and public safety facilities; and,

b) The District includes all of the lands so benefited; and,

c) The net amount to be assessed upon the lands within the District has been apportioned by a formula and method which fairly distributes the net amount among eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services, in accordance with the proposed budget and method of apportionment for Fiscal Year 2026/2027; and that such assessments are levied without regard to property valuation.

SECTION 5. LEVY OF ASSESSMENTS: The adoption of this Resolution constitutes the annual levy of assessments for Fiscal Year 2026/2027.

SECTION 6. ORDERING IMPROVEMENTS: The Board of Directors hereby orders the proposed improvements to be made, which are briefly described as the ongoing maintenance, servicing, and operation of parks, open space, recreational facilities, library facilities, and public safety facilities, and all incidental expenses associated therewith, as described in the Engineer's Report, that will be provided by the McKinleyville Community Services District and funded through the annual assessments.

SECTION 7. COLLECTION OF ASSESSMENTS: The County Auditor of Humboldt County shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to Chapter 4, Article 2, Section 22646 of the 1972 Act. After collection by the County, the net amount of the levy shall be paid to the McKinleyville Community Services District Finance Director.

SECTION 8. USE OF FUNDS: The McKinleyville Community Services District Finance Director shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Measure B Assessment, and such money shall be expended only for the maintenance, operation, and servicing of the improvements, as described more specifically in the Engineer's Report.

SECTION 9. EFFECTIVE DATE: That this Resolution shall be effective immediately upon its adoption.

SECTION 10. CERTIFICATION: The Board Secretary shall certify to the passage and adoption of this resolution; and the Board Secretary, or their designate, shall file the levy of assessments for Fiscal Year 2026/2027 with the County Auditor at the time and in the manner required by the County Auditor for the levy of such assessments.

ADOPTED by the Board of Directors of the McKinleyville Community Services District at a meeting held on May 6, 2026, with the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
James Biteman, Board President

Attest:

_____
Joey Blaine, Board Secretary

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF HUMBOLDT) ss.
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT)

I, Joey Blaine, Board Secretary of the McKinleyville Community Services District, hereby certify that Resolution No. 2026-17 is a full, true and correct copy, and was duly adopted at a regular meeting of the Board of Directors of the McKinleyville Community Services District on May 6, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Board Secretary
McKinleyville Community Service District,
California

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

MEASURE B
MAINTENANCE ASSESSMENT DISTRICT
RENEWAL

Fiscal Year 2026/2027 ENGINEER'S REPORT

Intent Meeting: April 1, 2026

Public Hearing: May 6, 2026

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Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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McKinleyville Community Services District
Measure B Maintenance Assessment District Renewal

Fiscal Year 2026/2027

County of Humboldt, State of California

This Report and the enclosed descriptions, budgets, and diagram outline the assessments associated with the McKinleyville Community Services District Measure B Maintenance Assessment District Renewal for Fiscal Year 2026/2027. Said District includes each lot, parcel, and subdivision of land within the boundaries of the McKinleyville Community Services District, as they existed at the time this Report was prepared and the passage of the Resolution of Intention. Reference is hereby made to the Humboldt County Assessor's maps for a detailed description of the lines and dimensions of parcels within the McKinleyville Community Services District Measure B Maintenance Assessment District Renewal. The undersigned respectfully submits the enclosed Report as directed by the McKinleyville Community Services District Board of Directors.

Dated this 2nd day of April, 2026.

Willdan Financial Services
Assessment Engineer
On Behalf of the McKinleyville Community Services District

By: _____
Michelle Laase
Project Manager

By: _____
Tyrone Peter
PE # C 81888



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Introduction

The McKinleyville Community Services District (the "CSD"), in the County of Humboldt (the "County"), was established on April 14, 1970, pursuant to the Community Services District Law (California Government Code Section 61000 et seq.) to provide water and sewer services. The services of the CSD were expanded in 1972 to include street lighting, again in 1985 to include parks and recreation, and then in 1995 to include the construction of the McKinleyville Library. The boundaries of the CSD include approximately 12,140 acres from the Mad River in the South to Patrick Creek in the North, from the Pacific Ocean to the West to Lindsey Creek on the East.

In 1991, Measure B was passed by voters, authorizing the CSD to collect annual assessments in order to construct a new community center, to purchase land for sports fields and to provide for the maintenance and operation of park and recreational facilities. The 1991 Measure B Assessment District was formed to levy and collect annual assessments on the County tax rolls pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code §22500 et seq.) (hereafter referred to as "1972 Act") for a period of twenty (20) years. With the original Measure B Assessment District and assessments set to expire (sunset) in 2012 (the end of Fiscal Year 2011/2012), the continued operation and maintenance of the park and recreational improvements and facilities provided to the community by the CSD – including the McKinleyville Activity Center, Hiller Sports Complex and Azalea Hall – would have been jeopardized.

Therefore, in 2010, the McKinleyville CSD Board of Directors ("Board" or "Board of Directors") initiated proceedings to reestablish a special benefit assessment district within the CSD designated as the McKinleyville Community Services District Measure B Maintenance Assessment District – Renewal for Parks, Open Space, and Recreational Facilities for the purpose of providing and continuing a stable revenue source, coupled with available grants and donations from other sources, to fund the ongoing operation, maintenance, expansion, enhancement, construction, renovation and rehabilitation of the CSD parks and recreational improvements including parks, wilderness parklands, open space, trails, sports facilities, recreation and activity centers and facilities, including incidental expenses and debt services for any bond(s), loans or other repayment plans incurred to finance capital improvements (collectively referred to as "Improvements") that provide special benefits to properties within the CSD. The Board of Directors proposed to form (reestablish) the Measure B Maintenance Assessment District – Renewal for Parks, Open Space, and Recreational Facilities for another twenty (20) year period, and to levy and collect annual assessments on the County tax rolls to fund in whole or in part the improvements including related debt service on bonds that may be issued or loan agreements to finance the authorized improvements.

In 2023, the Board of Directors initiated proceedings to i) Reestablish the **Measure B Assessment Renewal** (the "District") until ended by voters; ii) Increase the Maximum Assessment Rate; iii) Add an annual cost-of-living adjustment to the Maximum Assessment Rate. Pursuant to the requirements of the California Constitution Article XIIID and the provisions of the 1972 Act, the Improvement Act of 1911 (Streets and Highways Code, section 5000, et seq.), and the Improvement Act of 1913 (Streets and Highways Code, section 10000, et seq.) (collectively the "Acts") the Board of Directors called for an Engineer's Report to be prepared regarding the proposed renewal of the District and for the proposed levy of increased assessments. Pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, the CSD held a property owner protest ballot proceeding ("Ballot Proceeding") prior to the levy of assessments for Fiscal Year 2024/2025. In conjunction with this Ballot Proceeding, a noticed public hearing was held on November 1, 2023 to consider public testimonies, comments, and written protests regarding

renewal of the District and the levy of increased assessments. Upon conclusion of the public hearing the ballots were opened and tabulated to determine whether majority protest existed. The Board of Directors confirmed the results of that ballot tabulation, with approximately 63.3% of the weighted ballots being in favor of the increased assessments and 36.7% being opposed. Finding that majority protest did not exist, the Board approved and adopted renewal of the District and the levy of increased assessments for Fiscal Year 2024/2025, with cost-of-living increases applied annually pursuant to the Fiscal Year 2024/2025 Engineer's Report.

This Engineer's Report ("Report") describes the District and identifies the improvements including any proposed changes to such improvements to be provided, the estimated expenditures, and the resulting special benefit assessments to be levied and collected on the County tax rolls for Fiscal Year 2026/2027. The total annual assessments herein are based on an estimated budget (estimated expenses) and the assessment revenues required to fund in whole or in part the park and recreational improvements, facilities and related activities deemed to be of special benefit to properties in the District and which property owners and residents of the CSD have supported.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Humboldt County Assessor's Office. The Humboldt County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Engineer's Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Engineer's Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, Zone, or Subzone might subsequently be declared invalid or unconstitutional.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section provides an overall description of the District and the improvements for which parcels are assessed. The proposed assessments as outlined in this Report are based on the improvements and appurtenant facilities that provide a special benefit to the properties within the District and operational expenses authorized pursuant to the Acts. Generally, the District improvements consist of each of the park and recreational improvements and facilities in McKinleyville CSD.

Part II

The Method of Apportionment: A discussion of the general and special benefits associated with the overall park and recreational improvements to be provided within the CSD (Proposition 218 Benefit Analysis). This part also includes a discussion of the proportional costs of the special benefits upon which the assessments are determined and separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefit and annual assessment utilizing a weighted benefit comparison and proportionality among the different property types within the District.

Part III

Estimate of Improvement Costs: An estimate of the annual cost to fund the improvements for Fiscal Year 2026/2027. The District assessments will fund only a portion of the costs needed to provide the various improvements and are not intended to fully fund any specific improvement. This estimate of the improvement costs (budget) includes an estimate of the total annual maintenance and operation costs for the existing park and recreational improvements within the CSD; an estimate of annual funding collected for planned capital improvement expenditures to fund expansion, enhancement, renovation or rehabilitation of the parks, trails and related recreational facilities within the CSD (including acquisitions and new construction); and authorized incidental expenses including, but not limited to County fees, professional services related to administration of the District and/or bonds. The estimated expenditures and assessment rate identified in this Report budget and the resulting parcel assessments in the District for Fiscal Year 2026/2027 are based on the estimated net annual cost to fund the improvements and activities for the year (Balance to be Levied), and the method of apportionment established for the District.

Part IV

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. These boundaries are coterminous with the boundaries of the McKinleyville CSD. Parcel identification, the lines and dimensions of each lot, parcel, and subdivision of land within the District, are inclusive of all parcels within the CSD as shown on the Humboldt County Assessor's Parcel Maps as they existed at the time this Report was presented to the Board of Directors for the adoption of the Resolution of Intention, and shall include all subsequent subdivisions, lot-line adjustments or parcel changes therein. Reference is hereby made to the Humboldt County Assessor's maps

for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: The Assessment Roll contains a listing of all Assessor Parcel Numbers of the properties within the District and each parcel's corresponding "Maximum Assessment" and "Proposed Assessment FY 2026/2027". The proposed assessment amounts to be levied and collected for Fiscal Year 2026/2027 for each parcel is based on the parcel's calculated proportional special benefit as outlined in the Method of Apportionment and the annual assessment rate established by the estimated Budget.

Part I – Plans and Specifications

The boundaries of the District are coterminous with the McKinleyville CSD boundaries and currently include over 6,300 assessor's parcels identified by the County Assessor's Office, and which consists of both developed and undeveloped parcels. The purpose of this District is to provide a stable revenue source, coupled with available grants and donations from other sources, to fund the ongoing operation, maintenance, expansion, enhancement, construction, renovation and rehabilitation of the McKinleyville CSD park and recreational improvements including parks, wilderness parklands, open space, trails, sports facilities, recreation and activity centers and facilities (collectively referred to as "Improvements") that provide special benefits to properties within the CSD, including incidental expenses and debt services for any bond(s), loans or other repayment plans incurred to finance capital improvements.

Applicable Legislation

On November 5, 1996, California voters approved Proposition 218. This Constitutional amendment was the latest in a series of initiatives reducing the revenue-raising discretion of California local governments. The provisions of the Proposition, now California Constitutional Articles XIIIC and XIIID, can be summarized in four general areas:

- Strengthens the general and special tax provisions of Proposition 13 and Proposition 62.
- Extends the initiative process to all local taxes, assessments, fees, and charges.
- Adds substantive and procedural requirements to assessments.
- Adds substantive and procedural requirements to property-related fees and charges.

Proposition 218 requires that beginning July 1, 1997, all new and existing assessments (with some exceptions) conform to new substantive and procedural requirements. The special benefit assessment was confirmed in 2023 following the required procedures in compliance with the California Constitution. The increased assessment, authorized under the 1972 Act, the Improvement Act of 1911 and the Improvement Act of 1913, required compliance with the substantive and procedural provisions of the California Constitution.

Improvements Authorized by the 1972 Act

The 1972 Act permits assessments proceeds to be spent on the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The installation of park or recreational improvements, including, but not limited to, all of the following:
  - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
  - Lights, playground equipment, play courts, and public restrooms.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of land for park, recreational, or open-space purposes.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- The acquisition or construction of any community center, municipal auditorium or hall, or similar public facility for the indoor presentation of performances, shows, stage productions, fairs, conventions, exhibitions, pageants, meetings, parties, or other group events, activities, or functions, whether those events, activities, or functions are public or private.
- Incidental expenses associated with the improvements including, but not limited to:
  - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
  - The costs of printing, advertising, and the publishing, posting and mailing of notices;
  - Compensation payable to the County for collection of assessments;
  - Compensation of any engineer or attorney employed to render services;
  - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
  - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5; and
  - Costs associated with any elections held for the approval of a new or increased assessment.
- Where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, the 1972 Act permits an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:
  - Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements;
  - Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments; and/or
  - Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

District Improvements

The District assessments will fully or partially fund various improvements and activities that specially benefit properties within the District. It is the goal and intent for this District to provide a stable revenue source that will allow the McKinleyville CSD to partially fund the on-going maintenance of the various park and recreational facilities for the community and endeavors to improve the overall park and recreational system that directly affect the properties and quality of life for residents, tenants, employees and owners of properties within the District. To the full extent permitted by the applicable legislation, the improvements, projects, and expenditures to be funded by the proposed assessments may include:

- **Operation and Maintenance:** operation and maintenance of park and recreational improvements throughout the District.
- **Acquisitions:** The acquisition of land or facilities for park or recreational purposes.
- **Resource Development:** The construction, installation and/or expansion of various park sites, trails, open spaces, halls/activity centers ("community centers") and related recreational facilities within the District.
- **Facility Enhancements/Rehabilitation:** Periodic repairs and renovations of recreational sites and facilities (parks, trails, community centers) including but not limited to signage, playground, and tot-lot equipment; sports field fencing; portable soccer goals; ball fields; tennis courts; basketball courts; sports facility lighting; parking facilities; restrooms, kitchens and related equipment and amenities such electrical, irrigation and drainage systems, tables benches, etc.
- **Capital Improvements:** Major repairs of recreational buildings and facilities that may include repair or replacement roofs, interior building repairs, replacement of permanent fixtures, structural repairs, internal building remodels, as well as the construction and installation of new facilities.

A summary of the improvements that have been identified by the CSD as planned park and recreational maintenance and/or enhancements that will be funded in whole or in part through the District assessments is provided below, as well as in Appendix A. Specific details regarding these improvements and projects are on file in the Office of the McKinleyville CSD and by reference these documents are made part of this Report.

Improvements to be maintained in whole or in part by the proposed District assessments for the Fiscal Year may include, but are not limited to:

- Maintenance, servicing and operation of existing parks and park facilities, including:
  - Landscape Maintenance of approximately 91,571 square feet of irrigated turf in Pierson Park, 75,000 square feet within Hiller Park West, and 498,112 square feet within the Hiller Sports Complex.
  - Landscape Maintenance of approximately thirty-five (35) acres of non-irrigated/natural vegetation within Hiller Park West.
  - Maintenance of eight (8) sports fields within the Hiller Sports Complex.

- Maintenance of approximately 17,157 square feet of parking lot area within Pierson Park, 9,770 square feet within Hiller Park West, and 35,000 square feet within the Hiller Sports Complex.
- Maintenance and operation of approximately 2 restroom facilities each, within Pierson Park, Hiller Park West, and the Hiller Sports Complex, and 2,500 square foot skate park within Pierson Park.
- Maintenance of 5 playground structures within Pierson Park, and 3 playground structures within Hiller Park West.

➢ Operation, servicing, and maintenance of existing facilities, halls/activity centers including:

- Azalea Hall: including maintenance of approximately 200 square feet of landscaping area; 13,800 square feet of parking lot area maintenance; and operation and maintenance of an approximately 9,500 square foot hall, including men and women restroom facilities, commercial sized-kitchen, 3,000 square foot hall available as reception area, stage, storage for social events. Azalea Hall is located along Pickett Road, within Pierson Park.
- McKinleyville Activity Center ("MAC"): including maintenance of approximately 19,174 square feet of landscaping and parking lot areas; operation and maintenance of an approximately 7,000 square foot gymnasium, operation, and maintenance of a 3,000-square foot lobby area, including men and women restrooms and storage facilities. MAC is located along Gwin Road within Pierson Park.
- McKinleyville Teen Center: an approximate 6,600 square foot addition to an existing community center. The 6,600 square-foot center is used for teen and community activities that include a quiet study room, covered outdoor performance area and a community commercial kitchen where cooking classes are held. The center is designed so that up to seven distinct and separate activities can take place at the same time without overlap.
- Law Enforcement Facility: A 3,038 square foot building that houses the McKinleyville Branch of the Humboldt County Sheriff, which includes the maintenance of an approximate 20-feet by 8-feet Reception and Lobby area with secure access, maintenance of a 32-feet by 16-feet Office, Kitchen and bathroom area, as well as a 24-feet by 31-feet Conference Room and Interview Rooms. The Law Enforcement Facility is located along Pickett Road within Pierson Park.
- Library: An approximately 2,700 square foot building that houses the McKinleyville Branch of the Humboldt County Library. This includes the maintenance of an approximate 40-feet by 20-feet Library Stacks and Reading Room and Children's Story Area, maintenance of an approximate 18-feet by 20-feet Office and Storage Area, as well as an approximate 24-feet by 30-feet Computer Lab, and two restrooms. The Library is along Pickett Road within Pierson Park.

➢ Maintenance of existing trails:

- Landscaping and trail maintenance of approximately 12.4 miles of trails, including maintenance/repairs to trails, benches, and asphalt.

- Maintenance of Community Forest:
  - Consisting of approximately 599 acres of land and approximately 44,000 feet of trails in the forest along the eastern edge of the CSD, offering recreational spaces and trails for biking, hiking and equestrian riders.
- Maintenance of existing open space, including:
  - Hewitt Ranch – Landscaping and maintenance of open space area.
  - School Road – Landscaping and maintenance of open space area.
  - North Bank Road – River Front, Landscaping, and open space area.
- Capital Improvement projects completed in the prior Fiscal Year are briefly summarized below.
  - New tables and chairs in Azaela Hall
  - New mower
  - New utility truck
  - New Community Forest gate
  - New side-by-side utility vehicle
  - New trailer for side-by-side
  - Replacement of Hiller Park restroom doors
  - Replacement of Conex box at Hiller Sports Site
  - Replacement of furnace for law enforcement facility.
- Capital expenditures for new improvements, and replacement and rehabilitation of existing improvements, and equipment for the Fiscal Year are outlined in the CSD's Capital Improvement Plan.

Part II – METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of park and recreational facilities. The 1972 Act requires that the cost of the improvements be levied according to benefit rather than assessed value. The cost to provide services within the District is fairly distributed among each eligible parcel based on the services and improvements provided to that parcel. The formula used to determine rates and charges is based on the land use, size, development limitations, and development status of each parcel as compared to other parcels that benefit from a specific improvement or service.

Section 4 of the California Constitution requires that a parcel's charge may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and further requires that the District must separate the general benefits from the special benefits, only levying charges for special benefits.

> *The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and is the same method of apportionment utilized and established when the District was formed. The formulas used for calculating assessments reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion costs based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Article XIIID of the California Constitution.

Proposition 218 Benefit Analysis

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as essential recreational objectives for the CSD, for which the property owners and residents have expressed a high level of support.

The District was formed to provide an overall park and recreational enhancement program that affects and will directly benefit all parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used for the annual maintenance, as well as expansion and enhancement of the CSD's park and recreation system, and the revenues generated over the duration of the District will be used for park and recreational facilities throughout the District.

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2(d) defines district as follows:

District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service.

Article XIIID Section 2(i) defines special benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4(a) defines proportional special benefit assessments as follows:

An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from local park and recreational improvements that are funded by the assessments, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit."

General Benefits

Assessments are established on the basis of calculated proportional special benefit to properties within a district. Because general benefits are not assessable, the general benefit costs are excluded from the assessment calculation. With respect to this District, although the various McKinleyville CSD park and recreational improvements including designated parks, wilderness parklands, open space, trails, sports facilities, recreation and activity centers and facilities that will be maintained, expanded and/or enhanced through the District's assessment revenues are located throughout the CSD and clearly provide a special benefit to properties within the District, it is also recognized that these are public facilities that will occasionally be utilized by the general public and may even be in proximity to some properties outside the District boundaries that are not assessed. The fact that these improvements and facilities are available to the general public would suggest that at least a portion of the cost to provide the improvements is of general benefit.

When the District was formed in Fiscal Year 2011/2012 a detailed review and analysis of the improvements and surrounding properties revealed that all properties within the District boundaries were located within two and a half miles (2½ miles) of an existing park, wilderness parkland, open space, trail, sports facility, recreation and activity center and other facilities provided by the CSD, which is well within the broader 3-4 mile sphere of influence commonly associated with such improvements. This analysis revealed that properties within the broader 3 to 4-mile area, but outside the 2½ mile service area associated with District parcels was predominately undeveloped land consisting of agricultural, timber, mining, and open space properties. Based on this information, it was reasonable to conclude that the improvements and facilities serve primarily the 2½ mile service area. This information was confirmed in 2023 as part of the Fiscal Year 2024/2025 Ballot Proceeding.

Within the 2½ mile service area, there were approximately 6,715 parcels of which, 5,638 parcels or eighty-four percent (84%) were identified in Fiscal Year 2011/2012 as being within the boundaries of the District, comprising roughly 12,140 acres of land. The remaining parcels (those parcels outside the District) represented approximately forty-two percent (42%) of the total acreage within the identified 2½ mile service area (approximately 8,800 acres of land). However, this area outside the District boundaries, but within the 2½ mile service area, is largely comprised of agricultural, timber production and gravel mining properties (approximately 6,835 acres or 78% of that total area), and these properties clearly have very limited direct utilization or need for the District improvements. In addition, approximately 575 acres, (6.5% of the total acreage outside the District, but within the 2½ mile service area), is identified as open space/public areas which offer similar recreational opportunities to the properties outside the District. The remaining developed properties (residential and non-residential) located outside of the District boundaries (approximately 1,390 acres) represent the equivalent of approximately six percent (6%) of the total developed residential and non-residential properties within the overall 2½ mile service area. While many of these parcels are likely served more directly by park and recreational facilities outside of the CSD, these properties have proximity to the improvements associated with the District and it can be assumed that the owners, residents and employees of these parcels may occasionally utilize or reasonably have access to the improvements within the CSD. In 2023 as part of the Fiscal Year 2024/2025 Ballot Proceedings, it was confirmed that the preceding overall statistics have not changed significantly since Fiscal Year 2011/2012, therefore it was and still is reasonable to assume that six percent (6%) of the total cost to provide the improvements is non-assessable and of general benefit.

In quantifying other general benefit considerations, it is more difficult to quantify benefits to people living and working outside of the 2½ mile service area (benefits to the general public). While the parks, trails and open space areas, and, to a lesser extent the community centers, are certainly available and may be utilized by the general public, the overall McKinleyville CSD area is clearly considered a rural area and not typically a destination point for tourism and travel. This observation is supported by the limited amount of non-residential development (commercial enterprises) in the area, comprising less than three percent (3%) of the parcels within the District and represents less than 4% of the acreage, of which less than 10% have been identified as travel related business (i.e. hotels, motels and service stations). As such, it is reasonable to conclude that the District improvements provide very limited general benefit to the public at large, statistically less than 0.4% of the total acreage (10% of the 4%) and less than 0.3% of the total parcels (10% of the 3%). Based on this analysis, conservatively, the general benefit to the public at large is certainly no greater than four percent (4%) of the cost to provide the improvements. Therefore, based on the preceding analysis, collectively, the

benefit to properties outside the District and to the public at large represents no more than ten percent (10%) of the total cost to provide the improvements.

As noted above, the District improvements clearly provide some measure of general benefit to properties outside the District and to the public at large, but it is also recognized that park and recreational improvements inherently provide general benefit to properties and people within the District. While much of the benefits to people are more directly tied to Recreational Programs (which are not part of the funding provided by the District or contemplated by this Report), the park and recreational facilities themselves provide general benefits to properties and people within the District such as:

- Health, social and self-improvement benefits derived from utilizing the facilities;
- Increased social opportunities and active involvement for children, teens, and senior citizens;
- Group participation, character building, mentoring, and coaching for the youth in the community, that provides a positive atmosphere and reduces idle time that might otherwise result in criminal activities;
- Family and group activities that help to strengthen family values and reduce ethnic and social tensions.

These indirect benefits may be considered more general than special but are difficult to measure quantitatively. The need for, and the utility of, park and recreational improvements is created by the development of residential and non-residential land uses. The facilities extend the utility of concentrated land development; such as occurs in the McKinleyville CSD (which is an island of developed land uses largely surrounded by large areas of undeveloped land). Benefits to people are largely secondary benefits created by the primary benefits of increased recreational access of more concentrated developments and conservatively, it is estimated that no more than one-third (33%) of the cost to provide and maintain such improvements is attributable or considered a general benefit to properties and people within the District.

Based on the preceding discussion, collectively, it has been determined that approximately forty-three percent (43%) of the costs to provide the District improvements are attributable to general benefit. For purposes of establishing proportional special benefit costs, it was established in Fiscal Year 2011/2012 and confirmed in Fiscal Year 2024/2025, and this Report assumes a more conservative approximation of general benefit to be fifty percent (50%) or half of the total annual cost to provide the improvements. This additional seven percent (7%) is added to ensure that only the costs of maintaining improvements that provide a special benefit are assessed.

Special Benefit

McKinleyville CSD's recreational system (parks, wilderness parkland, trails, community centers, and recreational facilities and equipment) provide properties within the District the special benefit of nearby access to recreational facilities and spaces which are too specialized and/or large to be maintained within the individual properties and would be cost prohibitive to include within individual property development, including:

- Exercise facilities/space such as sports complexes, parkland areas and trails not typically found on individual parcels.

- Substantial outdoor areas increase the available recreational space and outdoor facilities, (picnic areas, playground equipment, open turf areas, sports fields, and full-size courts, etc.), that are typically limited on individual parcels.

- Facilities (activity centers and parks) available for large gatherings, meetings and community events that could otherwise not be accommodated by the individual properties.

These facilities expand the use of each property within the CSD by providing these properties with access to desirable recreational facilities beyond those that can conveniently be included on a home or businesses lot. The common-use development of these facilities by the CSD, frees property-owners from the burden of having to provide extensive privately-owned recreation facilities or having a property that lacks access to such facilities. The availability and proximity of the facilities is a distinct special benefit to the assessed parcels because the assessed parcels, unlike most parcels outside the District are within the immediate service area of the facilities and can easily use the facilities as a substitute for (and enhancement of) recreational facilities that would otherwise need to be provided on the parcel (or simply foregone). Because each assessed parcel is within the service area of the improvements and facilities offered by the McKinleyville CSD, these park and recreation improvements are like an extension of the front and back lawns of the parcels. They are not remote, but available for frequent and everyday use with minimal travel. We estimate this special benefit to represent at least half (1/2) of the total benefits created by the facilities.

Assessment Methodology

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a direct and special benefit from the improvements and recreational facilities to be financed by the District assessments.

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded service. The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development. All costs associated with the improvements are distributed among the parcels based upon a calculation of the proportional special benefit received by each parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the use and relative characteristics of each property as compared to other parcels that benefit from those specific improvements.

The Equivalent Benefit Unit (EBU) method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit.

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived from the funded programs and facilities by a single-family residential parcel or unit. Thus, the "benchmark" property (the single-family residential parcel/unit) derives one (1.0) EBU of benefit. All other land uses are proportionately weighted (assigned an EBU) based on an assessment formula that

equates the property's specific development to that of the benchmark property (single-family residential parcel/unit). This proportional weighting may be based on several factors that may include but are not limited to: the type and status of development (land use), size of the property, development plans or restrictions, typical development densities, population densities or other property related factors. Generally, for most districts the calculation of each parcel's proportional special benefit can be reasonably determined by applying one or more of these factors.

Based on an overall evaluation of the properties within the District and the proposed annual cost of providing the improvements, it has been determined that several key property related factors should be considered in the determination of the proportional special benefit of each parcel. These factors include the various land uses within the District and the relative size (units or acreage) of each parcel. The following discussion provides a summary of these factors and basis upon which each property's proportional special benefit and EBU has been determined.

Residential Property (Developed) – This land use is defined as fully developed residential property which includes single-family residential properties, mobile/manufactured residential properties, apartments, duplexes, and triplexes or other multi-family residential developments. For purposes of establishing equivalent benefit units for all other land uses in this District, the residential land use is designated as the basic unit of assessment and is assigned a land use benefit of 1.0 EBU per residential unit, including ADUs. Convalescent and long term-care facilities (of which there is currently one in the District), will be classified as residential land use, however, this unique residential property will be assigned 0.5 EBU per bed to reflect the quasi-residential nature/use of the property and the fact that a bed represents a smaller increment of measure (both in size and population) than a residential unit.

Non-Residential/Commercial Property (Developed) – This land use is defined as a developed property with structures that are used or may be used for non-residential purposes, whether those structures are occupied or not. This land use does not include parcels for which the primary use of the property is considered residential. This land use classification includes all types of non-residential uses and commercial enterprises including but not limited to, commercial retail; food services; shopping centers; office buildings, and professional buildings, churches, as well as industrial properties including warehousing and manufacturing. This land use classification also includes any parcel that may incorporate a single residential unit but is also used in whole or in part for commercial purposes.

Based on the average development densities for residential properties in the District, (the average single-family residential property being approximately 1.06 units per Acre), it is reasonable to assume that non-residential properties if developed as residential, would have resulted in approximately 1.00 benefit unit per Acre. Therefore, it has been determined that assigning this land use classification 1.0 EBU per gross acre provides a proportional representation of benefit for this land use type with some limitations:

Because each non-residential parcel typically represents a separate and independent commercial enterprise or business, parcels less than one acre shall be assigned 1.0 EBU (minimum EBU).

It is also recognized that larger non-residential properties typically have portions of the property that have less intense use/development (such as parking areas, private landscaped areas, outdoor storage, areas with development restrictions etc.) and it is

reasonable to assume that the benefit derived from the Improvements does not necessarily increase by the same proportion as the size of property.

As such, parcels identified as Non-Residential Property shall be assigned 1.00 EBU for the first two (2) acres with a minimum of 1.00 EBU assignment; 0.50 EBU per Acre for the next two (2) acres (acreage between 2 and 4 Acres); 0.25 EBU per Acre for the following two (2) acres (acreage between 4 and 6 acres), 0.125 EBU per Acre for the next two (2) acres (acreage between 6 and 8 acres), and 0.00 EBU per Acre for acreage above eight (8) acres. Further, for commercial properties providing private recreation, such as golf properties, the acreage of outdoor recreation space (such as the golf course itself) will be excluded from the calculation of assessable acreage.

Vacant Property – This land use is defined as undeveloped property. Such parcels benefit from the existence of the funded facilities because park and recreational improvements improve the potential development of such parcels. Recognizing this benefit to property, but also its immediate need for such improvements, each Vacant Property is assigned 1/3 of an EBU per parcel.

Exempt Property – This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);

Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide similar or other public services or benefits to private properties within the District; and

Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

Because these properties either provide a public service that is comparable to public recreation or are dependent on another property or development, these types of parcels have no direct need for public recreational facilities and are considered to receive little or no special benefit from the improvements. Therefore, these properties are exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status.

Government owned properties, quasi-government entity owned properties, or public properties (collectively referred to as “Public Property”) are not necessarily exempt properties and will be allocated special benefit unless the parcel otherwise qualifies for exempt status. The proportional special benefit and resulting assessment obligation for such parcels will be calculated as if the parcel were not Public Property. However, because Public Property often is identified by the County as non-taxable (tax bills are not generated on the regular tax rolls), the McKinleyville CSD will provide a contribution from other available revenue sources to pay those assessments.

The following table provides a summary of each land use described above and related EBU's. The determination of each parcel's land use and property characteristics shall be based on the data available from the most recent Humboldt County Assessor's Secured Roll, or as identified by the McKinleyville CSD, if the information is different than that provided by the Humboldt County Assessor's Office.

Land Use Description	Assessment Formula	No. of Parcels	EBU
Residential	1.000 EBU per Unit	5,328	7,293.00
	0.500 EBU per Bed [1]	1	36.00
	Residential Total	5,329	7,329.00
Non-Residential/Commercial	1.000 EBU per Acre for first 2 Acres (minimum 1 EBU per parcel); 0.500 EBU per Acre for next 2 acres (between 2 and 4 acres); 0.250 EBU per Acre for next 2 acres (acreage between 4 and 6 Acres); 0.125 EBU per Acre for next 2 acres (acreage between 6 and 8 Acres); 0.000 EBU per Acre for Remaining Acres (acreage exceeding 8 acres)	154	215.04
Vacant	(1/3) EBU per Parcel	318	106.00
Subtotal (to be applied to County Tax Roll)		**5,801**	**7,650.04**
Publicly Owned Parcels (paid by CSD)		106	154.39
Total [2]		**5,907**	**7,804.44**

[1] There is one parcel classified as a convalescent / long term-care facility, and this residential property although classified as a Residential Property, is assigned 0.5 EBU per bed for a total of 36.00 EBU (refer to method of apportionment).

[2] Of the total benefiting parcels in the District 106 parcels representing approximately 154.39 EBU are identified as Public Property and thus considered non-taxable by the County. The CSD pays the assessment for these parcels from sources other than the assessment.

Note: Totals may not add due to rounding.

Part III – ESTIMATE OF IMPROVEMENT COSTS

Description of Budget Items

The following provides a brief description of the line items on the District Budget that follows.

Expenditures:

Operation and Maintenance: The estimated annual costs associated with the operation and maintenance of the improvements, including, maintenance wages and supplies.

Capital Improvements: An estimate of funds required annually for costs associated with the design and construction of new improvements, as well as costs of major rehabilitation projects of existing facilities. These funds may be used for debt service or to build a reserve for projects to occur over the life of the assessment.

Incidental Expenses: The estimated annual costs related to administration of the assessment, such as contracting with professionals to provide legal, or engineering services for preparation of the annual report and resolutions; conducting noticing or balloting; creation and submission of the annual levy; County Fees for the collection of assessments; and similar administrative costs.

Revenues:

General Benefit Funding: These are funds to be contributed by the McKinleyville CSD for the portion of the District Budget determined to be General Benefit. These funds are from revenue sources available to the CSD other than the Measure B Maintenance Assessment District assessments.

Non-Taxable Property Adjustment: Funds to be contributed by the McKinleyville CSD from other revenue sources to pay the calculated assessment obligation for benefiting non-taxable parcels. Therefore, in addition to other contributions, the CSD will annually pay the assessment obligation for the identified non-taxable parcels that receive special benefits.

Measure B Special Benefit Assessments: The proportional special benefit obligation and proposed annual assessment revenue calculated for the Measure B Maintenance Assessment District. This amount divided by the Total Equivalent Benefit Units calculated for all benefiting parcels establishes the proposed maximum annual assessment rate ("Assessment Rate per EBU").

Measure B Fund Balance (Capital/Rehabilitation Improvements):

Provides a summary of District funds being collected and/or spent for capital improvement projects, major rehabilitation projects or to build a reserve for such projects over the life of the assessments. The fund balance incorporates and includes the amount of any surplus or deficit in the improvement fund to be carried over from the previous fiscal year. The amount collected for capital improvements, and the amount spent will not match, since funds collected for Capital Improvement projects are generally spread over many years, depending on the life of the improvement.

District Budget

The following Budget shows the full estimated annual cost of the improvements and facilities that will be partially funded with the proposed assessment. The total special benefit assessment amount to be collected for the improvements is based on the following budget information.

McKinleyville CSD Fiscal Year 2026/2027 Proposed Measure B District Budget

	Total	General Benefit (50% of O&M)	Special Benefit (50% of O&M)
Expenses:			
Operation and Maintenance (O&M):			
Park Enhancements	$226,712	$113,356	$113,356
Indoor Facilities	189,942	94,971	94,971
Trails	0	0	0
Community Forest	89,758	44,879	44,879
Undeveloped Property	0	0	0
Future Parks & Facilities (BMX Track & Park)	17,653	8,827	8,827
O&M Sub-total:	**$524,065**	**$262,032**	**$262,032**
Capital Improvements / Future Rehabilitation Projects [1]	$234,456	$0	$234,456
Reserve Collection (Contribution)	271,515	0	271,515
Total Program Budget	**$1,030,036**	**$262,032**	**$768,004**
Other Expenses			
Measure B Incidental Expenses	$11,450	$5,725	$5,725
Other Expenses (Sub-total)	**$11,450**	**$5,725**	**$5,725**
Total Annual Expenses	**$1,041,486**	**$267,757**	**$773,729**
Revenue:			
General Benefit Funding	**$267,757**	**$267,757**	**$0**
Non-Taxable Parcel Special Benefit Coverage (from CSD) [2]	**15,306**	**0**	**15,306**
Measure B Special Benefit Assessment	**758,423**	**0**	**758,423**
	$1,041,486	**$267,757**	**$773,729**
Measure B Special Benefit Assessment			
Assessable Parcels			**5,907**
Equivalent Benefit Units			**7,804.44**
Applied Rate per EBU (Special Benefit Total / EBUs)			**$99.14**
Maximum Rate Per EBU [3]			**$99.16**
Measure B Fund Balance			
Estimated Beginning Balance as of July 1, 2026	**($337,150)**		
Estimated Fund Collection [4]	**271,515**		
Estimated Ending Fund Balance as of June 30, 2027	**($65,635)**		

[1] The amount budgeted for Capital Improvements is collected for future Improvement / Rehabilitation Projects as well as funding for the design, acquisition, construction of future facilities, including, but not limited to the repayment of any future debt service issued and/or loan(s); and includes projects dependent on grant funding, which may not be awarded or received as planned.
[2] Contribution from the CSD general fund to cover the amount that would otherwise be assessed against non-taxable parcels.
[3] The Maximum Assessment Rate per EBU is subject to an annual inflationary adjustment.
[4] The CSD will use the fund collection for operational and rehabilitation reserves and to bring the fund balance positive.

Annual Inflationary Adjustment

It is recognized that the cost of providing for the improvements described in Plans and Specifications of this Report will inevitably increase over time as a result of inflation and that any "new or increased assessments" require certain noticing and balloting requirements pursuant to Article XIIID of the California Constitution (Proposition 218). However, Government Code Section 54954.6(a) provides that a "new or increased assessment" does not include "an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

In order to assure that the improvement funding is sufficient in the future to address the ongoing maintenance and replacement cost increases that naturally occur over time due to inflation and in an effort to minimize this impact on the District and ensure the long life of the improvements, an Assessment Range Formula for inflation was included as part of the Maximum Assessment Rate approved by property owners in 2023. The formula, as described herein, provides for an annual inflationary adjustment to the Maximum Assessment Rate. The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to the assessment amounts without requiring costly noticing, mailing, and ballot procedures, which would further increase the assessments.

The Consumer Price Index (CPI), as developed by U.S. Bureau of Labor Statistics (BLS), is used to calculate the annual inflationary adjustment to the Maximum Assessment Rate for the District. Each fiscal year the CSD shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and the previous year. This annual percentage change in CPI is generally established based on the percentage change from December to December as determined by the BLS for urban consumers for the San Francisco-Oakland-Hayward Area. This percentage difference is then used to establish the increase to the Maximum Assessment Rate. Should the BLS revise such index or discontinue the preparation of such index, the CSD shall use the revised index or comparable system. For Fiscal Year 2026/2027, the percentage difference from December 2024 to December 2025 is 3.04%. Although the Maximum Assessment Rate that may be levied shall be increased each fiscal year, the actual amount to be assessed will be based on the District budget.

Assessment Calculations

Applying the method of apportionment outlined in Part II of this Report and the budget estimates for Fiscal Year 2026/2027 results in the following calculation of assessments:

Assessment Summary

Total Measure B Special Benefit Assessments		$	773,729
Total Equivalent Benefit Units	÷		7,804.44
Assessment Rate per EBU		**$**	**99.14**

Assessment Breakdown of Non-Taxable Properties

EBU of Non-Taxable Properties			154.39
Assessment Rate per EBU	**x**	$	99.14
Non-Taxable (Paid by CSD)		**$**	**15,306**

Assessment Breakdown of Taxable Properties

Total Equivalent Benefit Units			7,804.44
EBU of Non-Taxable Properties	-		154.39
Equivalent Benefit Units Levied on Tax Rolls			**7,650.04**
Balance to be collected on Tax Rolls		$	758,423
Equivalent Benefit Units Levied on Tax Rolls	÷		7,650.04
Assessment Rate per EBU		**$**	**99.14**

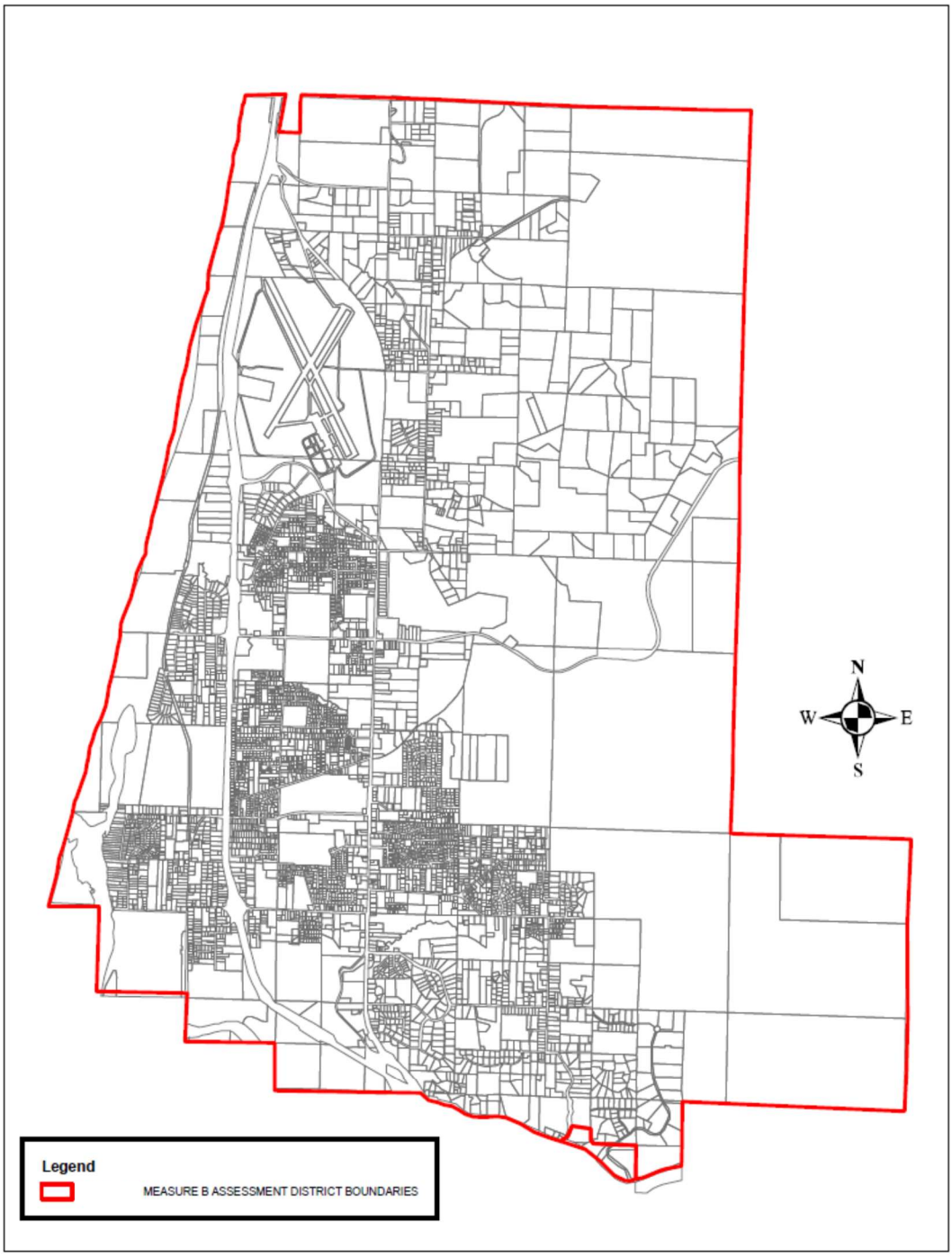
Note: Slight variances in calculations due to rounding.

Part IV – DISTRICT DIAGRAM

The following is a Diagram showing the boundaries of the McKinleyville Community Services District Measure B Maintenance Assessment District Renewal, which is coterminous with the McKinleyville CSD boundaries. The dimensions of all lots, parcels and subdivisions of land within the District are the same as the lines and dimensions of the parcels shown on the Humboldt County Assessor's Parcel Maps (APN Maps) and by reference these Maps are made part of this Report and Assessment Diagram as they existed at the time of the passage of the Resolution of Intention. Each of the subdivisions of land, parcels, or lots on the Assessment Diagram subject to the annual assessment are identified by an Assessor's Parcel Number (APN) by the Humboldt County Assessor and these APNs correspond with the assessment number shown on the Assessment Roll (Part V of this Report).

The Boundary Map and Assessment Diagram in a reduced-scale format follows.

McKinleyville CSD
Boundaries of Measure B Assessment District



Part V – ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District, shall be the parcel as shown on the Humboldt County Secured Roll for the year in which the Report is prepared and reflective of the Assessor's Parcel Maps. A complete listing of the parcels along with each parcel's assessment amount to be levied for Fiscal Year 2026/2027 is provided under Appendix D ("Proposed Annual Assessments").

These assessments will be submitted to the County Auditor/Controller to be included on the property tax roll for Fiscal Year 2026/2027. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be recalculated based on the method of apportionment and assessment rates as approved herein by the McKinleyville CSD Board of Directors.

APPENDIX A: TOTAL PROGRAM BUDGET DETAIL

Below is the Total Program Budget, a portion of which will be funded by the Measure B Assessment District assessments, with the remainder being funded by other revenue sources.

	Maintenance Wages	Maintenance Supplies	Planned Capital Improvement Funding	Totals
PARK ENHANCEMENTS				
Pierson Park	$30,613	$26,900	$0	$57,513
Hiller Park West	25,343	4,925	0	30,268
Hiller Sports Complex	97,001	37,515	0	134,516
subtotal:	***$152,957***	***$69,340***	***$0***	***$222,297***
INDOOR FACILITIES				
Azalea Hall	$50,218	$36,375	$0	$86,593
McKinleyville Activity Center	20,920	22,900	90,000	133,820
Teen/Community Center (2)	5,955	30,825	0	36,780
Library	8,311	3,525	0	11,836
Law Enforcement Facility	7,913	3,000	0	10,913
subtotal:	***$93,317***	***$96,625***	***$90,000***	***$279,942***
TRAILS				
School Road Bluff Trail	$0	$0	$0	$0
Hiller Loop Trail	0	0	0	0
Other Trails	0	0	0	0
subtotal:	***$0***	***$0***	***$0***	***$0***
UNDEVELOPED PROPERTY				
River Property	$0	$0	$0	$0
Hewitt Ranch	0	0	10,000	10,000
subtotal:	***$0***	***$0***	***$10,000***	***$10,000***
FUTURE PARKS & FACILITIES [1]				
BMX Track & Park	$11,153	$6,500	$0	$17,653
subtotal:	***$11,153***	***$6,500***	***$0***	***$17,653***
NEW PROJECTS / IMPROVEMENTS				
Skate Park	$4,415	$0	$0	$4,415
Community Forest	80,258	9,500	7,000	96,758
subtotal:	***$84,673***	***$9,500***	***$7,000***	***$101,173***
Grand Totals:	***$342,100***	***$181,965***	***$107,000***	***$631,065***

[1] Future Parks & Facilities includes funds being collected for future Renovations/Rehabilitation Projects as well as funding for the design, acquisition, construction, operation, and maintenance (wages and/or supplies) of future District facilities.

These expenses may include repayment of any future debt service issued and/or loan(s) utilized to finance such improvements.

APPENDIX B: Teen Center Lease Financing

Bond Debt Service
McKinleyville Community Services District
2014 Lease Financing

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2015	36,228	3.550%	29,549.96	65,777.96	
11/1/2015	36,229	3.550%	25,430.44	61,659.44	127,437.40
5/1/2016	39,279	3.550%	24,787.38	64,066.38	
11/1/2016	39,281	3.550%	24,090.18	63,371.18	127,437.56
5/1/2017	40,687	3.550%	23,392.94	64,079.94	
11/1/2017	40,687	3.550%	22,670.74	63,357.74	127,437.68
5/1/2018	42,144	3.550%	21,948.55	64,092.55	
11/1/2018	42,144	3.550%	21,200.49	63,344.49	127,437.04
5/1/2019	43,654	3.550%	20,452.44	64,106.44	
11/1/2019	43,654	3.550%	19,677.58	63,331.58	127,438.02
5/1/2020	45,218	3.550%	18,902.72	64,120.72	
11/1/2020	45,217	3.550%	18,100.10	63,317.10	127,437.82
5/1/2021	46,837	3.550%	17,297.50	64,134.50	
11/1/2021	46,837	3.550%	16,466.14	63,303.14	127,437.64
5/1/2022	48,514	3.550%	15,634.79	64,148.79	
11/1/2022	48,515	3.550%	14,773.66	63,288.66	127,437.45
5/1/2023	50,252	3.550%	13,912.52	64,164.52	
11/1/2023	50,252	3.550%	13,020.55	63,272.55	127,437.07
5/1/2024	52,052	3.550%	12,128.58	64,180.58	
11/1/2024	52,052	3.550%	11,204.65	63,256.65	127,437.23
5/1/2025	53,916	3.550%	10,280.73	64,196.73	
11/1/2025	53,917	3.550%	9,323.72	63,240.72	127,437.45
5/1/2026	55,847	3.550%	8,366.69	64,213.69	
11/1/2026	55,848	3.550%	7,375.41	63,223.41	127,437.10
5/1/2027	57,848	3.550%	6,384.11	64,232.11	
11/1/2027	57,848	3.550%	5,357.31	63,205.31	127,437.42
5/1/2028	59,920	3.550%	4,330.50	64,250.50	
11/1/2028	59,920	3.550%	3,266.92	63,186.92	127,437.42
5/1/2029	62,066	3.550%	2,203.34	64,269.34	
11/1/2029	62,066	3.550%	1,101.67	63,167.67	127,437.01
	1,468,929		442,632.31	1,911,561.31	1,911,561.31

APPENDIX C: Non-Taxable Special Benefit Assessments

Assessor's Parcel Number	EBU	County Land Use	Special Benefit Assessment [1]
507-061-007-000	0.33	8000	$33.04
507-141-001-000	0.33	8000	33.04
507-141-033-000	0.33	8000	33.04
507-141-034-000	0.33	8000	33.04
508-021-006-000	0.33	8000	33.04
508-021-007-000	0.33	8000	33.04
508-031-001-000	0.33	8000	33.04
508-041-006-000	0.33	8000	33.04
508-051-010-000	0.33	8000	33.04
508-081-034-000	0.33	8000	33.04
508-091-038-000	0.33	8000	33.04
508-211-051-000	0.33	8000	33.04
508-211-055-000	0.33	8000	33.04
508-211-057-000	0.33	8000	33.04
508-224-036-000	0.33	8000	33.04
508-224-038-000	0.33	8000	33.04
508-224-039-000	0.33	8000	33.04
508-224-048-000	0.33	8000	33.04
508-242-043-000	0.33	8000	33.04
508-371-027-000	0.33	8000	33.04
509-021-046-000	0.33	8000	33.04
509-021-047-000	0.33	8000	33.04
509-021-054-000	0.33	8000	33.04
509-171-061-000	0.33	8000	33.04
509-191-031-000	2.31	8000	229.00
509-191-047-000	0.33	8000	33.04
510-091-030-000	50.00	2515	4,957.00
510-091-048-000	0.33	8000	33.04
510-101-079-000	0.33	8000	33.04
510-101-080-000	0.33	8000	33.04
510-151-023-000	24.00	6001	2,379.36
510-161-002-000	3.75	8000	371.78
510-161-003-000	3.75	8000	371.78
510-211-079-000	0.33	8000	33.04
510-211-081-000	0.33	8000	33.04
510-221-002-000	0.33	8000	33.04
510-271-015-000	0.33	8000	33.04
510-271-077-000	0.33	8000	33.04
510-271-079-000	0.33	8000	33.04
510-281-023-000	0.33	8000	33.04
510-341-031-000	0.33	8000	33.04
510-341-032-000	3.75	8000	371.78
510-341-034-000	0.33	8000	33.04
510-372-005-000	0.33	8000	33.04
510-451-043-000	0.33	8000	33.04
510-461-052-000	0.33	8000	33.04

510-461-053-000	0.33	8000	33.04
510-461-054-000	0.33	8000	33.04
511-011-001-000	0.33	8000	33.04
511-011-003-000	0.33	8000	33.04
511-011-005-000	0.33	8000	33.04
511-011-008-000	0.33	8000	33.04
511-011-015-000	0.33	8000	33.04
511-011-016-000	0.33	8000	33.04
511-061-001-000	0.33	8000	33.04
511-061-005-000	0.33	8000	33.04
511-071-005-000	3.75	8000	371.78
511-082-003-000	0.33	8000	33.04
511-082-004-000	1.00	8000	99.14
511-082-007-000	0.33	8000	33.04
511-082-008-000	0.33	8000	33.04
511-082-009-000	0.33	8000	33.04
511-082-010-000	0.33	8000	33.04
511-084-002-000	0.33	8000	33.04
511-084-003-000	0.33	8000	33.04
511-111-023-000	0.33	8000	33.04
511-111-025-000	0.33	8000	33.04
511-111-060-000	0.33	8000	33.04
511-121-001-000	0.33	8000	33.04
511-121-002-000	3.75	8000	371.78
511-202-001-000	3.75	8000	371.78
511-241-008-000	7.00	8000	693.98
511-241-022-000	6.00	8000	594.84
511-261-003-000	0.33	8000	33.04
511-291-015-000	0.33	8000	33.04
511-291-016-000	0.33	8000	33.04
511-291-017-000	0.33	8000	33.04
511-291-024-000	0.33	8000	33.04
511-291-025-000	0.33	8000	33.04
511-291-026-000	0.33	8000	33.04
511-291-036-000	0.33	8000	33.04
511-291-038-000	3.75	8000	371.78
511-301-001-000	0.33	8000	33.04
511-301-018-000	0.33	8000	33.04
511-301-019-000	0.33	8000	33.04
511-301-020-000	0.33	8000	33.04
511-331-001-000	0.33	8000	33.04
511-331-002-000	0.33	8000	33.04
511-331-004-000	0.33	8000	33.04
511-331-005-000	0.33	8000	33.04
511-341-001-000	0.33	8000	33.04
511-341-002-000	0.33	8000	33.04
511-341-004-000	0.33	8000	33.04
511-341-007-000	0.33	8000	33.04
511-341-040-000	0.33	8000	33.04
511-341-041-000	0.33	8000	33.04
511-351-001-000	0.33	8000	33.04

511-351-002-000	0.33	8000	33.04
511-351-005-000	0.33	8000	33.04
511-351-007-000	0.33	8000	33.04
511-351-009-000	3.75	8000	371.78
511-351-010-000	3.75	8000	371.78
511-381-025-000	0.33	8000	33.04
511-441-041-000	0.33	8000	33.04
511-443-008-000	0.33	8000	33.04
511-450-030-000	0.33	8000	33.04
Total	**154.39**		**$15,305.94**
Parcel Count			**106**

(1) These assessment amounts represent the calculated special benefit assessment for the parcels identified as non-taxable or otherwise not assessed by the County which shall be paid by a contribution from the McKinleyville CSD general fund or other non-assessment source.

APPENDIX D: Proposed Annual Assessments

The following proposed assessments for each parcel within the District will be submitted to the County Auditor/Controller to be included on the property tax roll for Fiscal Year 2026/2027. If any parcel listed herein for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be recalculated based on the method of apportionment and assessment rates as approved herein by the McKinleyville CSD Board of Directors.

The Preliminary Assessment Roll has been provided under separate cover.

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PHYSICAL ADDRESS:

1656 SUTTER ROAD
McKINLEYVILLE, CA 95519

MAILING ADDRESS:

P.O. BOX 2037
McKINLEYVILLE, CA 95519

McKINLEYVILLE COMMUNITY SERVICES DISTRICT

mckinleyvillecsd.com

MAIN OFFICE:

PHONE: (707) 839-3251
FAX: (707) 839-8456

PARKS & RECREATION OFFICE:

PHONE: (707) 839-9003
FAX: (707) 839-5964

RELEASE DATE: **WEDNESDAY, APRIL 8, 2026**

RUN DATE: **WEDNESDAY, APRIL 15, 2026**

FROM: **MCKINLEYVILLE COMMUNITY SERVICES DISTRICT**
PAT KASPARI, GENERAL MANAGER
(707) 839-3251

SUBJECT: **NOTICE OF PUBLIC HEARING FOR MEASURE B MAINTENANCE ASSESSMENT DISTRICT**

McKinleyville, CA –

In 2023 McKinleyville property owners approved extending the Measure B Assessment, an increased Measure B Maintenance Assessment District (the "District") Maximum Assessment Rate, and an Assessment Range Formula. The District provides a local funding source for the McKinleyville Community Services District (the "CSD") community parks, open space, recreational facilities, and building maintenance. On April 1, 2026 the Board of Directors for the CSD approved Resolution 2026-12, titled:

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE MEASURE B MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2026/2027; AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING ON THESE MATTERS

The Fiscal Year 2026/2027 estimated District budget is $773,729, which is to be collected from properties within the District. This will fund a portion of the CSD's anticipated $1,041,486 annual budget for the operation, maintenance, and construction of parks, open space, trails, activity centers, and other improvements (including incidental expenses for the assessment and any debt issued to fund capital improvements). The CSD will use other funding sources to pay for the general benefit portion of the budget. A more detailed description of the proposed improvements, budget and assessment can be found in the District's Engineer's Report, which is on file with the CSD and available for public inspection.

On Wednesday, May 6, 2026, at 6:00 p.m., the Board of Directors of the CSD will hold a public hearing on the assessment at the following telephonic and electronic locations:

ZOOM MEETING ID: **859 4543 6653 (**https://us02web.zoom.us/j/85945436653)
DIAL IN TOLL FREE: 1-888-788-0099

If you have questions about this notice or the assessment, please contact Pat Kaspari at (707) 839-3251.

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McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
507-061-005-000	621 HUNTS DR	1.00	RESIDENTIAL	$341,363.00	$241,123.00	$582,486.00	$99.14	$99.15
507-061-045-000	2617 NORTH BANK RD	1.00	RESIDENTIAL	298,731.00	446,016.00	744,747.00	99.14	99.15
507-131-002-000	3015 NORTH BANK RD	1.00	RESIDENTIAL	46,250.00	248,766.00	295,016.00	99.14	99.15
507-131-087-000	NO SITUS AVAILABLE	0.33	VACANT	11,948.00	-	11,948.00	33.04	33.05
507-131-092-000	590 HUNTS DR	1.00	RESIDENTIAL	111,698.00	169,509.00	281,207.00	99.14	99.15
507-131-093-000	550 HUNTS RD	2.00	RESIDENTIAL	219,000.00	431,000.00	650,000.00	198.28	198.30
507-131-096-000	500 HUNTS DR	1.00	RESIDENTIAL	17,767.00	465,508.00	483,275.00	99.14	99.15
507-131-097-000	495 HUNTS DR	1.00	RESIDENTIAL	66,839.00	230,984.00	297,823.00	99.14	99.15
507-141-012-000	2277 NORTH BANK RD	1.00	RESIDENTIAL	50,058.00	137,685.00	187,743.00	99.14	99.15
507-141-013-000	2351 NORTH BANK RD	1.00	RESIDENTIAL	265,246.00	412,767.00	678,013.00	99.14	99.15
507-141-018-000	NO SITUS AVAILABLE	0.33	VACANT	38,267.00	-	38,267.00	33.04	33.05
507-141-028-000	2475 NORTH BANK RD	2.00	RESIDENTIAL	58,557.00	187,387.00	245,944.00	198.28	198.30
507-141-047-000	NO SITUS AVAILABLE	0.33	VACANT	6,948.00	-	6,948.00	33.04	33.05
507-241-003-000	2762 CLAY RD	1.00	RESIDENTIAL	279,150.00	310,167.00	589,317.00	99.14	99.15
507-241-004-000	2790 CLAY RD	1.00	RESIDENTIAL	278,489.00	519,853.00	798,342.00	99.14	99.15
507-241-005-000	2789 CLAY RD	1.00	RESIDENTIAL	175,000.00	325,000.00	500,000.00	99.14	99.15
507-241-006-000	2761 CLAY RD	1.00	RESIDENTIAL	208,804.00	471,195.00	679,999.00	99.14	99.15
507-241-007-000	2735 CLAY RD	1.00	RESIDENTIAL	20,821.00	139,390.00	160,211.00	99.14	99.15
507-241-008-000	2709 CLAY RD	1.00	RESIDENTIAL	22,626.00	122,098.00	144,724.00	99.14	99.15
507-241-009-000	2679 CLAY RD	1.00	RESIDENTIAL	234,090.00	572,220.00	806,310.00	99.14	99.15
507-241-010-000	2657 CLAY RD	1.00	RESIDENTIAL	224,879.00	236,719.00	461,598.00	99.14	99.15
507-241-011-000	2633 CLAY RD	1.00	RESIDENTIAL	195,213.00	240,393.00	435,606.00	99.14	99.15
507-241-012-000	2611 CLAY RD	1.00	RESIDENTIAL	20,821.00	98,394.00	119,215.00	99.14	99.15
507-241-013-000	2614 CLAY RD	1.00	RESIDENTIAL	236,514.00	394,085.00	630,599.00	99.14	99.15
507-241-014-000	2640 CLAY RD	1.00	RESIDENTIAL	234,456.00	381,830.00	616,286.00	99.14	99.15
507-241-015-000	2660 CLAY RD	1.00	RESIDENTIAL	17,914.00	126,501.00	144,415.00	99.14	99.15
507-241-016-000	744 LEONA DR	1.00	RESIDENTIAL	212,082.00	335,800.00	547,882.00	99.14	99.15
507-241-017-000	724 LEONA DR	1.00	RESIDENTIAL	200,791.00	373,697.00	574,488.00	99.14	99.15
507-241-018-000	704 LEONA DR	1.00	RESIDENTIAL	213,045.00	242,635.00	455,680.00	99.14	99.15
507-241-019-000	688 LEONA DR	1.00	RESIDENTIAL	20,821.00	137,542.00	158,363.00	99.14	99.15
507-241-020-000	674 LEONA DR	1.00	RESIDENTIAL	184,825.00	324,601.00	509,426.00	99.14	99.15
507-241-021-000	632 HUNTS DR	1.00	RESIDENTIAL	79,825.00	143,697.00	223,522.00	99.14	99.15
507-241-022-000	620 HUNTS DR	1.00	RESIDENTIAL	188,515.00	343,207.00	531,722.00	99.14	99.15
507-241-028-000	682 HUNTS DR	2.00	RESIDENTIAL	255,000.00	362,100.00	617,100.00	198.28	198.30
507-241-029-000	2736 CLAY RD	1.00	RESIDENTIAL	184,651.00	310,221.00	494,872.00	99.14	99.15
507-241-034-000	850 HOLMES LN	2.00	RESIDENTIAL	59,865.00	180,135.00	240,000.00	198.28	198.30
507-241-035-000	750 HOLMES LN	1.00	RESIDENTIAL	19,271.00	95,584.00	114,855.00	99.14	99.15
507-241-036-000	600 HUNTS DR	0.33	VACANT	13,104.00	-	13,104.00	33.04	33.05
507-241-037-000	650 HOLMES LN	1.00	RESIDENTIAL	134,279.00	288,948.00	423,227.00	99.14	99.15
507-281-001-000	1869 NORTH BANK RD	1.00	RESIDENTIAL	38,629.00	106,762.00	145,391.00	99.14	99.15
507-281-002-000	1891 RESERVE RD	1.00	RESIDENTIAL	115,515.00	202,152.00	317,667.00	99.14	99.15
507-281-005-000	2165 NORTH BANK RD	1.00	RESIDENTIAL	208,080.00	111,322.00	319,402.00	99.14	99.15
507-281-027-000	1911 NORTH BANK RD	1.00	RESIDENTIAL	20,582.00	33,370.00	53,952.00	99.14	99.15
507-281-029-000	120 JENSEN DR	1.00	RESIDENTIAL	197,019.00	249,561.00	446,580.00	99.14	99.15
507-281-030-000	103 JENSEN DR	1.00	RESIDENTIAL	253,525.00	289,742.00	543,267.00	99.14	99.15
507-281-031-000	797 JENSEN DR	1.00	RESIDENTIAL	124,965.00	205,789.00	330,754.00	99.14	99.15
507-281-033-000	799 JENSEN DR	1.00	RESIDENTIAL	99,564.00	247,932.00	347,496.00	99.14	99.15
507-281-034-000	2133 SHELDON RD	1.00	RESIDENTIAL	65,082.00	187,365.00	252,447.00	99.14	99.15
507-281-035-000	2095 SHELDON RD	1.00	RESIDENTIAL	64,009.00	227,910.00	291,919.00	99.14	99.15
507-281-036-000	2115 SHELDON RD	1.00	RESIDENTIAL	124,965.00	379,310.00	504,275.00	99.14	99.15
507-281-053-000	2175 NORTH BANK RD	1.00	RESIDENTIAL	225,498.00	261,742.00	487,240.00	99.14	99.15
507-281-054-000	NO SITUS AVAILABLE	0.33	VACANT	142,412.00	-	142,412.00	33.04	33.05
507-440-001-000	951 HUNTS DR	1.00	RESIDENTIAL	99,564.00	240,723.00	340,287.00	99.14	99.15
507-440-002-000	883 HUNTS DR	1.00	RESIDENTIAL	394,191.00	656,986.00	1,051,177.00	99.14	99.15
507-440-003-000	829 HUNTS DR	1.00	RESIDENTIAL	206,643.00	305,803.00	512,446.00	99.14	99.15
507-440-004-000	743 HUNTS DR	1.00	RESIDENTIAL	382,930.00	472,241.00	855,171.00	99.14	99.15
507-440-005-000	719 HUNTS DR	1.00	RESIDENTIAL	234,091.00	452,046.00	686,137.00	99.14	99.15
507-440-006-000	695 HUNTS DR	1.00	RESIDENTIAL	288,791.00	271,463.00	560,254.00	99.14	99.15
507-440-007-000	672 HUNTS DR	0.33	VACANT	91,097.00	-	91,097.00	33.04	33.05
507-440-010-000	818 HUNTS DR	1.00	RESIDENTIAL	312,120.00	572,220.00	884,340.00	99.14	99.15
507-440-011-000	868 HUNTS DR	1.00	RESIDENTIAL	140,732.00	355,321.00	496,053.00	99.14	99.15
507-440-012-000	920 HUNTS DR	1.00	RESIDENTIAL	399,432.00	518,568.00	918,000.00	99.14	99.15
507-440-014-000	NO SITUS AVAILABLE	0.33	VACANT	15,606.00	-	15,606.00	33.04	33.05
507-440-015-000	NO SITUS AVAILABLE	0.33	VACANT	9,370.00	-	9,370.00	33.04	33.05
507-440-016-000	732 HUNTS DR	1.00	RESIDENTIAL	132,024.00	417,497.00	549,521.00	99.14	99.15
507-440-017-000	690 HUNTS DR	1.00	RESIDENTIAL	31,787.00	126,715.00	158,502.00	99.14	99.15
507-450-001-000	1155 HUNTS DR	1.00	RESIDENTIAL	417,000.00	432,000.00	849,000.00	99.14	99.15
507-450-002-000	1115 HUNTS DR	1.00	RESIDENTIAL	391,782.00	541,032.00	932,814.00	99.14	99.15
507-450-003-000	1107 HUNTS DR	1.00	RESIDENTIAL	295,536.00	443,311.00	738,847.00	99.14	99.15
507-450-004-000	1050 HUNTS DR	2.00	RESIDENTIAL	88,161.00	358,036.00	446,197.00	198.28	198.30
507-450-005-000	1120 HUNTS DR	1.00	RESIDENTIAL	382,930.00	436,938.00	819,868.00	99.14	99.15
507-450-006-000	1170 HUNTS DR	1.00	RESIDENTIAL	87,845.00	290,928.00	378,773.00	99.14	99.15
507-450-007-000	1171 HUNTS DR	1.00	RESIDENTIAL	235,000.00	315,000.00	550,000.00	99.14	99.15
508-011-002-000	NO SITUS AVAILABLE	0.33	VACANT	72,235.00	-	72,235.00	33.04	33.05
508-011-003-000	NO SITUS AVAILABLE	0.33	VACANT	72,235.00	-	72,235.00	33.04	33.05
508-021-008-000	1414 FISCHER AVE	1.00	RESIDENTIAL	22,503.00	159,764.00	182,267.00	99.14	99.15
508-031-004-000	NO SITUS AVAILABLE	0.33	VACANT	35,489.00	-	35,489.00	33.04	33.05
508-031-006-000	NO SITUS AVAILABLE	0.33	VACANT	3,672.00	-	3,672.00	33.04	33.05
508-031-007-000	NO SITUS AVAILABLE	0.33	VACANT	18,632.00	-	18,632.00	33.04	33.05
508-031-008-000	NO SITUS AVAILABLE	0.33	VACANT	9,531.00	-	9,531.00	33.04	33.05
508-031-010-000	NO SITUS AVAILABLE	0.33	VACANT	36,453.00	-	36,453.00	33.04	33.05
508-041-001-000	1349 SILVA RD	1.00	RESIDENTIAL	91,392.00	583,696.00	690,608.00	99.14	99.15
508-041-009-000	1735 SILVA RD	1.00	RESIDENTIAL	70,987.00	70,987.00	141,974.00	99.14	99.15
508-041-010-000	NO SITUS AVAILABLE	0.33	VACANT	25,918.00	3,529.00	29,447.00	33.04	33.05
508-041-011-000	NO SITUS AVAILABLE	0.33	VACANT	163,684.00	-	163,684.00	33.04	33.05
508-041-012-000	NO SITUS AVAILABLE	0.33	VACANT	36,511.00	-	36,511.00	33.04	33.05
508-041-013-000	880 CENTRAL AVE	1.00	RESIDENTIAL	112,682.00	147,352.00	260,034.00	99.14	99.15
508-041-015-000	NO SITUS AVAILABLE	0.33	VACANT	4,546.00	-	4,546.00	33.04	33.05
508-051-001-000	1186 CENTRAL AVE	2.71	COMMERCIAL	55,132.00	191,413.00	246,545.00	268.16	268.20
508-051-006-000	1024 TURNER RD	1.00	RESIDENTIAL	141,386.00	94,255.00	235,641.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-051-007-000	1075 TURNER DR	1.00	RESIDENTIAL	24,268.00	35,100.00	59,368.00	99.14	99.15
508-051-015-000	1070 TURNER RD	1.00	RESIDENTIAL	28,314.00	19,926.00	74,900.00	99.14	99.15
508-051-016-000	1154 CENTRAL AVE	1.00	RESIDENTIAL	32,109.00	53,866.00	85,975.00	99.14	99.15
508-051-017-000	1156 CENTRAL AVE	1.00	RESIDENTIAL	208,524.00	217,356.00	425,880.00	99.14	99.15
508-052-005-000	1615 HENRY LN	1.00	RESIDENTIAL	13,860.00	71,086.00	84,946.00	99.14	99.15
508-052-006-000	1629 HENRY LN	2.00	RESIDENTIAL	139,198.00	192,883.00	338,081.00	198.28	198.30
508-052-007-000	1633 HENRY LN	1.00	RESIDENTIAL	13,860.00	47,247.00	61,107.00	99.14	99.15
508-052-008-000	1681 HENRY LN	2.00	RESIDENTIAL	69,070.00	97,545.00	166,615.00	198.28	198.30
508-052-019-000	1179 CENTRAL AVE	1.00	COMMERCIAL	218,484.00	109,822.00	328,306.00	99.14	99.15
508-052-021-000	1656 BELLA VISTA RD	2.00	RESIDENTIAL	19,582.00	116,996.00	136,578.00	198.28	198.30
508-052-025-000	1672 BELLA VISTA RD	1.00	RESIDENTIAL	17,320.00	60,035.00	77,355.00	99.14	99.15
508-052-029-000	1666 BELLA VISTA RD	1.00	RESIDENTIAL	156,060.00	286,110.00	442,170.00	99.14	99.15
508-052-032-000	1698 BELLA VISTA RD	1.00	RESIDENTIAL	139,198.00	174,000.00	313,198.00	99.14	99.15
508-052-033-000	1714 BELLA VISTA RD	1.00	RESIDENTIAL	53,338.00	85,352.00	138,690.00	99.14	99.15
508-052-035-000	1734 BELLA VISTA RD	1.00	RESIDENTIAL	193,800.00	295,800.00	489,600.00	99.14	99.15
508-052-036-000	1730 BELLA VISTA RD	2.00	RESIDENTIAL	76,727.00	239,883.00	316,610.00	198.28	198.30
508-052-039-000	1908 ST MARU LN	0.33	VACANT	5,771.00	-	5,771.00	33.04	33.05
508-052-043-000	1764 HENRY LN	1.00	RESIDENTIAL	25,997.00	132,598.00	158,595.00	99.14	99.15
508-052-044-000	1966 ST MARU RD	1.00	RESIDENTIAL	181,086.00	295,780.00	476,866.00	99.14	99.15
508-052-045-000	1964 ST MARU LN	1.00	RESIDENTIAL	34,663.00	239,361.00	274,024.00	99.14	99.15
508-052-050-000	1981 ST MARU LN	1.00	RESIDENTIAL	39,964.00	147,495.00	187,459.00	99.14	99.15
508-052-053-000	1631 HENRY LN	6.00	RESIDENTIAL	110,784.00	302,836.00	413,620.00	594.84	594.90
508-052-055-000	1680 HENRY LN	1.00	RESIDENTIAL	42,667.00	73,610.00	116,277.00	99.14	99.15
508-052-057-000	1758 BELLA VISTA RD	6.00	RESIDENTIAL	92,072.00	299,262.00	391,334.00	594.84	594.90
508-052-058-000	1786 BELLA VISTA RD	3.00	RESIDENTIAL	159,294.00	253,165.00	412,459.00	297.42	297.45
508-052-061-000	2174 ST MARU LN	1.00	RESIDENTIAL	77,400.00	21,044.00	98,444.00	99.14	99.15
508-052-067-000	1891 ST MARU LN	0.33	VACANT	30,151.00	-	30,151.00	33.04	33.05
508-052-069-000	1705 HENRY LN	1.00	RESIDENTIAL	179,696.00	269,550.00	449,246.00	99.14	99.15
508-052-070-000	1742 HENRY LN	1.00	RESIDENTIAL	140,000.00	160,000.00	300,000.00	99.14	99.15
508-052-071-000	1759 HENRY LN	1.00	RESIDENTIAL	246,069.00	404,648.00	650,717.00	99.14	99.15
508-052-072-000	NO SITUS AVAILABLE	0.33	VACANT	79,647.00	-	79,647.00	33.04	33.05
508-052-074-000	1979 ST MARU RD	1.00	RESIDENTIAL	217,305.00	246,281.00	463,586.00	99.14	99.15
508-052-075-000	1700 HENRY LN	1.00	RESIDENTIAL	200,000.00	285,000.00	485,000.00	99.14	99.15
508-052-076-000	1741 HENRY LN	1.00	RESIDENTIAL	181,086.00	156,941.00	338,027.00	99.14	99.15
508-052-077-000	1755 HENRY LN	1.00	RESIDENTIAL	275,000.00	490,000.00	765,000.00	99.14	99.15
508-052-081-000	1171 CENTRAL AVE	3.00	RESIDENTIAL	142,333.00	111,392.00	253,725.00	297.42	297.45
508-052-083-000	1161 CENTRAL AVE	1.33	COMMERCIAL	607,179.00	596,524.00	1,924,973.00	131.84	131.87
508-052-084-000	NO SITUS AVAILABLE	0.33	VACANT	153,000.00	-	153,000.00	33.04	33.05
508-052-086-000	1697 HENRY RD	2.00	RESIDENTIAL	72,721.00	430,089.00	502,810.00	198.28	198.30
508-052-088-000	1805 HENRY LN	1.00	RESIDENTIAL	109,928.00	238,513.00	348,441.00	99.14	99.15
508-052-089-000	877 VISTA DR	1.00	RESIDENTIAL	156,471.00	413,611.00	570,082.00	99.14	99.15
508-052-090-000	1749 HENRY LN	1.00	RESIDENTIAL	11,406.00	399,753.00	411,159.00	99.14	99.15
508-052-091-000	1153 CENTRAL AVE	1.00	RESIDENTIAL	75,918.00	37,632.00	113,550.00	99.14	99.15
508-052-092-000	1155 CENTRAL AVE	2.00	RESIDENTIAL	56,939.00	289,232.00	346,171.00	198.28	198.30
508-052-093-000	1153 CENTRAL AVE	1.00	RESIDENTIAL	72,123.00	122,249.00	194,372.00	99.14	99.15
508-061-002-000	1295 TURNER RD	2.00	RESIDENTIAL	393,711.00	257,005.00	650,716.00	198.28	198.30
508-061-005-000	1200 CENTRAL AVE	3.75	COMMERCIAL	48,025.00	1,260,231.00	1,312,786.00	371.76	371.81
508-061-006-000	1250 CENTRAL AVE	2.00	RESIDENTIAL	186,099.00	241,928.00	428,027.00	198.28	198.30
508-061-007-000	1324 CENTRAL AVE	1.00	RESIDENTIAL	49,405.00	440,762.00	490,167.00	99.14	99.15
508-061-008-000	1500 ANNA SPARKS WAY	3.33	COMMERCIAL	2,581,255.00	3,100,997.00	5,682,252.00	330.12	330.17
508-061-010-000	1500 ANNA SPARKS WAY	3.72	COMMERCIAL	2,275,656.00	3,299,704.00	5,575,360.00	368.30	368.34
508-061-012-000	1500 CENTRAL AVE	1.00	COMMERCIAL	557,543.00	1,275,409.00	1,832,952.00	99.14	99.15
508-061-013-000	1500 ANNA SPARKS WAY	1.22	COMMERCIAL	519,827.00	288,791.00	808,618.00	120.94	120.96
508-061-014-000	1500 G G ANNA SPARKS WAY	1.00	COMMERCIAL	459,724.00	2,295,001.00	2,954,635.00	99.14	99.15
508-061-017-000	NO SITUS AVAILABLE	0.33	VACANT	250,000.00	-	250,000.00	33.04	33.05
508-061-018-000	1500 ANNA SPARKS WAY	1.44	COMMERCIAL	960,000.00	1,434,800.00	2,394,800.00	142.76	142.78
508-061-019-000	1575 BETTY CT	1.92	COMMERCIAL	550,000.00	2,150,000.00	2,700,000.00	190.34	190.37
508-061-020-000	1580 BETTY CT	1.07	COMMERCIAL	757,500.00	1,120,223.00	1,897,723.00	106.06	106.09
508-061-023-000	NO SITUS AVAILABLE	0.33	VACANT	312,901.00	-	312,901.00	33.04	33.05
508-061-024-000	NO SITUS AVAILABLE	0.33	VACANT	290,713.00	22,183.00	312,896.00	33.04	33.05
508-061-029-000	1570 BETTY CT	1.62	COMMERCIAL	1,000,000.00	5,600,000.00	7,161,680.00	160.60	160.62
508-061-030-000	1560 BETTY CT	1.00	COMMERCIAL	279,196.00	1,724,386.00	2,003,582.00	99.14	99.15
508-071-006-000	1532 BUGENIG AVE	1.00	RESIDENTIAL	38,652.00	74,578.00	113,230.00	99.14	99.15
508-071-007-000	1276 SCHOOL RD	1.00	RESIDENTIAL	170,815.00	188,578.00	359,393.00	99.14	99.15
508-071-008-000	1556 BUGENIG AVE	1.00	RESIDENTIAL	183,600.00	147,900.00	331,500.00	99.14	99.15
508-071-010-000	1264 SCHOOL RD	2.00	RESIDENTIAL	76,727.00	121,235.00	197,962.00	198.28	198.30
508-071-014-000	1250 SCHOOL RD	1.00	RESIDENTIAL	187,272.00	200,797.00	388,069.00	99.14	99.15
508-071-016-000	1240 SCHOOL RD	1.00	RESIDENTIAL	20,383.00	79,482.00	99,865.00	99.14	99.15
508-071-019-000	1570 BUGENIG AVE	1.00	RESIDENTIAL	156,060.00	67,626.00	223,686.00	99.14	99.15
508-071-020-000	1290 SCHOOL RD	1.00	RESIDENTIAL	59,252.00	82,166.00	141,418.00	99.14	99.15
508-071-024-000	1226 SCHOOL RD	1.00	RESIDENTIAL	30,013.00	79,742.00	109,755.00	99.14	99.15
508-071-028-000	1510 BUGENIG AVE	1.00	RESIDENTIAL	48,799.00	127,828.00	176,627.00	99.14	99.15
508-071-031-000	1206 SCHOOL RD	1.00	RESIDENTIAL	145,016.00	203,021.00	348,037.00	99.14	99.15
508-071-032-000	1210 SCHOOL RD	1.00	RESIDENTIAL	70,722.00	155,241.00	225,963.00	99.14	99.15
508-071-033-000	1214 SCHOOL RD	1.00	RESIDENTIAL	167,326.00	295,611.00	462,937.00	99.14	99.15
508-071-035-000	1230 SCHOOL RD	1.00	RESIDENTIAL	153,171.00	282,777.00	435,948.00	99.14	99.15
508-071-039-000	1398 SCHOOL RD	1.00	RESIDENTIAL	88,819.00	170,815.00	259,634.00	99.14	99.15
508-071-040-000	1378 SCHOOL RD	1.00	RESIDENTIAL	140,454.00	264,261.00	404,715.00	99.14	99.15
508-071-041-000	1358 SCHOOL RD	1.00	RESIDENTIAL	204,000.00	311,100.00	515,100.00	99.14	99.15
508-071-042-000	1338 SCHOOL RD	2.00	RESIDENTIAL	67,799.00	180,811.00	248,610.00	198.28	198.30
508-071-043-000	1328 SCHOOL RD	1.00	RESIDENTIAL	130,191.00	160,847.00	291,038.00	99.14	99.15
508-071-044-000	1318 SCHOOL RD	1.00	RESIDENTIAL	140,669.00	202,837.00	343,506.00	99.14	99.15
508-071-045-000	1595 BUGENIG LN	2.00	RESIDENTIAL	131,236.00	273,409.00	404,645.00	198.28	198.30
508-071-046-000	1301 HEDGE ROSE CT	1.00	RESIDENTIAL	140,000.00	290,000.00	430,000.00	99.14	99.15
508-071-047-000	1305 HEDGE ROSE CT	1.00	RESIDENTIAL	131,396.00	217,592.00	348,988.00	99.14	99.15
508-071-048-000	1315 HEDGE ROSE CT	1.00	RESIDENTIAL	150,903.00	138,832.00	289,735.00	99.14	99.15
508-071-049-000	1325 HEDGE ROSE CT	1.00	RESIDENTIAL	168,300.00	336,600.00	504,900.00	99.14	99.15
508-071-050-000	1335 HEDGE ROSE CT	1.00	RESIDENTIAL	61,375.00	138,119.00	199,494.00	99.14	99.15
508-071-051-000	1355 HEDGE ROSE CT	1.00	RESIDENTIAL	136,651.00	227,053.00	363,704.00	99.14	99.15
508-071-052-000	1375 HEDGE ROSE CT	1.00	RESIDENTIAL	147,916.00	170,672.00	318,588.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-071-053-000	1395 HEDGE ROSE CT	1.00	RESIDENTIAL	145,656.00	259,995.00	405,651.00	99.14	99.15
508-071-054-000	1390 HEDGE ROSE CT	1.00	RESIDENTIAL	132,795.00	169,015.00	301,810.00	99.14	99.15
508-071-055-000	1380 HEDGE ROSE CT	1.00	RESIDENTIAL	100,000.00	140,000.00	240,000.00	99.14	99.15
508-071-056-000	1370 HEDGE ROSE CT	1.00	RESIDENTIAL	57,921.00	149,459.00	207,380.00	99.14	99.15
508-071-057-000	1360 HEDGE ROSE CT	1.00	RESIDENTIAL	120,299.00	205,604.00	325,903.00	99.14	99.15
508-071-058-000	1350 HEDGE ROSE CT	1.00	RESIDENTIAL	122,985.00	224,794.00	347,779.00	99.14	99.15
508-071-059-000	1340 HEDGE ROSE CT	1.00	RESIDENTIAL	111,550.00	260,789.00	372,339.00	99.14	99.15
508-071-060-000	1330 HEDGEROSE CT	1.00	RESIDENTIAL	83,516.00	204,529.00	288,045.00	99.14	99.15
508-071-061-000	1320 HEDGE ROSE CT	1.00	RESIDENTIAL	150,858.00	327,726.00	478,584.00	99.14	99.15
508-071-062-000	1310 HEDGE ROSE CT	1.00	RESIDENTIAL	135,450.00	150,228.00	285,678.00	99.14	99.15
508-071-063-000	1300 HEDGE ROSE CT	1.00	RESIDENTIAL	100,000.00	155,000.00	255,000.00	99.14	99.15
508-071-064-000	1494 BUGENIG AVE	1.00	RESIDENTIAL	200,301.00	300,452.00	500,753.00	99.14	99.15
508-071-065-000	1498 BUGENIG AVE	1.00	RESIDENTIAL	48,951.00	285,405.00	334,356.00	99.14	99.15
508-072-001-000	1303 WRANGLER CT	1.00	RESIDENTIAL	100,000.00	155,000.00	255,000.00	99.14	99.15
508-072-002-000	1313 WRANGLER CT	1.00	RESIDENTIAL	100,000.00	155,000.00	255,000.00	99.14	99.15
508-072-003-000	1323 WRANGLER CT	1.00	RESIDENTIAL	100,000.00	155,000.00	255,000.00	99.14	99.15
508-072-004-000	1333 WRANGLER CT	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-072-005-000	1343 WRANGLER CT	1.00	RESIDENTIAL	102,402.00	226,424.00	328,826.00	99.14	99.15
508-072-006-000	1353 WRANGLER CT	1.00	RESIDENTIAL	132,795.00	181,086.00	313,881.00	99.14	99.15
508-072-007-000	1363 WRANGLER CT	1.00	RESIDENTIAL	131,396.00	231,258.00	362,654.00	99.14	99.15
508-072-008-000	1373 WRANGLER CT	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-072-009-000	1393 WRANGLER CT	1.00	RESIDENTIAL	141,907.00	304,841.00	446,748.00	99.14	99.15
508-072-010-000	1396 WRANGLER CT	1.00	RESIDENTIAL	100,000.00	250,000.00	350,000.00	99.14	99.15
508-072-011-000	1386 WRANGLER CT	1.00	RESIDENTIAL	102,402.00	340,207.00	442,609.00	99.14	99.15
508-072-012-000	1376 WRANGLER CT	1.00	RESIDENTIAL	110,000.00	190,000.00	300,000.00	99.14	99.15
508-072-013-000	1366 WRANGLER CT	1.00	RESIDENTIAL	110,000.00	165,000.00	275,000.00	99.14	99.15
508-072-014-000	1356 WRANGLER CT	1.00	RESIDENTIAL	154,712.00	246,306.00	401,018.00	99.14	99.15
508-072-015-000	1346 WRANGLER CT	1.00	RESIDENTIAL	9,549.00	67,869.00	77,418.00	99.14	99.15
508-072-016-000	1336 WRANGLER CT	1.00	RESIDENTIAL	110,000.00	175,000.00	285,000.00	99.14	99.15
508-072-017-000	1540 STALLION CT	1.00	RESIDENTIAL	110,000.00	155,000.00	265,000.00	99.14	99.15
508-072-018-000	1530 STALLION CT	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
508-072-019-000	1520 STALLION CT	1.00	RESIDENTIAL	115,515.00	303,232.00	418,747.00	99.14	99.15
508-072-020-000	1510 STALLION CT	1.00	RESIDENTIAL	142,028.00	216,003.00	358,031.00	99.14	99.15
508-072-021-000	1485 STALLION CT	1.00	RESIDENTIAL	110,000.00	160,000.00	270,000.00	99.14	99.15
508-072-022-000	1475 STALLION CT	1.00	RESIDENTIAL	102,402.00	275,352.00	377,754.00	99.14	99.15
508-072-023-000	1465 STALLION CT	1.00	RESIDENTIAL	150,903.00	253,525.00	404,428.00	99.14	99.15
508-072-024-000	1455 STALLION CT	1.00	RESIDENTIAL	144,868.00	187,125.00	331,993.00	99.14	99.15
508-072-025-000	1445 STALLION CT	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-072-026-000	1435 STALLION CT	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
508-072-027-000	1425 STALLION CT	1.00	RESIDENTIAL	155,080.00	272,946.00	428,026.00	99.14	99.15
508-072-028-000	NO SITUS AVAILABLE	0.33	VACANT	62,225.00	-	62,225.00	33.04	33.05
508-072-029-000	1440 STALLION CT	1.00	RESIDENTIAL	173,400.00	628,320.00	801,720.00	99.14	99.15
508-072-030-000	1450 STALLION CT	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
508-072-031-000	1460 STALLION CT	1.00	RESIDENTIAL	110,000.00	245,000.00	355,000.00	99.14	99.15
508-072-032-000	1470 STALLION CT	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
508-072-033-000	1480 STALLION CT	1.00	RESIDENTIAL	110,000.00	160,000.00	270,000.00	99.14	99.15
508-072-034-000	1490 STALLION CT	1.00	RESIDENTIAL	217,305.00	356,146.00	573,451.00	99.14	99.15
508-072-035-000	NO SITUS AVAILABLE	0.33	VACANT	255,000.00	-	255,000.00	33.04	33.05
508-073-002-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	230,671.00	166,728.00	397,399.00	99.14	99.15
508-073-003-000	NO SITUS AVAILABLE	0.33	VACANT	11,305.00	-	11,305.00	33.04	33.05
508-081-010-000	1560 HARPER AVE	1.00	RESIDENTIAL	144,394.00	132,841.00	277,235.00	99.14	99.15
508-081-016-000	1563 HARPER AVE	1.00	RESIDENTIAL	46,141.00	87,347.00	133,488.00	99.14	99.15
508-081-021-000	1119 GRIFFITH RD	1.00	RESIDENTIAL	161,262.00	213,282.00	374,544.00	99.14	99.15
508-081-022-000	1526 SALMON AVE	1.00	RESIDENTIAL	73,505.00	132,156.00	205,661.00	99.14	99.15
508-081-023-000	1530 SALMON AVE	1.00	RESIDENTIAL	28,287.00	103,381.00	131,668.00	99.14	99.15
508-081-024-000	NO SITUS AVAILABLE	0.33	VACANT	13,860.00	-	13,860.00	33.04	33.05
508-081-025-000	1561 HARPER AVE	1.00	RESIDENTIAL	63,855.00	137,310.00	201,165.00	99.14	99.15
508-081-026-000	1557 HARPER AVE	1.00	RESIDENTIAL	23,762.00	33,956.00	57,718.00	99.14	99.15
508-081-027-000	1505 HARPER AVE	1.00	RESIDENTIAL	178,500.00	306,000.00	484,500.00	99.14	99.15
508-081-031-000	1120 GRIFFITH RD	1.00	RESIDENTIAL	31,850.00	115,423.00	147,273.00	99.14	99.15
508-081-033-000	1450 GREEN ACRES LN	1.00	RESIDENTIAL	236,358.00	34,558.00	280,916.00	99.14	99.15
508-081-036-000	1110 SCHOOL RD	2.00	RESIDENTIAL	125,278.00	278,409.00	403,687.00	198.28	198.30
508-081-038-000	1565 HARPER AVE	1.00	RESIDENTIAL	116,150.00	166,030.00	282,180.00	99.14	99.15
508-081-039-000	1540 HARPER AVE	1.00	RESIDENTIAL	81,987.00	169,310.00	251,297.00	99.14	99.15
508-081-040-000	1078 GRIFFITH RD	2.00	RESIDENTIAL	208,080.00	571,179.00	779,259.00	198.28	198.30
508-081-044-000	1166 SCHOOL RD	2.00	RESIDENTIAL	193,158.00	399,201.00	592,359.00	198.28	198.30
508-081-046-000	1144 SCHOOL RD	1.00	RESIDENTIAL	56,785.00	181,745.00	238,530.00	99.14	99.15
508-081-047-000	1152 SCHOOL RD	1.00	RESIDENTIAL	67,971.00	140,213.00	208,184.00	99.14	99.15
508-081-049-000	1527 SALMON AVE	1.00	RESIDENTIAL	20,795.00	53,750.00	74,545.00	99.14	99.15
508-081-050-000	1535 SALMON AVE	1.00	RESIDENTIAL	186,099.00	229,525.00	415,624.00	99.14	99.15
508-081-051-000	1563 SALMON AVE	1.00	RESIDENTIAL	147,916.00	233,251.00	381,167.00	99.14	99.15
508-081-053-000	NO SITUS AVAILABLE	0.33	VACANT	2,937.00	-	2,937.00	33.04	33.05
508-081-054-000	1567 HARPER AVE	1.00	RESIDENTIAL	60,809.00	100,471.00	161,280.00	99.14	99.15
508-081-056-000	1569 HARPER AVE	1.00	RESIDENTIAL	19,997.00	32,075.00	52,072.00	99.14	99.15
508-081-057-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	12,772.00	243,415.00	256,187.00	99.14	99.15
508-081-058-000	1525 SALMON AVE	1.00	RESIDENTIAL	15,849.00	107,835.00	123,684.00	99.14	99.15
508-081-059-000	1100 GRIFFITH RD	1.00	RESIDENTIAL	136,651.00	202,875.00	339,526.00	99.14	99.15
508-081-062-000	1472 GAVIN LN	1.00	RESIDENTIAL	80,207.00	-	80,207.00	99.14	99.15
508-081-063-000	1440 GAVIN LN	1.00	RESIDENTIAL	80,550.00	-	80,550.00	99.14	99.15
508-081-064-000	1443 GAVIN LN	1.00	RESIDENTIAL	84,092.00	-	84,092.00	99.14	99.15
508-081-065-000	1473 GAVIN LN	1.00	RESIDENTIAL	84,092.00	-	84,092.00	99.14	99.15
508-081-066-000	1461 GAVIN LN	1.00	RESIDENTIAL	84,092.00	-	84,092.00	99.14	99.15
508-081-067-000	1453 GAVIN LN	1.00	RESIDENTIAL	84,092.00	108,737.00	192,829.00	99.14	99.15
508-081-068-000	1447 GAVIN LN	1.00	RESIDENTIAL	94,605.00	-	94,605.00	99.14	99.15
508-081-069-000	1486 GAVIN LN	1.00	RESIDENTIAL	92,820.00	-	92,820.00	99.14	99.15
508-091-003-000	1349 ANDERSON AVE	1.00	RESIDENTIAL	275,000.00	414,000.00	689,000.00	99.14	99.15
508-091-031-000	1365 ANDERSON AVE	1.00	RESIDENTIAL	74,899.00	25,188.00	100,087.00	99.14	99.15
508-091-032-000	1383 ANDERSON AVE	1.00	RESIDENTIAL	23,249.00	30,653.00	53,902.00	99.14	99.15
508-091-033-000	1377 ANDERSON AVE	1.00	RESIDENTIAL	61,477.00	10,109.00	71,586.00	99.14	99.15
508-091-035-000	1415 ANDERSON AVE	1.00	RESIDENTIAL	153,109.00	330,280.00	483,389.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-091-039-000	NO SITUS AVAILABLE	0.33	VACANT	267,750.00	-	267,750.00	33.04	33.05
508-091-040-000	1405 ANDERSON AVE	1.00	RESIDENTIAL	179,088.00	186,384.00	365,472.00	99.14	99.15
508-101-005-000	1541 ANDERSON AVE	1.00	RESIDENTIAL	36,784.00	36,784.00	73,568.00	99.14	99.15
508-101-010-000	1556 STEENBLOCK AVE	1.00	RESIDENTIAL	17,767.00	43,935.00	61,702.00	99.14	99.15
508-101-016-000	948 SCHOOL RD	1.00	RESIDENTIAL	136,651.00	146,112.00	282,763.00	99.14	99.15
508-101-025-000	991 MARY RD	1.00	RESIDENTIAL	90,476.00	204,624.00	295,100.00	99.14	99.15
508-101-028-000	1529 STEENBLOCK AVE	1.00	RESIDENTIAL	133,967.00	33,485.00	167,452.00	99.14	99.15
508-101-030-000	940 SCHOOL RD	1.00	RESIDENTIAL	142,227.00	250,321.00	392,548.00	99.14	99.15
508-101-031-000	1577 ANDERSON AVE	1.00	RESIDENTIAL	102,484.00	126,399.00	228,883.00	99.14	99.15
508-101-032-000	933 MARY RD	1.00	RESIDENTIAL	185,000.00	216,600.00	401,600.00	99.14	99.15
508-101-033-000	943 MARY RD	2.00	RESIDENTIAL	133,967.00	194,263.00	328,230.00	198.28	198.30
508-101-034-000	965 MARY RD	2.00	RESIDENTIAL	19,059.00	50,860.00	69,919.00	198.28	198.30
508-101-037-000	1573 ANDERSON RD	2.00	RESIDENTIAL	128,663.00	150,107.00	278,770.00	198.28	198.30
508-101-043-000	1503 STEENBLOCK AVE	1.00	RESIDENTIAL	18,322.00	41,730.00	60,052.00	99.14	99.15
508-101-044-000	1515 STEENBLOCK AVE	1.00	RESIDENTIAL	17,868.00	43,393.00	61,261.00	99.14	99.15
508-101-051-000	1455 ANDERSON AVE	1.00	RESIDENTIAL	75,332.00	135,451.00	210,783.00	99.14	99.15
508-101-053-000	936 MARY RD	1.00	RESIDENTIAL	122,985.00	173,546.00	296,531.00	99.14	99.15
508-101-054-000	948 MARY RD	1.00	RESIDENTIAL	131,236.00	213,149.00	344,385.00	99.14	99.15
508-101-055-000	1463 ANDERSON AVE	1.00	RESIDENTIAL	131,396.00	183,955.00	315,351.00	99.14	99.15
508-101-057-000	1000 MARY RD	1.00	RESIDENTIAL	193,489.00	204,463.00	397,952.00	99.14	99.15
508-101-058-000	1525 ANDERSON AVE	1.00	RESIDENTIAL	147,766.00	227,883.00	375,649.00	99.14	99.15
508-101-059-000	1530 STEENBLOCK AVE	2.00	RESIDENTIAL	20,161.00	21,883.00	42,044.00	198.28	198.30
508-101-060-000	1565 ANDERSON AVE	1.00	RESIDENTIAL	164,045.00	191,387.00	355,432.00	99.14	99.15
508-101-061-000	1445 ANDERSON AVE	1.00	RESIDENTIAL	89,844.00	73,505.00	163,349.00	99.14	99.15
508-111-002-000	1554 ANDERSON AVE	1.00	RESIDENTIAL	65,739.00	176,544.00	242,283.00	99.14	99.15
508-111-003-000	1542 ANDERSON AVE	1.00	RESIDENTIAL	130,000.00	150,000.00	280,000.00	99.14	99.15
508-111-004-000	1524 ANDERSON AVE	1.00	RESIDENTIAL	18,413.00	115,057.00	133,470.00	99.14	99.15
508-111-007-000	1466 ANDERSON AVE	2.00	RESIDENTIAL	141,386.00	209,137.00	353,023.00	198.28	198.30
508-111-008-000	1456 ANDERSON AVE	1.00	RESIDENTIAL	20,884.00	77,903.00	98,787.00	99.14	99.15
508-111-009-000	1440 ANDERSON AVE	1.00	RESIDENTIAL	199,723.00	247,025.00	446,748.00	99.14	99.15
508-111-010-000	1441 WHITMIRE AVE	1.00	RESIDENTIAL	25,741.00	108,962.00	134,703.00	99.14	99.15
508-111-011-000	1467 WHITMIRE AVE	1.00	RESIDENTIAL	61,375.00	143,374.00	204,749.00	99.14	99.15
508-111-012-000	1477 WHITMIRE AVE	1.00	RESIDENTIAL	173,839.00	87,559.00	261,398.00	99.14	99.15
508-111-013-000	1505 WHITMIRE AVE	2.00	RESIDENTIAL	95,650.00	213,861.00	309,511.00	198.28	198.30
508-111-015-000	1533 WHITMIRE AVE	1.00	RESIDENTIAL	79,070.00	-	79,070.00	99.14	99.15
508-111-016-000	1545 WHITMIRE AVE	1.00	RESIDENTIAL	141,907.00	136,651.00	278,558.00	99.14	99.15
508-111-017-000	860 SCHOOL RD	1.00	RESIDENTIAL	30,766.00	74,123.00	104,889.00	99.14	99.15
508-111-020-000	1562 WHITMIRE AVE	1.00	RESIDENTIAL	147,900.00	107,100.00	255,000.00	99.14	99.15
508-111-025-000	1527 FISCHER AVE	1.00	RESIDENTIAL	142,173.00	235,133.00	377,306.00	99.14	99.15
508-111-026-000	1488 WHITMIRE AVE	2.00	RESIDENTIAL	32,826.00	70,358.00	103,184.00	198.28	198.30
508-111-027-000	1515 FISCHER AVE	1.00	RESIDENTIAL	63,855.00	177,128.00	240,983.00	99.14	99.15
508-111-028-000	1496 WHITMIRE AVE	2.00	RESIDENTIAL	64,566.00	125,195.00	189,761.00	198.28	198.30
508-111-031-000	1535 FISCHER AVE	2.00	RESIDENTIAL	62,145.00	131,569.00	193,714.00	198.28	198.30
508-111-032-000	1555 FISCHER AVE	1.00	RESIDENTIAL	23,929.00	57,671.00	81,600.00	99.14	99.15
508-111-033-000	1455 WHITMIRE AVE	1.00	RESIDENTIAL	59,079.00	182,598.00	241,677.00	99.14	99.15
508-111-034-000	1495 WHITMIRE AVE	1.00	RESIDENTIAL	107,219.00	26,804.00	134,023.00	99.14	99.15
508-111-035-000	1515 WHITMIRE AVE	1.00	RESIDENTIAL	29,275.00	58,570.00	87,845.00	99.14	99.15
508-111-036-000	1527 WHITMIRE AVE	1.00	RESIDENTIAL	129,605.00	129,605.00	259,210.00	99.14	99.15
508-111-037-000	916 SCHOOL RD	2.00	RESIDENTIAL	139,385.00	202,300.00	341,685.00	198.28	198.30
508-111-038-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	128,663.00	21,443.00	150,106.00	99.14	99.15
508-111-040-000	1442 WHITMIRE AVE	1.00	RESIDENTIAL	109,317.00	122,985.00	232,302.00	99.14	99.15
508-111-042-000	1500 ANDERSON AVE	1.00	RESIDENTIAL	124,062.00	51,908.00	175,970.00	99.14	99.15
508-111-043-000	880 MARY LN	1.00	RESIDENTIAL	55,391.00	90,398.00	145,789.00	99.14	99.15
508-111-044-000	881 MARY RD	1.00	RESIDENTIAL	76,554.00	121,100.00	197,654.00	99.14	99.15
508-111-047-000	876 MARY LN	1.00	RESIDENTIAL	113,781.00	167,100.00	280,881.00	99.14	99.15
508-111-050-000	1472 ANDERSON AVE	1.00	RESIDENTIAL	22,432.00	40,771.00	63,203.00	99.14	99.15
508-111-051-000	1478 WHITMIRE AVE	2.00	RESIDENTIAL	24,398.00	75,155.00	99,553.00	198.28	198.30
508-111-053-000	1456 WHITMIRE AVE	1.00	RESIDENTIAL	57,921.00	115,856.00	173,777.00	99.14	99.15
508-111-054-000	808 SCHOOL RD	1.00	RESIDENTIAL	60,261.00	110,496.00	170,757.00	99.14	99.15
508-111-055-000	1576 WHITMIRE AVE	1.00	RESIDENTIAL	18,843.00	23,826.00	42,669.00	99.14	99.15
508-111-056-000	884 MARY LN	1.00	RESIDENTIAL	141,907.00	228,104.00	370,011.00	99.14	99.15
508-111-057-000	1488 ANDERSON RD	2.00	RESIDENTIAL	90,476.00	156,740.00	279,616.00	198.28	198.30
508-111-058-000	900 SCHOOL RD	1.00	RESIDENTIAL	27,317.00	81,990.00	109,307.00	99.14	99.15
508-111-059-000	876 SCHOOL RD	1.00	RESIDENTIAL	98,780.00	55,097.00	153,877.00	99.14	99.15
508-121-009-000	735 SCHOOL RD	5.00	RESIDENTIAL	175,000.00	415,000.00	590,000.00	495.70	495.75
508-121-011-000	715 SCHOOL RD	3.00	RESIDENTIAL	147,368.00	397,818.00	545,186.00	297.42	297.45
508-121-014-000	1625 HUGHES AVE	1.00	RESIDENTIAL	70,987.00	126,363.00	197,350.00	99.14	99.15
508-121-015-000	1641 HUGHES AVE	1.00	RESIDENTIAL	99,135.00	6,958.00	106,093.00	99.14	99.15
508-121-016-000	1633 HUGHES AVE	1.00	RESIDENTIAL	115,515.00	89,980.00	205,495.00	99.14	99.15
508-121-017-000	745 WOLF AVE	1.00	RESIDENTIAL	12,994.00	24,481.00	37,475.00	99.14	99.15
508-121-019-000	760 MONTANA RD	2.00	RESIDENTIAL	160,901.00	263,851.00	424,752.00	198.28	198.30
508-121-023-000	1791 LOST AVE	1.00	RESIDENTIAL	46,724.00	8,485.00	55,209.00	99.14	99.15
508-121-026-000	1680 FISHER RD	1.00	RESIDENTIAL	159,781.00	165,700.00	325,481.00	99.14	99.15
508-121-028-000	1792 LOST AVE	1.00	RESIDENTIAL	81,987.00	11,606.00	153,093.00	99.14	99.15
508-121-030-000	753 WOLF RD	1.00	RESIDENTIAL	150,858.00	192,474.00	343,332.00	99.14	99.15
508-121-031-000	761 WOLF AVE	1.00	RESIDENTIAL	177,316.00	111,642.00	288,958.00	99.14	99.15
508-121-033-000	733 WOLF AVE	1.00	RESIDENTIAL	19,929.00	74,964.00	94,893.00	99.14	99.15
508-121-034-000	1785 LOST AVE	1.00	RESIDENTIAL	126,140.00	63,069.00	189,209.00	99.14	99.15
508-121-037-000	1794 FISHER RD	1.00	RESIDENTIAL	20,364.00	97,496.00	117,860.00	99.14	99.15
508-121-038-000	784 MONTANA RD	1.00	RESIDENTIAL	57,921.00	122,364.00	180,285.00	99.14	99.15
508-121-039-000	734 WOLF RD	1.00	RESIDENTIAL	147,368.00	178,183.00	325,551.00	99.14	99.15
508-121-040-000	1725 LOST AVE	2.00	RESIDENTIAL	127,782.00	160,053.00	287,835.00	198.28	198.30
508-121-041-000	1780 FISHER RD	1.00	RESIDENTIAL	54,142.00	90,804.00	144,946.00	99.14	99.15
508-121-044-000	1670 FISHER RD	1.00	RESIDENTIAL	141,386.00	96,354.00	237,740.00	99.14	99.15
508-121-045-000	1685 HUGHES AVE	2.00	RESIDENTIAL	104,931.00	89,350.00	194,281.00	198.28	198.30
508-121-047-000	1720 FISHER RD	1.00	RESIDENTIAL	39,670.00	95,586.00	177,056.00	99.14	99.15
508-121-048-000	1708 FISHER RD	1.00	RESIDENTIAL	153,864.00	118,357.00	272,221.00	99.14	99.15
508-121-049-000	1696 FISHER RD	1.00	RESIDENTIAL	63,855.00	123,739.00	187,594.00	99.14	99.15
508-121-051-000	714 WOLF AVE	1.00	RESIDENTIAL	55,535.00	29,261.00	84,796.00	99.14	99.15
508-121-052-000	NO SITUS AVAILABLE	0.33	VACANT	8,485.00	-	8,485.00	33.04	33.05

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-121-053-000	722 WOLF AVE	1.00	RESIDENTIAL	17,980.00	36,214.00	54,194.00	99.14	99.15
508-121-055-000	1664 FISCHER AVE	2.00	RESIDENTIAL	198,356.00	134,023.00	332,379.00	198.28	198.30
508-121-056-000	1656 FISCHER AVE	2.00	RESIDENTIAL	86,890.00	206,290.00	293,180.00	198.28	198.30
508-121-057-000	1736 FISHER RD	2.00	RESIDENTIAL	75,401.00	69,332.00	144,733.00	198.28	198.30
508-121-058-000	766 WOLF AVE	1.00	RESIDENTIAL	100,000.00	75,000.00	175,000.00	99.14	99.15
508-121-059-000	1784 LOST AVE	1.00	RESIDENTIAL	160,766.00	32,146.00	192,912.00	99.14	99.15
508-121-060-000	1780 LOST AVE	1.00	RESIDENTIAL	151,047.00	86,277.00	237,324.00	99.14	99.15
508-121-061-000	1750 LOST AVE	1.00	RESIDENTIAL	60,358.00	10,859.00	72,217.00	99.14	99.15
508-121-062-000	1770 FISHER RD	1.00	RESIDENTIAL	46,644.00	79,972.00	126,616.00	99.14	99.15
508-121-063-000	1750 FISHER RD	1.00	RESIDENTIAL	144,746.00	165,118.00	309,864.00	99.14	99.15
508-121-064-000	1728 LOST AVE	1.00	RESIDENTIAL	24,882.00	39,815.00	64,697.00	99.14	99.15
508-121-065-000	1718 LOST AVE	1.00	RESIDENTIAL	145,000.00	200,000.00	345,000.00	99.14	99.15
508-121-066-000	1630 FISCHER AVE	11.00	RESIDENTIAL	262,694.00	1,047,527.00	1,310,221.00	1,090.54	1,090.65
508-121-067-000	1600 FISCHER AVE	11.00	RESIDENTIAL	262,694.00	1,047,527.00	1,404,531.00	1,090.54	1,090.65
508-121-068-000	791 SCHOOL RD	1.00	COMMERCIAL	157,550.00	362,272.00	519,822.00	99.14	99.15
508-121-069-000	763 SCHOOL RD	5.00	RESIDENTIAL	111,356.00	375,855.00	487,211.00	495.70	495.75
508-131-002-000	687 SCHOOL RD	1.00	RESIDENTIAL	50,341.00	64,574.00	114,915.00	99.14	99.15
508-131-004-000	685 SCHOOL RD	1.00	RESIDENTIAL	290,238.00	132,656.00	444,094.00	99.14	99.15
508-131-005-000	1705 BIRD AVE	2.00	RESIDENTIAL	208,804.00	194,882.00	403,686.00	198.28	198.30
508-131-006-000	701 SCHOOL RD	1.00	RESIDENTIAL	62,603.00	117,566.00	180,169.00	99.14	99.15
508-131-007-000	689 SCHOOL RD	1.00	RESIDENTIAL	27,555.00	-	27,555.00	99.14	99.15
508-141-004-000	1704 BIRD AVE	1.00	RESIDENTIAL	71,375.00	50,982.00	122,357.00	99.14	99.15
508-141-005-000	1700 BIRD AVE	1.00	RESIDENTIAL	70,987.00	89,444.00	160,431.00	99.14	99.15
508-141-009-000	581 SCHOOL RD	1.00	RESIDENTIAL	117,822.00	94,255.00	212,077.00	99.14	99.15
508-141-012-000	1637 OCEAN DR	2.00	RESIDENTIAL	251,109.00	476,466.00	727,575.00	198.28	198.30
508-141-013-000	1657 OCEAN DR	1.00	RESIDENTIAL	86,672.00	104,011.00	190,683.00	99.14	99.15
508-141-016-000	1731 OCEAN DR	1.00	RESIDENTIAL	58,102.00	37,769.00	95,871.00	99.14	99.15
508-141-017-000	1743 OCEAN DR	2.00	RESIDENTIAL	192,474.00	228,888.00	421,362.00	198.28	198.30
508-141-018-000	558 BAKER RD	1.00	RESIDENTIAL	45,060.00	132,990.00	178,050.00	99.14	99.15
508-141-024-000	1787 OCEAN DR	4.00	RESIDENTIAL	64,566.00	104,771.00	169,337.00	396.56	396.60
508-141-025-000	1789 OCEAN DR	1.00	RESIDENTIAL	32,277.00	57,095.00	89,372.00	99.14	99.15
508-141-026-000	1640 BIRD AVE	1.00	RESIDENTIAL	74,594.00	66,524.00	141,118.00	99.14	99.15
508-141-027-000	1644 BIRD AVE	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-141-028-000	1645 BIRD AVE	1.00	RESIDENTIAL	65,333.00	174,729.00	240,062.00	99.14	99.15
508-141-031-000	1650 BIRD AVE	1.00	RESIDENTIAL	50,982.00	71,640.00	122,622.00	99.14	99.15
508-141-032-000	1786 BIRD AVE	1.00	RESIDENTIAL	57,921.00	28,956.00	86,877.00	99.14	99.15
508-141-033-000	1685 OCEAN DR	1.00	RESIDENTIAL	129,605.00	115,465.00	245,070.00	99.14	99.15
508-141-034-000	1707 OCEAN DR	2.00	RESIDENTIAL	36,909.00	291,091.00	328,000.00	198.28	198.30
508-141-036-000	561 SCHOOL RD	1.00	RESIDENTIAL	57,921.00	165,100.00	223,021.00	99.14	99.15
508-141-037-000	1792 BIRD AVE	1.00	RESIDENTIAL	17,347.00	29,503.00	46,850.00	99.14	99.15
508-141-038-000	1796 BIRD AVE	1.00	RESIDENTIAL	23,886.00	42,803.00	66,689.00	99.14	99.15
508-141-039-000	560 BAKER RD	1.00	RESIDENTIAL	70,987.00	149,081.00	220,068.00	99.14	99.15
508-141-040-000	562 BAKER RD	1.00	RESIDENTIAL	48,998.00	29,394.00	78,392.00	99.14	99.15
508-141-041-000	1675 OCEAN DR	1.00	RESIDENTIAL	19,428.00	36,966.00	56,394.00	99.14	99.15
508-141-042-000	1683 OCEAN DR	1.00	RESIDENTIAL	204,981.00	242,560.00	447,541.00	99.14	99.15
508-141-043-000	1732 BIRD AVE	1.00	RESIDENTIAL	235,000.00	165,000.00	400,000.00	99.14	99.15
508-141-044-000	1726 BIRD AVE	1.00	RESIDENTIAL	57,203.00	8,657.00	65,860.00	99.14	99.15
508-141-045-000	1762 BIRD AVE	2.00	RESIDENTIAL	23,178.00	21,997.00	45,175.00	198.28	198.30
508-141-046-000	1690 BIRD AVE	1.00	RESIDENTIAL	153,000.00	71,400.00	224,400.00	99.14	99.15
508-141-047-000	1656 BIRD AVE	1.00	RESIDENTIAL	133,967.00	247,852.00	381,819.00	99.14	99.15
508-141-048-000	551 SCHOOL RD	1.00	RESIDENTIAL	41,383.00	92,036.00	133,419.00	99.14	99.15
508-141-049-000	1615 OCEAN DR	1.00	RESIDENTIAL	152,420.00	120,884.00	273,304.00	99.14	99.15
508-141-051-000	599 SCHOOL RD	1.00	RESIDENTIAL	17,320.00	37,057.00	54,377.00	99.14	99.15
508-141-053-000	1600 BIRD AVE	1.00	RESIDENTIAL	17,320.00	51,091.00	68,411.00	99.14	99.15
508-141-054-000	607 SCHOOL RD	1.00	RESIDENTIAL	61,047.00	95,125.00	156,172.00	99.14	99.15
508-141-055-000	1612 BIRD AVE	1.00	RESIDENTIAL	61,146.00	129,223.00	190,369.00	99.14	99.15
508-141-056-000	1634 BIRD AVE	1.00	RESIDENTIAL	78,261.00	39,332.00	117,593.00	99.14	99.15
508-141-057-000	541 SCHOOL RD	1.00	RESIDENTIAL	34,710.00	125,720.00	160,430.00	99.14	99.15
508-141-058-000	1621 OCEAN DR	2.00	RESIDENTIAL	176,000.00	284,000.00	460,000.00	198.28	198.30
508-141-059-000	1765 OCEAN DR	1.00	RESIDENTIAL	109,363.00	77,647.00	187,010.00	99.14	99.15
508-141-060-000	1775 OCEAN DR	1.00	RESIDENTIAL	10,587.00	27,670.00	38,257.00	99.14	99.15
508-141-061-000	1761 OCEAN DR	1.00	RESIDENTIAL	30,461.00	63,120.00	93,581.00	99.14	99.15
508-141-062-000	1763 OCEAN DR	1.00	RESIDENTIAL	26,107.00	52,230.00	78,337.00	99.14	99.15
508-151-003-000	1670 OCEAN DR	1.00	RESIDENTIAL	245,412.00	373,697.00	619,109.00	99.14	99.15
508-151-004-000	1658 OCEAN DR	1.00	RESIDENTIAL	153,466.00	115,094.00	268,560.00	99.14	99.15
508-151-013-000	1596 OCEAN DR	1.00	RESIDENTIAL	100,000.00	115,000.00	215,000.00	99.14	99.15
508-151-014-000	515 SCHOOL RD	1.00	RESIDENTIAL	70,220.00	141,985.00	212,205.00	99.14	99.15
508-151-016-000	NO SITUS AVAILABLE	0.33	VACANT	3,529.00	-	3,529.00	33.04	33.05
508-151-017-000	NO SITUS AVAILABLE	0.33	VACANT	7,815.00	-	7,815.00	33.04	33.05
508-151-020-000	1614 OCEAN DR	1.00	RESIDENTIAL	57,921.00	83,991.00	141,912.00	99.14	99.15
508-151-021-000	1610 OCEAN DR	1.00	RESIDENTIAL	57,921.00	130,836.00	188,757.00	99.14	99.15
508-151-022-000	1625 VERWER CT	1.00	RESIDENTIAL	23,079.00	51,967.00	75,046.00	99.14	99.15
508-151-023-000	1615 VERWER CT	1.00	RESIDENTIAL	236,514.00	252,281.00	488,795.00	99.14	99.15
508-151-024-000	1597 VERWER CT	1.00	RESIDENTIAL	120,536.00	120,536.00	241,072.00	99.14	99.15
508-151-025-000	1591 VERWER CT	1.00	RESIDENTIAL	176,735.00	206,004.00	382,739.00	99.14	99.15
508-151-026-000	1696 OCEAN DR	0.33	VACANT	160,000.00	-	160,000.00	33.04	33.05
508-151-027-000	1698 OCEAN DR	1.00	RESIDENTIAL	285,000.00	215,000.00	500,000.00	99.14	99.15
508-151-028-000	1644 OCEAN DR	1.00	RESIDENTIAL	88,712.00	171,319.00	260,031.00	99.14	99.15
508-151-029-000	1630 OCEAN DR	1.00	RESIDENTIAL	164,045.00	363,636.00	527,681.00	99.14	99.15
508-151-030-000	1644 VERWER CT	3.00	RESIDENTIAL	70,433.00	109,569.00	180,002.00	297.42	297.45
508-151-031-000	1690 OCEAN DR	1.00	RESIDENTIAL	200,329.00	218,863.00	419,192.00	99.14	99.15
508-151-032-000	1680 OCEAN DR	1.00	RESIDENTIAL	229,500.00	372,300.00	601,800.00	99.14	99.15
508-161-001-000	1796 OCEAN DR	1.00	RESIDENTIAL	270,000.00	230,000.00	500,000.00	99.14	99.15
508-161-002-000	1792 OCEAN DR	1.00	RESIDENTIAL	27,738.00	25,569.00	53,307.00	99.14	99.15
508-161-005-000	1742 OCEAN DR	1.00	RESIDENTIAL	353,593.00	174,806.00	528,399.00	99.14	99.15
508-161-006-000	1730 OCEAN DR	2.00	RESIDENTIAL	89,122.00	443,630.00	532,752.00	198.28	198.30
508-161-007-000	1726 OCEAN DR	1.00	RESIDENTIAL	460,880.00	187,562.00	648,442.00	99.14	99.15
508-161-008-000	1720 OCEAN DR	1.00	RESIDENTIAL	341,632.00	315,353.00	656,985.00	99.14	99.15
508-161-011-000	1774 OCEAN DR	2.00	RESIDENTIAL	235,816.00	179,749.00	415,565.00	198.28	198.30
508-161-012-000	1778 OCEAN DR	1.00	RESIDENTIAL	142,028.00	47,339.00	189,367.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-171-001-000	1908 OCEAN DR	1.00	RESIDENTIAL	245,412.00	312,344.00	557,756.00	99.14	99.15
508-171-002-000	1892 OCEAN DR	1.00	RESIDENTIAL	27,764.00	197,547.00	225,311.00	99.14	99.15
508-171-003-000	1876 OCEAN DR	1.00	RESIDENTIAL	35,512.00	32,400.00	67,912.00	99.14	99.15
508-171-004-000	1862 OCEAN DR	1.00	RESIDENTIAL	156,628.00	76,473.00	233,101.00	99.14	99.15
508-171-005-000	1856 OCEAN DR	0.33	VACANT	148,293.00	-	148,293.00	33.04	33.05
508-171-006-000	1846 OCEAN DR	4.00	RESIDENTIAL	78,086.00	98,583.00	176,669.00	396.56	396.60
508-171-007-000	1838 OCEAN DR	1.00	RESIDENTIAL	280,500.00	338,640.00	619,140.00	99.14	99.15
508-171-008-000	1826 OCEAN DR	1.00	RESIDENTIAL	225,000.00	175,000.00	400,000.00	99.14	99.15
508-171-009-000	1818 OCEAN DR	1.00	RESIDENTIAL	231,034.00	169,807.00	400,841.00	99.14	99.15
508-171-010-000	1806 OCEAN DR	1.00	RESIDENTIAL	185,657.00	88,619.00	274,276.00	99.14	99.15
508-172-012-000	1805 OCEAN DR	1.00	RESIDENTIAL	120,000.00	120,000.00	240,000.00	99.14	99.15
508-172-014-000	1835 OCEAN DR	1.00	RESIDENTIAL	136,704.00	224,196.00	360,900.00	99.14	99.15
508-172-016-000	1825 OCEAN DR	1.00	RESIDENTIAL	188,700.00	270,396.00	459,096.00	99.14	99.15
508-172-019-000	1863 OCEAN DR	1.00	RESIDENTIAL	57,921.00	65,164.00	123,085.00	99.14	99.15
508-172-020-000	1845 OCEAN DR	1.00	RESIDENTIAL	150,858.00	182,070.00	332,928.00	99.14	99.15
508-172-021-000	1885 OCEAN DR	1.00	RESIDENTIAL	17,320.00	143,203.00	160,523.00	99.14	99.15
508-172-022-000	1875 OCEAN DR	1.00	RESIDENTIAL	103,962.00	136,306.00	240,268.00	99.14	99.15
508-172-023-000	1815 OCEAN DR	1.00	RESIDENTIAL	138,619.00	138,039.00	276,658.00	99.14	99.15
508-172-024-000	1895 OCEAN DR	3.00	RESIDENTIAL	68,132.00	120,965.00	189,097.00	297.42	297.45
508-181-001-000	1986 OCEAN DR	1.00	RESIDENTIAL	56,540.00	49,132.00	105,672.00	99.14	99.15
508-181-004-000	1950 OCEAN DR	1.00	RESIDENTIAL	90,174.00	30,649.00	120,823.00	99.14	99.15
508-181-005-000	1924 OCEAN DR	1.00	RESIDENTIAL	90,174.00	84,918.00	175,092.00	99.14	99.15
508-181-006-000	1912 OCEAN DR	1.00	RESIDENTIAL	283,979.00	134,881.00	418,860.00	99.14	99.15
508-181-007-000	1964 OCEAN DR	2.00	RESIDENTIAL	180,922.00	251,661.00	432,583.00	198.28	198.30
508-181-009-000	1960 OCEAN DR	1.00	RESIDENTIAL	165,377.00	168,705.00	334,082.00	99.14	99.15
508-182-012-000	1905 OCEAN DR	3.00	RESIDENTIAL	68,184.00	121,768.00	189,952.00	297.42	297.45
508-182-013-000	1931 OCEAN DR	4.00	RESIDENTIAL	67,869.00	162,367.00	230,236.00	396.56	396.60
508-182-014-000	1925 OCEAN DR	3.00	RESIDENTIAL	67,861.00	121,768.00	189,629.00	297.42	297.45
508-191-008-000	622 HILLER RD	1.00	RESIDENTIAL	65,164.00	98,475.00	163,639.00	99.14	99.15
508-191-009-000	634 HILLER RD	1.00	RESIDENTIAL	55,229.00	58,623.00	113,852.00	99.14	99.15
508-191-010-000	644 HILLER RD	1.00	RESIDENTIAL	16,162.00	45,608.00	61,770.00	99.14	99.15
508-191-011-000	654 HILLER RD	1.00	RESIDENTIAL	90,476.00	169,822.00	260,298.00	99.14	99.15
508-191-012-000	664 HILLER RD	1.00	RESIDENTIAL	131,396.00	236,514.00	367,910.00	99.14	99.15
508-191-013-000	1971 CLIFF AVE	1.00	RESIDENTIAL	132,841.00	142,083.00	274,924.00	99.14	99.15
508-191-014-000	1969 WAVE CREST AVE	1.00	RESIDENTIAL	113,781.00	199,118.00	312,899.00	99.14	99.15
508-191-015-000	1963 WAVE CREST AVE	1.00	RESIDENTIAL	66,467.00	110,784.00	177,251.00	99.14	99.15
508-191-016-000	1955 WAVE CREST CT	1.00	RESIDENTIAL	12,125.00	42,471.00	54,596.00	99.14	99.15
508-191-017-000	1951 WAVE CREST CT	1.00	RESIDENTIAL	15,841.00	50,943.00	66,784.00	99.14	99.15
508-191-018-000	1947 WAVE CREST CT	1.00	RESIDENTIAL	70,433.00	83,389.00	153,822.00	99.14	99.15
508-191-019-000	1945 WAVE CREST CT	1.00	RESIDENTIAL	132,795.00	120,723.00	253,518.00	99.14	99.15
508-191-020-000	1939 WAVE CREST CT	1.00	RESIDENTIAL	12,125.00	39,873.00	51,998.00	99.14	99.15
508-191-021-000	1943 CLIFF AVE	1.00	RESIDENTIAL	31,850.00	114,951.00	146,801.00	99.14	99.15
508-191-022-000	1965 WAVECREST AVE	1.00	RESIDENTIAL	26,663.00	85,352.00	112,015.00	99.14	99.15
508-191-023-000	1954 WAVE CREST AVE	1.00	RESIDENTIAL	140,454.00	182,070.00	322,524.00	99.14	99.15
508-191-024-000	1942 WAVE CREST AVE	1.00	RESIDENTIAL	12,125.00	46,539.00	58,664.00	99.14	99.15
508-191-025-000	1964 CLIFF AVE	1.00	RESIDENTIAL	32,456.00	84,226.00	116,682.00	99.14	99.15
508-191-026-000	602 HILLER RD	1.00	RESIDENTIAL	148,878.00	258,060.00	406,938.00	99.14	99.15
508-191-027-000	610 HILLER RD	1.00	RESIDENTIAL	12,120.00	48,163.00	60,283.00	99.14	99.15
508-191-028-000	1974 CLIFF AVE	1.00	RESIDENTIAL	25,628.00	76,906.00	102,534.00	99.14	99.15
508-191-029-000	578 HILLER RD	1.00	RESIDENTIAL	60,336.00	87,314.00	147,650.00	99.14	99.15
508-191-030-000	568 HILLER RD	1.00	RESIDENTIAL	164,182.00	164,182.00	328,364.00	99.14	99.15
508-191-033-000	1948 CLIFF AVE	1.00	RESIDENTIAL	35,553.00	81,585.00	117,138.00	99.14	99.15
508-191-035-000	1929 WAVE CREST AVE	1.00	RESIDENTIAL	64,989.00	154,116.00	219,105.00	99.14	99.15
508-191-036-000	1925 WAVE CREST AVE	1.00	RESIDENTIAL	180,000.00	260,000.00	440,000.00	99.14	99.15
508-191-037-000	1919 WAVE CREST AVE	1.00	RESIDENTIAL	110,000.00	130,000.00	240,000.00	99.14	99.15
508-191-038-000	1922 WAVE CREST AVE	1.00	RESIDENTIAL	131,396.00	178,699.00	310,095.00	99.14	99.15
508-191-039-000	1932 WAVE CREST AVE	1.00	RESIDENTIAL	17,751.00	69,924.00	87,675.00	99.14	99.15
508-191-043-000	1991 OCEAN DR	1.00	RESIDENTIAL	128,663.00	246,712.00	375,375.00	99.14	99.15
508-191-044-000	538 HILLER RD	1.00	RESIDENTIAL	102,484.00	192,679.00	295,163.00	99.14	99.15
508-191-046-000	1975 OCEAN DR	1.00	RESIDENTIAL	56,333.00	79,197.00	135,530.00	99.14	99.15
508-191-055-000	1947 OCEAN DR	1.00	RESIDENTIAL	78,086.00	166,125.00	244,211.00	99.14	99.15
508-191-058-000	548 HILLER RD	1.00	RESIDENTIAL	13,860.00	61,549.00	75,409.00	99.14	99.15
508-191-061-000	1931 CLIFF AVE	1.00	RESIDENTIAL	122,704.00	206,369.00	329,073.00	99.14	99.15
508-191-062-000	1923 CLIFF AVE	1.00	RESIDENTIAL	35,553.00	105,526.00	141,079.00	99.14	99.15
508-191-063-000	1915 CLIFF AVE	1.00	RESIDENTIAL	66,467.00	184,366.00	250,833.00	99.14	99.15
508-191-064-000	1914 CLIFF AVE	1.00	RESIDENTIAL	37,119.00	143,417.00	180,536.00	99.14	99.15
508-191-065-000	1922 CLIFF AVE	1.00	RESIDENTIAL	129,605.00	135,494.00	265,099.00	99.14	99.15
508-191-066-000	574 CAPE RD	1.00	RESIDENTIAL	34,710.00	73,176.00	107,886.00	99.14	99.15
508-191-078-000	544 HILLER RD	1.00	RESIDENTIAL	12,295.00	45,076.00	57,371.00	99.14	99.15
508-191-079-000	545 CAPE RD	0.33	VACANT	83,516.00	-	83,516.00	33.04	33.05
508-191-080-000	547 CAPE RD	1.00	RESIDENTIAL	110,000.00	225,000.00	335,000.00	99.14	99.15
508-191-081-000	567 CAPE RD	1.00	RESIDENTIAL	100,000.00	175,000.00	275,000.00	99.14	99.15
508-191-082-000	555 CAPE RD	0.33	VACANT	108,649.00	-	108,649.00	33.04	33.05
508-191-083-000	537 CAPE RD	0.33	VACANT	38,966.00	-	38,966.00	33.04	33.05
508-191-084-000	1941 OCEAN DR	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
508-191-085-000	1990 BIRD AVE	1.00	RESIDENTIAL	100,000.00	165,000.00	265,000.00	99.14	99.15
508-191-086-000	1980 BIRD AVE	1.00	RESIDENTIAL	129,605.00	241,539.00	371,144.00	99.14	99.15
508-191-087-000	1970 BIRD AVE	1.00	RESIDENTIAL	100,000.00	175,000.00	275,000.00	99.14	99.15
508-191-088-000	1975 BIRD AVE	1.00	RESIDENTIAL	100,000.00	225,000.00	325,000.00	99.14	99.15
508-191-089-000	1985 BIRD AVE	1.00	RESIDENTIAL	141,609.00	201,949.00	343,558.00	99.14	99.15
508-191-090-000	560 CAPE RD	1.00	RESIDENTIAL	142,028.00	182,864.00	324,892.00	99.14	99.15
508-201-004-000	1801 OCEAN DR	2.00	RESIDENTIAL	73,505.00	330,503.00	404,008.00	198.28	198.30
508-201-006-000	1901 WAVE CREST AVE	1.00	RESIDENTIAL	139,385.00	173,695.00	313,080.00	99.14	99.15
508-201-007-000	1891 WAVE CREST AVE	1.00	RESIDENTIAL	141,907.00	183,955.00	325,862.00	99.14	99.15
508-201-008-000	1881 WAVE CREST AVE	1.00	RESIDENTIAL	66,467.00	93,797.00	160,264.00	99.14	99.15
508-201-009-000	1880 WAVE CREST AVE	1.00	RESIDENTIAL	65,164.00	137,580.00	202,744.00	99.14	99.15
508-201-010-000	1890 WAVE CREST AVE	1.00	RESIDENTIAL	21,753.00	107,941.00	129,694.00	99.14	99.15
508-201-011-000	1900 WAVE CREST AVE	1.00	RESIDENTIAL	31,997.00	69,340.00	101,337.00	99.14	99.15
508-201-013-000	1907 CLIFF AVE	1.00	RESIDENTIAL	132,841.00	87,212.00	220,053.00	99.14	99.15
508-201-014-000	1899 CLIFF AVE	1.00	RESIDENTIAL	110,000.00	140,000.00	250,000.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-201-015-000	1891 CLIFF AVE	1.00	RESIDENTIAL	110,000.00	115,000.00	225,000.00	99.14	99.15
508-201-016-000	1890 CLIFF AVE	1.00	RESIDENTIAL	154,712.00	163,376.00	318,088.00	99.14	99.15
508-201-017-000	1898 CLIFF AVE	1.00	RESIDENTIAL	65,164.00	104,266.00	169,430.00	99.14	99.15
508-201-018-000	1906 CLIFF AVE	1.00	RESIDENTIAL	31,997.00	104,306.00	136,303.00	99.14	99.15
508-201-020-000	1848 CLIFF AVE	1.00	RESIDENTIAL	83,516.00	152,980.00	236,496.00	99.14	99.15
508-201-021-000	1870 CLIFF AVE	1.00	RESIDENTIAL	110,000.00	115,000.00	225,000.00	99.14	99.15
508-201-022-000	1873 CLIFF AVE	1.00	RESIDENTIAL	65,164.00	169,247.00	237,531.00	99.14	99.15
508-201-024-000	1861 CLIFF AVE	2.00	RESIDENTIAL	31,676.00	229,637.00	261,313.00	198.28	198.30
508-201-025-000	1853 CLIFF AVE	1.00	RESIDENTIAL	57,041.00	101,144.00	158,185.00	99.14	99.15
508-201-026-000	1841 CLIFF AVE	1.00	RESIDENTIAL	131,236.00	240,601.00	371,837.00	99.14	99.15
508-201-027-000	1829 CLIFF AVE	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-201-028-000	1815 CLIFF AVE	1.00	RESIDENTIAL	56,493.00	108,157.00	164,650.00	99.14	99.15
508-201-029-000	1807 CLIFF AVE	1.00	RESIDENTIAL	59,615.00	154,366.00	213,981.00	99.14	99.15
508-201-030-000	1824 CLIFF AVE	1.00	RESIDENTIAL	122,704.00	172,904.00	295,608.00	99.14	99.15
508-201-031-000	1834 CLIFF AVE	1.00	RESIDENTIAL	62,884.00	128,231.00	191,115.00	99.14	99.15
508-201-032-000	1922 BIRD AVE	1.00	RESIDENTIAL	64,144.00	135,797.00	199,941.00	99.14	99.15
508-201-033-000	1826 BIRD AVE	1.00	RESIDENTIAL	88,819.00	150,316.00	239,135.00	99.14	99.15
508-201-034-000	1842 BIRD AVE	1.00	RESIDENTIAL	160,000.00	271,000.00	431,000.00	99.14	99.15
508-201-035-000	1852 BIRD CT	1.00	RESIDENTIAL	61,559.00	90,987.00	152,546.00	99.14	99.15
508-201-036-000	1862 BIRD AVE	1.00	RESIDENTIAL	173,839.00	175,125.00	348,964.00	99.14	99.15
508-201-037-000	1872 BIRD AVE	1.00	RESIDENTIAL	61,559.00	91,314.00	152,873.00	99.14	99.15
508-201-038-000	1865 BIRD AVE	1.00	RESIDENTIAL	118,357.00	101,785.00	220,142.00	99.14	99.15
508-201-039-000	1855 BIRD AVE	1.00	RESIDENTIAL	123,137.00	76,086.00	199,223.00	99.14	99.15
508-201-040-000	1851 WAVE CREST AVE	1.00	RESIDENTIAL	120,299.00	196,855.00	317,154.00	99.14	99.15
508-201-041-000	633 MONTANA RD	1.00	RESIDENTIAL	61,559.00	91,314.00	152,873.00	99.14	99.15
508-201-042-000	643 MONTANA AVE	1.00	RESIDENTIAL	140,669.00	221,056.00	361,725.00	99.14	99.15
508-201-043-000	653 MONTANA AVE	1.00	RESIDENTIAL	111,550.00	157,286.00	268,836.00	99.14	99.15
508-201-044-000	659 MONTANA AVE	1.00	RESIDENTIAL	142,333.00	161,518.00	303,851.00	99.14	99.15
508-201-045-000	663 MONTANA RD	1.00	RESIDENTIAL	111,550.00	139,439.00	250,989.00	99.14	99.15
508-201-046-000	633 JACK CT	1.00	RESIDENTIAL	61,559.00	91,314.00	152,873.00	99.14	99.15
508-201-047-000	643 JACK CT	1.00	RESIDENTIAL	60,353.00	89,081.00	149,434.00	99.14	99.15
508-201-048-000	653 JACK CT	1.00	RESIDENTIAL	133,860.00	177,365.00	311,225.00	99.14	99.15
508-201-049-000	663 JACK CT	1.00	RESIDENTIAL	61,559.00	92,945.00	154,504.00	99.14	99.15
508-201-050-000	673 JACK CT	1.00	RESIDENTIAL	60,353.00	88,681.00	149,034.00	99.14	99.15
508-201-051-000	683 JACK CT	1.00	RESIDENTIAL	117,822.00	135,494.00	253,316.00	99.14	99.15
508-201-052-000	1875 WAVE CREST AVE	1.00	RESIDENTIAL	61,559.00	91,314.00	152,873.00	99.14	99.15
508-201-053-000	1879 WAVE CREST AVE	1.00	RESIDENTIAL	61,559.00	99,701.00	161,260.00	99.14	99.15
508-201-054-000	1866 WAVECREST AVE	1.00	RESIDENTIAL	131,813.00	137,292.00	269,105.00	99.14	99.15
508-201-055-000	1860 WAVECREST AVE	1.00	RESIDENTIAL	54,802.00	98,535.00	153,337.00	99.14	99.15
508-201-056-000	1858 WAVE CREST AVE	1.00	RESIDENTIAL	90,000.00	125,000.00	215,000.00	99.14	99.15
508-201-057-000	1854 WAVE CREST AVE	1.00	RESIDENTIAL	90,000.00	125,000.00	215,000.00	99.14	99.15
508-201-058-000	1852 WAVE CREST AVE	1.00	RESIDENTIAL	61,559.00	91,314.00	152,873.00	99.14	99.15
508-201-059-000	1848 WAVE CREST AVE	1.00	RESIDENTIAL	136,468.00	130,266.00	266,734.00	99.14	99.15
508-201-060-000	1845 BIRD AVE	1.00	RESIDENTIAL	61,559.00	223,553.00	285,112.00	99.14	99.15
508-201-063-000	1960 BIRD AVE	1.00	RESIDENTIAL	100,000.00	275,500.00	375,500.00	99.14	99.15
508-201-064-000	1950 BIRD AVE	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
508-201-065-000	1940 BIRD AVE	1.00	RESIDENTIAL	110,000.00	160,000.00	270,000.00	99.14	99.15
508-201-066-000	1930 BIRD AVE	1.00	RESIDENTIAL	136,651.00	232,312.00	368,963.00	99.14	99.15
508-201-067-000	1926 BIRD AVE	1.00	RESIDENTIAL	130,847.00	201,506.00	332,353.00	99.14	99.15
508-201-068-000	1935 BIRD AVE	1.00	RESIDENTIAL	139,385.00	278,771.00	418,156.00	99.14	99.15
508-201-069-000	1945 BIRD AVE	1.00	RESIDENTIAL	143,485.00	191,177.00	334,662.00	99.14	99.15
508-201-070-000	1955 BIRD AVE	1.00	RESIDENTIAL	143,485.00	210,307.00	353,792.00	99.14	99.15
508-201-071-000	1965 BIRD AVE	1.00	RESIDENTIAL	143,485.00	248,710.00	392,195.00	99.14	99.15
508-211-012-000	765 MONTANA RD	1.00	RESIDENTIAL	189,211.00	204,979.00	394,190.00	99.14	99.15
508-211-018-000	1812 FISHER RD	1.00	RESIDENTIAL	81,671.00	86,575.00	168,246.00	99.14	99.15
508-211-019-000	1824 FISHER RD	1.00	RESIDENTIAL	29,420.00	77,262.00	106,682.00	99.14	99.15
508-211-021-000	1801 ASHDOWN AVE	2.00	RESIDENTIAL	48,423.00	254,101.00	302,524.00	198.28	198.30
508-211-023-000	702 HILLER RD	1.00	RESIDENTIAL	111,550.00	245,412.00	356,962.00	99.14	99.15
508-211-025-000	1845 ASHDOWN AVE	1.00	RESIDENTIAL	116,980.00	329,849.00	446,829.00	99.14	99.15
508-211-026-000	768 HILLER RD	1.00	RESIDENTIAL	131,236.00	144,907.00	276,143.00	99.14	99.15
508-211-027-000	1945 ASHDOWN AVE	1.00	RESIDENTIAL	182,070.00	303,796.00	485,866.00	99.14	99.15
508-211-028-000	1829 ASHDOWN AVE	1.00	RESIDENTIAL	56,889.00	150,034.00	206,923.00	99.14	99.15
508-211-029-000	1823 ASHDOWN AVE	1.00	RESIDENTIAL	167,402.00	173,839.00	341,241.00	99.14	99.15
508-211-030-000	1865 ASHDOWN AVE	1.00	RESIDENTIAL	142,227.00	11,377.00	153,604.00	99.14	99.15
508-211-031-000	1917 ASHDOWN AVE	2.00	RESIDENTIAL	28,699.00	193,099.00	221,798.00	198.28	198.30
508-211-032-000	774 HILLER RD	1.00	RESIDENTIAL	69,052.00	29,145.00	98,197.00	99.14	99.15
508-211-033-000	772 HILLER RD	1.00	RESIDENTIAL	51,996.00	137,717.00	189,713.00	99.14	99.15
508-211-034-000	1961 ASHDOWN AVE	2.00	RESIDENTIAL	110,000.00	140,000.00	250,000.00	198.28	198.30
508-211-037-000	704 HILLER RD	2.00	RESIDENTIAL	59,615.00	60,432.00	120,047.00	198.28	198.30
508-211-040-000	1844 FISHER RD	1.00	RESIDENTIAL	29,467.00	34,669.00	64,136.00	99.14	99.15
508-211-041-000	771 MONTANA RD	1.00	RESIDENTIAL	42,467.00	-	42,467.00	99.14	99.15
508-211-042-000	732 HILLER RD	1.00	RESIDENTIAL	180,711.00	187,405.00	368,116.00	99.14	99.15
508-211-043-000	1979 ASHDOWN AVE	1.00	RESIDENTIAL	37,517.00	90,817.00	128,334.00	99.14	99.15
508-211-044-000	680 HILLER RD	1.00	RESIDENTIAL	93,704.00	196,497.00	290,201.00	99.14	99.15
508-211-045-000	743 MONTANA RD	1.00	RESIDENTIAL	30,649.00	14,274.00	56,770.00	99.14	99.15
508-211-046-000	749 MONTANA RD	1.00	RESIDENTIAL	120,000.00	120,000.00	240,000.00	99.14	99.15
508-211-047-000	NO SITUS AVAILABLE	0.33	VACANT	26,867.00	-	26,867.00	33.04	33.05
508-211-048-000	724 HILLER RD	1.00	RESIDENTIAL	139,385.00	112,580.00	251,965.00	99.14	99.15
508-211-054-000	1905 KELLY AVE	1.00	RESIDENTIAL	153,466.00	38,356.00	191,822.00	99.14	99.15
508-211-056-000	1941 KELLY AVE	1.00	RESIDENTIAL	59,728.00	148,934.00	208,662.00	99.14	99.15
508-224-015-000	1810 COLUMBUS AVE	2.00	RESIDENTIAL	21,881.00	38,356.00	60,237.00	198.28	198.30
508-224-016-000	1832 COLUMBUS AVE	1.00	RESIDENTIAL	167,465.00	128,756.00	296,221.00	99.14	99.15
508-224-017-000	1850 COLUMBUS AVE	1.00	RESIDENTIAL	129,605.00	67,019.00	196,624.00	99.14	99.15
508-224-018-000	1811 BERG AVE	1.00	RESIDENTIAL	54,775.00	113,712.00	168,487.00	99.14	99.15
508-224-020-000	1872 COLUMBUS AVE	2.00	RESIDENTIAL	86,088.00	240,550.00	326,638.00	198.28	198.30
508-224-021-000	1888 COLUMBUS AVE	1.00	RESIDENTIAL	157,676.00	204,979.00	362,655.00	99.14	99.15
508-224-024-000	1930 BERG AVE	1.00	RESIDENTIAL	81,239.00	191,487.00	272,726.00	99.14	99.15
508-224-025-000	1950 BERG AVE	1.00	RESIDENTIAL	66,642.00	94,972.00	161,614.00	99.14	99.15
508-224-026-000	1966 BERG AVE	1.00	RESIDENTIAL	88,784.00	108,157.00	196,941.00	99.14	99.15
508-224-027-000	1986 BERG AVE	1.00	RESIDENTIAL	145,656.00	88,434.00	234,090.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-224-030-000	824 HILLER RD	1.00	RESIDENTIAL	180,279.00	115,891.00	296,170.00	99.14	99.15
508-224-031-000	842 HILLER RD	1.00	RESIDENTIAL	138,619.00	160,566.00	299,185.00	99.14	99.15
508-224-040-000	802 HILLER RD	2.00	RESIDENTIAL	83,516.00	346,419.00	429,935.00	198.28	198.30
508-224-041-000	812 HILLER RD	1.00	RESIDENTIAL	82,861.00	161,976.00	244,837.00	99.14	99.15
508-224-043-000	894 HILLER RD	1.00	RESIDENTIAL	197,676.00	193,514.00	391,190.00	99.14	99.15
508-224-047-000	NO SITUS AVAILABLE	0.33	VACANT	176,735.00	-	176,735.00	33.04	33.05
508-224-049-000	1969 BERG AVE	1.00	RESIDENTIAL	39,670.00	102,803.00	142,473.00	99.14	99.15
508-224-050-000	1970 COLUMBUS AVE	1.00	RESIDENTIAL	141,386.00	200,301.00	341,687.00	99.14	99.15
508-224-051-000	885 MILLER WAY	1.00	RESIDENTIAL	153,109.00	262,473.00	415,582.00	99.14	99.15
508-224-052-000	1961 BERG AVE	1.00	RESIDENTIAL	31,372.00	113,980.00	145,352.00	99.14	99.15
508-224-053-000	844 MILLER WAY	2.00	RESIDENTIAL	26,871.00	141,203.00	168,074.00	198.28	198.30
508-224-054-000	1907 BERG AVE	2.00	RESIDENTIAL	25,880.00	111,664.00	137,544.00	198.28	198.30
508-224-055-000	1893 BERG AVE	1.00	RESIDENTIAL	29,862.00	77,656.00	107,518.00	99.14	99.15
508-224-056-000	1877 BERG AVE	1.00	RESIDENTIAL	43,280.00	48,685.00	91,965.00	99.14	99.15
508-224-057-000	1889 BERG AVE	2.00	RESIDENTIAL	26,786.00	106,766.00	133,552.00	198.28	198.30
508-224-058-000	1869 BERG AVE	1.00	RESIDENTIAL	28,506.00	98,552.00	127,058.00	99.14	99.15
508-224-059-000	1946 COLUMBUS AVE	2.00	RESIDENTIAL	10,872.00	125,950.00	136,822.00	198.28	198.30
508-224-060-000	1930 COLUMBUS AVE	2.00	RESIDENTIAL	10,872.00	164,690.00	175,562.00	198.28	198.30
508-224-061-000	1900 COLUMBUS AVE	1.00	RESIDENTIAL	29,272.00	162,970.00	192,242.00	99.14	99.15
508-232-004-000	1766 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	28,388.00	28,812.00	57,200.00	99.14	99.15
508-232-005-000	1690 HAWKES AVE	1.00	RESIDENTIAL	17,114.00	66,107.00	83,221.00	99.14	99.15
508-232-010-000	1770 WINDSOR AVE	1.00	RESIDENTIAL	24,048.00	84,742.00	108,790.00	99.14	99.15
508-232-011-000	1700 WINDSOR AVE	1.00	RESIDENTIAL	99,747.00	157,272.00	257,019.00	99.14	99.15
508-232-012-000	1764 WINDSOR AVE	1.00	RESIDENTIAL	125,806.00	68,910.00	194,716.00	99.14	99.15
508-232-015-000	1788 HAWKES AVE	1.00	RESIDENTIAL	168,187.00	331,834.00	500,021.00	99.14	99.15
508-232-017-000	1775 HAWKES AVE	1.00	RESIDENTIAL	141,386.00	116,644.00	258,030.00	99.14	99.15
508-232-018-000	1771 HAWKES AVE	1.00	RESIDENTIAL	150,000.00	130,000.00	280,000.00	99.14	99.15
508-232-020-000	1696 WINDSOR AVE	1.00	RESIDENTIAL	185,670.00	548,728.00	734,398.00	99.14	99.15
508-232-021-000	1616 WINDSOR AVE	1.00	COMMERCIAL	28,825.00	252,613.00	286,128.00	99.14	99.15
508-232-024-000	1732 HAWKES AVE	1.00	RESIDENTIAL	159,294.00	131,984.00	291,278.00	99.14	99.15
508-232-025-000	1748 WINDSOR AVE	1.00	RESIDENTIAL	174,982.00	244,428.00	419,410.00	99.14	99.15
508-232-026-000	1732 WINDSOR AVE	1.00	RESIDENTIAL	152,420.00	226,002.00	378,422.00	99.14	99.15
508-232-027-000	1710 HAWKES AVE	1.00	RESIDENTIAL	171,550.00	203,717.00	375,267.00	99.14	99.15
508-232-028-000	1712 HAWKES AVE	1.00	RESIDENTIAL	155,080.00	215,874.00	370,954.00	99.14	99.15
508-232-029-000	1602 HAWKES AVE	1.00	RESIDENTIAL	150,107.00	155,468.00	305,575.00	99.14	99.15
508-232-030-000	1610 HAWKES AVE	2.00	RESIDENTIAL	82,861.00	67,040.00	149,901.00	198.28	198.30
508-232-031-000	1650 HAWKES AVE	1.00	RESIDENTIAL	36,784.00	110,736.00	147,520.00	99.14	99.15
508-232-032-000	1670 HAWKES AVE	0.33	VACANT	37,700.00	-	37,700.00	33.04	33.05
508-242-001-000	1511 SCHOOL RD	1.00	RESIDENTIAL	82,847.00	71,012.00	153,859.00	99.14	99.15
508-242-002-000	1455 SCHOOL RD	1.00	RESIDENTIAL	57,921.00	97,751.00	185,372.00	99.14	99.15
508-242-004-000	1445 SCHOOL RD	1.00	RESIDENTIAL	88,819.00	137,812.00	226,631.00	99.14	99.15
508-242-005-000	1439 SCHOOL RD	1.00	RESIDENTIAL	123,455.00	168,381.00	291,836.00	99.14	99.15
508-242-006-000	1465 SCHOOL RD	1.00	RESIDENTIAL	63,855.00	145,292.00	209,147.00	99.14	99.15
508-242-007-000	1475 SCHOOL RD	1.00	RESIDENTIAL	94,685.00	94,685.00	189,370.00	99.14	99.15
508-242-009-000	1361 SCHOOL RD	1.00	RESIDENTIAL	28,287.00	47,883.00	76,170.00	99.14	99.15
508-242-011-000	1495 SCHOOL RD	1.00	RESIDENTIAL	28,788.00	62,740.00	91,528.00	99.14	99.15
508-242-012-000	1680 CENTRAL AVE	1.00	COMMERCIAL	474,210.00	5,732.00	479,942.00	99.14	99.15
508-242-013-000	1389 SCHOOL RD	1.00	RESIDENTIAL	59,227.00	91,945.00	151,172.00	99.14	99.15
508-242-014-000	1619 WASHINGTON AVE	1.00	RESIDENTIAL	142,028.00	190,556.00	332,584.00	99.14	99.15
508-242-015-000	1660 CENTRAL AVE	1.00	COMMERCIAL	98,724.00	172,792.00	271,516.00	99.14	99.15
508-242-016-000	1397 SCHOOL RD	1.00	RESIDENTIAL	43,057.00	95,696.00	138,753.00	99.14	99.15
508-242-017-000	1425 SCHOOL RD	1.00	RESIDENTIAL	30,345.00	110,544.00	140,889.00	99.14	99.15
508-242-018-000	1433 SCHOOL RD	1.00	RESIDENTIAL	31,997.00	102,423.00	134,420.00	99.14	99.15
508-242-020-000	1590 NURSERY RD	1.00	COMMERCIAL	19,199.00	414,928.00	434,127.00	99.14	99.15
508-242-021-000	1527 SCHOOL RD	1.00	RESIDENTIAL	112,438.00	60,807.00	173,245.00	99.14	99.15
508-242-022-000	1525 SCHOOL RD	1.00	RESIDENTIAL	115,515.00	101,653.00	217,168.00	99.14	99.15
508-242-023-000	1750 CENTRAL AVE	1.00	COMMERCIAL	589,709.00	524,537.00	1,114,246.00	99.14	99.15
508-242-024-000	1720 CENTRAL AVE	1.67	COMMERCIAL	1,137,827.00	3,413,486.00	4,551,313.00	165.56	165.58
508-242-025-000	1606 CENTRAL AVE	1.00	COMMERCIAL	108,458.00	758,286.00	1,159,114.00	99.14	99.15
508-242-027-000	1439 CHUB LN	1.00	RESIDENTIAL	144,868.00	105,030.00	249,898.00	99.14	99.15
508-242-028-000	1455 CHUB LN	1.00	RESIDENTIAL	136,651.00	145,061.00	281,712.00	99.14	99.15
508-242-029-000	1640 CENTRAL AVE	1.00	COMMERCIAL	591,669.00	432,373.00	1,024,042.00	99.14	99.15
508-242-030-000	1650 CENTRAL AVE	1.00	COMMERCIAL	256,009.00	494,953.00	750,962.00	99.14	99.15
508-242-031-000	1644 CENTRAL AVE	1.00	COMMERCIAL	341,347.00	489,265.00	830,612.00	99.14	99.15
508-242-032-000	1615 SCHOOL RD	6.00	RESIDENTIAL	43,303.00	85,443.00	128,746.00	594.84	594.90
508-242-033-000	1585 SCHOOL RD	1.00	COMMERCIAL	258,516.00	668,216.00	926,732.00	99.14	99.15
508-242-034-000	1551 SCHOOL RD	0.33	VACANT	221,582.00	-	221,582.00	33.04	33.05
508-242-037-000	NO SITUS AVAILABLE	0.33	VACANT	9,139.00	-	9,139.00	33.04	33.05
508-242-038-000	NO SITUS AVAILABLE	0.33	VACANT	12,080.00	-	12,080.00	33.04	33.05
508-242-039-000	NO SITUS AVAILABLE	0.33	VACANT	23,692.00	14,586.00	38,278.00	33.04	33.05
508-242-041-000	NO SITUS AVAILABLE	0.33	VACANT	3,107.00	-	3,107.00	33.04	33.05
508-242-042-000	NO SITUS AVAILABLE	2.37	COMMERCIAL	253,319.00	1,946,681.00	2,200,000.00	234.96	234.99
508-243-001-000	1329 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-002-000	1333 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-003-000	1337 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-004-000	1341 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-005-000	1297 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-006-000	1293 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-007-000	1303 WASHINGTON CT	2.00	RESIDENTIAL	-	-	-	198.28	198.30
508-243-008-000	1289 WASHINGTON CT	0.33	VACANT	-	-	-	33.04	33.05
508-243-009-000	1283 WASHINGTON CT	0.33	VACANT	-	-	-	33.04	33.05
508-243-010-000	1290 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-011-000	1294 WASHINGTON CT	0.33	VACANT	-	-	-	33.04	33.05
508-243-012-000	1298 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-013-000	1302 WASHINGTON CT	0.33	VACANT	-	-	-	33.04	33.05
508-243-014-000	1306 WASHINGTON CT	0.33	VACANT	-	-	-	33.04	33.05
508-243-015-000	1310 WASHINGTON CT	0.33	VACANT	-	-	-	33.04	33.05
508-243-016-000	1314 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-017-000	1322 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-018-000	1318 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-243-019-000	1326 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-020-000	1330 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-021-000	1334 WASHINGTON CT	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-022-000	1660 ASCENT PL	2.00	RESIDENTIAL	-	-	-	198.28	198.30
508-243-023-000	1658 ASCENT PL	2.00	RESIDENTIAL	-	-	-	198.28	198.30
508-243-024-000	1652 ASCENT PL	1.00	RESIDENTIAL	-	-	-	99.14	99.15
508-243-025-000	1650 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-026-000	1644 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-027-000	1645 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-028-000	1649 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-029-000	1653 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-030-000	1657 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-031-000	1661 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-032-000	1665 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-033-000	1669 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-034-000	1673 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-035-000	1677 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-036-000	1681 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-037-000	1685 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-038-000	1689 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-039-000	1693 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-243-040-000	1697 ASCENT PL	0.33	VACANT	-	-	-	33.04	33.05
508-251-005-000	1836 CENTRAL AVE	4.00	RESIDENTIAL	88,371.00	73,938.00	162,309.00	396.56	396.60
508-251-008-000	1968 CENTRAL AVE	1.87	COMMERCIAL	1,236,033.00	7,072,515.00	8,720,228.00	185.38	185.41
508-251-016-000	1951 MCKINLEYVILLE AVE	3.75	COMMERCIAL	84,728.00	718,620.00	814,768.00	371.64	371.69
508-251-023-000	1944 CENTRAL AVE	1.00	COMMERCIAL	138,206.00	462,497.00	623,933.00	99.14	99.15
508-251-025-000	1940 CENTRAL AVE	1.00	COMMERCIAL	81,394.00	118,359.00	199,753.00	99.14	99.15
508-251-026-000	1936 CENTRAL AVE	1.00	COMMERCIAL	81,394.00	118,359.00	199,753.00	99.14	99.15
508-251-027-000	1932 CENTRAL AVE	1.00	COMMERCIAL	52,020.00	185,971.00	237,991.00	99.14	99.15
508-251-028-000	1928 CENTRAL AVE	1.00	COMMERCIAL	20,974.00	250,522.00	271,496.00	99.14	99.15
508-251-034-000	1645 HEARTWOOD DR	1.00	COMMERCIAL	412,388.00	1,818,054.00	2,230,442.00	99.14	99.15
508-251-035-000	1924 CENTRAL AVE	1.00	COMMERCIAL	411,730.00	667,209.00	1,078,939.00	99.14	99.15
508-251-036-000	1450 HILLER RD	2.10	COMMERCIAL	117,097.00	427,283.00	619,350.00	208.18	208.22
508-251-040-000	1555 HEARTWOOD DR	1.00	COMMERCIAL	200,000.00	450,000.00	698,400.00	99.14	99.15
508-251-045-000	1834 CENTRAL AVE	1.00	COMMERCIAL	132,612.00	132,612.00	265,224.00	99.14	99.15
508-251-048-000	NO SITUS AVAILABLE	0.33	VACANT	7,382.00	-	7,382.00	33.04	33.05
508-251-049-000	NO SITUS AVAILABLE	0.33	VACANT	7,382.00	-	7,382.00	33.04	33.05
508-251-050-000	1828 CENTRAL AVE	2.50	COMMERCIAL	62,193.00	787,965.00	865,176.00	247.84	247.88
508-251-051-000	NO SITUS AVAILABLE	1.19	COMMERCIAL	426,045.00	1,135,487.00	1,561,532.00	117.96	117.99
508-251-052-000	NO SITUS AVAILABLE	1.31	COMMERCIAL	830,613.00	56,889.00	887,502.00	129.86	129.89
508-251-057-000	1580 HEARTWOOD DR	1.00	COMMERCIAL	329,109.00	200,499.00	529,608.00	99.14	99.15
508-251-059-000	1900 CENTRAL AVE	1.51	COMMERCIAL	129,968.00	877,665.00	1,007,633.00	149.70	149.72
508-251-060-000	NO SITUS AVAILABLE	0.33	VACANT	741,688.00	-	741,688.00	33.04	33.05
508-251-061-000	1445 NURSERY WAY	1.50	COMMERCIAL	416,160.00	1,248,480.00	1,664,640.00	148.70	148.73
508-252-003-000	1995 SAGEWOOD WAY	8.00	RESIDENTIAL	154,712.00	502,986.00	657,698.00	793.12	793.20
508-252-004-000	1601 CHANTERELLE DR	2.00	RESIDENTIAL	115,000.00	235,000.00	350,000.00	198.28	198.30
508-252-005-000	1609 CHANTERELLE DR	2.00	RESIDENTIAL	150,858.00	332,928.00	483,786.00	198.28	198.30
508-252-006-000	1615 CHANTERELLE DR	2.00	RESIDENTIAL	128,663.00	300,215.00	428,878.00	198.28	198.30
508-252-007-000	1621 CHANTERELLE DR	1.00	RESIDENTIAL	103,962.00	202,152.00	306,114.00	99.14	99.15
508-252-008-000	1629 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	190,000.00	300,000.00	198.28	198.30
508-252-009-000	1624 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	190,000.00	300,000.00	198.28	198.30
508-252-010-000	1620 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	190,000.00	300,000.00	198.28	198.30
508-252-011-000	1616 CHANTERELLE DR	1.00	RESIDENTIAL	157,807.00	234,188.00	391,995.00	99.14	99.15
508-252-012-000	1610 CHANTERELLE DR	1.00	RESIDENTIAL	163,200.00	331,500.00	494,700.00	99.14	99.15
508-252-013-000	1604 CHANTERELLE DR	2.00	RESIDENTIAL	147,164.00	312,724.00	459,888.00	198.28	198.30
508-252-014-000	1600 CHANTERELLE DR	2.00	RESIDENTIAL	115,000.00	225,000.00	340,000.00	198.28	198.30
508-252-015-000	1996 SAGEWOOD WAY	8.00	RESIDENTIAL	154,712.00	509,789.00	664,501.00	793.12	793.20
508-252-016-000	1860 CHANTERELLE DR	2.00	RESIDENTIAL	147,368.00	281,260.00	428,628.00	198.28	198.30
508-252-017-000	1848 CHANTERELLE DR	1.00	RESIDENTIAL	180,000.00	342,200.00	522,200.00	99.14	99.15
508-252-018-000	1842 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	150,000.00	250,000.00	99.14	99.15
508-252-019-000	1836 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-252-020-000	1828 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-252-021-000	1820 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	190,000.00	300,000.00	198.28	198.30
508-252-022-000	1821 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-252-023-000	1829 CHANTERELLE DR	1.00	RESIDENTIAL	117,941.00	251,966.00	369,907.00	99.14	99.15
508-252-024-000	1835 CHANTERELLE DR	1.00	RESIDENTIAL	130,191.00	201,209.00	331,400.00	99.14	99.15
508-252-025-000	1841 CHANTERELLE DR	1.00	RESIDENTIAL	135,450.00	179,783.00	315,233.00	99.14	99.15
508-252-026-000	1849 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
508-252-027-000	1855 CHANTERELLE DR	1.00	RESIDENTIAL	63,297.00	118,683.00	181,980.00	99.14	99.15
508-252-028-000	1861 CHANTERELLE DR	2.00	RESIDENTIAL	115,000.00	235,000.00	350,000.00	198.28	198.30
508-252-029-000	NO SITUS AVAILABLE	36.00	RETIREMENTCENTEF	1,749,764.00	13,257,667.00	15,630,831.00	3,569.04	3,569.40
508-261-004-000	1739 WASHINGTON AVE	1.00	RESIDENTIAL	176,743.00	119,932.00	296,675.00	99.14	99.15
508-261-005-000	1751 WASHINGTON AVE	1.00	RESIDENTIAL	133,860.00	105,972.00	239,832.00	99.14	99.15
508-261-006-000	1761 WASHINGTON AVE	1.00	RESIDENTIAL	63,855.00	31,123.00	94,978.00	99.14	99.15
508-261-010-000	1764 EDELINE AVE	1.00	RESIDENTIAL	126,760.00	152,113.00	278,873.00	99.14	99.15
508-261-011-000	1748 EDELINE AVE	1.00	RESIDENTIAL	117,977.00	116,640.00	234,617.00	99.14	99.15
508-261-012-000	1738 EDELINE AVE	1.00	RESIDENTIAL	60,261.00	128,070.00	188,331.00	99.14	99.15
508-261-013-000	1361 WORTH AVE	1.00	RESIDENTIAL	131,396.00	130,029.00	261,425.00	99.14	99.15
508-261-014-000	1345 WORTH AVE	1.00	RESIDENTIAL	19,706.00	49,869.00	69,575.00	99.14	99.15
508-261-015-000	1727 WASHINGTON AVE	1.00	RESIDENTIAL	53,266.00	105,340.00	158,606.00	99.14	99.15
508-261-016-000	1717 WASHINGTON AVE	1.00	RESIDENTIAL	163,200.00	298,860.00	462,060.00	99.14	99.15
508-261-018-000	1120 THREE CABINS LN	1.00	RESIDENTIAL	136,651.00	271,202.00	407,853.00	99.14	99.15
508-261-019-000	1130 THREE CABINS LN	1.00	RESIDENTIAL	136,651.00	202,735.00	339,386.00	99.14	99.15
508-261-020-000	1771 WASHINGTON AVE	1.00	RESIDENTIAL	73,185.00	155,377.00	228,562.00	99.14	99.15
508-261-021-000	1110 THREE CABINS LN	3.00	RESIDENTIAL	178,500.00	341,700.00	520,200.00	297.42	297.45
508-261-022-000	1100 THREE CABINS LN	2.00	RESIDENTIAL	100,394.00	217,510.00	317,904.00	198.28	198.30
508-261-023-000	1090 THREE CABINS LN	1.00	RESIDENTIAL	128,663.00	203,717.00	332,380.00	99.14	99.15
508-261-024-000	1792 EDELINE AVE	1.00	RESIDENTIAL	120,299.00	32,808.00	153,107.00	99.14	99.15
508-261-026-000	1796 EDELINE AVE	1.00	RESIDENTIAL	163,200.00	286,620.00	449,820.00	99.14	99.15
508-261-027-000	1794 EDELINE AVE #A	2.00	RESIDENTIAL	36,000.00	304,000.00	340,000.00	198.28	198.30

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-261-028-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	142,028.00	120,604.00	262,632.00	99.14	99.15
508-261-029-000	1371 WORTH AVE	1.00	RESIDENTIAL	127,066.00	124,756.00	251,822.00	99.14	99.15
508-262-001-000	1791 EDELINE AVE	2.00	RESIDENTIAL	62,603.00	170,942.00	233,545.00	198.28	198.30
508-262-004-000	1747 EDELINE AVE	2.00	RESIDENTIAL	83,516.00	272,612.00	356,128.00	198.28	198.30
508-262-005-000	1731 EDELINE AVE	1.00	RESIDENTIAL	54,379.00	93,472.00	147,851.00	99.14	99.15
508-262-007-000	1397 WORTH AVE	1.00	RESIDENTIAL	147,900.00	237,150.00	385,050.00	99.14	99.15
508-262-008-000	1717 EDELINE AVE	1.00	RESIDENTIAL	19,584.00	39,168.00	58,752.00	99.14	99.15
508-262-009-000	1773 EDELINE AVE	1.00	RESIDENTIAL	120,299.00	156,582.00	276,881.00	99.14	99.15
508-262-010-000	1775 EDELINE AVE	1.00	RESIDENTIAL	106,519.00	88,529.00	195,048.00	99.14	99.15
508-262-011-000	1734 LINDA WAY	1.00	RESIDENTIAL	156,060.00	240,332.00	396,392.00	99.14	99.15
508-262-012-000	1722 LINDA WAY	1.00	RESIDENTIAL	97,435.00	146,159.00	243,594.00	99.14	99.15
508-262-013-000	1710 LINDA WAY	1.00	RESIDENTIAL	148,878.00	197,265.00	346,143.00	99.14	99.15
508-262-014-000	1794 LINDA WAY	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-262-015-000	1782 LINDA WAY	1.00	RESIDENTIAL	62,071.00	166,465.00	228,536.00	99.14	99.15
508-262-016-000	1770 LINDA WAY	1.00	RESIDENTIAL	67,799.00	133,718.00	201,517.00	99.14	99.15
508-262-017-000	1758 LINDA WAY	1.00	RESIDENTIAL	46,881.00	106,226.00	153,107.00	99.14	99.15
508-262-018-000	1746 LINDA WAY	1.00	RESIDENTIAL	136,651.00	191,313.00	327,964.00	99.14	99.15
508-262-019-000	1757 EDELINE AVE	1.00	RESIDENTIAL	27,609.00	79,251.00	106,860.00	99.14	99.15
508-262-020-000	1759 EDELINE AVE	1.00	RESIDENTIAL	120,299.00	171,700.00	291,999.00	99.14	99.15
508-263-001-000	1681 EDELINE AVE	2.00	RESIDENTIAL	129,605.00	320,232.00	449,837.00	198.28	198.30
508-263-002-000	1396 WORTH AVE	1.00	RESIDENTIAL	54,142.00	95,637.00	149,779.00	99.14	99.15
508-263-004-000	1694 LINDA WAY	1.00	RESIDENTIAL	135,375.00	221,632.00	357,007.00	99.14	99.15
508-263-005-000	1682 LINDA WAY	1.00	RESIDENTIAL	120,299.00	172,761.00	293,060.00	99.14	99.15
508-264-002-000	1360 WORTH AVE	1.00	RESIDENTIAL	139,385.00	93,281.00	232,666.00	99.14	99.15
508-264-004-000	1366 WORTH AVE	1.00	RESIDENTIAL	120,723.00	150,903.00	271,626.00	99.14	99.15
508-264-005-000	1370 WORTH AVE	1.00	RESIDENTIAL	156,060.00	265,302.00	421,362.00	99.14	99.15
508-265-001-000	1729 LINDA WAY	1.00	RESIDENTIAL	49,502.00	132,039.00	181,541.00	99.14	99.15
508-265-002-000	1443 DOROTHY CT	1.00	RESIDENTIAL	120,723.00	120,723.00	241,446.00	99.14	99.15
508-265-003-000	1457 DOROTHY CT	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-265-004-000	1471 DOROTHY CT	1.00	RESIDENTIAL	136,651.00	210,235.00	346,886.00	99.14	99.15
508-265-005-000	1479 DOROTHY CT	1.00	RESIDENTIAL	110,000.00	110,000.00	220,000.00	99.14	99.15
508-265-006-000	1483 DOROTHY CT	1.00	RESIDENTIAL	100,000.00	120,000.00	220,000.00	99.14	99.15
508-265-007-000	1482 DOROTHY CT	1.00	RESIDENTIAL	150,858.00	228,888.00	379,746.00	99.14	99.15
508-265-008-000	1480 DOROTHY CT	1.00	RESIDENTIAL	31,850.00	81,639.00	113,489.00	99.14	99.15
508-265-009-000	1470 DOROTHY CT	1.00	RESIDENTIAL	118,357.00	137,885.00	256,242.00	99.14	99.15
508-265-010-000	1458 DOROTHY CT	1.00	RESIDENTIAL	35,129.00	93,704.00	128,833.00	99.14	99.15
508-265-011-000	1444 DOROTHY CT	1.00	RESIDENTIAL	127,066.00	155,943.00	283,009.00	99.14	99.15
508-265-012-000	1430 DOROTHY CT	1.00	RESIDENTIAL	155,080.00	168,729.00	323,809.00	99.14	99.15
508-265-014-000	1795 LINDA WAY	1.00	RESIDENTIAL	133,967.00	254,552.00	388,519.00	99.14	99.15
508-265-015-000	1783 LINDA WAY	1.00	RESIDENTIAL	102,402.00	244,061.00	346,463.00	99.14	99.15
508-265-016-000	1771 LINDA WAY	1.00	RESIDENTIAL	131,236.00	234,039.00	365,275.00	99.14	99.15
508-265-017-000	1759 LINDA WAY	1.00	RESIDENTIAL	64,575.00	144,462.00	209,037.00	99.14	99.15
508-265-018-000	1747 LINDA WAY	1.00	RESIDENTIAL	156,060.00	288,190.00	444,250.00	99.14	99.15
508-265-019-000	1815 CHANTERELLE DR	2.00	RESIDENTIAL	150,858.00	395,352.00	546,210.00	198.28	198.30
508-265-020-000	1809 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	200,000.00	310,000.00	198.28	198.30
508-265-021-000	1801 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	155,000.00	255,000.00	99.14	99.15
508-265-022-000	1795 CHANTERELLE DR	1.00	RESIDENTIAL	110,000.00	205,000.00	315,000.00	99.14	99.15
508-265-023-000	1789 CHANTERELLE DR	1.00	RESIDENTIAL	175,000.00	340,000.00	515,000.00	99.14	99.15
508-265-024-000	1781 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	198.28	198.30
508-265-025-000	1775 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	180,000.00	290,000.00	198.28	198.30
508-265-026-000	1769 CHANTERELLE DR	2.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	198.28	198.30
508-265-027-000	1761 CHANTERELLE DR	1.00	RESIDENTIAL	122,704.00	295,611.00	418,315.00	99.14	99.15
508-265-028-000	1655 CHANTERELLE DR	1.00	RESIDENTIAL	136,651.00	226,002.00	362,653.00	99.14	99.15
508-265-029-000	1649 CHANTERELLE DR	1.00	RESIDENTIAL	122,704.00	281,107.00	403,811.00	99.14	99.15
508-265-030-000	1641 CHANTERELLE DR	1.00	RESIDENTIAL	110,000.00	155,000.00	265,000.00	99.14	99.15
508-265-031-000	1635 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-265-032-000	1630 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-265-033-000	1636 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-265-034-000	1648 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-265-035-000	1800 CHANTERELLE DR	1.00	RESIDENTIAL	102,402.00	248,613.00	351,015.00	99.14	99.15
508-265-036-000	1810 CHANTERELLE DR	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
508-265-037-000	1814 CHANTERELLE DR	1.00	RESIDENTIAL	70,724.00	215,731.00	286,455.00	99.14	99.15
508-271-002-000	1008 HILLER RD	1.00	RESIDENTIAL	113,781.00	175,791.00	289,572.00	99.14	99.15
508-271-003-000	1018 HILLER RD	1.00	RESIDENTIAL	49,397.00	93,609.00	143,006.00	99.14	99.15
508-271-004-000	1030 HILLER RD	1.00	RESIDENTIAL	111,550.00	238,717.00	350,267.00	99.14	99.15
508-271-005-000	1040 HILLER RD	1.00	RESIDENTIAL	22,186.00	71,038.00	93,224.00	99.14	99.15
508-271-006-000	1056 HILLER RD	1.00	RESIDENTIAL	148,878.00	53,342.00	202,220.00	99.14	99.15
508-271-007-000	1062 HILLER RD	1.00	RESIDENTIAL	100,000.00	115,000.00	215,000.00	99.14	99.15
508-271-008-000	1072 HILLER RD	1.00	RESIDENTIAL	111,550.00	91,942.00	203,492.00	99.14	99.15
508-271-009-000	1084 HILLER RD	1.00	RESIDENTIAL	152,420.00	76,735.00	229,155.00	99.14	99.15
508-271-010-000	1094 HILLER RD	1.00	RESIDENTIAL	157,807.00	176,272.00	334,079.00	99.14	99.15
508-271-011-000	1106 HILLER RD	1.00	RESIDENTIAL	17,320.00	39,664.00	56,984.00	99.14	99.15
508-272-001-000	1005 FRITZ RD	1.00	RESIDENTIAL	65,333.00	171,529.00	236,862.00	99.14	99.15
508-272-002-000	1015 FRITZ RD	1.00	RESIDENTIAL	109,317.00	225,478.00	334,795.00	99.14	99.15
508-272-003-000	1025 FRITZ RD	1.00	RESIDENTIAL	145,656.00	218,484.00	364,140.00	99.14	99.15
508-272-004-000	1035 FRITZ RD	1.00	RESIDENTIAL	34,710.00	96,632.00	131,342.00	99.14	99.15
508-272-005-000	1047 FRITZ RD	1.00	RESIDENTIAL	36,062.00	79,352.00	115,414.00	99.14	99.15
508-272-006-000	1059 FRITZ RD	1.00	RESIDENTIAL	168,300.00	183,600.00	351,900.00	99.14	99.15
508-272-007-000	1069 FRITZ RD	1.00	RESIDENTIAL	52,264.00	108,630.00	160,894.00	99.14	99.15
508-272-008-000	1081 FRITZ RD	1.00	RESIDENTIAL	63,855.00	116,550.00	180,405.00	99.14	99.15
508-272-009-000	1091 FRITZ RD	1.00	RESIDENTIAL	19,618.00	57,219.00	76,837.00	99.14	99.15
508-272-010-000	1950 TAVES RD	1.00	RESIDENTIAL	59,066.00	96,588.00	155,654.00	99.14	99.15
508-272-012-000	1004 FRITZ RD	1.00	RESIDENTIAL	203,587.00	203,587.00	407,174.00	99.14	99.15
508-272-013-000	1014 FRITZ RD	1.00	RESIDENTIAL	22,626.00	60,910.00	83,536.00	99.14	99.15
508-272-014-000	1024 FRITZ RD	1.00	RESIDENTIAL	17,324.00	38,138.00	55,462.00	99.14	99.15
508-272-015-000	1034 FRITZ RD	1.00	RESIDENTIAL	141,907.00	233,359.00	375,266.00	99.14	99.15
508-272-016-000	1046 FRITZ RD	1.00	RESIDENTIAL	133,860.00	195,437.00	329,297.00	99.14	99.15
508-272-017-000	1058 FRITZ RD	1.00	RESIDENTIAL	147,766.00	123,137.00	270,903.00	99.14	99.15
508-272-018-000	1068 FRITZ RD	1.00	RESIDENTIAL	90,476.00	180,962.00	271,438.00	99.14	99.15
508-272-019-000	1080 FRITZ RD	1.00	RESIDENTIAL	17,320.00	55,551.00	72,871.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-272-020-000	1090 FRITZ RD	1.00	RESIDENTIAL	62,071.00	179,696.00	241,767.00	99.14	99.15
508-272-021-000	1102 FRITZ RD	1.00	RESIDENTIAL	68,061.00	134,949.00	203,010.00	99.14	99.15
508-272-022-000	1112 FRITZ RD	1.00	RESIDENTIAL	100,000.00	130,000.00	230,000.00	99.14	99.15
508-272-023-000	1964 TAVES AVE	1.00	RESIDENTIAL	55,535.00	114,352.00	169,887.00	99.14	99.15
508-273-001-000	1124 HILLER RD	1.00	RESIDENTIAL	32,456.00	77,548.00	110,004.00	99.14	99.15
508-273-002-000	1132 HILLER RD	1.00	RESIDENTIAL	19,199.00	46,940.00	66,139.00	99.14	99.15
508-273-003-000	1144 HILLER RD	1.00	RESIDENTIAL	122,704.00	117,127.00	239,831.00	99.14	99.15
508-273-004-000	1170 HILLER RD	1.91	COMMERCIAL	37,641.00	389,207.00	449,588.00	189.34	189.38
508-273-005-000	1950 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	184,825.00	207,929.00	392,754.00	99.14	99.15
508-273-006-000	1932 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	153,000.00	147,900.00	300,900.00	99.14	99.15
508-273-007-000	1938 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	60,662.00	105,375.00	166,037.00	99.14	99.15
508-273-008-000	1944 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	160,766.00	241,154.00	401,920.00	99.14	99.15
508-273-009-000	1918 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	80,285.00	129,567.00	209,852.00	99.14	99.15
508-273-010-000	1922 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	142,674.00	155,080.00	297,754.00	99.14	99.15
508-273-011-000	1928 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	112,438.00	95,866.00	208,304.00	99.14	99.15
508-273-014-000	1971 TAVES AVE	3.00	RESIDENTIAL	17,324.00	69,984.00	87,308.00	297.42	297.45
508-273-015-000	1122 FRITZ RD	1.00	RESIDENTIAL	150,107.00	249,285.00	399,392.00	99.14	99.15
508-273-016-000	1132 FRITZ RD	1.00	RESIDENTIAL	30,013.00	99,146.00	129,159.00	99.14	99.15
508-273-017-000	1142 FRITZ RD	2.00	RESIDENTIAL	35,353.00	215,093.00	250,446.00	198.28	198.30
508-273-018-000	1955 TAVES AVE	1.00	RESIDENTIAL	76,473.00	200,506.00	276,979.00	99.14	99.15
508-273-019-000	1143 FRITZ RD	1.00	RESIDENTIAL	168,300.00	392,700.00	561,000.00	99.14	99.15
508-281-002-000	1420 WHITMIRE AVE	1.00	RESIDENTIAL	33,464.00	76,357.00	109,821.00	99.14	99.15
508-281-009-000	1363 WHITMIRE AVE	1.00	RESIDENTIAL	22,626.00	71,320.00	93,946.00	99.14	99.15
508-281-010-000	1371 WHITMIRE AVE	1.00	RESIDENTIAL	110,000.00	160,000.00	270,000.00	99.14	99.15
508-281-011-000	1385 WHITMIRE AVE	1.00	RESIDENTIAL	110,000.00	115,000.00	225,000.00	99.14	99.15
508-281-014-000	850 STAPP RD	1.00	RESIDENTIAL	82,296.00	117,305.00	199,601.00	99.14	99.15
508-281-015-000	870 STAPP RD	1.00	RESIDENTIAL	200,000.00	443,000.00	643,000.00	99.14	99.15
508-281-016-000	865 STAPP RD	1.00	RESIDENTIAL	148,878.00	249,994.00	398,872.00	99.14	99.15
508-281-017-000	853 STAPP RD	1.00	RESIDENTIAL	53,036.00	110,779.00	163,815.00	99.14	99.15
508-281-018-000	841 STAPP RD	1.00	RESIDENTIAL	148,878.00	222,077.00	370,955.00	99.14	99.15
508-281-019-000	1431 WHITMIRE AVE	1.00	RESIDENTIAL	135,450.00	140,991.00	276,441.00	99.14	99.15
508-281-020-000	885 STAPP RD	1.00	RESIDENTIAL	139,385.00	150,107.00	289,492.00	99.14	99.15
508-281-021-000	887 STAPP RD	1.00	RESIDENTIAL	175,000.00	350,000.00	525,000.00	99.14	99.15
508-281-022-000	1436 ANDERSON AVE	1.00	RESIDENTIAL	17,320.00	31,202.00	48,522.00	99.14	99.15
508-281-023-000	1378 ANDERSON AVE	1.00	RESIDENTIAL	110,000.00	115,000.00	225,000.00	99.14	99.15
508-281-024-000	1376 ANDERSON AVE	1.00	RESIDENTIAL	23,079.00	27,802.00	50,881.00	99.14	99.15
508-281-025-000	1372 ANDERSON AVE	1.00	RESIDENTIAL	83,516.00	175,394.00	258,910.00	99.14	99.15
508-281-026-000	894 STAPP RD	1.00	RESIDENTIAL	44,196.00	144,994.00	189,190.00	99.14	99.15
508-281-027-000	886 STAPP RD	1.00	RESIDENTIAL	51,996.00	127,024.00	179,020.00	99.14	99.15
508-281-028-000	874 STAPP RD	1.00	RESIDENTIAL	26,107.00	71,818.00	97,925.00	99.14	99.15
508-281-029-000	1370 ANDERSON AVE	1.00	RESIDENTIAL	220,746.00	367,911.00	588,657.00	99.14	99.15
508-281-030-000	895 STAPP RD	1.00	RESIDENTIAL	66,467.00	107,091.00	173,558.00	99.14	99.15
508-281-031-000	1397 WHITMIRE AVE	1.00	RESIDENTIAL	26,865.00	116,770.00	143,635.00	99.14	99.15
508-281-036-000	1400 WHITMIRE AVE	1.00	RESIDENTIAL	19,093.00	52,016.00	71,109.00	99.14	99.15
508-281-038-000	NO SITUS AVAILABLE	0.33	VACANT	5,638.00	-	5,638.00	33.04	33.05
508-281-044-000	1380 WHITMIRE AVE	2.00	RESIDENTIAL	86,088.00	156,994.00	243,082.00	198.28	198.30
508-281-045-000	1390 WHITMIRE AVE	1.00	RESIDENTIAL	62,441.00	62,603.00	125,044.00	99.14	99.15
508-281-046-000	1410 WHITMIRE AVE	1.00	RESIDENTIAL	45,458.00	83,630.00	129,088.00	99.14	99.15
508-281-047-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	36,593.00	86,309.00	122,902.00	99.14	99.15
508-281-048-000	1370 WHITMIRE AVE	1.00	RESIDENTIAL	71,628.00	86,224.00	157,852.00	99.14	99.15
508-281-049-000	1360 WHITMIRE AVE	1.00	RESIDENTIAL	40,084.00	80,386.00	120,470.00	99.14	99.15
508-291-001-000	1695 FISCHER AVE	1.00	RESIDENTIAL	100,000.00	75,000.00	175,000.00	99.14	99.15
508-291-002-000	1690 VINE AVE	1.00	RESIDENTIAL	59,865.00	161,766.00	221,631.00	99.14	99.15
508-291-003-000	1675 FISHER RD	1.00	RESIDENTIAL	139,439.00	312,344.00	451,783.00	99.14	99.15
508-291-004-000	1676 VINE AVE	2.00	RESIDENTIAL	18,906.00	162,099.00	181,005.00	198.28	198.30
508-291-006-000	1690 ANDERSON AVE	1.00	RESIDENTIAL	150,107.00	32,165.00	229,772.00	99.14	99.15
508-291-007-000	1680 ANDERSON AVE	0.33	VACANT	120,621.00	-	120,621.00	33.04	33.05
508-291-008-000	1695 ANDERSON AVE	1.00	RESIDENTIAL	135,252.00	177,908.00	313,160.00	99.14	99.15
508-291-009-000	1689 ANDERSON AVE	1.00	RESIDENTIAL	142,800.00	173,400.00	316,200.00	99.14	99.15
508-291-010-000	1683 ANDERSON AVE	1.00	RESIDENTIAL	128,663.00	56,289.00	184,952.00	99.14	99.15
508-291-011-000	1681 ANDERSON AVE	1.00	RESIDENTIAL	150,858.00	117,565.00	268,423.00	99.14	99.15
508-291-012-000	1675 ANDERSON AVE	1.00	RESIDENTIAL	60,496.00	69,332.00	129,828.00	99.14	99.15
508-291-013-000	1655 ANDERSON AVE	1.00	RESIDENTIAL	23,929.00	73,999.00	97,928.00	99.14	99.15
508-291-014-000	1645 ANDERSON AVE	1.00	RESIDENTIAL	127,066.00	69,307.00	196,373.00	99.14	99.15
508-291-015-000	1649 ANDERSON AVE	1.00	RESIDENTIAL	33,106.00	3,855.00	65,963.00	99.14	99.15
508-291-016-000	1635 ANDERSON AVE	2.00	RESIDENTIAL	39,670.00	13,678.00	71,459.00	198.28	198.30
508-291-017-000	1625 ANDERSON AVE	1.00	RESIDENTIAL	88,819.00	230,716.00	319,535.00	99.14	99.15
508-291-018-000	975 SCHOOL RD	1.00	RESIDENTIAL	63,709.00	128,026.00	191,735.00	99.14	99.15
508-291-019-000	947 SCHOOL RD	1.00	RESIDENTIAL	57,921.00	137,149.00	195,070.00	99.14	99.15
508-291-020-000	1610 ANDERSON AVE	2.00	RESIDENTIAL	148,878.00	212,151.00	361,029.00	198.28	198.30
508-291-021-000	1640 ANDERSON AVE	1.00	RESIDENTIAL	62,603.00	156,904.00	219,507.00	99.14	99.15
508-291-022-000	1646 ANDERSON AVE	1.00	RESIDENTIAL	120,723.00	132,795.00	253,518.00	99.14	99.15
508-291-023-000	1660 ANDERSON AVE	1.00	RESIDENTIAL	147,900.00	239,700.00	387,600.00	99.14	99.15
508-291-024-000	1666 ANDERSON AVE	1.00	RESIDENTIAL	65,333.00	125,678.00	191,011.00	99.14	99.15
508-291-025-000	901 SCHOOL RD	2.00	RESIDENTIAL	142,222.00	144,901.00	287,123.00	198.28	198.30
508-291-026-000	899 SCHOOL RD	1.00	RESIDENTIAL	51,651.00	152,486.00	204,137.00	99.14	99.15
508-291-027-000	1651 VINE AVE	1.00	RESIDENTIAL	189,211.00	32,722.00	221,933.00	99.14	99.15
508-291-028-000	1639 VINE AVE	1.00	RESIDENTIAL	57,459.00	200,239.00	257,698.00	99.14	99.15
508-291-029-000	1625 VINE AVE	1.00	RESIDENTIAL	35,353.00	133,909.00	169,262.00	99.14	99.15
508-291-032-000	835 SCHOOL RD	1.00	RESIDENTIAL	38,267.00	-	38,267.00	99.14	99.15
508-291-033-000	819 SCHOOL RD	1.00	RESIDENTIAL	66,467.00	61,299.00	131,204.00	99.14	99.15
508-291-034-000	827 SCHOOL RD	2.00	RESIDENTIAL	23,929.00	82,486.00	106,415.00	198.28	198.30
508-291-041-000	815 SCHOOL RD	1.00	RESIDENTIAL	65,164.00	65,447.00	178,211.00	99.14	99.15
508-291-042-000	1635 FISCHER AVE	1.00	RESIDENTIAL	66,467.00	59,079.00	125,546.00	99.14	99.15
508-291-043-000	865 SCHOOL RD	2.00	RESIDENTIAL	118,357.00	159,781.00	278,138.00	198.28	198.30
508-291-044-000	867 SCHOOL RD	1.00	RESIDENTIAL	45,728.00	101,277.00	147,005.00	99.14	99.15
508-291-045-000	1693 VINE AVE	2.00	RESIDENTIAL	97,435.00	167,041.00	264,476.00	198.28	198.30
508-291-046-000	1410 WHITMIRE AVE	1.00	RESIDENTIAL	101,818.00	6,196.00	168,389.00	99.14	99.15
508-291-047-000	897 KNOWLES CT	2.00	RESIDENTIAL	46,881.00	120,885.00	167,766.00	198.28	198.30
508-291-048-000	892 KNOWLES CT	1.00	RESIDENTIAL	153,171.00	106,628.00	259,799.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-291-049-000	1659 FISCHER AVE	2.00	RESIDENTIAL	157,676.00	234,747.00	392,423.00	198.28	198.30
508-291-050-000	1645 FISCHER AVE	1.70	COMMERCIAL	60,271.00	304,166.00	374,437.00	168.52	168.56
508-301-001-000	1789 ANDERSON AVE	1.00	RESIDENTIAL	147,368.00	200,960.00	348,328.00	99.14	99.15
508-301-002-000	1771 ANDERSON AVE	1.00	RESIDENTIAL	123,137.00	169,290.00	292,427.00	99.14	99.15
508-301-003-000	1749 ANDERSON AVE	1.00	RESIDENTIAL	43,521.00	43,521.00	87,042.00	99.14	99.15
508-301-004-000	1725 ANDERSON AVE	2.00	RESIDENTIAL	51,269.00	116,910.00	168,179.00	198.28	198.30
508-301-005-000	1709 ANDERSON AVE	1.00	RESIDENTIAL	85,185.00	133,906.00	219,091.00	99.14	99.15
508-301-006-000	1708 ANDERSON AVE	1.00	RESIDENTIAL	160,000.00	215,000.00	375,000.00	99.14	99.15
508-301-007-000	1728 ANDERSON AVE	1.00	RESIDENTIAL	72,405.00	68,061.00	151,166.00	99.14	99.15
508-301-008-000	1740 ANDERSON AVE	2.00	RESIDENTIAL	73,581.00	154,581.00	228,162.00	198.28	198.30
508-301-009-000	1748 ANDERSON AVE	2.00	RESIDENTIAL	157,807.00	245,524.00	403,331.00	198.28	198.30
508-301-010-000	1778 ANDERSON AVE	1.00	RESIDENTIAL	183,885.00	282,399.00	466,284.00	99.14	99.15
508-301-011-000	1790 ANDERSON AVE	1.00	RESIDENTIAL	29,074.00	90,066.00	119,140.00	99.14	99.15
508-301-013-000	1783 VINE AVE	2.00	RESIDENTIAL	141,386.00	223,865.00	365,251.00	198.28	198.30
508-301-014-000	1777 VINE AVE	1.00	RESIDENTIAL	33,765.00	207,424.00	241,189.00	99.14	99.15
508-301-015-000	1769 VINE ST	2.00	RESIDENTIAL	59,079.00	88,626.00	147,705.00	198.28	198.30
508-301-016-000	1757 VINE AVE	1.00	RESIDENTIAL	136,536.00	73,956.00	210,492.00	99.14	99.15
508-301-017-000	1741 VINE AVE	1.00	RESIDENTIAL	70,433.00	117,394.00	187,827.00	99.14	99.15
508-301-018-000	1745 VINE AVE	1.00	RESIDENTIAL	139,385.00	208,006.00	347,391.00	99.14	99.15
508-301-019-000	1735 VINE AVE	1.00	RESIDENTIAL	23,929.00	55,338.00	79,267.00	99.14	99.15
508-301-020-000	1723 VINE AVE	2.00	RESIDENTIAL	23,431.00	181,534.00	204,965.00	198.28	198.30
508-301-021-000	1707 VINE AVE	1.00	RESIDENTIAL	110,000.00	165,000.00	275,000.00	99.14	99.15
508-301-025-000	1792 VINE AVE	1.00	RESIDENTIAL	99,786.00	-	99,786.00	99.14	99.15
508-301-026-000	1781 FISHER RD	1.00	RESIDENTIAL	56,575.00	199,002.00	255,577.00	99.14	99.15
508-301-027-000	1761 FISHER RD	1.00	RESIDENTIAL	147,164.00	34,687.00	208,951.00	99.14	99.15
508-301-028-000	1751 FISHER RD	1.00	RESIDENTIAL	35,833.00	65,861.00	101,694.00	99.14	99.15
508-301-029-000	1791 VINE AVE	1.00	RESIDENTIAL	153,109.00	257,005.00	410,114.00	99.14	99.15
508-301-030-000	1784 COLUMBUS AVE	2.00	RESIDENTIAL	138,619.00	31,186.00	177,805.00	198.28	198.30
508-310-001-000	1809 BELLA VISTA RD	0.33	VACANT	56,744.00	-	56,744.00	33.04	33.05
508-310-002-000	1835 BELLA VISTA RD	0.33	VACANT	56,744.00	-	56,744.00	33.04	33.05
508-310-003-000	1861 BELLA VISTA RD	1.00	RESIDENTIAL	236,719.00	346,202.00	582,921.00	99.14	99.15
508-310-004-000	1901 BELLA VISTA RD	1.00	RESIDENTIAL	141,202.00	206,375.00	347,577.00	99.14	99.15
508-310-005-000	1150 VISTA DR	1.00	RESIDENTIAL	74,641.00	263,804.00	338,445.00	99.14	99.15
508-310-006-000	1904 VISTA DR	1.00	RESIDENTIAL	208,804.00	327,134.00	535,938.00	99.14	99.15
508-310-007-000	1858 BELLA VISTA RD	1.00	RESIDENTIAL	63,713.00	177,137.00	240,850.00	99.14	99.15
508-310-008-000	1822 BELLA VISTA RD	1.00	RESIDENTIAL	273,307.00	621,861.00	895,168.00	99.14	99.15
508-310-009-000	1917 BELLA VISTA RD	1.00	RESIDENTIAL	204,807.00	285,592.00	490,399.00	99.14	99.15
508-310-010-000	1161 VISTA DR	1.00	RESIDENTIAL	185,000.00	315,000.00	500,000.00	99.14	99.15
508-310-011-000	1137 VISTA DR	1.00	RESIDENTIAL	223,343.00	301,815.00	525,158.00	99.14	99.15
508-310-012-000	1111 VISTA DR	1.00	RESIDENTIAL	97,496.00	271,804.00	369,300.00	99.14	99.15
508-310-013-000	1077 VISTA DR	2.00	RESIDENTIAL	223,101.00	580,067.00	803,168.00	198.28	198.30
508-310-014-000	1025 VISTA DR	1.00	RESIDENTIAL	271,633.00	442,057.00	713,690.00	99.14	99.15
508-310-015-000	977 VISTA DR	1.00	RESIDENTIAL	185,000.00	250,000.00	435,000.00	99.14	99.15
508-310-016-000	951 VISTA DR	1.00	RESIDENTIAL	215,493.00	222,214.00	437,707.00	99.14	99.15
508-310-017-000	1010 VISTA DR	1.00	RESIDENTIAL	188,346.00	250,290.00	438,636.00	99.14	99.15
508-310-018-000	1050 VISTA DR	1.00	RESIDENTIAL	158,207.00	233,551.00	391,758.00	99.14	99.15
508-310-019-000	1090 VISTA DR	2.00	RESIDENTIAL	179,696.00	477,140.00	656,836.00	198.28	198.30
508-310-020-000	1130 VISTA DR	1.00	RESIDENTIAL	220,746.00	418,368.00	639,114.00	99.14	99.15
508-310-022-000	850 VISTA DR	2.00	RESIDENTIAL	211,946.00	397,122.00	609,068.00	198.28	198.30
508-310-023-000	872 VISTA DR	1.00	RESIDENTIAL	80,944.00	156,373.00	237,317.00	99.14	99.15
508-310-024-000	880 VISTA DR	1.00	RESIDENTIAL	191,835.00	263,586.00	455,421.00	99.14	99.15
508-310-025-000	892 VISTA DR	1.00	RESIDENTIAL	202,152.00	473,620.00	675,772.00	99.14	99.15
508-310-026-000	916 VISTA DR	1.00	RESIDENTIAL	218,727.00	366,546.00	585,273.00	99.14	99.15
508-310-029-000	901 VISTA DR	1.00	RESIDENTIAL	200,000.00	270,000.00	470,000.00	99.14	99.15
508-310-030-000	889 VISTA DR	2.00	RESIDENTIAL	202,152.00	462,070.00	664,222.00	198.28	198.30
508-310-031-000	865 VISTA DR	1.00	RESIDENTIAL	235,647.00	280,006.00	515,653.00	99.14	99.15
508-310-032-000	845 VISTA DR	1.00	RESIDENTIAL	77,675.00	312,239.00	389,914.00	99.14	99.15
508-310-033-000	1986 BELLA VISTA RD	1.00	RESIDENTIAL	199,662.00	388,435.00	588,097.00	99.14	99.15
508-310-034-000	1950 BELLA VISTA RD	1.00	RESIDENTIAL	280,500.00	714,000.00	994,500.00	99.14	99.15
508-310-035-000	1961 BELLA VISTA RD	1.00	RESIDENTIAL	195,213.00	435,051.00	630,264.00	99.14	99.15
508-310-036-000	915 VISTA DR	1.00	RESIDENTIAL	149,954.00	340,046.00	490,000.00	99.14	99.15
508-310-037-000	931 VISTA DR	2.00	RESIDENTIAL	203,180.00	256,133.00	459,313.00	198.28	198.30
508-310-038-000	925 VISTA DR	2.00	RESIDENTIAL	18,383.00	-	18,383.00	198.28	198.30
508-310-039-000	1890 ST MARU LN	1.00	RESIDENTIAL	82,037.00	172,789.00	254,826.00	99.14	99.15
508-320-001-000	1359 DENA DR	1.00	RESIDENTIAL	115,515.00	109,736.00	225,251.00	99.14	99.15
508-320-002-000	1369 DENA DR	1.00	RESIDENTIAL	141,609.00	132,594.00	274,203.00	99.14	99.15
508-320-003-000	1381 DENA DR	1.00	RESIDENTIAL	36,924.00	80,483.00	117,407.00	99.14	99.15
508-320-004-000	1393 DENA DR	1.00	RESIDENTIAL	127,066.00	109,736.00	236,802.00	99.14	99.15
508-320-005-000	1670 LINDA WAY	1.00	RESIDENTIAL	150,858.00	214,322.00	365,180.00	99.14	99.15
508-320-008-000	1693 LINDA WAY	1.00	RESIDENTIAL	63,855.00	154,875.00	218,730.00	99.14	99.15
508-320-009-000	1673 LINDA WAY	1.00	RESIDENTIAL	31,850.00	93,386.00	125,236.00	99.14	99.15
508-320-010-000	1659 LINDA WAY	1.00	RESIDENTIAL	138,832.00	155,733.00	302,912.00	99.14	99.15
508-320-011-000	1432 DENA DR	1.00	RESIDENTIAL	56,333.00	160,356.00	216,689.00	99.14	99.15
508-320-012-000	1414 DENA DR	1.00	RESIDENTIAL	120,299.00	270,128.00	390,427.00	99.14	99.15
508-320-015-000	1388 DENA DR	1.00	RESIDENTIAL	141,609.00	177,936.00	319,545.00	99.14	99.15
508-320-016-000	1378 DENA DR	1.00	RESIDENTIAL	29,929.00	103,813.00	133,742.00	99.14	99.15
508-320-017-000	1364 DENA DR	1.00	RESIDENTIAL	70,433.00	134,617.00	205,050.00	99.14	99.15
508-320-018-000	1451 DENA DR	1.00	RESIDENTIAL	145,656.00	254,898.00	400,554.00	99.14	99.15
508-320-019-000	1471 DENA DR	1.00	RESIDENTIAL	60,261.00	109,989.00	170,250.00	99.14	99.15
508-320-020-000	1481 DENA DR	1.00	RESIDENTIAL	63,886.00	198,783.00	262,669.00	99.14	99.15
508-320-021-000	1499 DENA DR	1.00	RESIDENTIAL	113,781.00	174,085.00	287,866.00	99.14	99.15
508-320-022-000	1517 DENA DR	1.00	RESIDENTIAL	57,921.00	126,645.00	184,566.00	99.14	99.15
508-320-023-000	1529 DENA DR	1.00	RESIDENTIAL	95,650.00	198,147.00	293,797.00	99.14	99.15
508-320-024-000	1659 SHORT ST	1.00	RESIDENTIAL	141,907.00	226,002.00	367,909.00	99.14	99.15
508-320-025-000	1647 SHORT ST	1.00	RESIDENTIAL	44,143.00	130,609.00	174,752.00	99.14	99.15
508-320-026-000	1550 DENA DR	1.00	RESIDENTIAL	141,907.00	273,304.00	415,211.00	99.14	99.15
508-320-027-000	1530 DENA DR	1.00	RESIDENTIAL	150,858.00	306,397.00	457,255.00	99.14	99.15
508-320-028-000	1516 DENA DR	1.00	RESIDENTIAL	145,656.00	272,584.00	418,240.00	99.14	99.15
508-320-029-000	1500 DENA DR	1.00	RESIDENTIAL	115,515.00	204,463.00	319,978.00	99.14	99.15
508-320-030-000	1484 DENA DR	1.00	RESIDENTIAL	49,502.00	143,222.00	192,724.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-320-031-000	1472 DENA DR	1.00	RESIDENTIAL	113,781.00	267,369.00	381,150.00	99.14	99.15
508-320-032-000	1450 DENA DR	1.00	RESIDENTIAL	62,603.00	120,527.00	183,130.00	99.14	99.15
508-320-034-000	1399 DENA DR	1.00	RESIDENTIAL	64,566.00	92,820.00	157,386.00	99.14	99.15
508-320-035-000	1451 MARTY AVE	1.00	RESIDENTIAL	51,996.00	150,480.00	202,476.00	99.14	99.15
508-320-036-000	1471 MARTY AVE	1.00	RESIDENTIAL	110,000.00	150,000.00	260,000.00	99.14	99.15
508-320-037-000	1481 MARTY AVE	1.00	RESIDENTIAL	117,822.00	118,999.00	236,821.00	99.14	99.15
508-320-038-000	1499 MARTY AVE	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-320-039-000	1517 MARTY AVE	1.00	RESIDENTIAL	36,356.00	203,320.00	239,676.00	99.14	99.15
508-320-040-000	1529 MARTY AVE	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-320-041-000	1575 MARTY AVE	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-320-042-000	1671 SHORT ST	1.00	RESIDENTIAL	160,000.00	269,000.00	429,000.00	99.14	99.15
508-320-043-000	1665 SHORT ST	1.00	RESIDENTIAL	83,516.00	187,923.00	271,439.00	99.14	99.15
508-320-044-000	1530 MARTY AVE	1.00	RESIDENTIAL	132,795.00	188,332.00	321,127.00	99.14	99.15
508-320-045-000	1516 MARTY AVE	1.00	RESIDENTIAL	39,402.00	137,029.00	176,431.00	99.14	99.15
508-320-046-000	1500 MARTY AVE	1.00	RESIDENTIAL	39,402.00	91,753.00	131,155.00	99.14	99.15
508-320-047-000	1484 MARTY AVE	1.00	RESIDENTIAL	160,766.00	180,863.00	341,629.00	99.14	99.15
508-320-048-000	1472 MARTY AVE	1.00	RESIDENTIAL	60,261.00	144,267.00	204,528.00	99.14	99.15
508-320-049-000	1450 MARTY AVE	1.00	RESIDENTIAL	141,907.00	231,258.00	373,165.00	99.14	99.15
508-320-050-000	1398 DENA DR	1.00	RESIDENTIAL	110,000.00	150,000.00	260,000.00	99.14	99.15
508-331-004-000	996 HAYES RD	1.00	RESIDENTIAL	153,171.00	146,689.00	299,860.00	99.14	99.15
508-331-005-000	1807 COLUMBUS AVE	1.00	RESIDENTIAL	138,832.00	129,175.00	268,007.00	99.14	99.15
508-331-006-000	1815 COLUMBUS AVE	1.00	RESIDENTIAL	106,179.00	63,704.00	169,883.00	99.14	99.15
508-331-007-000	1821 COLUMBUS AVE	1.00	RESIDENTIAL	61,338.00	85,101.00	146,439.00	99.14	99.15
508-331-008-000	1845 COLUMBUS AVE	1.00	RESIDENTIAL	120,683.00	133,463.00	254,146.00	99.14	99.15
508-331-009-000	1853 COLUMBUS AVE	4.00	RESIDENTIAL	49,777.00	109,517.00	159,294.00	396.56	396.60
508-331-010-000	1883 COLUMBUS AVE	2.00	RESIDENTIAL	79,565.00	-	79,565.00	198.28	198.30
508-331-011-000	1901 COLUMBUS AVE	3.00	RESIDENTIAL	122,043.00	194,562.00	316,605.00	297.42	297.45
508-331-012-000	1937 COLUMBUS AVE	1.00	RESIDENTIAL	154,619.00	152,843.00	307,462.00	99.14	99.15
508-331-013-000	936 HILLER RD	1.00	RESIDENTIAL	229,500.00	150,450.00	379,950.00	99.14	99.15
508-331-014-000	1945 COLUMBUS AVE	1.00	RESIDENTIAL	148,878.00	129,645.00	278,523.00	99.14	99.15
508-331-015-000	1959 COLUMBUS AVE	1.00	RESIDENTIAL	161,282.00	93,045.00	254,327.00	99.14	99.15
508-331-016-000	922 HILLER RD	1.00	RESIDENTIAL	17,610.00	27,068.00	44,678.00	99.14	99.15
508-331-017-000	912 HILLER RD	1.00	RESIDENTIAL	75,916.00	242,750.00	318,666.00	99.14	99.15
508-331-018-000	1002 HILLER RD	1.00	RESIDENTIAL	142,333.00	147,377.00	289,710.00	99.14	99.15
508-331-021-000	1922 THIEL AVE	1.00	RESIDENTIAL	73,011.00	223,144.00	296,155.00	99.14	99.15
508-331-022-000	NO SITUS AVAILABLE	0.33	VACANT	11,639.00	-	11,639.00	33.04	33.05
508-341-001-000	1001 HAYES RD	1.00	RESIDENTIAL	61,175.00	138,512.00	199,687.00	99.14	99.15
508-341-002-000	1011 HAYES RD	1.00	RESIDENTIAL	142,173.00	196,855.00	339,028.00	99.14	99.15
508-341-003-000	1045 HAYES RD	2.00	RESIDENTIAL	28,137.00	79,144.00	107,281.00	198.28	198.30
508-341-004-000	1061 HAYES RD	1.00	RESIDENTIAL	22,441.00	40,989.00	63,430.00	99.14	99.15
508-341-005-000	1069 HAYES RD	2.00	RESIDENTIAL	145,656.00	62,424.00	208,080.00	198.28	198.30
508-341-006-000	1071 HAYES RD	1.00	RESIDENTIAL	39,670.00	45,980.00	85,650.00	99.14	99.15
508-341-007-000	1085 HAYES RD	1.00	RESIDENTIAL	120,000.00	95,000.00	215,000.00	99.14	99.15
508-341-008-000	1091 HAYES RD	1.00	RESIDENTIAL	160,766.00	180,863.00	341,629.00	99.14	99.15
508-341-009-000	1111 HAYES RD	2.00	RESIDENTIAL	63,650.00	121,813.00	185,463.00	198.28	198.30
508-341-011-000	1135 HAYES RD	1.00	RESIDENTIAL	153,000.00	-	153,000.00	99.14	99.15
508-341-012-000	1151 HAYES RD	1.00	RESIDENTIAL	147,900.00	249,900.00	397,800.00	99.14	99.15
508-341-013-000	1157 HAYES RD	1.00	RESIDENTIAL	39,449.00	245,589.00	285,038.00	99.14	99.15
508-341-014-000	1177 HAYES RD	2.00	RESIDENTIAL	204,979.00	194,467.00	399,446.00	198.28	198.30
508-341-015-000	1894 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	109,317.00	159,879.00	269,196.00	99.14	99.15
508-341-017-000	1164 HAYES RD	1.00	RESIDENTIAL	22,535.00	87,366.00	109,901.00	99.14	99.15
508-341-018-000	1158 HAYES RD	1.00	RESIDENTIAL	22,535.00	51,240.00	73,775.00	99.14	99.15
508-341-019-000	1152 HAYES RD	1.00	RESIDENTIAL	22,535.00	107,131.00	129,666.00	99.14	99.15
508-341-020-000	1144 HAYES RD	1.00	RESIDENTIAL	22,535.00	99,195.00	121,730.00	99.14	99.15
508-341-022-000	1114 HAYES RD	1.00	RESIDENTIAL	100,000.00	92,000.00	192,000.00	99.14	99.15
508-341-023-000	1108 HAYES RD	1.00	RESIDENTIAL	69,052.00	61,227.00	130,279.00	99.14	99.15
508-341-024-000	1104 HAYES RD	1.00	RESIDENTIAL	14,295.00	16,024.00	30,319.00	99.14	99.15
508-341-025-000	1066 HAYES RD	1.00	RESIDENTIAL	71,844.00	101,381.00	173,225.00	99.14	99.15
508-341-026-000	1062 HAYES RD	1.00	RESIDENTIAL	57,164.00	65,333.00	122,497.00	99.14	99.15
508-341-027-000	1060 HAYES RD	1.00	RESIDENTIAL	22,597.00	91,528.00	114,125.00	99.14	99.15
508-341-028-000	1058 HAYES RD	2.00	RESIDENTIAL	56,493.00	158,351.00	214,844.00	198.28	198.30
508-341-029-000	1010 HAYES RD	1.00	RESIDENTIAL	190,453.00	242,992.00	433,445.00	99.14	99.15
508-341-030-000	1025 BOSS RD	0.33	VACANT	153,000.00	-	153,000.00	33.04	33.05
508-341-031-000	1035 BOSS RD	1.00	RESIDENTIAL	31,852.00	112,153.00	144,005.00	99.14	99.15
508-341-032-000	1053 BOSS RD	1.00	RESIDENTIAL	160,082.00	271,449.00	431,531.00	99.14	99.15
508-341-033-000	1083 BOSS RD	1.00	RESIDENTIAL	43,806.00	108,987.00	152,793.00	99.14	99.15
508-341-034-000	1109 BOSS RD	4.00	RESIDENTIAL	45,079.00	153,306.00	198,385.00	396.56	396.60
508-341-037-000	1161 BOSS RD	1.00	RESIDENTIAL	41,596.00	118,741.00	160,337.00	99.14	99.15
508-341-038-000	1852 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	113,781.00	130,847.00	244,628.00	99.14	99.15
508-341-039-000	1830 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	45,728.00	133,951.00	179,679.00	99.14	99.15
508-341-040-000	1160 BOSS RD	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-341-041-000	1150 BOSS RD	1.00	RESIDENTIAL	150,858.00	228,888.00	379,746.00	99.14	99.15
508-341-042-000	1140 BOSS RD	1.00	RESIDENTIAL	175,000.00	250,000.00	425,000.00	99.14	99.15
508-341-043-000	1130 BOSS RD	1.00	RESIDENTIAL	15,608.00	88,297.00	103,905.00	99.14	99.15
508-341-044-000	1128 BOSS RD	1.00	RESIDENTIAL	15,608.00	77,797.00	93,405.00	99.14	99.15
508-341-045-000	1126 BOSS RD	1.00	RESIDENTIAL	30,952.00	91,001.00	121,953.00	99.14	99.15
508-341-046-000	1124 BOSS RD	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-341-047-000	1815 CAROLINE AVE	1.00	RESIDENTIAL	155,080.00	157,562.00	312,642.00	99.14	99.15
508-341-049-000	1808 MCKINLEYVILLE AVE	3.00	RESIDENTIAL	33,388.00	57,174.00	90,562.00	297.42	297.45
508-341-050-000	1790 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	280,500.00	464,100.00	744,600.00	99.14	99.15
508-341-051-000	1074 BOSS RD	1.00	RESIDENTIAL	155,080.00	252,915.00	407,995.00	99.14	99.15
508-341-052-000	1080 BOSS RD	1.00	RESIDENTIAL	125,158.00	204,807.00	329,965.00	99.14	99.15
508-341-053-000	1070 BOSS RD	1.00	RESIDENTIAL	30,615.00	86,122.00	116,737.00	99.14	99.15
508-341-054-000	1060 BOSS RD	1.00	RESIDENTIAL	58,916.00	126,723.00	185,639.00	99.14	99.15
508-341-055-000	1050 BOSS RD	1.00	RESIDENTIAL	122,704.00	161,749.00	284,453.00	99.14	99.15
508-341-056-000	1040 BOSS RD	2.00	RESIDENTIAL	83,816.00	211,560.00	295,376.00	198.28	198.30
508-341-057-000	1166 HAYES RD	1.00	RESIDENTIAL	175,000.00	245,000.00	420,000.00	99.14	99.15
508-341-058-000	1168 HAYES RD	1.00	RESIDENTIAL	63,886.00	119,974.00	183,860.00	99.14	99.15
508-341-059-000	1874 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	96,577.00	39,525.00	136,102.00	99.14	99.15
508-341-060-000	1117 HAYES RD	1.00	RESIDENTIAL	150,858.00	341,251.00	492,109.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-341-061-000	1125 HAYES RD	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-341-062-000	1116 HAYES RD	2.00	RESIDENTIAL	76,930.00	256,215.00	333,145.00	198.28	198.30
508-341-063-000	1120 HAYES RD	2.00	RESIDENTIAL	120,723.00	261,912.00	382,635.00	198.28	198.30
508-341-064-000	1124 HAYES RD	1.00	COMMERCIAL	136,651.00	268,048.00	404,699.00	99.14	99.15
508-341-065-000	1139 BOSS RD	1.00	RESIDENTIAL	153,000.00	392,700.00	545,700.00	99.14	99.15
508-341-066-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	69,691.00	279,259.00	348,950.00	99.14	99.15
508-341-067-000	1135 BOSS RD	1.00	RESIDENTIAL	43,362.00	11,842.00	55,204.00	99.14	99.15
508-341-068-000	1121 BOSS RD	2.00	RESIDENTIAL	145,656.00	166,464.00	312,120.00	198.28	198.30
508-341-069-000	1145 BOSS RD	2.00	RESIDENTIAL	71,112.00	383,706.00	454,818.00	198.28	198.30
508-341-070-000	1151 BOSS RD	2.00	RESIDENTIAL	71,112.00	362,206.00	433,318.00	198.28	198.30
508-341-071-000	1805 CAROLINE AVE	2.00	RESIDENTIAL	145,656.00	390,930.00	536,586.00	198.28	198.30
508-341-072-000	1811 CAROLINE AVE	2.00	RESIDENTIAL	161,262.00	99,594.00	260,856.00	198.28	198.30
508-351-001-000	1293 WASHINGTON AVE	2.00	RESIDENTIAL	78,175.00	178,457.00	256,632.00	198.28	198.30
508-351-002-000	1300 WASHINGTON AVE	1.00	RESIDENTIAL	51,659.00	130,862.00	182,521.00	99.14	99.15
508-351-003-000	1841 OAKDALE DR	1.00	RESIDENTIAL	127,066.00	184,825.00	311,891.00	99.14	99.15
508-351-004-000	1831 OAKDALE DR	1.00	RESIDENTIAL	54,379.00	123,726.00	178,105.00	99.14	99.15
508-351-005-000	1821 OAKDALE DR	1.00	RESIDENTIAL	147,164.00	168,187.00	315,351.00	99.14	99.15
508-351-006-000	1799 OAKDALE DR	1.00	RESIDENTIAL	129,815.00	198,555.00	328,370.00	99.14	99.15
508-351-007-000	1779 OAKDALE DR	1.00	RESIDENTIAL	90,476.00	158,688.00	249,164.00	99.14	99.15
508-351-008-000	1771 OAKDALE DR	1.00	RESIDENTIAL	141,907.00	197,094.00	339,001.00	99.14	99.15
508-351-009-000	1761 OAKDALE DR	1.00	RESIDENTIAL	55,310.00	127,129.00	182,439.00	99.14	99.15
508-351-010-000	1751 OAKDALE DR	1.00	RESIDENTIAL	120,299.00	213,259.00	333,558.00	99.14	99.15
508-351-011-000	1750 OAKDALE DR	1.00	RESIDENTIAL	135,450.00	153,924.00	289,374.00	99.14	99.15
508-351-012-000	1760 OAKDALE DR	1.00	RESIDENTIAL	135,252.00	175,827.00	311,079.00	99.14	99.15
508-351-013-000	1770 OAKDALE DR	1.00	RESIDENTIAL	160,962.00	193,802.00	354,764.00	99.14	99.15
508-351-014-000	1255 IAN LN	1.00	RESIDENTIAL	61,375.00	104,350.00	165,725.00	99.14	99.15
508-351-015-000	1790 OAKDALE DR	1.00	RESIDENTIAL	148,523.00	126,244.00	274,767.00	99.14	99.15
508-351-016-000	1800 OAKDALE DR	1.00	RESIDENTIAL	125,158.00	187,740.00	312,898.00	99.14	99.15
508-351-017-000	1250 WASHINGTON AVE	1.00	RESIDENTIAL	70,987.00	117,133.00	188,120.00	99.14	99.15
508-351-018-000	1260 WASHINGTON AVE	1.00	RESIDENTIAL	100,000.00	125,000.00	225,000.00	99.14	99.15
508-351-019-000	1810 OAKDALE DR	1.00	RESIDENTIAL	118,357.00	171,619.00	289,976.00	99.14	99.15
508-351-020-000	1820 OAKDALE DR	1.00	RESIDENTIAL	60,261.00	174,511.00	234,772.00	99.14	99.15
508-351-021-000	1830 OAKDALE DR	1.00	RESIDENTIAL	54,379.00	163,354.00	217,733.00	99.14	99.15
508-351-022-000	1840 OAKDALE DR	1.00	RESIDENTIAL	60,261.00	157,104.00	217,365.00	99.14	99.15
508-351-023-000	1240 WASHINGTON AVE	1.00	RESIDENTIAL	47,579.00	113,700.00	161,279.00	99.14	99.15
508-351-024-000	1245 IAN LN	1.00	RESIDENTIAL	34,710.00	89,122.00	123,832.00	99.14	99.15
508-351-025-000	1235 IAN LN	1.00	RESIDENTIAL	127,066.00	138,717.00	265,783.00	99.14	99.15
508-351-026-000	1225 IAN LN	1.00	RESIDENTIAL	34,710.00	85,377.00	120,087.00	99.14	99.15
508-351-027-000	1215 IAN LN	1.00	RESIDENTIAL	61,375.00	114,255.00	175,630.00	99.14	99.15
508-351-028-000	1781 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	115,911.00	122,281.00	238,192.00	99.14	99.15
508-351-029-000	1795 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	115,000.00	88,000.00	203,000.00	99.14	99.15
508-351-030-000	1220 WASHINGTON AVE	1.00	RESIDENTIAL	34,444.00	105,077.00	139,521.00	99.14	99.15
508-351-031-000	1230 WASHINGTON AVE	1.00	RESIDENTIAL	88,819.00	191,313.00	280,132.00	99.14	99.15
508-351-032-000	1250 IAN LN	1.00	RESIDENTIAL	47,579.00	115,569.00	163,148.00	99.14	99.15
508-351-033-000	1731 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	50,382.00	92,120.00	142,502.00	99.14	99.15
508-351-034-000	1210 IAN LN	1.00	RESIDENTIAL	90,476.00	174,000.00	264,476.00	99.14	99.15
508-351-035-000	1220 IAN LN	1.00	RESIDENTIAL	131,396.00	157,676.00	289,072.00	99.14	99.15
508-351-036-000	1230 IAN LN	1.00	RESIDENTIAL	142,674.00	142,052.00	284,726.00	99.14	99.15
508-351-037-000	1240 IAN LN	1.00	RESIDENTIAL	142,800.00	247,860.00	390,660.00	99.14	99.15
508-351-041-000	1725 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	148,878.00	181,757.00	330,635.00	198.28	198.30
508-351-042-000	1717 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	154,712.00	253,735.00	408,447.00	99.14	99.15
508-351-043-000	1711 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	63,855.00	158,865.00	222,720.00	99.14	99.15
508-351-044-000	1705 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	76,554.00	180,962.00	257,516.00	99.14	99.15
508-351-045-000	1735 OAKDALE DR	2.00	RESIDENTIAL	100,394.00	321,825.00	422,219.00	198.28	198.30
508-351-046-000	1715 OAKDALE DR	1.00	RESIDENTIAL	156,060.00	213,282.00	369,342.00	99.14	99.15
508-351-047-000	1695 OAKDALE DR	2.00	RESIDENTIAL	118,357.00	230,798.00	349,155.00	198.28	198.30
508-351-048-000	1685 OAKDALE DR	1.00	RESIDENTIAL	128,663.00	251,966.00	380,629.00	99.14	99.15
508-351-049-000	1675 OAKDALE DR	2.00	RESIDENTIAL	131,396.00	269,101.00	400,497.00	198.28	198.30
508-351-050-000	1665 OAKDALE DR	1.00	RESIDENTIAL	135,450.00	209,213.00	344,663.00	99.14	99.15
508-351-051-000	1655 OAKDALE DR	1.00	RESIDENTIAL	130,191.00	208,311.00	338,502.00	99.14	99.15
508-351-052-000	1645 OAKDALE DR	1.00	RESIDENTIAL	100,000.00	175,000.00	275,000.00	99.14	99.15
508-351-053-000	1650 OAKDALE DR	1.00	RESIDENTIAL	172,395.00	285,168.00	457,563.00	99.14	99.15
508-351-054-000	1660 OAKDALE DR	1.00	RESIDENTIAL	132,795.00	156,941.00	289,736.00	99.14	99.15
508-351-055-000	1670 OAKDALE DR	1.00	RESIDENTIAL	117,941.00	241,244.00	359,185.00	99.14	99.15
508-351-056-000	1244 CHELSEA WAY	1.00	RESIDENTIAL	118,357.00	195,291.00	313,648.00	99.14	99.15
508-351-057-000	1245 CHELSEA WAY	1.00	RESIDENTIAL	136,536.00	237,802.00	374,338.00	99.14	99.15
508-351-058-000	1710 OAKDALE DR	1.00	RESIDENTIAL	132,795.00	162,979.00	295,774.00	99.14	99.15
508-351-059-000	1720 OAKDALE DR	1.00	RESIDENTIAL	120,723.00	175,051.00	295,774.00	99.14	99.15
508-351-060-000	1260 DUCHESS RD	1.00	RESIDENTIAL	134,023.00	246,605.00	380,628.00	99.14	99.15
508-351-061-000	1254 DUCHESS RD	1.00	RESIDENTIAL	118,357.00	218,963.00	337,320.00	99.14	99.15
508-351-062-000	1248 DUCHESS RD	1.00	RESIDENTIAL	180,000.00	425,000.00	605,000.00	99.14	99.15
508-351-063-000	1242 DUCHESS RD	1.00	RESIDENTIAL	144,868.00	241,452.00	386,320.00	99.14	99.15
508-351-064-000	1730 OAKDALE DR	2.00	RESIDENTIAL	135,450.00	258,472.00	393,922.00	198.28	198.30
508-360-001-000	1005 CAMERON CT	1.00	RESIDENTIAL	145,016.00	373,697.00	518,713.00	99.14	99.15
508-360-002-000	1015 CAMERON CT	1.00	RESIDENTIAL	183,955.00	404,702.00	588,657.00	99.14	99.15
508-360-003-000	1025 CAMERON CT	1.00	RESIDENTIAL	255,000.00	652,800.00	907,800.00	99.14	99.15
508-360-004-000	1035 CAMERON CT	1.00	RESIDENTIAL	156,172.00	401,584.00	557,756.00	99.14	99.15
508-360-005-000	1045 CAMERON CT	1.00	RESIDENTIAL	197,676.00	520,200.00	717,876.00	99.14	99.15
508-360-006-000	1065 CAMERON CT	1.00	RESIDENTIAL	118,433.00	220,689.00	339,122.00	99.14	99.15
508-360-007-000	1070 CAMERON CT	1.00	RESIDENTIAL	216,184.00	307,211.00	523,395.00	99.14	99.15
508-360-008-000	1060 CAMERON CT	1.00	RESIDENTIAL	125,114.00	277,339.00	402,453.00	99.14	99.15
508-360-009-000	1050 CAMERON CT	1.00	RESIDENTIAL	187,634.00	407,435.00	595,069.00	99.14	99.15
508-360-010-000	1000 CAMERON CT	1.00	RESIDENTIAL	170,815.00	355,304.00	663,169.00	99.14	99.15
508-360-011-000	1736 KRISTIN WAY	1.00	RESIDENTIAL	105,000.00	295,000.00	400,000.00	99.14	99.15
508-360-012-000	1735 KRISTIN WAY	1.00	RESIDENTIAL	147,278.00	432,415.00	579,693.00	99.14	99.15
508-360-014-000	1717 KRISTIN WAY	1.00	RESIDENTIAL	104,532.00	435,112.00	539,644.00	99.14	99.15
508-360-015-000	1701 KRISTIN WAY	2.00	RESIDENTIAL	160,829.00	509,295.00	670,124.00	198.28	198.30
508-360-016-000	1683 KRISTIN WAY	1.00	RESIDENTIAL	173,272.00	461,951.00	635,223.00	99.14	99.15
508-360-017-000	1665 KRISTIN WAY	1.00	RESIDENTIAL	165,700.00	396,504.00	562,204.00	99.14	99.15
508-360-018-000	1647 KRISTIN WAY	1.00	RESIDENTIAL	145,016.00	345,809.00	490,825.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-360-019-000	1629 KRISTIN WAY	1.00	RESIDENTIAL	78,805.00	279,755.00	358,560.00	99.14	99.15
508-360-020-000	1696 KRISTIN WAY	2.00	RESIDENTIAL	140,000.00	350,000.00	490,000.00	198.28	198.30
508-360-021-000	1716 KRISTIN WAY	1.00	RESIDENTIAL	204,000.00	561,000.00	765,000.00	99.14	99.15
508-360-022-000	1620 KRISTIN WAY	1.00	RESIDENTIAL	136,651.00	381,267.00	517,918.00	99.14	99.15
508-360-023-000	1640 KRISTIN WAY	2.00	RESIDENTIAL	187,740.00	377,757.00	565,497.00	198.28	198.30
508-371-001-000	1951 ELMWOOD PL	2.00	RESIDENTIAL	141,386.00	253,321.00	394,707.00	198.28	198.30
508-371-002-000	1961 ELMWOOD PL	1.00	RESIDENTIAL	36,272.00	78,664.00	114,936.00	99.14	99.15
508-371-003-000	1969 ELMWOOD PL	1.00	RESIDENTIAL	141,386.00	212,082.00	353,468.00	99.14	99.15
508-371-004-000	1901 ELMWOOD PL	1.00	RESIDENTIAL	128,663.00	241,244.00	369,907.00	99.14	99.15
508-371-005-000	1973 ELMWOOD PL	1.00	RESIDENTIAL	118,357.00	223,105.00	341,462.00	99.14	99.15
508-371-006-000	1977 ELMWOOD PL	1.00	RESIDENTIAL	142,028.00	213,045.00	355,073.00	99.14	99.15
508-371-007-000	1987 ELMWOOD PL	1.00	RESIDENTIAL	118,357.00	204,168.00	322,525.00	99.14	99.15
508-371-008-000	1981 ELMWOOD PL	1.00	RESIDENTIAL	117,822.00	215,618.00	333,440.00	99.14	99.15
508-371-009-000	1997 ELMWOOD PL	1.00	RESIDENTIAL	141,907.00	317,979.00	459,886.00	99.14	99.15
508-371-010-000	1996 ELMWOOD PL	1.00	RESIDENTIAL	129,605.00	220,330.00	349,935.00	99.14	99.15
508-371-011-000	1990 ELMWOOD PL	2.00	RESIDENTIAL	120,299.00	280,518.00	400,817.00	198.28	198.30
508-371-012-000	1984 ELMWOOD PL	1.00	RESIDENTIAL	122,704.00	234,257.00	356,961.00	99.14	99.15
508-371-013-000	1978 ELMWOOD PL	1.00	RESIDENTIAL	117,822.00	182,508.00	300,330.00	99.14	99.15
508-371-014-000	1966 ELMWOOD PL	2.00	RESIDENTIAL	117,822.00	258,035.00	375,857.00	198.28	198.30
508-371-015-000	1962 ELMWOOD PL	1.00	RESIDENTIAL	127,066.00	173,272.00	300,338.00	99.14	99.15
508-371-016-000	1956 ELMWOOD PL	1.00	RESIDENTIAL	145,656.00	234,090.00	379,746.00	99.14	99.15
508-371-017-000	1950 ELMWOOD PL	2.00	RESIDENTIAL	142,028.00	218,963.00	360,991.00	198.28	198.30
508-371-018-000	1934 ELMWOOD PL	1.00	RESIDENTIAL	102,402.00	199,118.00	301,520.00	99.14	99.15
508-371-019-000	1938 ELMWOOD PL	1.00	RESIDENTIAL	11,907.00	38,883.00	50,790.00	99.14	99.15
508-371-020-000	1942 ELMWOOD PL	1.00	RESIDENTIAL	130,191.00	147,946.00	278,137.00	99.14	99.15
508-371-021-000	1926 ELMWOOD PL	1.00	RESIDENTIAL	106,519.00	142,028.00	248,547.00	99.14	99.15
508-371-022-000	1930 ELMWOOD PL	1.00	RESIDENTIAL	106,519.00	182,269.00	288,788.00	99.14	99.15
508-371-023-000	1910 ELMWOOD PL	1.00	RESIDENTIAL	115,515.00	170,847.00	286,362.00	99.14	99.15
508-371-024-000	1914 ELMWOOD PL	1.00	RESIDENTIAL	106,040.00	164,951.00	270,991.00	99.14	99.15
508-371-025-000	1902 ELMWOOD PL	1.00	RESIDENTIAL	135,252.00	286,110.00	421,362.00	99.14	99.15
508-371-026-000	1906 ELMWOOD PL	1.00	RESIDENTIAL	106,040.00	181,330.00	287,370.00	99.14	99.15
508-381-001-000	1897 MAPLEWOOD DR	1.00	RESIDENTIAL	126,140.00	244,923.00	371,063.00	99.14	99.15
508-381-002-000	1801 MAPLEWOOD DR	1.00	RESIDENTIAL	183,600.00	357,000.00	540,600.00	99.14	99.15
508-381-003-000	1887 MAPLEWOOD DR	1.00	RESIDENTIAL	129,605.00	234,469.00	364,074.00	99.14	99.15
508-381-004-000	1805 MAPLEWOOD DR	1.00	RESIDENTIAL	131,236.00	261,591.00	392,827.00	99.14	99.15
508-381-005-000	1883 MAPLEWOOD DR	1.00	RESIDENTIAL	129,605.00	200,301.00	329,906.00	99.14	99.15
508-381-006-000	1809 MAPLEWOOD DR	1.00	RESIDENTIAL	127,066.00	239,589.00	366,655.00	99.14	99.15
508-381-007-000	1877 MAPLEWOOD DR	2.00	RESIDENTIAL	115,515.00	257,484.00	372,999.00	198.28	198.30
508-381-008-000	1813 MAPLEWOOD DR	2.00	RESIDENTIAL	125,158.00	250,775.00	375,933.00	198.28	198.30
508-381-009-000	1845 MAPLEWOOD DR	2.00	RESIDENTIAL	129,605.00	270,878.00	400,483.00	198.28	198.30
508-381-010-000	1841 MAPLEWOOD DR	1.00	RESIDENTIAL	105,883.00	241,589.00	347,472.00	99.14	99.15
508-381-011-000	1835 MAPLEWOOD DR	2.00	RESIDENTIAL	127,066.00	265,572.00	392,638.00	198.28	198.30
508-381-012-000	1800 MAPLEWOOD DR	1.00	RESIDENTIAL	153,000.00	433,500.00	586,500.00	99.14	99.15
508-381-013-000	1804 MAPLEWOOD DR	1.00	RESIDENTIAL	127,066.00	200,997.00	328,063.00	99.14	99.15
508-381-014-000	1808 MAPLEWOOD DR	2.00	RESIDENTIAL	147,900.00	372,300.00	520,200.00	198.28	198.30
508-381-015-000	1812 MAPLEWOOD DR	1.00	RESIDENTIAL	142,800.00	357,510.00	500,310.00	99.14	99.15
508-381-016-000	1816 MAPLEWOOD DR	2.00	RESIDENTIAL	125,158.00	246,906.00	372,064.00	198.28	198.30
508-381-017-000	1820 MAPLEWOOD DR	1.00	RESIDENTIAL	129,605.00	174,380.00	303,985.00	99.14	99.15
508-381-018-000	1824 MAPLEWOOD DR	1.00	RESIDENTIAL	127,066.00	161,721.00	288,787.00	99.14	99.15
508-381-019-000	1828 MAPLEWOOD DR	1.00	RESIDENTIAL	127,066.00	194,933.00	321,999.00	99.14	99.15
508-381-020-000	1832 MAPLEWOOD DR	1.00	RESIDENTIAL	131,236.00	328,093.00	459,329.00	99.14	99.15
508-381-021-000	1836 MAPLEWOOD DR	1.00	RESIDENTIAL	58,177.00	182,522.00	240,699.00	99.14	99.15
508-381-022-000	1840 MAPLEWOOD DR	1.00	RESIDENTIAL	145,656.00	313,160.00	458,816.00	99.14	99.15
508-381-023-000	1844 MAPLEWOOD DR	1.00	RESIDENTIAL	125,158.00	241,103.00	366,261.00	99.14	99.15
508-381-024-000	1848 MAPLEWOOD DR	1.00	RESIDENTIAL	127,066.00	239,004.00	366,070.00	99.14	99.15
508-381-025-000	1852 MAPLEWOOD DR	1.00	RESIDENTIAL	103,962.00	191,638.00	295,600.00	99.14	99.15
508-381-026-000	1856 MAPLEWOOD DR	1.00	RESIDENTIAL	113,781.00	186,601.00	300,382.00	99.14	99.15
508-381-027-000	1864 MAPLEWOOD DR	1.00	RESIDENTIAL	91,023.00	204,807.00	295,830.00	99.14	99.15
508-381-028-000	1860 MAPLEWOOD DR	1.00	RESIDENTIAL	114,444.00	222,645.00	337,089.00	99.14	99.15
508-381-029-000	1868 MAPLEWOOD DR	2.00	RESIDENTIAL	103,962.00	223,985.00	327,947.00	198.28	198.30
508-381-030-000	1872 MAPLEWOOD DR	1.00	RESIDENTIAL	103,962.00	191,638.00	295,600.00	99.14	99.15
508-381-031-000	1874 MAPLEWOOD DR	1.00	RESIDENTIAL	100,394.00	200,791.00	301,185.00	99.14	99.15
508-381-032-000	1876 MAPLEWOOD DR	1.00	RESIDENTIAL	103,962.00	191,638.00	295,600.00	99.14	99.15
508-381-033-000	1880 MAPLEWOOD DR	1.00	RESIDENTIAL	85,335.00	193,429.00	278,764.00	99.14	99.15
508-381-034-000	1888 MAPLEWOOD DR	1.00	RESIDENTIAL	117,822.00	168,817.00	286,639.00	99.14	99.15
508-381-035-000	1884 MAPLEWOOD DR	1.00	RESIDENTIAL	117,941.00	210,150.00	328,091.00	99.14	99.15
508-381-036-000	1892 MAPLEWOOD DR	1.00	RESIDENTIAL	100,394.00	221,985.00	322,379.00	99.14	99.15
508-381-037-000	1896 MAPLEWOOD DR	1.00	RESIDENTIAL	104,040.00	270,504.00	374,544.00	99.14	99.15
508-391-001-000	1641 WINDSOR AVE	1.00	RESIDENTIAL	109,242.00	-	109,242.00	99.14	99.15
508-391-002-000	1653 WINDSOR AVE	2.00	RESIDENTIAL	109,242.00	-	109,242.00	198.28	198.30
508-391-003-000	1661 WINDSOR AVE	1.00	RESIDENTIAL	109,242.00	-	109,242.00	99.14	99.15
508-391-004-000	1673 WINDSOR AVE	2.00	RESIDENTIAL	109,242.00	-	109,242.00	198.28	198.30
508-391-005-000	1681 WINDSOR AVE	1.00	RESIDENTIAL	109,242.00	-	109,242.00	99.14	99.15
508-391-006-000	1693 WINDSOR AVE	2.00	RESIDENTIAL	109,242.00	-	109,242.00	198.28	198.30
508-391-007-000	1701 WINDSOR AVE	1.00	RESIDENTIAL	109,242.00	-	109,242.00	99.14	99.15
508-391-008-000	1713 WINDSOR AVE	2.00	RESIDENTIAL	109,242.00	-	109,242.00	198.28	198.30
508-391-009-000	1721 WINDSOR AVE	1.00	RESIDENTIAL	109,242.00	-	109,242.00	99.14	99.15
508-391-010-000	1731 WINDSOR AVE	1.00	RESIDENTIAL	109,242.00	-	109,242.00	99.14	99.15
508-391-011-000	1128 CHELSEA WAY	0.33	VACANT	158,100.00	-	158,100.00	33.04	33.05
508-391-012-000	1122 CHELSEA WAY	2.00	RESIDENTIAL	127,500.00	-	127,500.00	198.28	198.30
508-391-013-000	1118 CHELSEA WAY	2.00	RESIDENTIAL	127,500.00	-	127,500.00	198.28	198.30
508-391-014-000	1117 CHELSEA WAY	2.00	RESIDENTIAL	127,500.00	-	127,500.00	198.28	198.30
508-391-015-000	1126 CHELSEA WAY	2.00	RESIDENTIAL	127,500.00	-	127,500.00	198.28	198.30
508-391-016-000	1127 CHELSEA WAY	1.00	RESIDENTIAL	147,900.00	-	147,900.00	99.14	99.15
508-391-017-000	1133 CHELSEA WAY	0.33	VACANT	158,100.00	-	158,100.00	33.04	33.05
508-391-018-000	1139 CHELSEA WAY	1.00	RESIDENTIAL	158,100.00	-	158,100.00	99.14	99.15
508-391-019-000	1145 CHELSEA WAY	0.33	VACANT	158,100.00	-	158,100.00	33.04	33.05
508-391-020-000	1151 CHELSEA WAY	0.33	VACANT	155,040.00	-	155,040.00	33.04	33.05
508-391-021-000	1157 CHELSEA WAY	1.00	RESIDENTIAL	155,019.00	-	155,019.00	99.14	99.15
508-391-022-000	1163 CHELSEA WAY	0.33	VACANT	158,140.00	-	158,140.00	33.04	33.05

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-391-023-000	1169 CHELSEA WAY	1.00	RESIDENTIAL	156,060.00	-	156,060.00	99.14	99.15
508-391-024-000	1173 CHELSEA WAY	1.00	RESIDENTIAL	156,060.00	-	156,060.00	99.14	99.15
508-391-025-000	1177 CHELSEA WAY	1.00	RESIDENTIAL	158,100.00	-	158,100.00	99.14	99.15
508-391-026-000	1181 CHELSEA WAY	0.33	VACANT	158,100.00	-	158,100.00	33.04	33.05
508-391-027-000	1185 CHELSEA WAY	1.00	RESIDENTIAL	158,100.00	-	158,100.00	99.14	99.15
508-391-028-000	1191 CHELSEA WAY	1.00	RESIDENTIAL	158,100.00	-	158,100.00	99.14	99.15
508-391-029-000	1205 CHELSEA WAY	2.00	RESIDENTIAL	161,262.00	-	161,262.00	198.28	198.30
508-391-030-000	1215 CHELSEA WAY	2.00	RESIDENTIAL	135,252.00	-	135,252.00	198.28	198.30
508-391-031-000	1225 CHELSEA WAY	2.00	RESIDENTIAL	124,848.00	-	124,848.00	198.28	198.30
508-391-032-000	1235 CHELSEA WAY	2.00	RESIDENTIAL	124,848.00	-	124,848.00	198.28	198.30
508-391-033-000	1238 CHELSEA WAY	0.33	VACANT	31,028.00	-	31,028.00	33.04	33.05
508-391-034-000	1232 CHELSEA WAY	1.00	RESIDENTIAL	344,088.00	294,471.00	638,559.00	99.14	99.15
508-391-035-000	1216 CHELSEA WAY	0.33	VACANT	31,985.00	-	31,985.00	33.04	33.05
508-391-036-000	1224 CHELSEA WAY	1.00	RESIDENTIAL	344,088.00	174,442.00	518,530.00	99.14	99.15
508-391-037-000	1208 CHELSEA WAY	0.33	VACANT	161,262.00	-	161,262.00	33.04	33.05
508-391-038-000	1196 CHELSEA WAY	1.00	RESIDENTIAL	156,060.00	-	156,060.00	99.14	99.15
508-391-039-000	1192 CHELSEA WAY	1.00	RESIDENTIAL	187,634.00	312,577.00	500,211.00	99.14	99.15
508-391-040-000	1190 CHELSEA WAY	2.00	RESIDENTIAL	158,100.00	-	158,100.00	198.28	198.30
508-391-041-000	1184 CHELSEA WAY	1.00	RESIDENTIAL	187,634.00	310,937.00	498,571.00	99.14	99.15
508-391-042-000	NO SITUS AVAILABLE	0.33	VACANT	158,100.00	-	158,100.00	33.04	33.05
508-391-043-000	1172 CHELSEA WAY	1.00	RESIDENTIAL	185,919.00	220,634.00	406,553.00	99.14	99.15
508-391-044-000	NO SITUS AVAILABLE	0.33	VACANT	121,394.00	-	121,394.00	33.04	33.05
508-391-045-000	NO SITUS AVAILABLE	0.33	VACANT	489,985.00	-	489,985.00	33.04	33.05
508-401-001-000	1901 SAGEWOOD WAY	1.00	RESIDENTIAL	141,907.00	277,510.00	419,417.00	99.14	99.15
508-401-002-000	1905 SAGEWOOD WAY	2.00	RESIDENTIAL	163,200.00	469,200.00	632,400.00	198.28	198.30
508-401-003-000	1909 SAGEWOOD WAY	2.00	RESIDENTIAL	136,651.00	257,537.00	394,188.00	198.28	198.30
508-401-004-000	1913 SAGEWOOD WAY	1.00	RESIDENTIAL	111,550.00	262,032.00	373,582.00	99.14	99.15
508-401-005-000	1917 SAGEWOOD WAY	1.00	RESIDENTIAL	111,550.00	239,834.00	351,384.00	99.14	99.15
508-401-006-000	1943 SAGEWOOD WAY	1.00	RESIDENTIAL	111,550.00	200,791.00	312,341.00	99.14	99.15
508-401-007-000	1947 SAGEWOOD WAY	1.00	RESIDENTIAL	113,781.00	226,198.00	339,979.00	99.14	99.15
508-401-008-000	1955 SAGEWOOD WAY	1.00	RESIDENTIAL	111,550.00	236,375.00	347,925.00	99.14	99.15
508-401-009-000	1959 SAGEWOOD WAY	1.00	RESIDENTIAL	147,164.00	220,746.00	367,910.00	99.14	99.15
508-401-010-000	1965 SAGEWOOD WAY	1.00	RESIDENTIAL	183,600.00	367,200.00	550,800.00	99.14	99.15
508-401-011-000	1969 SAGEWOOD WAY	4.00	RESIDENTIAL	60,064.00	322,232.00	382,296.00	396.56	396.60
508-401-012-000	1971 SAGEWOOD WAY	4.00	RESIDENTIAL	60,064.00	268,423.00	328,487.00	396.56	396.60
508-401-013-000	1975 SAGEWOOD WAY	8.00	RESIDENTIAL	57,097.00	350,570.00	407,667.00	793.12	793.20
508-401-014-000	1985 SAGEWOOD WAY	8.00	RESIDENTIAL	70,459.00	-	70,459.00	793.12	793.20
508-401-015-000	1987 SAGEWOOD WAY	8.00	RESIDENTIAL	63,036.00	-	63,036.00	793.12	793.20
508-401-017-000	1991 SAGEWOOD WAY	8.00	RESIDENTIAL	60,064.00	-	60,064.00	793.12	793.20
508-401-019-000	1944 ARBOR WAY	1.00	RESIDENTIAL	109,363.00	224,085.00	333,448.00	99.14	99.15
508-401-020-000	1940 ARBOR WAY	1.00	RESIDENTIAL	136,651.00	215,490.00	352,141.00	99.14	99.15
508-401-021-000	1936 ARBOR WAY	1.00	RESIDENTIAL	98,427.00	222,992.00	321,419.00	99.14	99.15
508-401-022-000	1932 ARBOR WAY	1.00	RESIDENTIAL	98,427.00	227,367.00	325,794.00	99.14	99.15
508-401-023-000	1928 ARBOR WAY	1.00	RESIDENTIAL	98,427.00	229,554.00	327,981.00	99.14	99.15
508-401-024-000	1924 ARBOR WAY	1.00	RESIDENTIAL	114,444.00	228,888.00	343,332.00	99.14	99.15
508-401-025-000	1920 ARBOR WAY	1.00	RESIDENTIAL	98,427.00	207,791.00	306,218.00	99.14	99.15
508-401-026-000	1916 ARBOR WAY	1.00	RESIDENTIAL	100,394.00	226,335.00	326,729.00	99.14	99.15
508-401-027-000	1912 ARBOR WAY	1.00	RESIDENTIAL	100,394.00	231,914.00	332,308.00	99.14	99.15
508-401-028-000	1908 ARBOR WAY	1.00	RESIDENTIAL	126,140.00	193,416.00	319,556.00	99.14	99.15
508-401-029-000	1904 ARBOR WAY	1.00	RESIDENTIAL	107,219.00	217,119.00	324,338.00	99.14	99.15
508-401-030-000	1903 ARBOR WAY	1.00	RESIDENTIAL	100,394.00	193,986.00	294,380.00	99.14	99.15
508-401-031-000	1907 ARBOR WAY	1.00	RESIDENTIAL	100,394.00	179,597.00	279,991.00	99.14	99.15
508-401-032-000	1925 ARBOR WAY	1.00	RESIDENTIAL	109,363.00	227,367.00	336,730.00	99.14	99.15
508-401-033-000	1931 ARBOR WAY	1.00	RESIDENTIAL	111,550.00	230,798.00	342,348.00	99.14	99.15
508-401-034-000	1935 ARBOR WAY	1.00	RESIDENTIAL	111,550.00	222,989.00	334,539.00	99.14	99.15
508-401-035-000	1945 ARBOR WAY	1.00	RESIDENTIAL	132,600.00	265,200.00	397,800.00	99.14	99.15
508-401-036-000	1902 SAGEWOOD WAY	1.00	RESIDENTIAL	113,781.00	250,204.00	363,985.00	99.14	99.15
508-401-037-000	1906 SAGEWOOD WAY	1.00	RESIDENTIAL	150,858.00	301,716.00	452,574.00	99.14	99.15
508-401-038-000	1910 SAGEWOOD WAY	1.00	RESIDENTIAL	150,858.00	286,110.00	436,968.00	99.14	99.15
508-401-039-000	1914 SAGEWOOD WAY	1.00	RESIDENTIAL	117,941.00	284,133.00	402,074.00	99.14	99.15
508-401-040-000	1918 SAGEWOOD WAY	1.00	RESIDENTIAL	120,299.00	278,879.00	399,178.00	99.14	99.15
508-401-041-000	1922 SAGEWOOD WAY	1.00	RESIDENTIAL	111,550.00	226,449.00	337,999.00	99.14	99.15
508-401-042-000	1926 SAGEWOOD WAY	1.00	RESIDENTIAL	111,550.00	245,299.00	356,849.00	99.14	99.15
508-401-043-000	1930 SAGEWOOD WAY	1.00	RESIDENTIAL	156,060.00	308,998.00	465,058.00	99.14	99.15
508-401-044-000	1934 SAGEWOOD WAY	1.00	RESIDENTIAL	145,656.00	260,100.00	405,756.00	99.14	99.15
508-401-045-000	1938 SAGEWOOD WAY	1.00	RESIDENTIAL	100,394.00	206,256.00	306,650.00	99.14	99.15
508-401-046-000	1942 SAGEWOOD WAY	2.00	RESIDENTIAL	100,394.00	205,252.00	305,646.00	198.28	198.30
508-401-047-000	1946 SAGEWOOD WAY	1.00	RESIDENTIAL	109,363.00	224,085.00	333,448.00	99.14	99.15
508-401-048-000	1950 SAGEWOOD WAY	2.00	RESIDENTIAL	100,394.00	239,054.00	339,448.00	198.28	198.30
508-401-049-000	1954 SAGEWOOD WAY	2.00	RESIDENTIAL	135,252.00	259,059.00	394,311.00	198.28	198.30
508-401-050-000	1958 SAGEWOOD WAY	2.00	RESIDENTIAL	109,363.00	218,727.00	328,090.00	198.28	198.30
508-401-051-000	1962 SAGEWOOD WAY	2.00	RESIDENTIAL	111,550.00	284,343.00	395,893.00	198.28	198.30
508-401-052-000	1966 SAGEWOOD WAY	2.00	RESIDENTIAL	109,363.00	283,252.00	392,615.00	198.28	198.30
508-401-053-000	1970 SAGEWOOD WAY	4.00	RESIDENTIAL	57,075.00	474,942.00	532,017.00	396.56	396.60
508-401-054-000	1972 SAGEWOOD WAY	4.00	RESIDENTIAL	57,097.00	532,501.00	589,598.00	396.56	396.60
508-401-055-000	1974 SAGEWOOD WAY	8.00	RESIDENTIAL	67,490.00	-	67,490.00	793.12	793.20
508-401-056-000	1976 SAGEWOOD WAY	8.00	RESIDENTIAL	57,097.00	-	57,097.00	793.12	793.20
508-401-057-000	1978 SAGEWOOD WAY	8.00	RESIDENTIAL	55,613.00	-	55,613.00	793.12	793.20
508-401-058-000	1980 SAGEWOOD WAY	8.00	RESIDENTIAL	64,520.00	-	64,520.00	793.12	793.20
508-401-059-000	1982 SAGEWOOD WAY	8.00	RESIDENTIAL	54,127.00	-	54,127.00	793.12	793.20
508-401-060-000	1984 SAGEWOOD WAY	8.00	RESIDENTIAL	64,520.00	-	64,520.00	793.12	793.20
508-401-061-000	1986 SAGEWOOD WAY	4.00	RESIDENTIAL	61,551.00	575,829.00	637,380.00	396.56	396.60
508-401-062-000	1988 SAGEWOOD WAY	4.00	RESIDENTIAL	57,097.00	586,649.00	643,746.00	396.56	396.60
508-401-068-000	1948 ARBOR WAY	1.00	RESIDENTIAL	117,941.00	219,800.00	337,741.00	99.14	99.15
508-401-070-000	1989 SAGEWOOD WAY	8.00	RESIDENTIAL	96,056.00	-	96,056.00	793.12	793.20
508-402-001-000	1836 EDELINE AVE	2.00	RESIDENTIAL	157,676.00	347,929.00	505,605.00	198.28	198.30
508-402-002-000	1375 CONIFER CT	1.00	RESIDENTIAL	139,385.00	267,941.00	407,326.00	99.14	99.15
508-402-003-000	1365 CONIFER CT	1.00	RESIDENTIAL	139,385.00	285,204.00	424,589.00	99.14	99.15
508-402-004-000	1355 CONIFER CT	1.00	RESIDENTIAL	136,651.00	262,793.00	399,444.00	99.14	99.15
508-402-005-000	1345 CONIFER CT	1.00	RESIDENTIAL	136,651.00	264,790.00	401,441.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
508-402-006-000	1335 CONIFER CT	2.00	RESIDENTIAL	147,164.00	299,480.00	446,644.00	198.28	198.30
508-402-007-000	1325 CONIFER CT	2.00	RESIDENTIAL	128,663.00	305,576.00	434,239.00	198.28	198.30
508-402-008-000	1315 CONIFER CT	1.00	RESIDENTIAL	136,651.00	301,582.00	438,233.00	99.14	99.15
508-402-009-000	1305 CONIFER CT	1.00	RESIDENTIAL	136,651.00	370,960.00	507,611.00	99.14	99.15
508-402-010-000	1310 CONIFER CT	1.00	RESIDENTIAL	128,663.00	321,660.00	450,323.00	99.14	99.15
508-402-011-000	1320 CONIFER CT	1.00	RESIDENTIAL	136,651.00	283,817.00	420,468.00	99.14	99.15
508-402-012-000	1330 CONIFER CT	1.00	RESIDENTIAL	131,236.00	265,208.00	396,444.00	99.14	99.15
508-402-013-000	1340 CONIFER CT	1.00	RESIDENTIAL	139,385.00	268,048.00	407,433.00	99.14	99.15
508-402-014-000	1350 CONIFER CT	1.00	RESIDENTIAL	136,651.00	251,126.00	387,777.00	99.14	99.15
508-402-015-000	1360 CONIFER CT	1.00	RESIDENTIAL	136,651.00	242,716.00	379,367.00	99.14	99.15
508-402-016-000	1370 CONIFER CT	1.00	RESIDENTIAL	117,941.00	283,596.00	401,537.00	99.14	99.15
508-402-017-000	1380 CONIFER CT	1.00	RESIDENTIAL	131,236.00	254,818.00	386,054.00	99.14	99.15
508-402-018-000	1390 CONIFER CT	2.00	RESIDENTIAL	78,574.00	306,065.00	384,639.00	198.28	198.30
508-402-019-000	1805 EDELINE AVE	1.00	RESIDENTIAL	147,164.00	288,967.00	436,131.00	99.14	99.15
508-402-020-000	1815 EDELINE AVE	2.00	RESIDENTIAL	117,941.00	322,732.00	440,673.00	198.28	198.30
508-402-021-000	1825 EDELINE AVE	2.00	RESIDENTIAL	117,941.00	257,327.00	375,268.00	198.28	198.30
508-402-022-000	1835 EDELINE AVE	1.00	RESIDENTIAL	134,023.00	219,693.00	353,716.00	99.14	99.15
508-402-023-000	1845 EDELINE AVE	2.00	RESIDENTIAL	136,651.00	262,687.00	399,338.00	198.28	198.30
508-402-024-000	1840 LINDA WAY	1.00	RESIDENTIAL	136,651.00	270,152.00	406,803.00	99.14	99.15
508-402-025-000	1830 LINDA WAY	1.00	RESIDENTIAL	158,100.00	504,900.00	663,000.00	99.14	99.15
508-402-026-000	1820 LINDA WAY	1.00	RESIDENTIAL	117,941.00	246,498.00	364,439.00	99.14	99.15
508-402-027-000	1810 LINDA WAY	1.00	RESIDENTIAL	145,656.00	304,317.00	449,973.00	99.14	99.15
508-402-028-000	1805 LINDA WAY	1.00	RESIDENTIAL	120,299.00	262,363.00	382,662.00	99.14	99.15
508-402-029-000	1815 LINDA WAY	1.00	RESIDENTIAL	145,656.00	270,504.00	416,160.00	99.14	99.15
508-402-030-000	1825 LINDA WAY	1.00	RESIDENTIAL	117,941.00	297,535.00	415,476.00	99.14	99.15
508-402-031-000	1835 LINDA WAY	2.00	RESIDENTIAL	145,656.00	333,864.00	479,520.00	198.28	198.30
508-402-032-000	1845 LINDA WAY	2.00	RESIDENTIAL	141,907.00	341,526.00	483,433.00	198.28	198.30
509-011-003-000	827 JENSEN DR	1.00	RESIDENTIAL	175,629.00	70,559.00	246,188.00	99.14	99.15
509-011-004-000	835 JENSEN DR	1.00	RESIDENTIAL	275,000.00	300,000.00	575,000.00	99.14	99.15
509-011-006-000	2330 CHAPEL HILL RD	1.00	RESIDENTIAL	256,009.00	311,763.00	567,772.00	99.14	99.15
509-011-007-000	2346 CHAPEL HILL RD	1.00	RESIDENTIAL	13,860.00	636.00	14,496.00	99.14	99.15
509-011-011-000	2332 HEWITT RD	1.00	RESIDENTIAL	159,307.00	334,947.00	494,254.00	99.14	99.15
509-011-013-000	2005 ST MARU LN	1.00	RESIDENTIAL	68,778.00	63,988.00	132,766.00	99.14	99.15
509-011-015-000	NO SITUS AVAILABLE	0.33	VACANT	8,318.00	-	8,318.00	33.04	33.05
509-011-016-000	2362 HEWITT RD	2.00	RESIDENTIAL	229,377.00	362,180.00	591,557.00	198.28	198.30
509-011-018-000	2400 HEWITT RD	1.00	RESIDENTIAL	187,634.00	369,908.00	557,542.00	99.14	99.15
509-011-021-000	2371 CHAPEL HILL RD	1.00	RESIDENTIAL	8,658.00	18,091.00	26,749.00	99.14	99.15
509-011-022-000	2350 HEWITT RD	1.00	RESIDENTIAL	108,613.00	337,367.00	445,980.00	99.14	99.15
509-011-023-000	2360 HEWITT RD	1.00	RESIDENTIAL	342,306.00	942,138.00	1,284,444.00	99.14	99.15
509-011-026-000	2328 HEWITT RD	1.00	RESIDENTIAL	321,804.00	258,755.00	580,559.00	99.14	99.15
509-011-027-000	2310 HEWITT RD	1.00	RESIDENTIAL	155,191.00	98,008.00	253,199.00	99.14	99.15
509-011-028-000	NO SITUS AVAILABLE	0.33	VACANT	17,397.00	-	17,397.00	33.04	33.05
509-011-029-000	2040 ST MARU LN	1.00	RESIDENTIAL	12,994.00	194,603.00	224,097.00	99.14	99.15
509-011-031-000	2034 ST MARU LN	2.00	RESIDENTIAL	110,000.00	115,000.00	225,000.00	198.28	198.30
509-011-033-000	NO SITUS AVAILABLE	0.33	VACANT	3,000.00	-	3,000.00	33.04	33.05
509-011-034-000	2388 HEWITT RD	1.00	RESIDENTIAL	33,841.00	163,195.00	197,036.00	99.14	99.15
509-011-035-000	2314 HEWITT RD	1.00	RESIDENTIAL	153,109.00	202,324.00	355,433.00	99.14	99.15
509-011-037-000	2026 ST MARU LN	3.00	RESIDENTIAL	65,673.00	168,881.00	234,554.00	297.42	297.45
509-011-038-000	2008 ST MARU LN	1.00	RESIDENTIAL	32,634.00	85,970.00	118,604.00	99.14	99.15
509-011-039-000	2012 ST MARU LN	1.00	RESIDENTIAL	108,303.00	110,445.00	218,748.00	99.14	99.15
509-011-041-000	2211 TERRA VISTA PL	1.00	RESIDENTIAL	126,717.00	299,029.00	425,746.00	99.14	99.15
509-011-042-000	2201 TERRA VISTA PL	1.00	RESIDENTIAL	125,224.00	266,115.00	414,869.00	99.14	99.15
509-011-043-000	2191 TERRA VISTA PL	1.00	RESIDENTIAL	175,000.00	310,000.00	485,000.00	99.14	99.15
509-011-044-000	2185 TERRA VISTA PL	0.33	VACANT	138,243.00	-	138,243.00	33.04	33.05
509-011-045-000	2175 TERRA VISTA PL	2.00	RESIDENTIAL	126,500.00	473,500.00	600,000.00	198.28	198.30
509-011-046-000	2165 TERRA VISTA PL	1.00	RESIDENTIAL	214,439.00	450,323.00	664,762.00	99.14	99.15
509-011-047-000	2159 TERRA VISTA PL	1.00	RESIDENTIAL	159,310.00	431,035.00	590,345.00	99.14	99.15
509-011-048-000	2151 TERRA VISTA PL	1.00	RESIDENTIAL	249,696.00	453,614.00	703,310.00	99.14	99.15
509-011-049-000	2145 TERRA VISTA PL	1.00	RESIDENTIAL	138,119.00	263,690.00	401,809.00	99.14	99.15
509-011-050-000	2135 TERRA VISTA PL	1.00	RESIDENTIAL	170,382.00	485,610.00	655,992.00	99.14	99.15
509-011-051-000	2127 TERRA VISTA PL	1.00	RESIDENTIAL	122,000.00	353,000.00	475,000.00	99.14	99.15
509-011-052-000	2121 TERRA VISTA PL	1.00	RESIDENTIAL	159,307.00	283,979.00	443,286.00	99.14	99.15
509-011-053-000	2111 TERRA VISTA PL	1.00	RESIDENTIAL	160,566.00	295,495.00	456,061.00	99.14	99.15
509-011-054-000	2101 TERRA VISTA PL	1.00	RESIDENTIAL	260,100.00	494,190.00	754,290.00	99.14	99.15
509-011-055-000	2108 TERRA VISTA PL	1.00	RESIDENTIAL	156,825.00	828,670.00	985,495.00	99.14	99.15
509-011-056-000	2118 TERRA VISTA PL	0.33	VACANT	156,825.00	-	156,825.00	33.04	33.05
509-011-057-000	2138 TERRA VISTA PL	1.00	RESIDENTIAL	211,269.00	331,997.00	543,266.00	99.14	99.15
509-011-058-000	2148 TERRA VISTA PL	1.00	RESIDENTIAL	247,544.00	493,182.00	740,726.00	99.14	99.15
509-011-059-000	2154 TERRA VISTA PL	1.00	RESIDENTIAL	268,048.00	605,793.00	873,841.00	99.14	99.15
509-011-060-000	944 HIDDEN POND LN	1.00	RESIDENTIAL	265,302.00	546,210.00	811,512.00	99.14	99.15
509-011-061-000	945 HIDDEN POND LN	1.00	RESIDENTIAL	275,706.00	447,372.00	723,078.00	99.14	99.15
509-011-062-000	2202 TERRA VISTA PL	1.00	RESIDENTIAL	236,881.00	566,944.00	803,825.00	99.14	99.15
509-011-063-000	894 SOUTHWOOD LN	1.00	RESIDENTIAL	125,562.00	290,527.00	416,089.00	99.14	99.15
509-011-064-000	895 HIDDEN POND LN	1.00	RESIDENTIAL	177,482.00	516,847.00	694,329.00	99.14	99.15
509-011-065-000	845 HIDDEN POND LN	1.00	RESIDENTIAL	307,852.00	409,445.00	717,297.00	99.14	99.15
509-011-066-000	844 SOUTHWOOD LN	1.00	RESIDENTIAL	207,929.00	369,538.00	577,467.00	99.14	99.15
509-011-067-000	2215 TERRA VISTA PL	1.00	RESIDENTIAL	191,387.00	393,711.00	585,098.00	99.14	99.15
509-011-069-000	2357 HEWITT RD	1.00	RESIDENTIAL	204,709.00	421,124.00	625,833.00	99.14	99.15
509-011-070-000	2184 HEWITT RD	2.00	RESIDENTIAL	202,152.00	548,706.00	750,858.00	198.28	198.30
509-011-071-000	2164 HEWITT RD	2.00	RESIDENTIAL	278,764.00	438,867.00	717,631.00	198.28	198.30
509-011-072-000	2160 HEWITT RD	1.00	RESIDENTIAL	143,000.00	432,000.00	575,000.00	99.14	99.15
509-011-073-000	2150 HEWITT RD	1.00	RESIDENTIAL	256,445.00	524,949.00	781,394.00	99.14	99.15
509-011-074-000	2200 HEWITT RD	1.00	RESIDENTIAL	164,951.00	400,606.00	565,557.00	99.14	99.15
509-011-075-000	2220 HEWITT RD	1.00	RESIDENTIAL	218,484.00	634,644.00	853,128.00	99.14	99.15
509-011-076-000	2260 HEWITT RD	0.33	VACANT	127,782.00	-	127,782.00	33.04	33.05
509-011-077-000	2335 HEWITT RD	0.33	VACANT	103,962.00	-	103,962.00	33.04	33.05
509-011-078-000	2383 CHAPEL HILL RD	1.00	RESIDENTIAL	235,647.00	404,139.00	639,786.00	99.14	99.15
509-021-002-000	2080 COCHRAN RD	1.00	RESIDENTIAL	315,000.00	290,000.00	605,000.00	99.14	99.15
509-021-006-000	2210 COCHRAN RD	1.00	RESIDENTIAL	130,000.00	239,600.00	369,600.00	99.14	99.15
509-021-007-000	2220 COCHRAN RD	1.00	RESIDENTIAL	63,855.00	162,860.00	226,715.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-021-008-000	2232 COCHRAN RD	2.00	RESIDENTIAL	197,676.00	348,534.00	546,210.00	198.28	198.30
509-021-009-000	2256 COCHRAN RD	1.00	RESIDENTIAL	114,352.00	153,561.00	267,913.00	99.14	99.15
509-021-010-000	2264 COCHRAN RD	1.00	RESIDENTIAL	90,752.00	114,889.00	205,641.00	99.14	99.15
509-021-011-000	2284 COCHRAN RD	1.00	RESIDENTIAL	12,994.00	49,403.00	62,397.00	99.14	99.15
509-021-012-000	2300 COCHRAN RD	1.00	RESIDENTIAL	135,000.00	85,500.00	220,500.00	99.14	99.15
509-021-013-000	2318 COCHRAN RD	1.00	RESIDENTIAL	16,972.00	69,060.00	86,032.00	99.14	99.15
509-021-014-000	2330 COCHRAN RD	1.00	RESIDENTIAL	16,637.00	44,481.00	61,118.00	99.14	99.15
509-021-015-000	2348 COCHRAN RD	1.00	RESIDENTIAL	170,815.00	307,471.00	478,286.00	99.14	99.15
509-021-016-000	2360 COCHRAN RD	1.00	RESIDENTIAL	162,979.00	152,113.00	315,092.00	99.14	99.15
509-021-018-000	1156 AZALEA AVE	1.00	RESIDENTIAL	165,700.00	175,382.00	341,082.00	99.14	99.15
509-021-019-000	1136 AZALEA AVE	1.00	RESIDENTIAL	12,989.00	74,407.00	87,396.00	99.14	99.15
509-021-020-000	1124 AZALEA AVE	1.00	RESIDENTIAL	12,994.00	58,080.00	71,074.00	99.14	99.15
509-021-021-000	1106 AZALEA AVE	1.00	RESIDENTIAL	165,700.00	226,891.00	392,591.00	99.14	99.15
509-021-024-000	1066 AZALEA AVE	1.00	RESIDENTIAL	188,700.00	431,898.00	620,598.00	99.14	99.15
509-021-026-000	1042 AZALEA AVE	1.00	RESIDENTIAL	118,316.00	263,355.00	381,671.00	99.14	99.15
509-021-027-000	2390 BRYAN RD	1.00	RESIDENTIAL	165,700.00	189,374.00	355,074.00	99.14	99.15
509-021-028-000	1058 AZALEA AVE	1.00	RESIDENTIAL	16,972.00	92,860.00	109,832.00	99.14	99.15
509-021-030-000	1036 AZALEA AVE	1.00	RESIDENTIAL	128,070.00	183,824.00	311,894.00	99.14	99.15
509-021-031-000	2381 HEWITT RD	1.00	RESIDENTIAL	147,278.00	164,951.00	312,229.00	99.14	99.15
509-021-033-000	2042 COCHRAN RD	1.00	RESIDENTIAL	158,959.00	119,916.00	278,875.00	99.14	99.15
509-021-036-000	2350 BRYAN RD	1.00	RESIDENTIAL	41,176.00	131,084.00	172,260.00	99.14	99.15
509-021-037-000	1188 AZALEA AVE	1.00	RESIDENTIAL	145,016.00	177,365.00	322,381.00	99.14	99.15
509-021-038-000	1194 AZALEA AVE	2.00	RESIDENTIAL	15,304.00	60,220.00	75,524.00	198.28	198.30
509-021-040-000	2100 COCHRAN RD	1.00	RESIDENTIAL	35,534.00	42,260.00	77,794.00	99.14	99.15
509-021-042-000	2391 BRYAN RD	1.00	RESIDENTIAL	200,960.00	413,763.00	614,723.00	99.14	99.15
509-021-044-000	NO SITUS AVAILABLE	0.33	VACANT	133,967.00	-	133,967.00	33.04	33.05
509-021-050-000	2060 COCHRAN RD	1.00	RESIDENTIAL	53,857.00	57,000.00	110,857.00	99.14	99.15
509-021-051-000	2074 COCHRAN RD	1.00	RESIDENTIAL	182,050.00	193,429.00	375,479.00	99.14	99.15
509-021-079-000	2225 HEWITT RD	1.00	RESIDENTIAL	167,326.00	460,577.00	627,903.00	99.14	99.15
509-021-080-000	2265 HEWITT RD	1.00	RESIDENTIAL	140,000.00	285,000.00	425,000.00	99.14	99.15
509-021-081-000	2295 HEWITT RD	1.00	RESIDENTIAL	170,382.00	333,665.00	504,047.00	99.14	99.15
509-021-082-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
509-031-005-000	925 BIRCH AVE	1.00	RESIDENTIAL	208,080.00	192,226.00	400,306.00	99.14	99.15
509-031-006-000	977 BIRCH AVE	1.00	RESIDENTIAL	136,536.00	237,802.00	374,338.00	99.14	99.15
509-031-017-000	911 BIRCH AVE	1.00	RESIDENTIAL	93,609.00	257,502.00	351,111.00	99.14	99.15
509-031-019-000	901 BIRCH AVE	1.00	RESIDENTIAL	13,860.00	52,012.00	65,872.00	99.14	99.15
509-031-022-000	1008 AZALEA AVE	1.00	RESIDENTIAL	182,050.00	492,325.00	674,375.00	99.14	99.15
509-031-023-000	990 BIRCH AVE	1.00	RESIDENTIAL	184,708.00	443,311.00	628,019.00	99.14	99.15
509-031-024-000	882 BIRCH AVE	1.00	RESIDENTIAL	36,624.00	144,785.00	181,409.00	99.14	99.15
509-031-025-000	885 BIRCH AVE	0.33	VACANT	118,316.00	-	118,316.00	33.04	33.05
509-031-027-000	844 AZALEA AVE	1.00	RESIDENTIAL	275,991.00	246,512.00	522,503.00	99.14	99.15
509-031-028-000	2415 CHAPEL HILL RD	1.00	RESIDENTIAL	53,058.00	167,810.00	220,868.00	99.14	99.15
509-031-029-000	2411 CHAPEL HILL RD	1.00	RESIDENTIAL	122,147.00	120,808.00	242,955.00	99.14	99.15
509-032-005-000	2790 SUNNY GROVE AVE	1.00	RESIDENTIAL	190,000.00	320,000.00	515,610.00	99.14	99.15
509-032-006-000	2750 SUNNY GROVE AVE	1.00	RESIDENTIAL	236,719.00	307,734.00	544,453.00	99.14	99.15
509-032-007-000	2736 SUNNY GROVE AVE	1.00	RESIDENTIAL	254,898.00	374,544.00	629,442.00	99.14	99.15
509-032-008-000	2704 SUNNY GROVE AVE	1.00	RESIDENTIAL	182,050.00	268,524.00	450,574.00	99.14	99.15
509-032-009-000	2679 SUNNY GROVE AVE	1.00	RESIDENTIAL	180,811.00	239,577.00	420,388.00	99.14	99.15
509-032-010-000	2729 SUNNY GROVE AVE	1.00	RESIDENTIAL	153,555.00	360,023.00	513,578.00	99.14	99.15
509-032-011-000	2727 SUNNY GROVE AVE	1.00	RESIDENTIAL	210,235.00	114,750.00	324,985.00	99.14	99.15
509-032-012-000	2755 SUNNY GROVE AVE	1.00	RESIDENTIAL	77,262.00	128,420.00	205,682.00	99.14	99.15
509-032-014-000	2621 SUNNY GROVE AVE	1.00	RESIDENTIAL	224,483.00	347,892.00	572,375.00	99.14	99.15
509-032-018-000	2550 SUNNY GROVE AVE	1.00	RESIDENTIAL	23,178.00	305,953.00	329,131.00	99.14	99.15
509-032-021-000	809 AZALEA AVE	1.00	RESIDENTIAL	41,833.00	132,284.00	174,117.00	99.14	99.15
509-032-024-000	2572 SUNNY GROVE AVE	1.00	RESIDENTIAL	142,149.00	138,683.00	280,832.00	99.14	99.15
509-032-025-000	NO SITUS AVAILABLE	0.33	VACANT	51,206.00	-	51,206.00	33.04	33.05
509-032-028-000	2627 SUNNY GROVE AVE	1.00	RESIDENTIAL	357,000.00	1,020,000.00	1,377,000.00	99.14	99.15
509-032-033-000	831 AZALEA WAY	1.00	RESIDENTIAL	123,268.00	141,268.00	264,536.00	99.14	99.15
509-032-035-000	2698 SUNNY GROVE AVE	0.33	VACANT	150,170.00	-	150,170.00	33.04	33.05
509-032-039-000	2815 SUNNY GROVE AVE	1.00	RESIDENTIAL	156,021.00	121,343.00	277,364.00	99.14	99.15
509-032-041-000	2818 SUNNY GROVE AVE	1.00	RESIDENTIAL	235,883.00	469,755.00	705,638.00	99.14	99.15
509-032-045-000	869 AZALEA AVE	1.00	RESIDENTIAL	129,688.00	128,258.00	257,946.00	99.14	99.15
509-032-051-000	2500 SUNNY GROVE AVE	1.00	RESIDENTIAL	44,798.00	111,675.00	156,473.00	99.14	99.15
509-032-052-000	2520 SUNNY GROVE AVE	2.00	RESIDENTIAL	176,735.00	253,321.00	430,056.00	198.28	198.30
509-032-053-000	2652 SUNNY GROVE AVE	1.00	RESIDENTIAL	56,989.00	284,446.00	341,435.00	99.14	99.15
509-032-054-000	2660 SUNNY GROVE AVE	1.00	RESIDENTIAL	13,140.00	116,976.00	130,116.00	99.14	99.15
509-032-055-000	2828 SUNNY GROVE AVE	2.00	RESIDENTIAL	57,758.00	258,654.00	316,412.00	198.28	198.30
509-032-056-000	2836 SUNNY GROVE AVE	2.00	RESIDENTIAL	167,326.00	374,813.00	542,139.00	198.28	198.30
509-032-057-000	2844 SUNNY GROVE AVE	1.00	RESIDENTIAL	57,758.00	230,449.00	288,207.00	99.14	99.15
509-032-058-000	2850 SUNNY GROVE AVE	1.00	RESIDENTIAL	175,972.00	316,432.00	492,404.00	99.14	99.15
509-032-061-000	2940 SUNNY GROVE AVE	1.00	RESIDENTIAL	78,178.00	191,007.00	269,185.00	99.14	99.15
509-032-063-000	2890 ELYSE LN	0.33	VACANT	170,261.00	-	170,261.00	33.04	33.05
509-032-064-000	2840 ELYSE LN	1.00	RESIDENTIAL	138,682.00	400,940.00	539,622.00	99.14	99.15
509-032-066-000	2880 SUNNYGROVE AVE	1.00	RESIDENTIAL	65,667.00	245,941.00	432,478.00	99.14	99.15
509-032-067-000	2920 SUNNY GROVE AVE	1.00	RESIDENTIAL	209,808.00	383,423.00	593,231.00	99.14	99.15
509-032-068-000	2711 SUNNY GROVE AVE	1.00	RESIDENTIAL	23,541.00	98,812.00	122,353.00	99.14	99.15
509-032-069-000	2935 SUNNY GROVE AVE	1.00	RESIDENTIAL	177,583.00	289,946.00	467,529.00	99.14	99.15
509-032-073-000	2855 SUNNY GROVE AVE	1.00	RESIDENTIAL	167,465.00	371,649.00	539,114.00	99.14	99.15
509-032-075-000	2919 SUNNYGROVE AVE	1.00	RESIDENTIAL	223,101.00	577,836.00	800,937.00	99.14	99.15
509-032-076-000	2696 SUNNY GROVE AVE	1.00	RESIDENTIAL	82,458.00	186,153.00	268,611.00	99.14	99.15
509-032-078-000	2678 SUNNY GROVE AVE	1.00	RESIDENTIAL	223,900.00	253,949.00	477,849.00	99.14	99.15
509-041-003-000	2545 HEWITT RD	1.00	RESIDENTIAL	42,097.00	198,979.00	241,076.00	99.14	99.15
509-041-004-000	2657 HEWITT RD	1.00	RESIDENTIAL	127,782.00	230,730.00	358,512.00	99.14	99.15
509-041-005-000	2701 CHATEAU WAY	30.00	RESIDENTIAL	496,970.00	471,411.00	979,481.00	2,974.20	2,974.50
509-041-008-000	1010 AZALEA WAY	1.00	RESIDENTIAL	136,651.00	218,646.00	355,297.00	99.14	99.15
509-041-010-000	1006 AZALEA WAY	1.00	RESIDENTIAL	220,000.00	429,000.00	649,000.00	99.14	99.15
509-041-011-000	1094 BIRCH AVE	0.33	VACANT	11,477.00	-	11,477.00	33.04	33.05
509-041-012-000	1094 BIRCH AVE	2.00	RESIDENTIAL	18,102.00	77,237.00	95,339.00	198.28	198.30
509-041-024-000	1125 AZALEA AVE	1.00	RESIDENTIAL	170,672.00	216,184.00	386,856.00	99.14	99.15
509-041-025-000	1111 AZALEA AVE	1.00	RESIDENTIAL	218,727.00	273,409.00	492,136.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-041-030-000	1115 HOFFMAN AVE	1.00	RESIDENTIAL	150,000.00	130,000.00	280,000.00	99.14	99.15
509-041-032-000	1103 HOFFMAN AVE	1.00	RESIDENTIAL	103,776.00	67,850.00	171,626.00	99.14	99.15
509-041-033-000	1111 BIRCH AVE	1.00	RESIDENTIAL	48,972.00	115,748.00	164,720.00	99.14	99.15
509-041-039-000	2615 HEWITT RD	1.00	RESIDENTIAL	90,094.00	115,558.00	205,652.00	99.14	99.15
509-041-040-000	2663 HEWITT RD	1.00	RESIDENTIAL	141,386.00	267,462.00	408,848.00	99.14	99.15
509-041-042-000	2534 E COCHRAN RD	1.00	RESIDENTIAL	31,531.00	128,462.00	159,993.00	99.14	99.15
509-041-044-000	2512 E COCHRAN RD	1.00	RESIDENTIAL	61,240.00	288,355.00	349,595.00	99.14	99.15
509-041-048-000	1059 AZALEA AVE	1.00	RESIDENTIAL	63,121.00	144,287.00	207,408.00	99.14	99.15
509-041-049-000	NO SITUS AVAILABLE	0.33	VACANT	42,667.00	-	42,667.00	33.04	33.05
509-041-050-000	2515 HEWITT RD	1.00	RESIDENTIAL	97,932.00	128,090.00	226,022.00	99.14	99.15
509-041-051-000	2505 HEWITT RD	1.00	RESIDENTIAL	19,109.00	88,423.00	107,532.00	99.14	99.15
509-041-052-000	2501 HEWITT RD	1.00	RESIDENTIAL	88,784.00	190,499.00	279,283.00	99.14	99.15
509-041-053-000	1003 AZALEA WAY	1.00	RESIDENTIAL	150,000.00	215,000.00	365,000.00	99.14	99.15
509-041-056-000	1220 JASMINE LN	1.00	RESIDENTIAL	97,932.00	258,804.00	356,736.00	99.14	99.15
509-041-057-000	1140 JASMINE LN	1.00	RESIDENTIAL	175,000.00	420,000.00	595,000.00	99.14	99.15
509-041-061-000	2412 E COCHRAN RD	1.00	RESIDENTIAL	159,294.00	341,347.00	500,641.00	99.14	99.15
509-041-062-000	1191 AZALEA AVE	1.00	RESIDENTIAL	198,900.00	596,700.00	795,600.00	99.14	99.15
509-041-063-000	2600 VISSER CT	1.00	RESIDENTIAL	200,000.00	340,000.00	540,000.00	99.14	99.15
509-041-064-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	49,533.00	589,022.00	638,555.00	99.14	99.15
509-041-065-000	2632 VISSER CT	1.00	RESIDENTIAL	195,213.00	390,317.00	585,530.00	99.14	99.15
509-041-066-000	2640 VISSER CT	1.00	RESIDENTIAL	300,000.00	950,000.00	1,250,000.00	99.14	99.15
509-041-067-000	2648 VISSER CT	2.00	RESIDENTIAL	181,086.00	837,901.00	1,028,377.00	198.28	198.30
509-041-068-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	241,928.00	381,162.00	623,090.00	99.14	99.15
509-041-069-000	NO SITUS AVAILABLE	0.33	VACANT	49,533.00	-	49,533.00	33.04	33.05
509-041-070-000	NO SITUS AVAILABLE	0.33	VACANT	49,533.00	-	49,533.00	33.04	33.05
509-041-071-000	2667 VISSER CT	2.00	RESIDENTIAL	20,729.00	316,557.00	337,286.00	198.28	198.30
509-041-072-000	NO SITUS AVAILABLE	0.33	VACANT	56,748.00	-	56,748.00	33.04	33.05
509-041-073-000	2641 VISSER CT	1.00	RESIDENTIAL	47,010.00	497,990.00	545,000.00	99.14	99.15
509-041-074-000	2633 VISSER CT	1.00	RESIDENTIAL	180,000.00	325,000.00	505,000.00	99.14	99.15
509-041-075-000	2625 VISSER CT	1.00	RESIDENTIAL	167,257.00	499,248.00	666,505.00	99.14	99.15
509-041-076-000	2617 VISSER CT	1.00	RESIDENTIAL	190,000.00	410,000.00	600,000.00	99.14	99.15
509-041-077-000	2609 VISSER CT	1.00	RESIDENTIAL	286,110.00	470,260.00	756,370.00	99.14	99.15
509-041-078-000	NO SITUS AVAILABLE	0.33	VACANT	12,008.00	-	12,008.00	33.04	33.05
509-041-080-000	2616 VISSER CT	1.00	RESIDENTIAL	170,672.00	91,023.00	261,695.00	99.14	99.15
509-041-081-000	2580 EAST COCHRAN RD	2.00	RESIDENTIAL	135,494.00	333,380.00	468,874.00	198.28	198.30
509-041-082-000	1174 HOFFMAN AVE	2.00	RESIDENTIAL	176,735.00	144,922.00	321,657.00	198.28	198.30
509-041-083-000	1159 AZALEA AVE	1.00	RESIDENTIAL	201,209.00	186,057.00	387,266.00	99.14	99.15
509-041-085-000	1137 AZALEA AVE	1.00	RESIDENTIAL	159,059.00	412,388.00	571,447.00	99.14	99.15
509-051-002-000	1375 AZALEA AVE	1.00	RESIDENTIAL	14,127.00	58,891.00	73,018.00	99.14	99.15
509-051-003-000	1361 AZALEA AVE	1.00	RESIDENTIAL	150,170.00	155,943.00	306,113.00	99.14	99.15
509-051-006-000	1291 AZALEA AVE	1.00	RESIDENTIAL	160,829.00	251,966.00	412,795.00	99.14	99.15
509-051-011-000	1285 AZALEA AVE	1.00	RESIDENTIAL	184,708.00	138,962.00	323,670.00	99.14	99.15
509-051-013-000	1289 AZALEA AVE	1.00	RESIDENTIAL	130,000.00	195,000.00	325,000.00	99.14	99.15
509-051-015-000	1297 AZALEA AVE	1.00	RESIDENTIAL	187,634.00	214,439.00	402,073.00	99.14	99.15
509-051-018-000	1215 AZALEA AVE	1.00	RESIDENTIAL	25,594.00	99,225.00	124,819.00	99.14	99.15
509-051-020-000	1271 AZALEA AVE	1.00	RESIDENTIAL	153,171.00	217,384.00	442,055.00	99.14	99.15
509-051-021-000	1345 AZALEA AVE	1.00	RESIDENTIAL	32,634.00	13,700.00	46,334.00	99.14	99.15
509-051-022-000	1339 AZALEA AVE	1.00	RESIDENTIAL	147,916.00	270,800.00	418,716.00	99.14	99.15
509-051-023-000	1293 AZALEA RD	1.00	RESIDENTIAL	1,390.00	107,181.00	108,571.00	99.14	99.15
509-051-030-000	2437 EAST COCHRAN RD	1.00	RESIDENTIAL	141,985.00	262,678.00	404,663.00	99.14	99.15
509-051-031-000	2439 EAST COCHRAN RD	1.00	RESIDENTIAL	140,000.00	160,000.00	300,000.00	99.14	99.15
509-051-033-000	1210 MCCARTNEY LN	1.00	RESIDENTIAL	147,916.00	403,926.00	551,842.00	99.14	99.15
509-051-034-000	1220 MCCARTNEY AVE	1.00	RESIDENTIAL	220,934.00	357,158.00	578,092.00	99.14	99.15
509-051-035-000	1236 MCCARTNEY LN	2.00	RESIDENTIAL	208,080.00	520,200.00	728,280.00	198.28	198.30
509-051-036-000	1239 MCCARTNEY AVE	1.00	RESIDENTIAL	199,723.00	325,864.00	525,587.00	99.14	99.15
509-051-037-000	1221 MCCARTNEY AVE	1.00	RESIDENTIAL	66,727.00	203,148.00	269,875.00	99.14	99.15
509-051-038-000	1211 MCCARTNEY AVE	1.00	RESIDENTIAL	48,779.00	213,735.00	262,514.00	99.14	99.15
509-051-039-000	60 EASTRIDGE LN	2.00	RESIDENTIAL	317,276.00	458,126.00	775,402.00	198.28	198.30
509-051-040-000	70 EASTRIDGE LN	1.00	RESIDENTIAL	260,100.00	624,240.00	884,340.00	99.14	99.15
509-051-041-000	30 EASTRIDGE LN	1.00	RESIDENTIAL	122,985.00	343,686.00	466,671.00	99.14	99.15
509-051-042-000	10 EASTRIDGE LN	1.00	RESIDENTIAL	173,272.00	433,188.00	606,460.00	99.14	99.15
509-051-043-000	1295 AZALEA RD	1.00	RESIDENTIAL	37,513.00	77,512.00	115,025.00	99.14	99.15
509-051-044-000	NO SITUS AVAILABLE	0.33	VACANT	20,306.00	-	20,306.00	33.04	33.05
509-061-005-000	2611 SUTTER RD	1.00	RESIDENTIAL	228,088.00	-	228,088.00	99.14	99.15
509-061-024-000	NO SITUS AVAILABLE	0.33	VACANT	150,170.00	-	150,170.00	33.04	33.05
509-061-025-000	NO SITUS AVAILABLE	0.33	VACANT	446,206.00	-	446,206.00	33.04	33.05
509-061-030-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
509-061-032-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
509-061-033-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
509-062-002-000	NO SITUS AVAILABLE	0.33	VACANT	44,266.00	-	44,266.00	33.04	33.05
509-062-007-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
509-063-002-000	NO SITUS AVAILABLE	0.33	VACANT	125,830.00	-	125,830.00	33.04	33.05
509-063-006-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
509-071-004-000	2209 SECOND ST	1.00	RESIDENTIAL	71,400.00	-	71,400.00	99.14	99.15
509-071-006-000	2205 SECOND ST	1.00	RESIDENTIAL	17,936.00	93,741.00	111,677.00	99.14	99.15
509-072-003-000	2327 SECOND ST	1.00	RESIDENTIAL	109,363.00	-	109,363.00	99.14	99.15
509-072-005-000	1982 D AVE	2.00	RESIDENTIAL	41,013.00	42,245.00	83,258.00	198.28	198.30
509-072-006-000	1960 D AVE	1.00	RESIDENTIAL	153,109.00	173,887.00	326,996.00	99.14	99.15
509-072-008-000	2251 SECOND ST	1.00	RESIDENTIAL	23,445.00	-	23,445.00	99.14	99.15
509-072-009-000	2279 SECOND ST	1.00	RESIDENTIAL	41,271.00	56,097.00	97,368.00	99.14	99.15
509-072-010-000	NO SITUS AVAILABLE	0.33	VACANT	13,129.00	-	13,129.00	33.04	33.05
509-073-002-000	2381 SECOND ST	3.00	RESIDENTIAL	167,326.00	201,906.00	369,232.00	297.42	297.45
509-073-004-000	1955 D AVE	1.00	RESIDENTIAL	46,204.00	-	46,204.00	99.14	99.15
509-073-006-000	1985 D AVE	1.00	RESIDENTIAL	8,002.00	178,558.00	186,560.00	99.14	99.15
509-073-007-000	1971 D AVE	1.00	RESIDENTIAL	7,574.00	187,402.00	194,976.00	99.14	99.15
509-074-002-000	2206 SECOND ST	1.00	RESIDENTIAL	10,614.00	4,969.00	15,583.00	99.14	99.15
509-074-004-000	1938 C AVE	1.00	RESIDENTIAL	130,191.00	138,479.00	268,670.00	99.14	99.15
509-074-005-000	1902 C AVE	1.00	RESIDENTIAL	131,236.00	257,005.00	388,241.00	99.14	99.15
509-074-006-000	1926 C AVE	1.00	RESIDENTIAL	109,317.00	165,347.00	274,664.00	99.14	99.15
509-075-003-000	2302 SECOND ST	1.00	RESIDENTIAL	189,372.00	314,358.00	503,730.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-075-005-000	1904 D AVE	1.00	RESIDENTIAL	60,336.00	89,019.00	149,355.00	99.14	99.15
509-075-006-000	1930 D AVE	1.00	RESIDENTIAL	12,659.00	14,173.00	26,832.00	99.14	99.15
509-075-007-000	2324 SECOND ST	1.00	RESIDENTIAL	11,806.00	10,806.00	22,612.00	99.14	99.15
509-075-009-000	2274 SECOND ST	1.00	RESIDENTIAL	120,000.00	110,000.00	230,000.00	99.14	99.15
509-075-011-000	1937 C AVE	1.00	RESIDENTIAL	130,191.00	136,110.00	266,301.00	99.14	99.15
509-075-012-000	1925 C ST	1.00	RESIDENTIAL	136,468.00	155,080.00	291,548.00	99.14	99.15
509-075-013-000	1905 C AVE	1.00	RESIDENTIAL	47,782.00	144,051.00	191,833.00	99.14	99.15
509-076-001-000	2360 SECOND ST	2.00	RESIDENTIAL	138,619.00	43,315.00	181,934.00	198.28	198.30
509-076-002-000	1901 D AVE	1.00	RESIDENTIAL	8,441.00	46,789.00	55,230.00	99.14	99.15
509-076-006-000	2382 SECOND ST	2.00	RESIDENTIAL	128,663.00	139,385.00	268,048.00	198.28	198.30
509-076-007-000	2386 SECOND ST	1.00	RESIDENTIAL	126,140.00	161,880.00	288,020.00	99.14	99.15
509-076-010-000	2370 SECOND ST	1.00	RESIDENTIAL	142,674.00	68,231.00	229,105.00	99.14	99.15
509-081-002-000	1885 C AVE	2.00	RESIDENTIAL	118,357.00	115,988.00	234,345.00	198.28	198.30
509-081-004-000	1880 FIR AVE	2.00	RESIDENTIAL	62,603.00	87,651.00	150,254.00	198.28	198.30
509-081-006-000	1863 FIR AVE	2.00	RESIDENTIAL	113,781.00	176,362.00	290,143.00	198.28	198.30
509-081-008-000	1887 FIR AVE	1.00	RESIDENTIAL	151,368.00	257,537.00	408,905.00	99.14	99.15
509-081-009-000	2315 FIRST ST	1.00	RESIDENTIAL	176,743.00	126,244.00	302,987.00	99.14	99.15
509-081-011-000	2333 FIRST ST	2.00	RESIDENTIAL	147,900.00	265,200.00	413,100.00	198.28	198.30
509-081-012-000	1878 D AVE	1.00	RESIDENTIAL	150,858.00	286,630.00	437,488.00	99.14	99.15
509-081-013-000	1890 D AVE	1.00	RESIDENTIAL	104,040.00	88,434.00	192,474.00	99.14	99.15
509-081-016-000	2281 FIRST ST	1.00	RESIDENTIAL	142,333.00	24,747.00	167,080.00	99.14	99.15
509-081-017-000	2275 FIRST ST	2.00	RESIDENTIAL	124,848.00	186,231.00	311,079.00	198.28	198.30
509-081-018-000	1861 C AVE	1.00	RESIDENTIAL	9,175.00	34,403.00	43,578.00	99.14	99.15
509-081-019-000	2265 FIRST ST	1.00	RESIDENTIAL	120,299.00	142,173.00	262,472.00	99.14	99.15
509-081-020-000	1891 C AVE	1.00	RESIDENTIAL	69,889.00	50,839.00	120,728.00	99.14	99.15
509-081-021-000	1896 FIR AVE	2.00	RESIDENTIAL	157,807.00	93,419.00	251,226.00	198.28	198.30
509-082-003-000	1887 D AVE	1.00	RESIDENTIAL	30,458.00	109,849.00	140,307.00	99.14	99.15
509-082-006-000	2363 FIRST ST	1.00	RESIDENTIAL	61,041.00	38,809.00	99,850.00	99.14	99.15
509-082-007-000	2385 FIRST ST	2.00	RESIDENTIAL	28,699.00	80,297.00	127,381.00	198.28	198.30
509-082-008-000	2351 FIRST ST	3.00	RESIDENTIAL	97,435.00	271,449.00	368,884.00	297.42	297.45
509-082-009-000	NO SITUS AVAILABLE	0.33	VACANT	11,471.00	-	11,471.00	33.04	33.05
509-083-002-000	2244 FIRST ST	2.00	RESIDENTIAL	111,356.00	256,237.00	367,593.00	198.28	198.30
509-083-006-000	2276 FIRST ST	1.00	RESIDENTIAL	11,253.00	32,504.00	43,757.00	99.14	99.15
509-083-008-000	2320 FIRST ST	1.00	RESIDENTIAL	30,013.00	58,162.00	88,175.00	99.14	99.15
509-083-012-000	2315 DOGWOOD ST	1.00	RESIDENTIAL	157,676.00	210,235.00	367,911.00	99.14	99.15
509-083-013-000	2252 FIRST ST	2.00	RESIDENTIAL	41,421.00	82,847.00	124,268.00	198.28	198.30
509-083-014-000	2262 FIRST ST	1.00	RESIDENTIAL	66,642.00	8,318.00	74,960.00	99.14	99.15
509-083-015-000	2259 DOGWOOD ST	2.00	RESIDENTIAL	56,493.00	12,022.00	79,398.00	198.28	198.30
509-083-017-000	2286 FIRST ST	1.00	RESIDENTIAL	10,661.00	71,517.00	82,178.00	99.14	99.15
509-083-018-000	1840 D AVE	1.00	RESIDENTIAL	126,760.00	120,723.00	247,483.00	99.14	99.15
509-083-023-000	2261 DOGWOOD ST	2.00	RESIDENTIAL	57,202.00	205,792.00	262,994.00	198.28	198.30
509-083-024-000	2303 DOGWOOD ST	1.00	RESIDENTIAL	153,000.00	326,400.00	479,400.00	99.14	99.15
509-083-025-000	2304 FIRST ST	2.00	RESIDENTIAL	178,500.00	379,440.00	557,940.00	198.28	198.30
509-083-026-000	2288 FIRST ST	2.00	RESIDENTIAL	88,591.00	239,675.00	328,266.00	198.28	198.30
509-083-027-000	2281 DOGWOOD ST	1.00	RESIDENTIAL	55,638.00	163,823.00	219,461.00	99.14	99.15
509-083-028-000	2230 FIRST ST	2.00	RESIDENTIAL	84,139.00	85,804.00	169,943.00	198.28	198.30
509-083-030-000	2255 DOGWOOD ST	1.00	RESIDENTIAL	58,000.00	83,615.00	141,615.00	99.14	99.15
509-084-004-000	1819 D AVE	1.00	RESIDENTIAL	136,651.00	75,154.00	211,805.00	99.14	99.15
509-084-008-000	2384 FIRST ST	1.00	RESIDENTIAL	9,528.00	38,999.00	48,527.00	99.14	99.15
509-084-009-000	2365 DOGWOOD RD	1.00	RESIDENTIAL	23,916.00	1,911.00	32,930.00	99.14	99.15
509-084-010-000	2367 DOGWOOD RD	1.00	RESIDENTIAL	7,792.00	109,461.00	117,253.00	99.14	99.15
509-084-011-000	1831 D AVE	1.00	RESIDENTIAL	142,674.00	86,842.00	229,516.00	99.14	99.15
509-084-012-000	2360 FIRST ST	1.00	RESIDENTIAL	122,704.00	211,946.00	334,650.00	99.14	99.15
509-091-004-000	2037 SECOND ST	1.00	RESIDENTIAL	14,064.00	7,830.00	48,713.00	99.14	99.15
509-091-007-000	1993 LIME AVE	2.00	RESIDENTIAL	150,593.00	223,101.00	373,694.00	198.28	198.30
509-091-009-000	2017 SECOND ST	2.00	RESIDENTIAL	49,981.00	151,130.00	201,111.00	198.28	198.30
509-091-011-000	2019 SECOND ST	1.00	RESIDENTIAL	164,182.00	151,047.00	315,229.00	99.14	99.15
509-091-012-000	2021 SECOND ST	1.00	RESIDENTIAL	41,642.00	39,929.00	81,571.00	99.14	99.15
509-091-013-000	2027 SECOND ST	1.00	RESIDENTIAL	35,635.00	98,607.00	134,242.00	99.14	99.15
509-091-014-000	1955 LIME AVE	1.00	RESIDENTIAL	100,000.00	135,000.00	235,000.00	99.14	99.15
509-091-015-000	2011 SECOND ST	1.00	RESIDENTIAL	90,000.00	95,000.00	185,000.00	99.14	99.15
509-092-001-000	1985 A AVE	1.00	RESIDENTIAL	162,979.00	59,422.00	222,401.00	99.14	99.15
509-092-002-000	2115 SECOND ST	1.00	RESIDENTIAL	170,672.00	210,496.00	381,168.00	99.14	99.15
509-092-004-000	2125 SECOND ST	1.00	RESIDENTIAL	147,164.00	98,809.00	245,973.00	99.14	99.15
509-092-005-000	2135 SECOND ST	1.00	RESIDENTIAL	10,389.00	23,672.00	98,953.00	99.14	99.15
509-093-002-000	2185 SECOND ST	1.00	RESIDENTIAL	133,860.00	111,550.00	245,410.00	99.14	99.15
509-093-004-000	1949 B ST	1.00	RESIDENTIAL	20,498.00	186,591.00	207,089.00	99.14	99.15
509-093-006-000	2005 B AVE	2.00	RESIDENTIAL	124,062.00	229,525.00	353,587.00	198.28	198.30
509-093-007-000	1975 B AVE	2.00	RESIDENTIAL	50,678.00	72,405.00	123,083.00	198.28	198.30
509-093-008-000	1963 B AVE	1.00	RESIDENTIAL	135,494.00	212,082.00	347,576.00	99.14	99.15
509-094-002-000	2028 SECOND ST	2.00	RESIDENTIAL	42,389.00	11,931.00	54,320.00	198.28	198.30
509-094-003-000	2014 SECOND ST	1.00	RESIDENTIAL	25,238.00	55,898.00	81,136.00	99.14	99.15
509-094-005-000	1922 A AVE	1.00	RESIDENTIAL	9,303.00	100,094.00	109,397.00	99.14	99.15
509-094-006-000	1928 A AVE	1.00	RESIDENTIAL	76,554.00	145,347.00	221,901.00	99.14	99.15
509-094-008-000	1925 LIME AVE	1.00	RESIDENTIAL	120,723.00	120,723.00	241,446.00	99.14	99.15
509-094-009-000	1927 LIME AVE	1.00	RESIDENTIAL	163,113.00	233,557.00	396,670.00	99.14	99.15
509-094-010-000	1925 LIME AVE	2.00	RESIDENTIAL	164,119.00	237,687.00	401,806.00	198.28	198.30
509-095-004-000	2084 SECOND ST	2.00	RESIDENTIAL	229,500.00	168,300.00	397,800.00	198.28	198.30
509-095-006-000	1911 A AVE	1.00	RESIDENTIAL	107,219.00	92,904.00	200,123.00	99.14	99.15
509-095-012-000	1941 ELM ST	0.33	VACANT	41,616.00	-	41,616.00	33.04	33.05
509-095-013-000	1905 A AVE	1.00	RESIDENTIAL	139,385.00	198,356.00	337,741.00	99.14	99.15
509-095-018-000	1931 ELM AVE	1.00	RESIDENTIAL	86,634.00	87,791.00	174,425.00	99.14	99.15
509-095-019-000	1919 ELM AVE	1.00	RESIDENTIAL	100,394.00	42,387.00	142,781.00	99.14	99.15
509-095-020-000	1909 ELM AVE	1.00	RESIDENTIAL	47,579.00	24,634.00	72,213.00	99.14	99.15
509-095-021-000	1901 ELM AVE	1.00	RESIDENTIAL	109,736.00	34,652.00	144,388.00	99.14	99.15
509-095-022-000	1906 B AVE	1.00	RESIDENTIAL	84,893.00	75,107.00	160,000.00	99.14	99.15
509-095-023-000	1922 B AVE	1.00	RESIDENTIAL	91,571.00	106,787.00	198,358.00	99.14	99.15
509-095-024-000	1938 B AVE	1.00	RESIDENTIAL	119,646.00	239,292.00	358,938.00	99.14	99.15
509-095-025-000	2130 SECOND ST	1.00	RESIDENTIAL	11,226.00	44,921.00	56,147.00	99.14	99.15
509-095-026-000	1931 A AVE	1.00	RESIDENTIAL	12,243.00	36,198.00	48,441.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-095-028-000	1933 A AVE	1.00	RESIDENTIAL	56,493.00	51,651.00	108,144.00	99.14	99.15
509-095-029-000	2080 SECOND ST	1.00	RESIDENTIAL	93,045.00	103,874.00	196,919.00	99.14	99.15
509-096-001-000	2170 SECOND ST	1.00	RESIDENTIAL	11,047.00	111,690.00	122,737.00	99.14	99.15
509-096-002-000	1909 B AVE	1.00	RESIDENTIAL	14,514.00	28,817.00	43,331.00	99.14	99.15
509-101-003-000	2105 FIRST ST	1.00	RESIDENTIAL	25,238.00	54,097.00	79,335.00	99.14	99.15
509-101-004-000	2121 FIRST ST	2.00	RESIDENTIAL	19,130.00	55,496.00	74,626.00	198.28	198.30
509-101-005-000	1890 B AVE	1.00	RESIDENTIAL	19,130.00	75,597.00	94,727.00	99.14	99.15
509-101-006-000	1889 ELM AVE	1.00	RESIDENTIAL	76,554.00	170,815.00	247,369.00	99.14	99.15
509-101-009-000	1879 ELM AVE	2.00	RESIDENTIAL	107,219.00	123,302.00	230,521.00	198.28	198.30
509-101-010-000	1865 ELM AVE	1.00	RESIDENTIAL	60,261.00	34,646.00	94,907.00	99.14	99.15
509-101-012-000	2133 FIRST ST	1.00	RESIDENTIAL	157,613.00	183,885.00	341,498.00	99.14	99.15
509-101-013-000	1882 B AVE	1.00	RESIDENTIAL	116,980.00	118,963.00	235,943.00	99.14	99.15
509-101-014-000	1868 B AVE	1.00	RESIDENTIAL	55,229.00	17,407.00	88,971.00	99.14	99.15
509-103-002-000	1830 B AVE	1.00	RESIDENTIAL	72,137.00	45,079.00	117,216.00	99.14	99.15
509-103-006-000	1806 B AVE	1.00	RESIDENTIAL	116,150.00	174,439.00	290,589.00	99.14	99.15
509-103-007-000	2133 PARK AVE	2.00	RESIDENTIAL	116,150.00	321,710.00	437,860.00	198.28	198.30
509-103-010-000	NO SITUS AVAILABLE	0.33	VACANT	6,825.00	-	6,825.00	33.04	33.05
509-103-011-000	2115 PARK AVE	2.00	RESIDENTIAL	18,335.00	137,323.00	155,658.00	198.28	198.30
509-103-012-000	2123 PARK AVE	1.00	RESIDENTIAL	41,642.00	67,807.00	109,449.00	99.14	99.15
509-104-004-000	1856 C AVE	1.00	RESIDENTIAL	6,060.00	22,859.00	63,693.00	99.14	99.15
509-104-005-000	1870 C AVE	1.00	RESIDENTIAL	38,891.00	49,502.00	88,393.00	99.14	99.15
509-104-006-000	1888 C AVE	1.00	RESIDENTIAL	13,818.00	164,543.00	178,361.00	99.14	99.15
509-104-007-000	2221 FIRST ST	1.00	RESIDENTIAL	8,288.00	152,689.00	160,977.00	99.14	99.15
509-104-008-000	2203 FIRST ST	1.00	RESIDENTIAL	66,467.00	71,242.00	137,709.00	99.14	99.15
509-104-011-000	1893 B AVE	1.00	RESIDENTIAL	59,079.00	59,079.00	118,158.00	99.14	99.15
509-104-017-000	2163 PARK AVE	1.00	RESIDENTIAL	136,651.00	177,649.00	314,300.00	99.14	99.15
509-104-018-000	2153 PARK AVE	1.00	RESIDENTIAL	140,454.00	254,898.00	395,352.00	99.14	99.15
509-104-019-000	1833 B AVE	1.00	RESIDENTIAL	113,781.00	159,294.00	273,075.00	99.14	99.15
509-104-020-000	1873 B AVE	1.00	RESIDENTIAL	29,232.00	106,086.00	135,318.00	99.14	99.15
509-104-021-000	1853 B AVE	1.00	RESIDENTIAL	160,829.00	297,535.00	458,364.00	99.14	99.15
509-104-022-000	2183 PARK AVE	1.00	RESIDENTIAL	163,200.00	35,936.00	199,136.00	99.14	99.15
509-104-024-000	1881 B AVE	2.00	RESIDENTIAL	144,394.00	283,016.00	427,410.00	198.28	198.30
509-105-003-000	2202 FIRST ST	1.00	RESIDENTIAL	61,375.00	86,045.00	147,420.00	99.14	99.15
509-105-004-000	2170 PARK AVE	1.00	RESIDENTIAL	65,164.00	130,338.00	195,502.00	99.14	99.15
509-105-006-000	2162 PARK AVE	1.00	RESIDENTIAL	36,062.00	80,250.00	116,312.00	99.14	99.15
509-105-007-000	2152 PARK AVE	1.00	RESIDENTIAL	30,437.00	183,882.00	214,319.00	99.14	99.15
509-105-008-000	2158 PARK AVE	2.00	RESIDENTIAL	28,002.00	190,834.00	218,836.00	198.28	198.30
509-105-009-000	2160 PARK AVE	2.00	RESIDENTIAL	58,306.00	199,964.00	258,270.00	198.28	198.30
509-105-011-000	1789 LAZZAR LN	1.00	RESIDENTIAL	147,916.00	230,977.00	378,893.00	99.14	99.15
509-105-012-000	1785 LAZZAR LN	1.00	RESIDENTIAL	147,164.00	210,235.00	357,399.00	99.14	99.15
509-111-003-000	1887 A AVE	1.00	RESIDENTIAL	9,951.00	128,459.00	138,410.00	99.14	99.15
509-111-004-000	1867 A AVE	1.00	RESIDENTIAL	140,000.00	120,000.00	260,000.00	99.14	99.15
509-111-005-000	1872 ELM AVE	2.00	RESIDENTIAL	64,029.00	216,605.00	280,634.00	198.28	198.30
509-112-003-000	2051 PARK AVE	1.00	RESIDENTIAL	11,049.00	51,096.00	62,145.00	99.14	99.15
509-112-005-000	1783 A AVE	1.00	RESIDENTIAL	35,230.00	96,506.00	131,736.00	99.14	99.15
509-112-006-000	1785 A AVE	1.00	RESIDENTIAL	106,040.00	136,674.00	242,714.00	99.14	99.15
509-112-007-000	1779 A AVE	1.00	RESIDENTIAL	47,477.00	130,358.00	177,835.00	99.14	99.15
509-112-008-000	1765 A AVE	1.00	RESIDENTIAL	47,477.00	118,134.00	165,611.00	99.14	99.15
509-112-009-000	2083 PARK AVE	1.00	RESIDENTIAL	47,477.00	86,262.00	133,739.00	99.14	99.15
509-112-010-000	2099 PARK AVE	1.00	RESIDENTIAL	35,230.00	167,375.00	202,605.00	99.14	99.15
509-112-011-000	1781 A AVE	1.00	RESIDENTIAL	35,230.00	215,852.00	251,082.00	99.14	99.15
509-112-013-000	1837 A ST	1.00	RESIDENTIAL	46,546.00	83,470.00	130,016.00	99.14	99.15
509-112-014-000	1821 A AVE	1.00	RESIDENTIAL	89,000.00	119,000.00	208,000.00	99.14	99.15
509-112-015-000	1805 A AVE	1.00	RESIDENTIAL	142,025.00	139,878.00	281,903.00	99.14	99.15
509-112-016-000	2050 ALDERWOOD CIR	1.00	RESIDENTIAL	152,592.00	155,297.00	307,889.00	99.14	99.15
509-112-017-000	2054 ALDERWOOD CIR	1.00	RESIDENTIAL	111,550.00	204,137.00	315,687.00	99.14	99.15
509-112-018-000	2060 ALDERWOOD CIR	1.00	RESIDENTIAL	100,000.00	140,000.00	240,000.00	99.14	99.15
509-112-019-000	2064 ALDERWOOD CIR	1.00	RESIDENTIAL	100,000.00	175,000.00	275,000.00	99.14	99.15
509-112-020-000	2070 ALDERWOOD CIR	1.00	RESIDENTIAL	100,000.00	140,000.00	240,000.00	99.14	99.15
509-112-021-000	2074 ALDERWOOD CIR	1.00	RESIDENTIAL	100,000.00	175,000.00	275,000.00	99.14	99.15
509-112-022-000	2080 ALDERWOOD CIR	1.00	RESIDENTIAL	100,000.00	175,000.00	275,000.00	99.14	99.15
509-113-001-000	1894 A AVE	1.00	RESIDENTIAL	73,956.00	125,158.00	199,114.00	99.14	99.15
509-113-006-000	1895 LIME AVE	1.00	RESIDENTIAL	57,164.00	32,662.00	89,826.00	99.14	99.15
509-113-007-000	1864 A AVE	1.00	RESIDENTIAL	56,865.00	27,315.00	94,180.00	99.14	99.15
509-113-008-000	1872 A AVE	2.00	RESIDENTIAL	8,221.00	38,133.00	46,354.00	198.28	198.30
509-113-009-000	1885 LIME AVE	2.00	RESIDENTIAL	100,000.00	190,000.00	290,000.00	198.28	198.30
509-113-011-000	1865 LIME AVE	1.00	RESIDENTIAL	37,109.00	156,608.00	236,067.00	99.14	99.15
509-113-012-000	2015 FIRST ST	0.33	VACANT	30,923.00	-	30,923.00	33.04	33.05
509-113-013-000	2025 FIRST ST	1.00	RESIDENTIAL	30,923.00	-	30,923.00	99.14	99.15
509-114-002-000	1790 A AVE	1.00	RESIDENTIAL	82,861.00	41,424.00	124,285.00	99.14	99.15
509-114-003-000	1780 A AVE	2.00	RESIDENTIAL	60,172.00	234,828.00	295,000.00	198.28	198.30
509-114-004-000	1770 A ST	2.00	RESIDENTIAL	72,637.00	24,202.00	96,839.00	198.28	198.30
509-114-008-000	2005 PARK AVE	1.00	RESIDENTIAL	23,886.00	94,041.00	117,927.00	99.14	99.15
509-114-009-000	1758 A AVE	1.00	RESIDENTIAL	171,063.00	35,344.00	206,407.00	99.14	99.15
509-114-010-000	1747 LIME AVE	1.00	RESIDENTIAL	70,433.00	54,622.00	125,055.00	99.14	99.15
509-114-011-000	1737 LIME AVE	1.00	RESIDENTIAL	63,855.00	81,421.00	145,276.00	99.14	99.15
509-114-012-000	1736 A AVE	1.00	RESIDENTIAL	123,137.00	88,657.00	211,794.00	99.14	99.15
509-114-013-000	1730 A AVE	1.00	RESIDENTIAL	31,023.00	136,952.00	167,975.00	99.14	99.15
509-114-014-000	2025 PARK AVE	1.00	RESIDENTIAL	37,918.00	174,808.00	212,726.00	99.14	99.15
509-114-015-000	1817 LIME AVE	2.00	RESIDENTIAL	90,000.00	188,110.00	278,110.00	198.28	198.30
509-114-017-000	1839 LIME AVE	2.00	RESIDENTIAL	168,300.00	571,200.00	739,500.00	198.28	198.30
509-114-018-000	1835 LIME AVE	1.00	RESIDENTIAL	71,853.00	119,757.00	191,610.00	99.14	99.15
509-114-019-000	1831 LIME AVE	1.00	RESIDENTIAL	140,454.00	337,089.00	477,543.00	99.14	99.15
509-114-020-000	2044 FIRST ST	2.00	RESIDENTIAL	153,000.00	354,144.00	507,144.00	198.28	198.30
509-114-021-000	1838 A ST	1.00	RESIDENTIAL	101,319.00	141,548.00	242,867.00	99.14	99.15
509-114-022-000	1830 A ST	1.00	RESIDENTIAL	101,319.00	296,614.00	397,933.00	99.14	99.15
509-114-023-000	1822 A ST	1.00	RESIDENTIAL	104,040.00	179,150.00	283,190.00	99.14	99.15
509-121-002-000	2020 PARK AVE	2.00	RESIDENTIAL	142,028.00	195,291.00	337,319.00	198.28	198.30
509-121-003-000	2036 PARK AVE	1.00	RESIDENTIAL	30,051.00	3,413.00	44,359.00	99.14	99.15
509-121-004-000	2042 PARK AVE	1.00	RESIDENTIAL	84,092.00	21,023.00	105,115.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-121-005-000	2050 PARK AVE	1.00	RESIDENTIAL	117,941.00	142,066.00	260,007.00	99.14	99.15
509-121-006-000	2056 PARK AVE	1.00	RESIDENTIAL	90,541.00	36,214.00	126,755.00	99.14	99.15
509-121-007-000	2060 PARK AVE	1.00	RESIDENTIAL	49,981.00	79,972.00	129,953.00	99.14	99.15
509-121-010-000	2110 PARK AVE	1.00	RESIDENTIAL	51,693.00	10,181.00	74,874.00	99.14	99.15
509-121-013-000	2132 PARK AVE	1.00	RESIDENTIAL	142,173.00	79,834.00	222,007.00	99.14	99.15
509-121-014-000	2140 PARK AVE	1.00	RESIDENTIAL	87,490.00	5,467.00	92,957.00	99.14	99.15
509-121-020-000	1716 CHURCH AVE	1.00	RESIDENTIAL	55,874.00	11,961.00	67,835.00	99.14	99.15
509-121-021-000	1656 CHURCH AVE	1.00	RESIDENTIAL	122,704.00	170,251.00	292,955.00	99.14	99.15
509-121-023-000	1700 CHURCH AVE	1.00	RESIDENTIAL	57,979.00	44,625.00	102,604.00	99.14	99.15
509-121-024-000	1702 CHURCH AVE	1.00	RESIDENTIAL	103,962.00	115,515.00	219,477.00	99.14	99.15
509-121-027-000	2070 PARK AVE	1.00	RESIDENTIAL	23,344.00	-	53,875.00	99.14	99.15
509-121-028-000	2084 PARK AVE	1.00	RESIDENTIAL	17,320.00	27,954.00	45,274.00	99.14	99.15
509-121-031-000	1662 CHURCH AVE	1.00	RESIDENTIAL	61,543.00	57,200.00	118,743.00	99.14	99.15
509-121-033-000	2150 DOGWOOD RD	0.33	VACANT	79,199.00	-	79,199.00	33.04	33.05
509-121-037-000	1668 CHURCH AVE	1.00	RESIDENTIAL	53,609.00	192,996.00	246,605.00	99.14	99.15
509-121-038-000	1722 CHURCH AVE	1.00	RESIDENTIAL	29,655.00	68,228.00	97,883.00	99.14	99.15
509-121-040-000	1674 CHURCH AVE	1.00	RESIDENTIAL	39,952.00	39,600.00	79,552.00	99.14	99.15
509-121-041-000	1672 CHURCH AVE	3.00	RESIDENTIAL	76,473.00	76,473.00	152,946.00	297.42	297.45
509-121-042-000	1725 PEACH LN	1.00	RESIDENTIAL	78,468.00	6,032.00	84,500.00	99.14	99.15
509-121-043-000	1711 PEACH AVE	1.00	RESIDENTIAL	13,213.00	15,163.00	28,376.00	99.14	99.15
509-121-044-000	2096 PARK AVE	2.00	RESIDENTIAL	158,100.00	240,720.00	398,820.00	198.28	198.30
509-121-045-000	2092 PARK AVE	1.00	RESIDENTIAL	43,280.00	111,563.00	154,843.00	99.14	99.15
509-121-046-000	2130 PARK AVE	1.00	RESIDENTIAL	113,781.00	84,221.00	198,002.00	99.14	99.15
509-121-047-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	91,221.00	-	91,221.00	99.14	99.15
509-121-048-000	2118 PARK AVE	1.00	RESIDENTIAL	131,396.00	78,837.00	220,233.00	99.14	99.15
509-131-005-000	2061 SUTTER RD	2.00	RESIDENTIAL	36,062.00	30,649.00	66,711.00	198.28	198.30
509-131-011-000	1644 CHURCH AVE	1.00	RESIDENTIAL	164,182.00	190,321.00	354,503.00	99.14	99.15
509-131-016-000	1691 CHILDRENS AVE	1.00	RESIDENTIAL	160,766.00	93,778.00	254,544.00	99.14	99.15
509-131-017-000	1669 CHILDRENS AVE	1.00	RESIDENTIAL	105,117.00	52,558.00	157,675.00	99.14	99.15
509-131-018-000	1657 CHILDRENS AVE	1.00	RESIDENTIAL	63,886.00	265,284.00	329,170.00	99.14	99.15
509-131-021-000	1688 CHILDRENS AVE	1.00	RESIDENTIAL	182,070.00	36,414.00	218,484.00	99.14	99.15
509-131-022-000	1678 CHILDRENS AVE	1.00	RESIDENTIAL	114,444.00	76,989.00	191,433.00	99.14	99.15
509-131-023-000	1664 CHILDRENS AVE	1.00	RESIDENTIAL	120,299.00	60,149.00	180,448.00	99.14	99.15
509-131-029-000	2091 SUTTER RD	1.00	RESIDENTIAL	9,742.00	19,716.00	29,458.00	99.14	99.15
509-131-030-000	2101 SUTTER RD	1.00	RESIDENTIAL	147,164.00	115,628.00	262,792.00	99.14	99.15
509-131-031-000	2043 SUTTER RD	1.00	RESIDENTIAL	110,152.00	-	110,152.00	99.14	99.15
509-131-034-000	1633 CHILDRENS AVE	2.00	RESIDENTIAL	132,795.00	42,250.00	175,045.00	198.28	198.30
509-131-035-000	2121 SUTTER RD	1.00	RESIDENTIAL	27,865.00	48,799.00	76,664.00	99.14	99.15
509-131-036-000	2049 SUTTER RD	2.00	RESIDENTIAL	109,363.00	239,398.00	348,761.00	198.28	198.30
509-131-037-000	2055 SUTTER RD	2.00	RESIDENTIAL	122,704.00	290,033.00	412,737.00	198.28	198.30
509-131-038-000	2035 SUTTER RD	1.00	RESIDENTIAL	113,781.00	200,255.00	314,036.00	99.14	99.15
509-131-039-000	2039 SUTTER RD	1.00	RESIDENTIAL	116,394.00	118,613.00	235,007.00	99.14	99.15
509-131-043-000	1636 CHURCH AVE	1.00	RESIDENTIAL	63,886.00	107,902.00	171,788.00	99.14	99.15
509-131-044-000	1640 CHURCH AVE	1.00	RESIDENTIAL	28,699.00	117,990.00	146,689.00	99.14	99.15
509-131-047-000	1665 CALEN LN	1.00	RESIDENTIAL	175,000.00	257,000.00	432,000.00	99.14	99.15
509-131-048-000	2085 SUTTER RD	1.00	RESIDENTIAL	111,550.00	145,016.00	256,566.00	99.14	99.15
509-131-049-000	2075 SUTTER RD	1.00	RESIDENTIAL	142,674.00	182,995.00	325,669.00	99.14	99.15
509-131-050-000	1689 CALEN LN	1.00	RESIDENTIAL	139,385.00	257,327.00	396,712.00	99.14	99.15
509-131-051-000	1673 CALEN LN	1.00	RESIDENTIAL	131,236.00	221,462.00	352,698.00	99.14	99.15
509-131-052-000	NO SITUS AVAILABLE	0.33	VACANT	6,032.00	-	6,032.00	33.04	33.05
509-131-053-000	2135 SUTTER RD	2.00	RESIDENTIAL	67,799.00	42,179.00	109,978.00	198.28	198.30
509-131-055-000	2141 SUTTER RD	1.00	RESIDENTIAL	142,173.00	139,875.00	282,048.00	99.14	99.15
509-132-002-000	2026 NELSON RD	7.00	RESIDENTIAL	254,898.00	291,312.00	546,210.00	693.98	694.05
509-132-004-000	2040 NELSON RD	1.00	RESIDENTIAL	53,705.00	969.00	64,859.00	99.14	99.15
509-132-005-000	2044 NELSON RD	2.00	RESIDENTIAL	109,363.00	63,430.00	172,793.00	198.28	198.30
509-132-006-000	2070 SUTTER RD	1.00	RESIDENTIAL	200,000.00	140,000.00	340,000.00	99.14	99.15
509-132-007-000	2084 SUTTER RD	5.00	RESIDENTIAL	265,105.00	344,637.00	617,242.00	495.70	495.75
509-132-008-000	2022 SUTTER RD	1.00	COMMERCIAL	18,442.00	203,439.00	235,081.00	99.14	99.15
509-132-010-000	2046 SUTTER RD	1.00	RESIDENTIAL	114,444.00	119,646.00	234,090.00	99.14	99.15
509-132-011-000	2030 NELSON RD	1.00	RESIDENTIAL	100,000.00	70,000.00	170,000.00	99.14	99.15
509-132-012-000	2032 NELSON RD	1.00	RESIDENTIAL	43,315.00	104,972.00	148,287.00	99.14	99.15
509-132-013-000	2036 NELSON RD	1.00	RESIDENTIAL	9,394.00	20,922.00	30,316.00	99.14	99.15
509-141-009-000	2180 LEXINGTON CT	1.00	RESIDENTIAL	86,890.00	225,931.00	312,821.00	99.14	99.15
509-141-010-000	2160 LEXINGTON CT	1.00	RESIDENTIAL	150,903.00	235,417.00	386,320.00	99.14	99.15
509-141-011-000	2150 LEXINGTON CT	1.00	RESIDENTIAL	84,368.00	155,193.00	239,561.00	99.14	99.15
509-141-012-000	2155 LEXINGTON CT	1.00	RESIDENTIAL	83,991.00	188,134.00	272,125.00	99.14	99.15
509-141-013-000	2165 LEXINGTON CT	1.00	RESIDENTIAL	90,509.00	277,304.00	367,813.00	99.14	99.15
509-141-014-000	1650 CAMELLIA DR	1.00	RESIDENTIAL	82,861.00	202,910.00	285,771.00	99.14	99.15
509-141-015-000	1655 CAMELLIA DR	1.00	RESIDENTIAL	92,284.00	248,339.00	340,623.00	99.14	99.15
509-141-016-000	1645 CAMELLIA DR	1.00	RESIDENTIAL	145,016.00	278,879.00	423,895.00	99.14	99.15
509-141-017-000	1625 CAMELLIA DR	1.00	RESIDENTIAL	128,713.00	367,212.00	495,925.00	99.14	99.15
509-141-019-000	1665 CAMELLIA DR	1.00	RESIDENTIAL	156,060.00	343,332.00	499,392.00	99.14	99.15
509-141-020-000	1675 CAMELLIA DR	1.00	RESIDENTIAL	125,158.00	373,206.00	498,364.00	99.14	99.15
509-141-021-000	1685 CAMELLIA DR #15	1.00	RESIDENTIAL	97,964.00	363,329.00	461,293.00	99.14	99.15
509-141-022-000	2230 SUNSET RIDGE	1.00	RESIDENTIAL	147,368.00	418,901.00	566,269.00	99.14	99.15
509-141-023-000	2245 SUNSET RIDGE	1.00	RESIDENTIAL	142,173.00	328,093.00	470,266.00	99.14	99.15
509-141-024-000	2235 SUNSET RIDGE	1.00	RESIDENTIAL	188,700.00	422,280.00	610,980.00	99.14	99.15
509-141-025-000	2225 SUNSET RIDGE	1.00	RESIDENTIAL	160,829.00	359,186.00	520,015.00	99.14	99.15
509-141-026-000	2215 SUNSET RIDGE	1.00	RESIDENTIAL	189,372.00	395,160.00	584,532.00	99.14	99.15
509-141-027-000	1725 CAMELLIA DR	1.00	RESIDENTIAL	125,158.00	159,294.00	284,452.00	99.14	99.15
509-141-028-000	1755 CAMELLIA DR	1.00	RESIDENTIAL	130,191.00	254,471.00	384,662.00	99.14	99.15
509-141-029-000	1765 CAMELLIA DR	1.00	RESIDENTIAL	153,109.00	421,052.00	574,161.00	99.14	99.15
509-141-030-000	1785 CAMELLIA DR	1.00	RESIDENTIAL	164,045.00	284,347.00	448,392.00	99.14	99.15
509-141-032-000	1780 CAMELLIA DR	1.00	RESIDENTIAL	183,960.00	349,837.00	533,797.00	99.14	99.15
509-141-033-000	1770 CAMELLIA DR	1.00	RESIDENTIAL	185,656.00	247,544.00	433,200.00	99.14	99.15
509-141-034-000	1760 CAMELLIA DR	1.00	RESIDENTIAL	189,372.00	334,560.00	523,932.00	99.14	99.15
509-141-035-000	1750 CAMELLIA DR	1.00	RESIDENTIAL	88,626.00	217,889.00	306,515.00	99.14	99.15
509-141-036-000	1740 CAMELLIA DR	1.00	RESIDENTIAL	141,386.00	241,539.00	382,925.00	99.14	99.15
509-141-037-000	1730 CAMELLIA DR	1.00	RESIDENTIAL	164,045.00	306,219.00	470,264.00	99.14	99.15
509-141-038-000	1720 CAMELLIA DR	1.00	RESIDENTIAL	166,464.00	329,806.00	496,270.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-141-039-000	1710 CAMELLIA DR	1.00	RESIDENTIAL	108,211.00	131,632.00	239,843.00	99.14	99.15
509-141-040-000	1700 CAMELLIA DR	1.00	RESIDENTIAL	157,676.00	304,841.00	462,517.00	99.14	99.15
509-141-041-000	1690 CAMELLIA DR	1.00	RESIDENTIAL	110,000.00	225,000.00	335,000.00	99.14	99.15
509-141-042-000	1680 CAMELLIA DR	1.00	RESIDENTIAL	139,439.00	334,654.00	474,093.00	99.14	99.15
509-141-043-000	1670 CAMELLIA DR	1.00	RESIDENTIAL	94,130.00	243,770.00	337,900.00	99.14	99.15
509-141-044-000	1668 SAGITTARIUS PL	1.00	RESIDENTIAL	86,890.00	214,985.00	301,875.00	99.14	99.15
509-141-045-000	1664 SAGITTARIUS PL	1.00	RESIDENTIAL	130,191.00	313,652.00	443,843.00	99.14	99.15
509-141-046-000	1660 CAMELLIA DR	1.00	RESIDENTIAL	131,236.00	270,128.00	401,364.00	99.14	99.15
509-141-047-000	NO SITUS AVAILABLE	0.33	VACANT	33,000.00	-	33,000.00	33.04	33.05
509-141-048-000	2255 SUNSET RIDGE	1.00	RESIDENTIAL	91,974.00	293,284.00	385,258.00	99.14	99.15
509-141-049-000	2265 SUNSET RIDGE	1.00	RESIDENTIAL	157,676.00	439,916.00	597,592.00	99.14	99.15
509-141-050-000	2275 SUNSET RIDGE LN	1.00	RESIDENTIAL	130,191.00	266,307.00	396,498.00	99.14	99.15
509-141-051-000	2285 SUNSET RIDGE LN	1.00	RESIDENTIAL	150,858.00	420,321.00	571,179.00	99.14	99.15
509-141-052-000	2295 SUNSET RIDGE LN	1.00	RESIDENTIAL	179,469.00	408,453.00	587,922.00	99.14	99.15
509-141-053-000	2290 SUNSET RIDGE LN	1.00	RESIDENTIAL	110,000.00	255,000.00	365,000.00	99.14	99.15
509-141-054-000	2280 SUNSET RIDGE LN	1.00	RESIDENTIAL	168,187.00	488,797.00	656,984.00	99.14	99.15
509-141-055-000	2270 SUNSET RIDGE LN	1.00	RESIDENTIAL	150,858.00	468,180.00	619,038.00	99.14	99.15
509-141-056-000	2260 SUNSET RIDGE LN	1.00	RESIDENTIAL	156,060.00	416,160.00	572,220.00	99.14	99.15
509-141-057-000	2250 SUNSET RIDGE	0.33	VACANT	96,900.00	-	96,900.00	33.04	33.05
509-141-058-000	2202 RAVENWOOD PL	2.00	RESIDENTIAL	66,386.00	318,628.00	385,014.00	198.28	198.30
509-141-059-000	2212 RAVENWOOD PLACE LN	2.00	RESIDENTIAL	136,536.00	329,970.00	466,506.00	198.28	198.30
509-141-060-000	2222 RAVENWOOD PLACE LN	2.00	RESIDENTIAL	136,536.00	340,207.00	476,743.00	198.28	198.30
509-141-061-000	2232 RAVENWOOD PLACE LN	2.00	RESIDENTIAL	136,536.00	317,451.00	453,987.00	198.28	198.30
509-141-062-000	2221 RAVENWOOD PL	1.00	RESIDENTIAL	153,109.00	449,486.00	602,595.00	99.14	99.15
509-141-063-000	1745 KENSINGTON PL	1.00	RESIDENTIAL	173,839.00	292,621.00	472,910.00	99.14	99.15
509-141-064-000	1755 KENSINGTON PL	1.00	RESIDENTIAL	170,432.00	362,967.00	533,399.00	99.14	99.15
509-141-065-000	1765 KENSINGTON PL	1.00	RESIDENTIAL	193,800.00	519,180.00	712,980.00	99.14	99.15
509-141-066-000	1785 KENSINGTON PL	1.00	RESIDENTIAL	142,173.00	415,583.00	557,756.00	99.14	99.15
509-141-067-000	1780 KENSINGTON PL	1.00	RESIDENTIAL	142,227.00	381,170.00	523,397.00	99.14	99.15
509-141-068-000	1770 KENSINGTON PL	1.00	RESIDENTIAL	179,469.00	420,832.00	600,301.00	99.14	99.15
509-141-069-000	1760 KENSINGTON PL	1.00	RESIDENTIAL	161,282.00	372,205.00	533,487.00	99.14	99.15
509-141-070-000	2201 RAVENWOOD PL	1.00	RESIDENTIAL	33,138.00	82,369.00	115,507.00	99.14	99.15
509-151-012-000	2180 SUTTER RD	1.00	RESIDENTIAL	36,909.00	127,598.00	164,507.00	99.14	99.15
509-151-018-000	2045 SCOTT RD	1.00	RESIDENTIAL	167,326.00	122,704.00	290,030.00	99.14	99.15
509-151-019-000	1595 ZEUS AVE	1.00	RESIDENTIAL	73,505.00	84,942.00	158,447.00	99.14	99.15
509-151-021-000	1560 ZEUS AVE	1.00	RESIDENTIAL	59,728.00	144,908.00	204,636.00	99.14	99.15
509-151-023-000	1572 ZEUS AVE	2.00	RESIDENTIAL	23,929.00	108,979.00	132,908.00	198.28	198.30
509-151-028-000	2160 SUTTER RD	1.00	RESIDENTIAL	115,897.00	77,262.00	193,159.00	99.14	99.15
509-151-029-000	2116 SUTTER RD	1.00	RESIDENTIAL	27,584.00	77,992.00	105,576.00	99.14	99.15
509-151-033-000	2210 SUTTER RD	2.00	RESIDENTIAL	45,792.00	106,010.00	151,802.00	198.28	198.30
509-151-034-000	2230 SUTTER RD	1.00	RESIDENTIAL	99,564.00	173,208.00	272,772.00	99.14	99.15
509-151-036-000	1526 SHARON AVE	1.00	RESIDENTIAL	34,516.00	8,115.00	42,631.00	99.14	99.15
509-151-040-000	1500 SHARON AVE	1.00	RESIDENTIAL	9,531.00	2,583.00	12,114.00	99.14	99.15
509-151-041-000	NO SITUS AVAILABLE	0.33	VACANT	11,907.00	-	11,907.00	33.04	33.05
509-151-042-000	1494 SHARON AVE	1.00	RESIDENTIAL	15,301.00	244,517.00	259,818.00	99.14	99.15
509-151-044-000	2098 SCOTT RD	1.00	RESIDENTIAL	12,776.00	26,753.00	97,918.00	99.14	99.15
509-151-060-000	2244 SUTTER RD	1.00	RESIDENTIAL	78,291.00	172,306.00	250,597.00	99.14	99.15
509-151-061-000	2256 SUTTER RD	1.00	RESIDENTIAL	153,320.00	84,505.00	237,825.00	99.14	99.15
509-151-062-000	2120 SUTTER RD	2.00	RESIDENTIAL	262,473.00	240,601.00	503,074.00	198.28	198.30
509-151-063-000	2094 SUTTER RD	1.00	RESIDENTIAL	6,152.00	237,020.00	1,059,372.00	99.14	99.15
509-151-064-000	2110 SUTTER RD	1.00	RESIDENTIAL	44,681.00	265,940.00	310,621.00	99.14	99.15
509-151-065-000	2124 SUTTER RD	1.00	RESIDENTIAL	44,681.00	105,544.00	150,225.00	99.14	99.15
509-151-071-000	1534 SHARON RD	2.00	RESIDENTIAL	32,347.00	167,983.00	200,330.00	198.28	198.30
509-151-072-000	1540 SHARON AVE	1.00	RESIDENTIAL	147,900.00	209,100.00	357,000.00	99.14	99.15
509-151-073-000	1548 SHARON AVE	1.00	RESIDENTIAL	90,000.00	70,000.00	160,000.00	99.14	99.15
509-151-075-000	NO SITUS AVAILABLE	0.33	VACANT	32,808.00	-	32,808.00	33.04	33.05
509-151-078-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	156,941.00	36,214.00	193,155.00	99.14	99.15
509-151-082-000	1465 SHARON AVE	1.00	RESIDENTIAL	8,916.00	279,166.00	288,082.00	99.14	99.15
509-151-083-000	250 DRY CREEK LN	1.00	RESIDENTIAL	72,315.00	173,980.00	246,295.00	99.14	99.15
509-151-084-000	1563 SHARON AVE	2.00	RESIDENTIAL	58,522.00	-	58,522.00	198.28	198.30
509-151-085-000	1551 SHARON AVE	2.00	RESIDENTIAL	49,333.00	-	49,333.00	198.28	198.30
509-151-086-000	1545 SHARON AVE	2.00	RESIDENTIAL	49,333.00	288,410.00	337,743.00	198.28	198.30
509-162-001-000	1326 JUNKER RD	1.00	RESIDENTIAL	84,909.00	12,585.00	97,494.00	99.14	99.15
509-162-002-000	1314 JUNKER RD	1.00	RESIDENTIAL	229,500.00	397,800.00	627,300.00	99.14	99.15
509-162-003-000	1306 JUNKER RD	1.00	RESIDENTIAL	12,125.00	39,505.00	51,630.00	99.14	99.15
509-162-004-000	1298 JUNKER RD	1.00	RESIDENTIAL	210,235.00	310,312.00	520,547.00	99.14	99.15
509-162-005-000	1290 JUNKER RD	1.00	RESIDENTIAL	122,767.00	176,488.00	299,255.00	99.14	99.15
509-162-006-000	1224 JUNKER RD	1.00	RESIDENTIAL	76,727.00	199,336.00	276,063.00	99.14	99.15
509-162-007-000	2003 COCHRAN RD	1.00	RESIDENTIAL	103,400.00	174,680.00	278,080.00	99.14	99.15
509-162-008-000	1359 JUNKER RD	1.00	RESIDENTIAL	90,393.00	333,224.00	423,617.00	99.14	99.15
509-162-011-000	2109 COCHRAN RD	1.00	RESIDENTIAL	169,015.00	169,015.00	338,030.00	99.14	99.15
509-162-012-000	2101 COCHRAN RD	1.00	RESIDENTIAL	167,465.00	432,374.00	599,839.00	99.14	99.15
509-162-013-000	2071 COCHRAN RD	1.00	RESIDENTIAL	250,000.00	210,000.00	460,000.00	99.14	99.15
509-162-014-000	1336 UNDERHILL AVE	2.00	RESIDENTIAL	224,854.00	148,261.00	373,115.00	198.28	198.30
509-162-015-000	1312 UNDERHILL AVE	2.00	RESIDENTIAL	27,082.00	75,643.00	102,725.00	198.28	198.30
509-162-016-000	1325 UNDERHILL AVE	1.00	RESIDENTIAL	173,443.00	236,514.00	409,957.00	99.14	99.15
509-162-017-000	1313 UNDERHILL AVE	1.00	RESIDENTIAL	160,829.00	214,439.00	375,268.00	99.14	99.15
509-162-018-000	1281 UNDERHILL AVE	2.00	RESIDENTIAL	75,747.00	204,190.00	279,937.00	198.28	198.30
509-162-024-000	1294 QUAIL RUN CT	1.00	RESIDENTIAL	204,000.00	435,540.00	639,540.00	99.14	99.15
509-162-025-000	1284 QUAIL RUN CT	1.00	RESIDENTIAL	150,000.00	285,000.00	435,000.00	99.14	99.15
509-162-026-000	1274 QUAIL RUN CT	1.00	RESIDENTIAL	235,000.00	445,000.00	680,000.00	99.14	99.15
509-162-027-000	1264 QUAIL RUN CT	1.00	RESIDENTIAL	111,356.00	260,311.00	371,667.00	99.14	99.15
509-162-028-000	1254 QUAIL RUN CT	1.00	RESIDENTIAL	106,484.00	303,848.00	410,332.00	99.14	99.15
509-162-029-000	1244 QUAIL RUN CT	1.00	RESIDENTIAL	102,096.00	262,345.00	364,441.00	99.14	99.15
509-162-030-000	1234 QUAIL RUN CT	1.00	RESIDENTIAL	84,436.00	148,238.00	232,674.00	99.14	99.15
509-162-031-000	1224 QUAIL RUN CT	1.00	RESIDENTIAL	147,916.00	306,641.00	454,557.00	99.14	99.15
509-162-032-000	2255 COCHRAN RD	1.00	RESIDENTIAL	243,228.00	317,197.00	560,425.00	99.14	99.15
509-162-033-000	2241 COCHRAN RD	1.00	RESIDENTIAL	88,371.00	260,039.00	348,410.00	99.14	99.15
509-162-035-000	1394 AZALEA AVE	2.00	RESIDENTIAL	123,100.00	356,217.00	479,317.00	198.28	198.30
509-162-036-000	1378 AZALEA AVE	0.33	VACANT	66,395.00	-	66,395.00	33.04	33.05

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-162-037-000	1356 AZALEA AVE	1.00	RESIDENTIAL	120,723.00	301,815.00	422,538.00	99.14	99.15
509-162-038-000	1342 AZALEA AVE	1.00	RESIDENTIAL	66,727.00	126,248.00	192,975.00	99.14	99.15
509-162-039-000	1266 AZALEA AVE	2.00	RESIDENTIAL	186,847.00	370,908.00	557,755.00	198.28	198.30
509-162-040-000	1280 AZALEA AVE	1.00	RESIDENTIAL	210,235.00	322,710.00	532,945.00	99.14	99.15
509-162-041-000	1304 AZALEA AVE	1.00	RESIDENTIAL	130,000.00	205,000.00	335,000.00	99.14	99.15
509-162-042-000	1282 AZALEA AVE	1.00	RESIDENTIAL	116,413.00	158,560.00	274,973.00	99.14	99.15
509-162-043-000	1278 AZALEA AVE	1.00	RESIDENTIAL	165,700.00	142,620.00	308,320.00	99.14	99.15
509-162-044-000	1274 AZALEA AVE	1.00	RESIDENTIAL	216,601.00	160,901.00	377,502.00	99.14	99.15
509-162-045-000	1210 ADAMSSON CT	1.00	RESIDENTIAL	151,530.00	308,989.00	460,519.00	99.14	99.15
509-162-046-000	1230 ADAMSSON CT	1.00	RESIDENTIAL	141,386.00	241,539.00	382,925.00	99.14	99.15
509-162-047-000	1244 ADAMSSON CT	1.00	RESIDENTIAL	31,470.00	187,153.00	218,623.00	99.14	99.15
509-162-048-000	1245 ADAMSSON CT	1.00	RESIDENTIAL	160,829.00	300,215.00	461,044.00	99.14	99.15
509-162-049-000	1231 ADAMSSON CT	1.00	RESIDENTIAL	171,666.00	380,786.00	552,452.00	99.14	99.15
509-162-050-000	2333 COCHRAN RD	1.00	RESIDENTIAL	99,968.00	247,030.00	346,998.00	99.14	99.15
509-162-051-000	2361 COCHRAN RD	1.00	RESIDENTIAL	116,959.00	128,070.00	245,029.00	99.14	99.15
509-162-052-000	1248 AZALEA AVE	1.00	RESIDENTIAL	160,829.00	255,719.00	416,548.00	99.14	99.15
509-162-053-000	1236 AZALEA AVE	1.00	RESIDENTIAL	37,649.00	113,600.00	151,249.00	99.14	99.15
509-162-054-000	2395 COCHRAN RD	1.00	RESIDENTIAL	160,829.00	241,244.00	402,073.00	99.14	99.15
509-162-055-000	1295 MASON WAY	1.00	RESIDENTIAL	278,409.00	429,099.00	707,508.00	99.14	99.15
509-162-056-000	1240 MASON WAY	1.00	RESIDENTIAL	108,222.00	431,778.00	540,000.00	99.14	99.15
509-162-057-000	2281 COCHRAN RD	1.00	RESIDENTIAL	170,815.00	309,929.00	480,744.00	99.14	99.15
509-162-060-000	2055 COCHRAN RD	1.00	RESIDENTIAL	215,000.00	250,000.00	465,000.00	99.14	99.15
509-162-062-000	1327 JUNKER RD	1.00	RESIDENTIAL	24,697.00	58,838.00	83,535.00	99.14	99.15
509-162-063-000	1216 LANDIS CT	2.00	RESIDENTIAL	98,477.00	166,103.00	264,580.00	198.28	198.30
509-162-064-000	1242 LANDIS CT	0.33	VACANT	98,477.00	-	98,477.00	33.04	33.05
509-162-065-000	1276 LANDIS CT	0.33	VACANT	98,477.00	-	98,477.00	33.04	33.05
509-162-066-000	1294 LANDIS CT	1.00	RESIDENTIAL	98,477.00	197,978.00	296,455.00	99.14	99.15
509-162-067-000	1347 LANDIS CT	0.33	VACANT	147,728.00	-	147,728.00	33.04	33.05
509-162-068-000	1335 LANDIS CT	0.33	VACANT	98,477.00	-	98,477.00	33.04	33.05
509-162-069-000	1323 LANDIS CT	0.33	VACANT	98,477.00	-	98,477.00	33.04	33.05
509-162-070-000	1311 LANDIS CT	1.00	RESIDENTIAL	99,066.00	-	99,066.00	99.14	99.15
509-162-071-000	1277 LANDIS CT	0.33	VACANT	99,650.00	-	99,650.00	33.04	33.05
509-162-072-000	1245 LANDIS CT	1.00	RESIDENTIAL	98,477.00	242,610.00	341,087.00	99.14	99.15
509-162-073-000	1233 LANDIS CT	0.33	VACANT	98,477.00	-	98,477.00	33.04	33.05
509-162-074-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	2,395.00	100,245.00	102,640.00	99.14	99.15
509-162-075-000	1297 LANDIS CT	1.00	RESIDENTIAL	10,364.00	80,174.00	90,538.00	99.14	99.15
509-162-076-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	169,513.00	220,914.00	390,427.00	99.14	99.15
509-171-002-000	1285 CENTRAL AVE	1.00	RESIDENTIAL	107,855.00	114,554.00	222,409.00	99.14	99.15
509-171-014-000	1628 BARTOW RD	1.00	RESIDENTIAL	32,634.00	106,984.00	139,618.00	99.14	99.15
509-171-019-000	1711 BELLA VISTA RD	1.00	RESIDENTIAL	129,473.00	149,512.00	278,985.00	99.14	99.15
509-171-024-000	1225 CENTRAL AVE	1.60	COMMERCIAL	270,000.00	430,000.00	700,000.00	158.62	158.64
509-171-029-000	1825 BARTOW RD	1.00	RESIDENTIAL	211,269.00	392,361.00	622,880.00	99.14	99.15
509-171-030-000	1839 BARTOW RD	1.00	RESIDENTIAL	150,000.00	270,000.00	420,000.00	99.14	99.15
509-171-031-000	1855 BARTOW RD	1.00	RESIDENTIAL	73,938.00	213,959.00	287,897.00	99.14	99.15
509-171-032-000	1881 BARTOW RD	1.00	RESIDENTIAL	143,284.00	326,472.00	469,756.00	99.14	99.15
509-171-033-000	1891 BARTOW RD	1.00	RESIDENTIAL	84,476.00	286,465.00	370,941.00	99.14	99.15
509-171-034-000	1919 BARTOW RD	1.00	RESIDENTIAL	211,269.00	368,216.00	579,485.00	99.14	99.15
509-171-035-000	1921 BARTOW RD	2.00	RESIDENTIAL	170,000.00	260,000.00	430,000.00	198.28	198.30
509-171-036-000	1943 BARTOW RD	1.00	RESIDENTIAL	182,050.00	227,563.00	409,613.00	99.14	99.15
509-171-037-000	1957 BARTOW RD	1.00	RESIDENTIAL	150,316.00	368,969.00	519,285.00	99.14	99.15
509-171-038-000	1969 BARTOW RD	1.00	RESIDENTIAL	209,078.00	418,158.00	627,236.00	99.14	99.15
509-171-039-000	1977 BARTOW RD	1.00	RESIDENTIAL	173,275.00	298,345.00	471,620.00	99.14	99.15
509-171-040-000	1983 BARTOW RD	1.00	RESIDENTIAL	171,550.00	398,493.00	570,043.00	99.14	99.15
509-171-041-000	1990 BARTOW RD	1.00	RESIDENTIAL	184,825.00	271,463.00	456,288.00	99.14	99.15
509-171-042-000	1988 BARTOW RD	1.00	RESIDENTIAL	73,869.00	419,664.00	493,533.00	99.14	99.15
509-171-043-000	1976 BARTOW RD	1.00	RESIDENTIAL	93,713.00	261,708.00	355,421.00	99.14	99.15
509-171-044-000	1970 BARTOW RD	1.00	RESIDENTIAL	214,439.00	418,158.00	632,597.00	99.14	99.15
509-171-045-000	1960 BARTOW RD	1.00	RESIDENTIAL	112,682.00	386,359.00	499,041.00	99.14	99.15
509-171-046-000	1946 BARTOW RD	1.00	RESIDENTIAL	144,823.00	259,965.00	404,788.00	99.14	99.15
509-171-047-000	1928 BARTOW RD	1.00	RESIDENTIAL	184,708.00	311,547.00	496,255.00	99.14	99.15
509-171-048-000	1884 BARTOW RD	1.00	RESIDENTIAL	150,000.00	250,000.00	400,000.00	99.14	99.15
509-171-049-000	1844 BARTOW RD	1.00	RESIDENTIAL	159,059.00	353,475.00	512,534.00	99.14	99.15
509-171-050-000	1340 CREEK CT	1.00	RESIDENTIAL	236,514.00	425,725.00	662,239.00	99.14	99.15
509-171-052-000	1275 CREEK CT	1.00	RESIDENTIAL	145,016.00	373,697.00	518,713.00	99.14	99.15
509-171-053-000	1255 CREEK CT	1.00	RESIDENTIAL	113,000.00	322,542.00	440,822.00	99.14	99.15
509-171-054-000	1235 CREEK CT	1.00	RESIDENTIAL	177,536.00	266,307.00	443,843.00	99.14	99.15
509-171-055-000	1220 CREEK CT	1.00	RESIDENTIAL	90,103.00	344,825.00	434,928.00	99.14	99.15
509-171-056-000	1240 CREEK CT	1.00	RESIDENTIAL	122,222.00	362,778.00	485,000.00	99.14	99.15
509-171-057-000	1260 CREEK CT	1.00	RESIDENTIAL	225,354.00	807,882.00	1,033,236.00	99.14	99.15
509-171-058-000	1280 CREEK CT	1.00	RESIDENTIAL	177,536.00	372,833.00	550,369.00	99.14	99.15
509-171-059-000	1300 CREEK CT	2.00	RESIDENTIAL	197,514.00	395,031.00	592,545.00	198.28	198.30
509-171-060-000	1320 CREEK CT	1.00	RESIDENTIAL	96,363.00	310,338.00	406,701.00	99.14	99.15
509-171-062-000	1340 BRADY CT	1.00	RESIDENTIAL	157,676.00	370,539.00	528,215.00	99.14	99.15
509-171-063-000	1320 BRADY CT	1.00	RESIDENTIAL	161,262.00	338,130.00	499,392.00	99.14	99.15
509-171-064-000	1300 BRADY CT	1.00	RESIDENTIAL	130,000.00	220,000.00	350,000.00	99.14	99.15
509-171-065-000	1280 BRADY CT	1.00	RESIDENTIAL	178,699.00	420,470.00	599,169.00	99.14	99.15
509-171-066-000	1260 BRADY CT	1.00	RESIDENTIAL	84,936.00	266,642.00	351,578.00	99.14	99.15
509-171-067-000	1265 BRADY CT	1.00	RESIDENTIAL	118,357.00	272,225.00	390,582.00	99.14	99.15
509-171-068-000	1295 BRADY CT	1.00	RESIDENTIAL	184,708.00	344,794.00	529,502.00	99.14	99.15
509-171-069-000	1305 BRADY CT	1.00	RESIDENTIAL	79,647.00	236,252.00	315,899.00	99.14	99.15
509-171-070-000	1325 BRADY CT	1.00	RESIDENTIAL	73,655.00	187,229.00	260,884.00	99.14	99.15
509-171-071-000	1357 BRADY CT	1.00	RESIDENTIAL	76,727.00	184,163.00	260,890.00	99.14	99.15
509-171-072-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	139,385.00	-	139,385.00	99.14	99.15
509-171-073-000	1373 BRADY CT	1.00	RESIDENTIAL	78,086.00	266,797.00	344,883.00	99.14	99.15
509-171-074-000	1393 BRADY CT	1.00	RESIDENTIAL	142,028.00	252,106.00	394,134.00	99.14	99.15
509-171-075-000	1618 BARTOW RD	1.00	RESIDENTIAL	45,655.00	11,697.00	57,352.00	99.14	99.15
509-171-076-000	1620 BARTOW RD	1.00	RESIDENTIAL	45,654.00	131,292.00	176,946.00	99.14	99.15
509-171-077-000	1622 BARTOW RD	1.00	RESIDENTIAL	122,704.00	306,767.00	429,471.00	99.14	99.15
509-171-080-000	1175 SYLVAN PL	1.00	RESIDENTIAL	123,137.00	124,942.00	248,079.00	99.14	99.15
509-171-081-000	1180 SYLVAN PL	2.00	RESIDENTIAL	156,172.00	384,852.00	541,024.00	198.28	198.30

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
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Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-171-082-000	1667 BELLA VISTA RD	1.00	RESIDENTIAL	138,619.00	132,841.00	289,250.00	99.14	99.15
509-171-087-000	1781 BELLA VISTA RD	1.00	RESIDENTIAL	40,736.00	26,941.00	67,677.00	99.14	99.15
509-171-088-000	1739 BELLA VISTA RD	1.00	RESIDENTIAL	143,531.00	239,248.00	382,779.00	99.14	99.15
509-171-089-000	1244 SYLVAN PL	1.00	RESIDENTIAL	140,000.00	280,000.00	420,000.00	99.14	99.15
509-171-090-000	1233 SYLVAN PL	1.00	RESIDENTIAL	182,070.00	488,988.00	671,058.00	99.14	99.15
509-171-091-000	1221 SYLVAN PL	2.00	RESIDENTIAL	139,439.00	362,542.00	501,981.00	198.28	198.30
509-171-092-000	1671 BELLA VISTA RD	1.00	RESIDENTIAL	280,500.00	464,100.00	744,600.00	99.14	99.15
509-181-003-000	1551 CENTRAL AVE	0.33	VACANT	10,391.00	-	10,391.00	33.04	33.05
509-181-005-000	1515 CENTRAL AVE	2.00	RESIDENTIAL	214,439.00	262,687.00	477,126.00	198.28	198.30
509-181-010-000	1791 BARTOW RD	1.00	RESIDENTIAL	65,172.00	81,671.00	146,843.00	99.14	99.15
509-181-012-000	1523 CENTRAL AVE	3.00	RESIDENTIAL	55,257.00	122,258.00	186,368.00	297.42	297.45
509-181-015-000	1970 SCOTT RD	2.00	RESIDENTIAL	91,041.00	65,846.00	156,887.00	198.28	198.30
509-181-023-000	NO SITUS AVAILABLE	0.33	VACANT	19,910.00	-	19,910.00	33.04	33.05
509-181-025-000	1621 BARTOW RD	1.00	RESIDENTIAL	204,000.00	236,640.00	440,640.00	99.14	99.15
509-181-027-000	1729 BARTOW RD	1.00	RESIDENTIAL	86,194.00	53,840.00	140,034.00	99.14	99.15
509-181-029-000	1441 CENTRAL AVE	1.00	RESIDENTIAL	145,016.00	161,749.00	306,765.00	99.14	99.15
509-181-030-000	1449 CENTRAL AVE	1.00	RESIDENTIAL	18,470.00	51,162.00	86,132.00	99.14	99.15
509-181-031-000	1475 CENTRAL AVE	2.00	RESIDENTIAL	226,424.00	-	247,236.00	198.28	198.30
509-181-041-000	1811 BARTOW RD	1.00	RESIDENTIAL	464,153.00	185,656.00	649,809.00	99.14	99.15
509-181-042-000	1497 CENTRAL AVE	2.00	RESIDENTIAL	224,726.00	281,948.00	506,674.00	198.28	198.30
509-181-043-000	1505 CENTRAL AVE	0.33	VACANT	15,606.00	-	15,606.00	33.04	33.05
509-181-044-000	1685 BARTOW RD	1.00	RESIDENTIAL	153,109.00	278,879.00	431,988.00	99.14	99.15
509-181-046-000	1655 BARTOW RD	1.00	RESIDENTIAL	123,137.00	128,064.00	251,201.00	99.14	99.15
509-181-047-000	1665 BARTOW RD	1.00	RESIDENTIAL	139,385.00	192,996.00	332,381.00	99.14	99.15
509-181-048-000	1675 BARTOW RD	1.00	RESIDENTIAL	115,515.00	179,048.00	294,563.00	99.14	99.15
509-181-050-000	1449 HIDDEN SPRINGS CT	1.00	RESIDENTIAL	420,240.00	532,236.00	952,476.00	99.14	99.15
509-181-051-000	1417 HIDDEN SPRINGS CT	1.00	RESIDENTIAL	163,356.00	276,389.00	439,745.00	99.14	99.15
509-181-052-000	1385 HIDDEN SPRINGS CT	1.00	RESIDENTIAL	179,696.00	261,381.00	441,077.00	99.14	99.15
509-181-054-000	1400 HIDDEN SPRINGS CT	1.00	RESIDENTIAL	94,736.00	349,310.00	444,046.00	99.14	99.15
509-181-055-000	1390 HIDDEN SPRINGS CT	1.00	RESIDENTIAL	80,211.00	345,007.00	425,218.00	99.14	99.15
509-181-058-000	1581 CENTRAL AVE	1.66	COMMERCIAL	2,727,680.00	4,920,012.00	7,647,692.00	164.56	164.59
509-181-060-000	1585 CENTRAL AVE	1.00	COMMERCIAL	1,561,125.00	1,080,028.00	2,641,153.00	99.14	99.15
509-181-061-000	144 & 146 & 1 46 WEIRUP LN	2.00	RESIDENTIAL	414,439.00	204,750.00	619,189.00	198.28	198.30
509-191-007-000	1607 CENTRAL AVE	1.00	COMMERCIAL	177,264.00	283,284.00	460,548.00	99.14	99.15
509-191-016-000	1631 CENTRAL AVE	1.00	COMMERCIAL	459,000.00	408,000.00	867,000.00	99.14	99.15
509-191-018-000	1750 SUTTER RD	48.00	RESIDENTIAL	252,522.00	1,114,343.00	1,386,835.00	4,758.72	4,759.20
509-191-022-000	NO SITUS AVAILABLE	0.33	VACANT	60,819.00	-	60,819.00	33.04	33.05
509-191-027-000	1605 CENTRAL AVE	1.00	COMMERCIAL	400,000.00	847,000.00	1,247,000.00	99.14	99.15
509-191-032-000	1681 HIDEAWAY CT	2.00	RESIDENTIAL	142,674.00	254,337.00	397,011.00	198.28	198.30
509-191-033-000	1685 HIDEAWAY CT	2.00	RESIDENTIAL	142,674.00	246,271.00	388,945.00	198.28	198.30
509-191-034-000	1689 HIDEAWAY CT	2.00	RESIDENTIAL	142,333.00	249,401.00	391,734.00	198.28	198.30
509-191-035-000	1693 HIDEAWAY CT	2.00	RESIDENTIAL	142,674.00	246,271.00	388,945.00	198.28	198.30
509-191-036-000	1697 HIDEAWAY CT	1.00	RESIDENTIAL	147,900.00	295,800.00	443,700.00	99.14	99.15
509-191-037-000	1701 HIDEAWAY CT	1.00	RESIDENTIAL	148,523.00	197,911.00	346,434.00	99.14	99.15
509-191-038-000	1705 HIDEAWAY CT	1.00	RESIDENTIAL	148,523.00	179,469.00	327,992.00	99.14	99.15
509-191-039-000	1709 HIDEAWAY CT	1.00	RESIDENTIAL	148,523.00	191,844.00	340,367.00	99.14	99.15
509-191-040-000	1715 HIDEAWAY CT	1.00	RESIDENTIAL	128,663.00	203,717.00	332,380.00	99.14	99.15
509-191-041-000	1719 HIDEAWAY CT	2.00	RESIDENTIAL	78,454.00	238,826.00	317,280.00	198.28	198.30
509-191-042-000	1682 HIDEAWAY CT	1.00	RESIDENTIAL	141,386.00	201,478.00	342,864.00	99.14	99.15
509-191-043-000	1686 HIDEAWAY CT	1.00	RESIDENTIAL	117,941.00	284,133.00	402,074.00	99.14	99.15
509-191-044-000	1690 HIDEAWAY CT	1.00	RESIDENTIAL	148,878.00	235,727.00	384,605.00	99.14	99.15
509-191-045-000	1694 HIDEAWAY CT	1.00	RESIDENTIAL	160,901.00	232,073.00	392,974.00	99.14	99.15
509-191-046-000	1698 HIDEAWAY CT	1.00	RESIDENTIAL	125,000.00	135,000.00	260,000.00	99.14	99.15
509-191-048-000	1680 SUTTER RD	1.00	COMMERCIAL	261,466.00	784,423.00	1,045,889.00	99.14	99.15
509-191-049-000	1690 SUTTER RD	1.00	COMMERCIAL	120,130.00	586,830.00	706,960.00	99.14	99.15
509-191-050-000	55 WEIRUP LN	8.00	RESIDENTIAL	113,124.00	565,648.00	678,772.00	793.12	793.20
509-191-051-000	1686 SANDPIPER LN #9	10.00	RESIDENTIAL	113,124.00	631,251.00	744,375.00	991.40	991.50
509-191-052-000	1690 SUTTER RD	10.00	RESIDENTIAL	113,125.00	631,251.00	744,376.00	991.40	991.50
509-191-053-000	1699 CENTRAL AVE	0.33	VACANT	305,437.00	-	305,437.00	33.04	33.05
509-191-055-000	1697 CENTRAL AVE	1.00	COMMERCIAL	283,706.00	-	283,706.00	99.14	99.15
509-191-056-000	100 WEIRUP LN	1.00	RESIDENTIAL	9,118.00	20,925.00	30,043.00	99.14	99.15
509-201-021-000	1872 SUTTER RD	46.00	RESIDENTIAL	166,707.00	2,214,168.00	2,413,835.00	4,560.44	4,560.90
509-201-026-000	1617 KELLNER AVE	2.00	RESIDENTIAL	8,658.00	21,294.00	29,952.00	198.28	198.30
509-201-028-000	1800 SUTTER RD	28.00	RESIDENTIAL	877,801.00	294,561.00	1,172,362.00	2,775.92	2,776.20
509-201-032-000	1938 SUTTER RD	1.00	RESIDENTIAL	147,164.00	63,069.00	210,233.00	99.14	99.15
509-201-033-000	1639 KELLNER AVE	1.00	RESIDENTIAL	108,914.00	-	120,914.00	99.14	99.15
509-201-034-000	1647 KELLNER AVE	1.00	RESIDENTIAL	143,030.00	70,928.00	213,958.00	99.14	99.15
509-201-035-000	1625 KELLNER AVE	1.00	RESIDENTIAL	44,618.00	5,576.00	50,194.00	99.14	99.15
509-201-037-000	1996 SUTTER RD	1.00	RESIDENTIAL	27,584.00	10,104.00	37,688.00	99.14	99.15
509-201-038-000	1669 KELLNER AVE	1.00	RESIDENTIAL	63,378.00	3,615.00	66,993.00	99.14	99.15
509-201-041-000	1930 SUTTER RD	2.00	RESIDENTIAL	54,985.00	158,810.00	213,795.00	198.28	198.30
509-201-042-000	1928 SUTTER RD	2.00	RESIDENTIAL	90,476.00	229,545.00	320,021.00	198.28	198.30
509-201-045-000	1659 BLACKHAWK LN	54.00	RESIDENTIAL	115,689.00	2,920,888.00	3,066,247.00	5,353.56	5,354.10
509-201-046-000	1860 SANDPIPER LN	64.00	RESIDENTIAL	359,588.00	4,350,931.00	4,745,859.00	6,344.96	6,345.60
509-201-047-000	1645 BLACKHAWK LN	1.00	RESIDENTIAL	40,780.00	113,542.00	154,322.00	99.14	99.15
509-201-048-000	1644 KELLNER AVE	2.00	RESIDENTIAL	20,773.00	54,199.00	74,972.00	198.28	198.30
509-201-049-000	1970 SUTTER RD	2.00	RESIDENTIAL	138,619.00	306,120.00	444,739.00	198.28	198.30
509-201-050-000	1978 SUTTER RD	2.00	RESIDENTIAL	126,760.00	235,417.00	362,177.00	198.28	198.30
509-201-051-000	1952 SUTTER RD	2.00	RESIDENTIAL	9,525.00	302,057.00	311,582.00	198.28	198.30
509-212-001-000	1776 MYGINA AVE	1.00	RESIDENTIAL	97,435.00	153,120.00	250,555.00	99.14	99.15
509-212-002-000	1768 MYGINA AVE	1.00	RESIDENTIAL	153,924.00	350,591.00	504,515.00	99.14	99.15
509-212-003-000	1805 MELVIN HILL RD	1.00	RESIDENTIAL	31,819.00	81,332.00	113,151.00	99.14	99.15
509-212-004-000	1723 MARKET AVE	2.00	RESIDENTIAL	87,490.00	36,088.00	123,578.00	198.28	198.30
509-212-005-000	1724 MYGINA AVE	1.00	RESIDENTIAL	46,029.00	15,336.00	61,365.00	99.14	99.15
509-212-006-000	1801 MARKET AVE	1.00	RESIDENTIAL	35,866.00	92,896.00	128,762.00	99.14	99.15
509-212-007-000	1817 SUTTER RD	1.00	RESIDENTIAL	55,874.00	97,389.00	153,263.00	99.14	99.15
509-212-008-000	1831 SUTTER RD	1.00	RESIDENTIAL	60,261.00	93,410.00	153,671.00	99.14	99.15
509-212-009-000	1841 SUTTER RD	1.00	RESIDENTIAL	122,704.00	200,791.00	323,495.00	99.14	99.15
509-212-010-000	1717 MYGINA AVE	2.00	RESIDENTIAL	187,562.00	197,470.00	385,032.00	198.28	198.30
509-212-011-000	1725 MYGINA AVE	1.00	RESIDENTIAL	161,282.00	190,554.00	351,836.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-212-012-000	1735 MYGINA AVE	1.00	RESIDENTIAL	193,800.00	306,000.00	499,800.00	99.14	99.15
509-212-013-000	1745 MYGINA AVE	1.00	RESIDENTIAL	63,060.00	117,397.00	180,457.00	99.14	99.15
509-212-014-000	1759 MYGINA AVE	1.00	RESIDENTIAL	131,396.00	245,975.00	377,371.00	99.14	99.15
509-212-015-000	1767 MYGINA AVE	1.00	RESIDENTIAL	105,200.00	158,450.00	263,650.00	99.14	99.15
509-212-016-000	1783 MYGINA AVE	1.00	RESIDENTIAL	125,000.00	135,000.00	260,000.00	99.14	99.15
509-212-017-000	1785 MYGINA AVE	1.00	RESIDENTIAL	57,921.00	55,024.00	112,945.00	99.14	99.15
509-212-018-000	1756 WATERS AVE	9.00	RESIDENTIAL	38,313.00	172,524.00	210,837.00	892.26	892.35
509-212-021-000	1921 SUTTER RD	2.00	RESIDENTIAL	36,784.00	27,584.00	64,368.00	198.28	198.30
509-212-022-000	1901 SUTTER RD	2.00	RESIDENTIAL	155,080.00	142,674.00	297,754.00	198.28	198.30
509-212-023-000	1716 VAN EATON AVE	2.00	RESIDENTIAL	83,662.00	33,464.00	117,126.00	198.28	198.30
509-212-024-000	1734 VAN EATON AVE	1.00	RESIDENTIAL	100,394.00	16,731.00	117,125.00	99.14	99.15
509-212-025-000	1741 WATERS AVE	1.00	RESIDENTIAL	154,712.00	297,360.00	452,072.00	99.14	99.15
509-212-026-000	1750 VAN EATON AVE	1.00	RESIDENTIAL	44,196.00	99,109.00	143,305.00	99.14	99.15
509-212-027-000	1751 WATERS AVE	1.00	RESIDENTIAL	107,219.00	139,385.00	246,604.00	99.14	99.15
509-212-028-000	1760 VAN EATON AVE	1.00	RESIDENTIAL	44,196.00	60,109.00	104,305.00	99.14	99.15
509-212-029-000	1763 WATERS AVE	1.00	RESIDENTIAL	8,658.00	12,126.00	20,784.00	99.14	99.15
509-212-030-000	1774 VAN EATON AVE	1.00	RESIDENTIAL	23,418.00	32,398.00	55,816.00	99.14	99.15
509-212-031-000	1791 WATERS AVE	1.00	RESIDENTIAL	12,125.00	34,671.00	46,796.00	99.14	99.15
509-212-032-000	1786 VAN EATON AVE	1.00	RESIDENTIAL	63,886.00	168,017.00	231,903.00	99.14	99.15
509-213-001-000	1795 VAN EATON AVE	1.00	RESIDENTIAL	164,182.00	198,601.00	362,783.00	99.14	99.15
509-213-002-000	1775 VAN EATON AVE	1.00	RESIDENTIAL	31,265.00	33,106.00	64,371.00	99.14	99.15
509-213-003-000	NO SITUS AVAILABLE	0.33	VACANT	136,468.00	-	136,468.00	33.04	33.05
509-213-005-000	1947 SUTTER RD	1.00	RESIDENTIAL	18,837.00	692,605.00	754,582.00	99.14	99.15
509-213-006-000	1942 KIWI LN	1.00	RESIDENTIAL	7,994.00	8,439.00	70,448.00	99.14	99.15
509-213-007-000	1946 KIWI LN	1.00	RESIDENTIAL	193,800.00	216,240.00	410,040.00	99.14	99.15
509-213-008-000	1943 KIWI LN	1.00	RESIDENTIAL	37,146.00	80,647.00	117,793.00	99.14	99.15
509-213-009-000	1776 LIME AVE	1.00	RESIDENTIAL	84,092.00	134,247.00	218,339.00	99.14	99.15
509-213-010-000	1780 LIME AVE	1.00	RESIDENTIAL	170,751.00	144,346.00	315,097.00	99.14	99.15
509-213-011-000	1798 LIME AVE	1.00	RESIDENTIAL	44,681.00	30,458.00	75,139.00	99.14	99.15
509-213-012-000	1800 LIME AVE	1.00	RESIDENTIAL	88,365.00	182,624.00	270,989.00	99.14	99.15
509-213-013-000	1772 LIME AVE	1.00	RESIDENTIAL	124,062.00	136,468.00	260,530.00	99.14	99.15
509-213-014-000	1768 LIME AVE	1.00	RESIDENTIAL	115,628.00	198,146.00	313,774.00	99.14	99.15
509-213-015-000	1945 KIWI LN	1.00	RESIDENTIAL	32,016.00	51,984.00	84,000.00	99.14	99.15
509-213-016-000	1746 LIME AVE	1.00	RESIDENTIAL	47,126.00	5,886.00	53,012.00	99.14	99.15
509-213-017-000	1981 KIWI LN	1.00	RESIDENTIAL	160,962.00	222,777.00	383,739.00	99.14	99.15
509-213-018-000	1984 KIWI LN	1.00	RESIDENTIAL	74,030.00	133,220.00	207,250.00	99.14	99.15
509-213-019-000	1726 LIME AVE	1.00	RESIDENTIAL	31,819.00	119,351.00	151,170.00	99.14	99.15
509-213-020-000	1716 LIME AVE	1.00	RESIDENTIAL	160,962.00	206,035.00	366,997.00	99.14	99.15
509-213-021-000	1983 SUTTER RD	4.00	RESIDENTIAL	170,432.00	119,932.00	290,364.00	396.56	396.60
509-213-022-000	1707 VAN EATON AVE	1.00	RESIDENTIAL	142,173.00	169,513.00	311,686.00	99.14	99.15
509-213-023-000	1711 VAN EATON AVE	1.00	RESIDENTIAL	140,454.00	254,898.00	395,352.00	99.14	99.15
509-213-024-000	1715 VAN EATON AVE	1.00	RESIDENTIAL	120,299.00	235,133.00	355,432.00	99.14	99.15
509-221-006-000	1681 SUTTER RD #A	1.00	COMMERCIAL	249,516.00	334,998.00	584,514.00	99.14	99.15
509-221-011-000	1735 LUNSFORD AVE	1.00	RESIDENTIAL	114,896.00	14,762.00	129,658.00	99.14	99.15
509-221-013-000	1777 SUTTER RD	1.00	RESIDENTIAL	73,581.00	158,532.00	253,580.00	99.14	99.15
509-221-016-000	1765 MARKET AVE	2.00	RESIDENTIAL	79,647.00	179,215.00	258,862.00	198.28	198.30
509-221-017-000	1773 LUNSFORD AVE	1.00	RESIDENTIAL	147,900.00	217,260.00	365,160.00	99.14	99.15
509-221-018-000	1776 LUNSFORD AVE	1.00	RESIDENTIAL	44,184.00	73,073.00	117,257.00	99.14	99.15
509-221-019-000	1751 LUNSFORD AVE	1.00	RESIDENTIAL	28,282.00	44,196.00	72,478.00	99.14	99.15
509-221-020-000	1765 LUNSFORD AVE	1.00	RESIDENTIAL	111,550.00	239,276.00	350,826.00	99.14	99.15
509-221-023-000	1786 LUNSFORD AVE	1.00	RESIDENTIAL	139,385.00	175,840.00	315,225.00	99.14	99.15
509-221-024-000	1787 LUNSFORD AVE	1.00	RESIDENTIAL	186,720.00	91,295.00	278,015.00	99.14	99.15
509-221-026-000	1717 LUNSFORD AVE	2.00	RESIDENTIAL	120,723.00	181,086.00	301,809.00	198.28	198.30
509-221-028-000	1751 SUTTER RD	1.00	RESIDENTIAL	9,952.00	35,968.00	45,920.00	99.14	99.15
509-221-030-000	1649 SUTTER RD	1.00	COMMERCIAL	285,097.00	1,021,190.00	1,384,547.00	99.14	99.15
509-221-031-000	1685 SUTTER RD	2.22	COMMERCIAL	628,414.00	462,070.00	1,090,484.00	220.08	220.11
509-221-034-000	1776 MARKET AVE	2.00	RESIDENTIAL	136,651.00	110,372.00	247,023.00	198.28	198.30
509-221-035-000	1770 MARKET AVE	1.00	RESIDENTIAL	95,650.00	203,983.00	299,633.00	99.14	99.15
509-221-041-000	1725 SUTTER RD	1.00	COMMERCIAL	161,457.00	342,640.00	512,897.00	99.14	99.15
509-221-042-000	1760 LUNSFORD AVE	1.00	RESIDENTIAL	131,396.00	183,955.00	315,351.00	99.14	99.15
509-221-043-000	1631 SUTTER RD	1.00	COMMERCIAL	164,045.00	164,045.00	328,090.00	99.14	99.15
509-221-044-000	1701 CENTRAL AVE	1.00	COMMERCIAL	148,651.00	286,700.00	440,257.00	99.14	99.15
509-221-047-000	1727 CENTRAL AVE	1.00	COMMERCIAL	48,248.00	305,576.00	353,824.00	99.14	99.15
509-221-048-000	1715 CENTRAL AVE	1.00	COMMERCIAL	12,548.00	63,164.00	75,712.00	99.14	99.15
509-221-049-000	1711 CENTRAL AVE	1.00	COMMERCIAL	27,886.00	147,385.00	175,271.00	99.14	99.15
509-221-050-000	1733 CENTRAL AVE	1.00	COMMERCIAL	24,155.00	217,519.00	241,674.00	99.14	99.15
509-221-051-000	1735 CENTRAL AVE	1.00	COMMERCIAL	31,013.00	203,446.00	234,459.00	99.14	99.15
509-221-052-000	1737 CENTRAL AVE	1.00	COMMERCIAL	71,688.00	203,947.00	275,635.00	99.14	99.15
509-221-053-000	1751 CENTRAL AVE	1.00	COMMERCIAL	423,110.00	600,643.00	1,023,753.00	99.14	99.15
509-221-054-000	1761 CENTRAL AVE	0.33	VACANT	156,021.00	-	156,021.00	33.04	33.05
509-221-056-000	1661 SUTTER RD	1.00	RESIDENTIAL	80,413.00	134,023.00	214,436.00	99.14	99.15
509-221-057-000	NO SITUS AVAILABLE	0.33	VACANT	123,302.00	-	123,302.00	33.04	33.05
509-221-058-000	1795 CENTRAL AVE	1.00	COMMERCIAL	417,081.00	422,650.00	839,731.00	99.14	99.15
509-221-059-000	1791 SUTTER RD	1.12	COMMERCIAL	68,520.00	348,627.00	430,622.00	111.02	111.05
509-221-060-000	1657 SUTTER RD	1.67	COMMERCIAL	747,324.00	2,983,481.00	3,730,805.00	165.56	165.58
509-221-062-000	1781 CENTRAL AVE	1.00	COMMERCIAL	213,045.00	1,905,658.00	2,118,703.00	99.14	99.15
509-221-063-000	NO SITUS AVAILABLE	0.33	VACANT	413,298.00	-	413,298.00	33.04	33.05
509-232-001-000	1675 NOBLE CT	1.00	RESIDENTIAL	120,723.00	108,047.00	228,770.00	99.14	99.15
509-232-002-000	1685 NOBLE CT	1.00	RESIDENTIAL	67,436.00	145,389.00	212,825.00	99.14	99.15
509-232-003-000	1695 NOBLE CT	1.00	RESIDENTIAL	127,066.00	195,222.00	322,288.00	99.14	99.15
509-232-004-000	1705 NOBLE CT	1.00	RESIDENTIAL	64,566.00	172,741.00	237,307.00	99.14	99.15
509-232-005-000	1715 NOBLE CT	1.00	RESIDENTIAL	175,000.00	325,000.00	500,000.00	99.14	99.15
509-232-006-000	1725 NOBLE CT	1.00	RESIDENTIAL	49,814.00	119,966.00	169,780.00	99.14	99.15
509-232-007-000	1735 NOBLE CT	1.00	RESIDENTIAL	49,814.00	133,470.00	183,284.00	99.14	99.15
509-232-008-000	1745 NOBLE CT	1.00	RESIDENTIAL	130,191.00	158,598.00	288,789.00	99.14	99.15
509-232-009-000	1755 NOBLE CT	1.00	RESIDENTIAL	160,766.00	310,347.00	471,113.00	99.14	99.15
509-232-010-000	1765 NOBLE CT	1.00	RESIDENTIAL	59,976.00	123,297.00	183,273.00	99.14	99.15
509-232-011-000	1780 NOBLE CT	1.00	RESIDENTIAL	167,465.00	274,647.00	442,112.00	99.14	99.15
509-232-012-000	1770 NOBLE CT	1.00	RESIDENTIAL	62,071.00	154,371.00	216,442.00	99.14	99.15
509-232-013-000	1760 NOBLE CT	1.00	RESIDENTIAL	97,435.00	232,468.00	329,903.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-232-014-000	1750 NOBLE CT	1.00	RESIDENTIAL	100,000.00	145,000.00	245,000.00	99.14	99.15
509-232-015-000	1740 NOBLE CT	1.00	RESIDENTIAL	129,605.00	178,854.00	308,459.00	99.14	99.15
509-232-016-000	1730 NOBLE CT	1.00	RESIDENTIAL	124,848.00	299,635.00	424,483.00	99.14	99.15
509-232-017-000	1670 NOBLE CT	1.00	RESIDENTIAL	167,402.00	269,135.00	436,537.00	99.14	99.15
509-232-018-000	1901 CENTRAL AVE	1.84	COMMERCIAL	481,281.00	1,074,329.00	1,555,610.00	182.40	182.44
509-232-019-000	1911 CENTRAL AVE	1.00	RESIDENTIAL	14,726.00	57,212.00	71,938.00	99.14	99.15
509-232-020-000	1655 HEARTWOOD DR	1.00	RESIDENTIAL	62,027.00	167,411.00	229,438.00	99.14	99.15
509-232-021-000	1715 HEARTWOOD DR	1.00	RESIDENTIAL	55,464.00	143,880.00	199,344.00	99.14	99.15
509-232-022-000	1725 HEARTWOOD DR	1.00	RESIDENTIAL	56,333.00	197,997.00	254,330.00	99.14	99.15
509-232-023-000	1735 HEARTWOOD DR	1.00	RESIDENTIAL	154,712.00	216,601.00	371,313.00	99.14	99.15
509-232-024-000	1745 HEARTWOOD DR	1.00	RESIDENTIAL	120,299.00	235,132.00	355,431.00	99.14	99.15
509-232-025-000	1755 HEARTWOOD DR	1.00	RESIDENTIAL	147,900.00	340,680.00	488,580.00	99.14	99.15
509-232-026-000	1765 HEARTWOOD DR	1.00	RESIDENTIAL	100,000.00	155,000.00	255,000.00	99.14	99.15
509-232-027-000	1775 HEARTWOOD DR	1.00	RESIDENTIAL	65,164.00	140,479.00	205,643.00	99.14	99.15
509-232-028-000	1785 HEARTWOOD DR	1.00	RESIDENTIAL	131,236.00	271,223.00	402,459.00	99.14	99.15
509-232-029-000	1910 ACACIA CT	1.00	RESIDENTIAL	65,333.00	155,191.00	220,524.00	99.14	99.15
509-232-030-000	1920 ACACIA CT	1.00	RESIDENTIAL	177,316.00	328,373.00	505,689.00	99.14	99.15
509-232-031-000	1930 ACACIA CT	1.00	RESIDENTIAL	150,316.00	262,375.00	412,691.00	99.14	99.15
509-232-032-000	1935 ACACIA CT	1.00	RESIDENTIAL	141,907.00	246,363.00	388,270.00	99.14	99.15
509-232-033-000	1925 ACACIA CT	1.00	RESIDENTIAL	120,723.00	144,749.00	265,472.00	99.14	99.15
509-232-034-000	1915 ACACIA CT	1.00	RESIDENTIAL	116,150.00	225,478.00	341,628.00	99.14	99.15
509-232-035-000	1905 ACACIA CT	1.00	RESIDENTIAL	64,566.00	192,114.00	256,680.00	99.14	99.15
509-232-036-000	1805 HEARTWOOD DR	1.00	RESIDENTIAL	147,368.00	274,647.00	422,015.00	99.14	99.15
509-232-037-000	1815 HEARTWOOD DR	1.00	RESIDENTIAL	130,050.00	227,847.00	357,897.00	99.14	99.15
509-232-038-000	1825 HEARTWOOD DR	1.00	RESIDENTIAL	48,615.00	130,172.00	178,787.00	99.14	99.15
509-233-001-000	1660 HEARTWOOD DR	2.90	COMMERCIAL	1,102,748.00	6,158,381.00	7,336,549.00	287.50	287.54
509-233-002-000	1811 CENTRAL AVE	1.00	COMMERCIAL	191,598.00	606,766.00	798,364.00	99.14	99.15
509-233-005-000	1805 CENTRAL AVE	1.00	COMMERCIAL	46,949.00	150,409.00	197,358.00	99.14	99.15
509-233-006-000	1807 CENTRAL AVE	1.00	COMMERCIAL	113,781.00	244,630.00	358,411.00	99.14	99.15
509-233-007-000	1670 HEARTWOOD DR	1.00	RESIDENTIAL	153,000.00	257,550.00	410,550.00	99.14	99.15
509-233-008-000	1680 HEARTWOOD DR	1.00	RESIDENTIAL	49,502.00	105,203.00	154,705.00	99.14	99.15
509-233-009-000	1690 HEARTWOOD DR	1.00	RESIDENTIAL	117,941.00	218,727.00	336,668.00	99.14	99.15
509-233-010-000	1860 MANZANITA ST	1.00	RESIDENTIAL	157,807.00	195,682.00	353,489.00	99.14	99.15
509-233-011-000	1850 MANZANITA ST	1.00	RESIDENTIAL	124,848.00	277,786.00	402,634.00	99.14	99.15
509-233-012-000	1840 MANZANITA ST	1.00	RESIDENTIAL	62,603.00	109,569.00	172,172.00	99.14	99.15
509-233-013-000	1830 MANZANITA ST	1.00	RESIDENTIAL	51,996.00	109,211.00	161,207.00	99.14	99.15
509-233-014-000	1820 MANZANITA ST	1.00	RESIDENTIAL	115,628.00	229,156.00	344,784.00	99.14	99.15
509-233-015-000	1810 MANZANITA ST	1.00	RESIDENTIAL	90,476.00	162,169.00	252,645.00	99.14	99.15
509-233-016-000	1800 MANZANITA ST	1.00	RESIDENTIAL	130,191.00	142,028.00	272,219.00	99.14	99.15
509-233-017-000	1700 SITKA CT	1.00	RESIDENTIAL	142,674.00	148,878.00	291,552.00	99.14	99.15
509-233-018-000	1710 SITKA CT	1.00	RESIDENTIAL	120,299.00	289,815.00	410,114.00	99.14	99.15
509-233-019-000	1720 SITKA CT	1.00	RESIDENTIAL	53,036.00	110,070.00	163,106.00	99.14	99.15
509-233-020-000	1730 SITKA CT	1.00	RESIDENTIAL	100,000.00	135,000.00	235,000.00	99.14	99.15
509-233-021-000	1740 SITKA CT	1.00	RESIDENTIAL	124,848.00	263,221.00	388,069.00	99.14	99.15
509-233-022-000	1750 SITKA CT	1.00	RESIDENTIAL	53,036.00	113,163.00	166,199.00	99.14	99.15
509-233-023-000	1760 SITKA CT	1.00	RESIDENTIAL	46,849.00	126,812.00	173,661.00	99.14	99.15
509-233-024-000	1770 SITKA CT	0.33	VACANT	57,203.00	-	57,203.00	33.04	33.05
509-233-025-000	1780 SITKA CT	1.00	RESIDENTIAL	55,510.00	233,396.00	288,906.00	99.14	99.15
509-233-026-000	1785 SITKA CT	1.00	RESIDENTIAL	50,382.00	129,667.00	180,049.00	99.14	99.15
509-233-027-000	1775 SITKA CT	1.00	RESIDENTIAL	50,382.00	117,326.00	167,708.00	99.14	99.15
509-233-028-000	1765 SITKA CT	1.00	RESIDENTIAL	120,299.00	224,196.00	344,495.00	99.14	99.15
509-233-029-000	1755 SITKA CT	1.00	RESIDENTIAL	131,236.00	229,664.00	360,900.00	99.14	99.15
509-233-030-000	1745 SITKA CT	1.00	RESIDENTIAL	117,941.00	210,150.00	328,091.00	99.14	99.15
509-233-031-000	1725 SITKA CT	1.00	RESIDENTIAL	103,962.00	155,943.00	259,905.00	99.14	99.15
509-233-032-000	1835 MANZANITA ST	1.00	RESIDENTIAL	55,144.00	134,798.00	189,942.00	99.14	99.15
509-233-033-000	1845 MANZANITA ST	1.00	RESIDENTIAL	55,229.00	147,011.00	202,240.00	99.14	99.15
509-233-034-000	1855 MANZANITA ST	1.00	RESIDENTIAL	124,848.00	313,160.00	438,008.00	99.14	99.15
509-233-035-000	1865 MANZANITA ST	1.00	RESIDENTIAL	120,574.00	277,328.00	397,902.00	99.14	99.15
509-233-036-000	1730 HEARTWOOD DR	1.00	RESIDENTIAL	131,396.00	196,569.00	327,965.00	99.14	99.15
509-233-037-000	1740 HEARTWOOD DR	1.00	RESIDENTIAL	142,674.00	161,282.00	303,956.00	99.14	99.15
509-233-038-000	1750 HEARTWOOD DR	1.00	RESIDENTIAL	70,433.00	104,093.00	174,526.00	99.14	99.15
509-233-039-000	1760 HEARTWOOD DR	1.00	RESIDENTIAL	128,663.00	189,242.00	317,905.00	99.14	99.15
509-233-040-000	1770 HEARTWOOD DR	1.00	RESIDENTIAL	67,436.00	150,503.00	217,939.00	99.14	99.15
509-233-041-000	1780 HEARTWOOD DR	1.00	RESIDENTIAL	60,261.00	146,152.00	206,413.00	99.14	99.15
509-233-042-000	1790 HEARTWOOD DR	1.00	RESIDENTIAL	141,609.00	184,708.00	326,317.00	99.14	99.15
509-233-043-000	1800 HEARTWOOD DR	1.00	RESIDENTIAL	95,650.00	235,041.00	330,691.00	99.14	99.15
509-233-044-000	1810 HEARTWOOD DR	1.00	RESIDENTIAL	110,000.00	210,000.00	320,000.00	99.14	99.15
509-233-045-000	1820 HEARTWOOD DR	1.00	RESIDENTIAL	92,284.00	150,503.00	242,787.00	99.14	99.15
509-233-046-000	1830 HEARTWOOD DR	1.00	RESIDENTIAL	117,822.00	197,355.00	315,177.00	99.14	99.15
509-233-047-000	1735 SITKA CT	1.00	RESIDENTIAL	60,261.00	116,920.00	177,181.00	99.14	99.15
509-240-004-000	2371 SUTTER RD	2.00	RESIDENTIAL	16,029.00	63,363.00	79,392.00	198.28	198.30
509-240-006-000	1677 TASI LN	2.00	RESIDENTIAL	62,201.00	246,333.00	308,534.00	198.28	198.30
509-240-009-000	1801 WILD CANARY ST	1.00	RESIDENTIAL	130,191.00	201,209.00	331,400.00	99.14	99.15
509-240-010-000	1791 WILD CANARY ST	1.00	RESIDENTIAL	153,924.00	209,337.00	363,261.00	99.14	99.15
509-240-011-000	1781 WILD CANARY ST	1.00	RESIDENTIAL	72,224.00	186,122.00	258,346.00	99.14	99.15
509-240-012-000	1771 WILD CANARY ST	1.00	RESIDENTIAL	115,515.00	307,275.00	422,790.00	99.14	99.15
509-240-013-000	1761 WILD CANARY ST	1.00	RESIDENTIAL	71,375.00	198,858.00	270,233.00	99.14	99.15
509-240-014-000	1751 WILD CANARY ST	1.00	RESIDENTIAL	110,000.00	175,000.00	285,000.00	99.14	99.15
509-240-015-000	1741 WILD CANARY ST	1.00	RESIDENTIAL	82,861.00	226,014.00	308,875.00	99.14	99.15
509-240-016-000	1731 WILD CANARY ST	1.00	RESIDENTIAL	139,439.00	266,160.00	405,599.00	99.14	99.15
509-240-017-000	1721 WILD CANARY ST	1.00	RESIDENTIAL	79,647.00	188,273.00	267,920.00	99.14	99.15
509-240-018-000	1711 WILD CANARY ST	1.00	RESIDENTIAL	198,900.00	534,480.00	733,380.00	99.14	99.15
509-240-019-000	1691 WILD CANARY ST	1.00	RESIDENTIAL	170,432.00	268,910.00	439,342.00	99.14	99.15
509-240-020-000	1681 WILD CANARY ST	1.00	RESIDENTIAL	84,399.00	167,280.00	251,679.00	99.14	99.15
509-240-021-000	1671 BLACKBIRD DR	1.00	RESIDENTIAL	72,405.00	198,413.00	270,818.00	99.14	99.15
509-240-022-000	1670 WILD CANARY ST	1.00	RESIDENTIAL	129,605.00	230,936.00	360,541.00	99.14	99.15
509-240-023-000	1680 WILD CANARY ST	1.00	RESIDENTIAL	72,224.00	204,118.00	276,342.00	99.14	99.15
509-240-024-000	2360 STARLING AVE	1.00	RESIDENTIAL	70,806.00	259,945.00	330,751.00	99.14	99.15
509-240-025-000	2361 STARLING AVE	1.00	RESIDENTIAL	71,844.00	222,737.00	294,581.00	99.14	99.15
509-240-026-000	2351 STARLING AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-240-027-000	1750 WILD CANARY ST	1.00	RESIDENTIAL	110,000.00	200,000.00	310,000.00	99.14	99.15
509-240-028-000	1760 WILD CANARY ST	1.00	RESIDENTIAL	130,191.00	165,700.00	295,891.00	99.14	99.15
509-240-029-000	1770 WILD CANARY ST	1.00	RESIDENTIAL	70,806.00	212,286.00	283,092.00	99.14	99.15
509-240-030-000	1780 WILD CANARY ST	1.00	RESIDENTIAL	84,399.00	239,470.00	323,869.00	99.14	99.15
509-240-031-000	1790 WILD CANARY ST	1.00	RESIDENTIAL	158,100.00	401,115.00	559,215.00	99.14	99.15
509-240-032-000	1800 WILD CANARY ST	1.00	RESIDENTIAL	78,086.00	251,576.00	329,662.00	99.14	99.15
509-240-033-000	1625 TASI LN	2.00	RESIDENTIAL	83,941.00	206,440.00	290,381.00	198.28	198.30
509-240-034-000	1635 TASI LN	1.00	RESIDENTIAL	130,050.00	244,494.00	374,544.00	99.14	99.15
509-240-035-000	1645 TASI LN	1.00	RESIDENTIAL	142,028.00	248,553.00	390,581.00	99.14	99.15
509-240-036-000	1655 TASI LN	1.00	RESIDENTIAL	73,505.00	204,204.00	277,709.00	99.14	99.15
509-240-038-000	2341 STARLING AVE	1.00	RESIDENTIAL	118,357.00	227,247.00	345,604.00	99.14	99.15
509-240-039-000	2331 STARLING AVE	1.00	RESIDENTIAL	157,146.00	359,403.00	516,549.00	99.14	99.15
509-240-040-000	1725 TASI LN	1.00	RESIDENTIAL	85,928.00	176,885.00	262,813.00	99.14	99.15
509-240-041-000	1717 TASI LN	1.00	RESIDENTIAL	118,195.00	176,318.00	518,091.00	99.14	99.15
509-240-042-000	1630 ROSEBUD LN	1.00	RESIDENTIAL	141,609.00	30,781.00	172,390.00	99.14	99.15
509-240-043-000	1640 ROSEBUD LN	1.00	RESIDENTIAL	141,386.00	210,905.00	352,291.00	99.14	99.15
509-240-044-000	1650 ROSEBUD LN	1.00	RESIDENTIAL	126,760.00	265,596.00	392,356.00	99.14	99.15
509-240-045-000	2291 SUTTER RD	1.00	RESIDENTIAL	130,050.00	327,726.00	457,776.00	99.14	99.15
509-240-046-000	2271 SUTTER RD	0.33	VACANT	140,454.00	-	140,454.00	33.04	33.05
509-240-047-000	2251 SUTTER RD	1.00	RESIDENTIAL	216,724.00	224,601.00	441,325.00	99.14	99.15
509-240-048-000	1640 HANNAH CT	1.00	RESIDENTIAL	156,172.00	351,386.00	507,558.00	99.14	99.15
509-240-049-000	1650 HANNAH CT	1.00	RESIDENTIAL	171,550.00	380,631.00	552,181.00	99.14	99.15
509-240-050-000	1660 HANNAH CT	1.00	RESIDENTIAL	173,443.00	362,655.00	536,098.00	99.14	99.15
509-240-051-000	1670 HANNAH CT	1.00	RESIDENTIAL	110,000.00	215,000.00	325,000.00	99.14	99.15
509-240-052-000	1680 HANNAH CT	1.00	RESIDENTIAL	140,000.00	260,000.00	400,000.00	99.14	99.15
509-240-053-000	1690 HANNAH CT	1.00	RESIDENTIAL	152,420.00	684,947.00	837,367.00	99.14	99.15
509-240-054-000	1700 HANNAH CT	1.00	RESIDENTIAL	155,468.00	444,542.00	600,010.00	99.14	99.15
509-240-055-000	1710 HANNAH CT	1.00	RESIDENTIAL	204,000.00	739,500.00	943,500.00	99.14	99.15
509-240-056-000	1720 HANNAH CT	1.00	RESIDENTIAL	220,000.00	700,000.00	920,000.00	99.14	99.15
509-240-057-000	1715 HANNAH CT	1.00	RESIDENTIAL	164,045.00	364,016.00	528,061.00	99.14	99.15
509-240-058-000	1705 HANNAH CT	1.00	RESIDENTIAL	164,045.00	374,733.00	538,778.00	99.14	99.15
509-240-059-000	1695 HANNAH CT	1.00	RESIDENTIAL	120,000.00	330,000.00	450,000.00	99.14	99.15
509-240-060-000	1700 TASI LN	1.00	RESIDENTIAL	150,000.00	296,500.00	446,500.00	99.14	99.15
509-240-061-000	1690 TASI LN	1.00	RESIDENTIAL	142,173.00	396,171.00	538,344.00	99.14	99.15
509-240-062-000	1680 TASI LN	1.00	RESIDENTIAL	140,000.00	265,000.00	405,000.00	99.14	99.15
509-240-063-000	1685 HANNAH CT	1.00	RESIDENTIAL	160,829.00	427,807.00	588,636.00	99.14	99.15
509-240-064-000	1675 HANNAH CT	1.00	RESIDENTIAL	171,550.00	420,302.00	591,852.00	99.14	99.15
509-240-065-000	1665 HANNAH CT	1.00	RESIDENTIAL	164,045.00	328,093.00	492,138.00	99.14	99.15
509-240-066-000	2344 STARLING AVE	1.00	RESIDENTIAL	16,962.00	317,591.00	334,553.00	99.14	99.15
509-240-067-000	1688 DARREN ALLEN LN	1.00	RESIDENTIAL	136,536.00	369,791.00	506,327.00	99.14	99.15
509-240-068-000	1682 DARREN ALLEN LN	1.00	RESIDENTIAL	133,860.00	367,004.00	506,584.00	99.14	99.15
509-240-069-000	1681 TASI LN	1.00	RESIDENTIAL	168,187.00	336,376.00	504,563.00	99.14	99.15
509-240-070-000	1691 TASI LN	1.00	RESIDENTIAL	52,457.00	182,780.00	235,237.00	99.14	99.15
509-240-071-000	1699 TASI LN	1.00	RESIDENTIAL	142,028.00	272,225.00	414,253.00	99.14	99.15
509-241-001-000	2250 DOGWOOD ST	1.00	RESIDENTIAL	150,858.00	251,776.00	402,634.00	99.14	99.15
509-241-002-000	2260 DOGWOOD ST	2.00	RESIDENTIAL	112,941.00	-	112,941.00	198.28	198.30
509-241-003-000	2270 DOGWOOD ST	1.00	RESIDENTIAL	145,656.00	321,483.00	467,139.00	99.14	99.15
509-241-004-000	2280 DOGWOOD ST	2.00	RESIDENTIAL	150,858.00	348,534.00	499,392.00	198.28	198.30
509-241-005-000	2290 DOGWOOD ST	1.00	RESIDENTIAL	145,656.00	265,197.00	410,853.00	99.14	99.15
509-241-006-000	2300 DOGWOOD ST	2.00	RESIDENTIAL	145,656.00	322,419.00	468,075.00	198.28	198.30
509-241-007-000	2310 DOGWOOD ST	1.00	RESIDENTIAL	147,164.00	261,742.00	408,906.00	99.14	99.15
509-241-008-000	2320 DOGWOOD ST	1.00	RESIDENTIAL	180,349.00	525,588.00	705,937.00	99.14	99.15
509-241-009-000	1762 TASI LN	2.00	RESIDENTIAL	171,666.00	379,746.00	551,412.00	198.28	198.30
509-241-010-000	2295 CHALLIS CT	1.00	RESIDENTIAL	178,500.00	438,600.00	617,100.00	99.14	99.15
509-241-011-000	2285 CHALLIS CT	1.00	RESIDENTIAL	112,942.00	-	112,942.00	99.14	99.15
509-241-012-000	2275 CHALLIS CT	1.00	RESIDENTIAL	168,300.00	-	168,300.00	99.14	99.15
509-241-013-000	2265 CHALLIS CT	1.00	RESIDENTIAL	182,070.00	523,321.00	705,391.00	99.14	99.15
509-241-014-000	2255 CHALLIS CT	1.00	RESIDENTIAL	131,627.00	-	131,627.00	99.14	99.15
509-241-015-000	2240 CHALLIS CT	1.00	RESIDENTIAL	183,955.00	-	183,955.00	99.14	99.15
509-241-016-000	2260 CHALLIS CT	1.00	RESIDENTIAL	112,942.00	-	112,942.00	99.14	99.15
509-241-017-000	2270 CHALLIS CT	1.00	RESIDENTIAL	106,655.00	293,301.00	399,956.00	99.14	99.15
509-241-018-000	2280 CHALLIS CT	1.00	RESIDENTIAL	178,500.00	537,540.00	716,040.00	99.14	99.15
509-241-019-000	2290 CHALLIS CT	1.00	RESIDENTIAL	157,676.00	-	207,176.00	99.14	99.15
509-241-020-000	1720 TASI LN	1.00	RESIDENTIAL	112,942.00	-	112,942.00	99.14	99.15
509-241-021-000	1735 TASI LN	2.00	RESIDENTIAL	112,941.00	-	112,941.00	198.28	198.30
509-241-022-000	1745 TASI LN	1.00	RESIDENTIAL	112,942.00	-	112,942.00	99.14	99.15
509-241-023-000	1755 TASI LN	1.00	RESIDENTIAL	145,656.00	390,547.00	536,203.00	99.14	99.15
509-241-024-000	1765 TASI LN	1.00	RESIDENTIAL	137,700.00	294,418.00	432,118.00	99.14	99.15
509-241-025-000	1775 TASI LN	1.00	RESIDENTIAL	140,454.00	286,110.00	426,564.00	99.14	99.15
509-250-002-000	2407 TRAVIS CT	1.00	RESIDENTIAL	30,615.00	82,300.00	112,915.00	99.14	99.15
509-250-003-000	2415 TRAVIS CT	1.00	RESIDENTIAL	34,865.00	76,923.00	111,788.00	99.14	99.15
509-250-004-000	2423 TRAVIS CT	1.00	RESIDENTIAL	32,813.00	77,952.00	110,765.00	99.14	99.15
509-250-005-000	2431 TRAVIS CT	1.00	RESIDENTIAL	130,191.00	106,401.00	236,592.00	99.14	99.15
509-250-006-000	2439 TRAVIS CT	1.00	RESIDENTIAL	90,000.00	125,000.00	215,000.00	99.14	99.15
509-250-007-000	2447 TRAVIS CT	1.00	RESIDENTIAL	33,106.00	75,416.00	108,522.00	99.14	99.15
509-250-008-000	2455 TRAVIS CT	1.00	RESIDENTIAL	75,332.00	79,097.00	154,429.00	99.14	99.15
509-250-011-000	2480 SUTTER RD	1.00	RESIDENTIAL	150,170.00	132,841.00	283,011.00	99.14	99.15
509-250-014-000	2462 TRAVIS CT	1.00	RESIDENTIAL	195,213.00	162,863.00	358,076.00	99.14	99.15
509-250-015-000	2454 TRAVIS CT	1.00	RESIDENTIAL	164,119.00	342,131.00	506,250.00	99.14	99.15
509-250-016-000	2446 TRAVIS CT	1.00	RESIDENTIAL	32,206.00	69,302.00	101,508.00	99.14	99.15
509-250-017-000	2438 TRAVIS CT	1.00	RESIDENTIAL	150,858.00	329,286.00	480,144.00	99.14	99.15
509-250-018-000	2430 TRAVIS CT	1.00	RESIDENTIAL	127,066.00	98,186.00	225,252.00	99.14	99.15
509-250-019-000	2422 TRAVIS CT	1.00	RESIDENTIAL	90,000.00	90,000.00	180,000.00	99.14	99.15
509-250-020-000	2414 TRAVIS CT	1.00	RESIDENTIAL	31,570.00	69,855.00	101,425.00	99.14	99.15
509-250-021-000	2406 TRAVIS CT	1.00	RESIDENTIAL	52,264.00	142,959.00	195,223.00	99.14	99.15
509-250-022-000	2405 TRINA CT	1.00	RESIDENTIAL	120,299.00	170,607.00	290,906.00	99.14	99.15
509-250-023-000	2413 TRINA CT	1.00	RESIDENTIAL	128,663.00	170,479.00	299,142.00	99.14	99.15
509-250-024-000	2421 TRINA CT	1.00	RESIDENTIAL	85,185.00	124,234.00	209,419.00	99.14	99.15
509-250-025-000	2429 TRINA CT	1.00	RESIDENTIAL	116,150.00	116,150.00	232,300.00	99.14	99.15
509-250-026-000	2437 TRINA CT	1.00	RESIDENTIAL	29,862.00	48,779.00	78,641.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-250-027-000	2445 TRINA CT	1.00	RESIDENTIAL	63,855.00	91,002.00	158,717.00	99.14	99.15
509-250-028-000	2453 TRINA CT	1.00	RESIDENTIAL	31,430.00	162,280.00	205,810.00	99.14	99.15
509-250-029-000	2452 TRINA CT	2.00	RESIDENTIAL	60,663.00	119,554.00	180,217.00	198.28	198.30
509-250-030-000	2444 TRINA CT	1.00	RESIDENTIAL	141,386.00	82,473.00	223,859.00	99.14	99.15
509-250-031-000	2436 TRINA CT	1.00	RESIDENTIAL	69,052.00	85,930.00	154,982.00	99.14	99.15
509-250-032-000	2428 TRINA CT	1.00	RESIDENTIAL	58,800.00	82,490.00	141,290.00	99.14	99.15
509-250-033-000	2420 TRINA CT	1.00	RESIDENTIAL	44,196.00	65,416.00	109,612.00	99.14	99.15
509-250-034-000	2412 TRINA CT	1.00	RESIDENTIAL	28,699.00	76,644.00	105,343.00	99.14	99.15
509-250-035-000	2404 TRINA CT	1.00	RESIDENTIAL	32,846.00	98,878.00	131,724.00	99.14	99.15
509-250-036-000	2471 TRAVIS CT	1.00	RESIDENTIAL	128,663.00	139,385.00	268,048.00	99.14	99.15
509-250-037-000	2463 TRAVIS CT	1.00	RESIDENTIAL	32,449.00	127,265.00	159,714.00	99.14	99.15
509-250-038-000	2488 SUTTER RD	1.00	RESIDENTIAL	132,841.00	237,962.00	370,803.00	99.14	99.15
509-261-003-000	1669 HOLLY DR	1.00	RESIDENTIAL	65,164.00	105,717.00	170,881.00	99.14	99.15
509-261-004-000	1962 STRAWBERRY CT	1.00	RESIDENTIAL	76,554.00	132,236.00	208,790.00	99.14	99.15
509-261-005-000	1972 STRAWBERRY CT	1.00	RESIDENTIAL	132,795.00	114,686.00	247,481.00	99.14	99.15
509-261-006-000	1982 STRAWBERRY CT	1.00	RESIDENTIAL	173,839.00	218,911.00	392,750.00	99.14	99.15
509-261-007-000	1990 STRAWBERRY CT	1.00	RESIDENTIAL	120,299.00	185,919.00	306,218.00	99.14	99.15
509-261-008-000	1991 STRAWBERRY CT	1.00	RESIDENTIAL	103,962.00	164,610.00	268,572.00	99.14	99.15
509-261-009-000	1983 STRAWBERRY CT	1.00	RESIDENTIAL	132,795.00	140,040.00	272,835.00	99.14	99.15
509-261-010-000	1973 STRAWBERRY CT	1.00	RESIDENTIAL	27,192.00	85,768.00	112,960.00	99.14	99.15
509-261-011-000	1963 STRAWBERRY CT	1.00	RESIDENTIAL	66,467.00	96,750.00	163,217.00	99.14	99.15
509-261-012-000	1695 HOLLY DR	1.00	RESIDENTIAL	153,000.00	285,600.00	438,600.00	99.14	99.15
509-261-013-000	1715 HOLLY DR	1.00	RESIDENTIAL	70,987.00	137,724.00	208,711.00	99.14	99.15
509-261-014-000	1964 CYPRESS CT	1.00	RESIDENTIAL	136,651.00	204,981.00	341,632.00	99.14	99.15
509-261-015-000	1974 CYPRESS CT	1.00	RESIDENTIAL	127,066.00	145,547.00	272,613.00	99.14	99.15
509-261-016-000	1984 CYPRESS CT	1.00	RESIDENTIAL	60,261.00	103,959.00	164,220.00	99.14	99.15
509-261-017-000	1992 CYPRESS CT	1.00	RESIDENTIAL	141,609.00	137,915.00	279,524.00	99.14	99.15
509-261-018-000	1993 CYPRESS CT	1.00	RESIDENTIAL	147,164.00	171,865.00	319,029.00	99.14	99.15
509-261-019-000	1985 CYPRESS CT	1.00	RESIDENTIAL	65,424.00	100,268.00	165,692.00	99.14	99.15
509-261-020-000	1975 CYPRESS CT	1.00	RESIDENTIAL	154,065.00	204,311.00	358,376.00	99.14	99.15
509-261-021-000	1965 CYPRESS CT	1.00	RESIDENTIAL	128,663.00	182,272.00	310,935.00	99.14	99.15
509-261-022-000	1741 HOLLY DR	1.00	RESIDENTIAL	55,874.00	106,972.00	162,846.00	99.14	99.15
509-261-025-000	1641 HOLLY DR	1.62	COMMERCIAL	597,022.00	1,741,171.00	2,340,563.00	160.60	160.62
509-261-028-000	1955 CENTRAL AVE	1.00	COMMERCIAL	86,570.00	438,200.00	524,770.00	99.14	99.15
509-261-029-000	1965 CENTRAL AVE	1.00	COMMERCIAL	344,536.00	666,125.00	1,010,661.00	99.14	99.15
509-262-001-000	1933 CENTRAL AVE	1.00	COMMERCIAL	378,423.00	667,497.00	1,045,920.00	99.14	99.15
509-262-003-000	1662 HOLLY DR	1.00	RESIDENTIAL	117,941.00	191,923.00	309,864.00	99.14	99.15
509-262-004-000	1672 HOLLY DR	1.00	RESIDENTIAL	31,889.00	76,549.00	108,438.00	99.14	99.15
509-262-005-000	1682 HOLLY DR	1.00	RESIDENTIAL	100,000.00	110,000.00	210,000.00	99.14	99.15
509-262-006-000	1692 HOLLY DR	1.00	RESIDENTIAL	83,516.00	140,032.00	223,548.00	99.14	99.15
509-262-007-000	1702 HOLLY DR	1.00	RESIDENTIAL	27,192.00	75,096.00	102,288.00	99.14	99.15
509-262-008-000	1712 HOLLY DR	1.00	RESIDENTIAL	167,402.00	188,522.00	355,924.00	99.14	99.15
509-262-009-000	1722 HOLLY DR	1.00	RESIDENTIAL	120,299.00	180,450.00	300,749.00	99.14	99.15
509-262-010-000	1732 HOLLY DR	1.00	RESIDENTIAL	27,192.00	87,859.00	115,051.00	99.14	99.15
509-262-011-000	1742 HOLLY DR	1.00	RESIDENTIAL	70,987.00	82,061.00	153,048.00	99.14	99.15
509-262-012-000	1642 HOLLY DR	1.00	COMMERCIAL	76,852.00	148,736.00	225,588.00	99.14	99.15
509-262-013-000	1652 HOLLY DR	1.00	COMMERCIAL	111,761.00	279,421.00	391,182.00	99.14	99.15
509-270-001-000	1990 EVERGREEN CT	1.00	RESIDENTIAL	29,862.00	75,663.00	105,525.00	99.14	99.15
509-270-002-000	1987 EVERGREEN CT	1.00	RESIDENTIAL	131,396.00	173,443.00	304,839.00	99.14	99.15
509-270-003-000	1977 EVERGREEN CT	1.00	RESIDENTIAL	52,264.00	94,740.00	147,004.00	99.14	99.15
509-270-004-000	1809 HOLLY DR	1.00	RESIDENTIAL	99,651.00	125,885.00	225,536.00	99.14	99.15
509-270-005-000	1817 HOLLY DR	1.00	RESIDENTIAL	62,603.00	82,171.00	144,774.00	99.14	99.15
509-270-006-000	1827 HOLLY DR	1.00	RESIDENTIAL	177,316.00	318,900.00	496,216.00	99.14	99.15
509-270-007-000	1837 HOLLY DR	1.00	RESIDENTIAL	129,605.00	176,735.00	306,340.00	99.14	99.15
509-270-008-000	1847 HOLLY DR	1.00	RESIDENTIAL	33,106.00	70,410.00	103,516.00	99.14	99.15
509-270-009-000	1857 HOLLY DR	1.00	RESIDENTIAL	70,987.00	70,987.00	141,974.00	99.14	99.15
509-270-010-000	1867 HOLLY DR	1.00	RESIDENTIAL	51,271.00	108,303.00	159,574.00	99.14	99.15
509-270-011-000	1877 HOLLY DR	1.00	RESIDENTIAL	70,987.00	141,985.00	212,972.00	99.14	99.15
509-270-012-000	1880 HOLLY DR	1.00	RESIDENTIAL	83,516.00	118,316.00	201,832.00	99.14	99.15
509-270-013-000	1963 COTTONWOOD AVE	2.00	RESIDENTIAL	113,781.00	261,698.00	375,479.00	198.28	198.30
509-270-014-000	1953 COTTONWOOD AVE	1.00	RESIDENTIAL	45,313.00	188,091.00	233,404.00	99.14	99.15
509-270-015-000	1943 COTTONWOOD AVE	1.00	RESIDENTIAL	129,000.00	200,000.00	329,000.00	99.14	99.15
509-270-016-000	1933 COTTONWOOD AVE	1.00	RESIDENTIAL	29,862.00	75,663.00	105,525.00	99.14	99.15
509-270-017-000	1874 SYCAMORE CT	1.00	RESIDENTIAL	48,644.00	131,301.00	179,945.00	99.14	99.15
509-270-018-000	1900 COTTONWOOD AVE	1.00	RESIDENTIAL	128,663.00	223,016.00	351,679.00	99.14	99.15
509-270-019-000	1842 SYCAMORE CT	1.00	RESIDENTIAL	100,000.00	135,000.00	235,000.00	99.14	99.15
509-270-020-000	1828 SYCAMORE CT	1.00	RESIDENTIAL	40,572.00	120,137.00	160,709.00	99.14	99.15
509-270-021-000	1818 SYCAMORE CT	1.00	RESIDENTIAL	55,229.00	149,842.00	205,071.00	99.14	99.15
509-270-022-000	1812 SYCAMORE CT	1.00	RESIDENTIAL	136,651.00	210,235.00	346,886.00	99.14	99.15
509-270-023-000	1815 SYCAMORE CT	1.00	RESIDENTIAL	175,000.00	322,000.00	497,000.00	99.14	99.15
509-270-024-000	1825 SYCAMORE CT	1.00	RESIDENTIAL	83,516.00	136,765.00	220,281.00	99.14	99.15
509-270-025-000	1837 SYCAMORE CT	1.00	RESIDENTIAL	135,450.00	98,508.00	233,958.00	99.14	99.15
509-270-026-000	1934 COTTONWOOD AVE	1.00	RESIDENTIAL	141,609.00	108,359.00	249,968.00	99.14	99.15
509-270-027-000	1944 COTTONWOOD AVE	1.00	RESIDENTIAL	29,862.00	130,493.00	160,355.00	99.14	99.15
509-270-028-000	1954 COTTONWOOD AVE	1.00	RESIDENTIAL	100,000.00	85,000.00	185,000.00	99.14	99.15
509-270-030-000	1842 HOLLY DR	1.00	RESIDENTIAL	36,958.00	81,665.00	118,623.00	99.14	99.15
509-270-031-000	1832 HOLLY DR	1.00	RESIDENTIAL	54,978.00	98,299.00	153,277.00	99.14	99.15
509-270-032-000	1822 HOLLY DR	1.00	RESIDENTIAL	131,396.00	170,815.00	302,211.00	99.14	99.15
509-270-033-000	1812 HOLLY DR	1.00	RESIDENTIAL	109,317.00	173,508.00	282,825.00	99.14	99.15
509-270-034-000	1802 HOLLY DR	1.00	RESIDENTIAL	59,079.00	84,936.00	144,015.00	99.14	99.15
509-270-035-000	1792 HOLLY DR	1.00	RESIDENTIAL	83,516.00	139,198.00	222,714.00	99.14	99.15
509-270-036-000	1782 HOLLY DR	1.00	RESIDENTIAL	29,862.00	97,752.00	127,614.00	99.14	99.15
509-270-037-000	1772 HOLLY DR	1.00	RESIDENTIAL	100,000.00	115,000.00	215,000.00	99.14	99.15
509-270-038-000	1762 HOLLY DR	1.00	RESIDENTIAL	33,765.00	63,790.00	97,555.00	99.14	99.15
509-270-039-000	1752 HOLLY DR	1.00	RESIDENTIAL	131,396.00	159,672.00	291,068.00	99.14	99.15
509-270-040-000	1757 HOLLY DR	1.00	RESIDENTIAL	131,396.00	221,796.00	353,192.00	99.14	99.15
509-270-041-000	1777 HOLLY DR	1.00	RESIDENTIAL	113,781.00	147,916.00	261,697.00	99.14	99.15
509-270-042-000	1972 EVERGREEN CT	1.00	RESIDENTIAL	167,402.00	149,372.00	316,774.00	99.14	99.15
509-270-043-000	1978 EVERGREEN CT	1.00	RESIDENTIAL	65,164.00	153,933.00	219,097.00	99.14	99.15
509-270-044-000	1984 EVERGREEN CT	1.00	RESIDENTIAL	33,765.00	79,742.00	113,507.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-270-045-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
509-270-046-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
509-281-001-000	1398 MILL CREEK RD	1.00	RESIDENTIAL	157,613.00	242,992.00	400,605.00	99.14	99.15
509-281-002-000	1384 MILL CREEK RD	1.00	RESIDENTIAL	179,469.00	259,923.00	439,392.00	99.14	99.15
509-281-003-000	1372 MILL CREEK RD	1.00	RESIDENTIAL	37,273.00	160,366.00	197,639.00	99.14	99.15
509-281-004-000	1360 MILL CREEK RD	1.00	RESIDENTIAL	180,000.00	304,000.00	484,000.00	99.14	99.15
509-281-005-000	1350 MILL CREEK RD	1.00	RESIDENTIAL	204,000.00	379,440.00	583,440.00	99.14	99.15
509-281-006-000	1340 MILL CREEK RD	1.00	RESIDENTIAL	42,304.00	136,136.00	178,440.00	99.14	99.15
509-281-007-000	1332 MILL CREEK RD	1.00	RESIDENTIAL	136,536.00	216,184.00	352,720.00	99.14	99.15
509-281-008-000	1322 MILL CREEK RD	1.00	RESIDENTIAL	78,001.00	289,521.00	367,522.00	99.14	99.15
509-281-009-000	1314 MILL CREEK RD	1.00	RESIDENTIAL	160,901.00	148,523.00	309,424.00	99.14	99.15
509-281-010-000	1312 MILL CREEK RD	1.00	RESIDENTIAL	67,799.00	188,346.00	256,145.00	99.14	99.15
509-281-011-000	1317 MILL CREEK RD	1.00	RESIDENTIAL	150,170.00	173,503.00	323,673.00	99.14	99.15
509-281-012-000	1325 MILL CREEK RD	1.00	RESIDENTIAL	170,672.00	108,091.00	278,763.00	99.14	99.15
509-281-013-000	1335 MILL CREEK RD	1.00	RESIDENTIAL	150,107.00	325,948.00	476,055.00	99.14	99.15
509-281-014-000	1345 MILL CREEK RD	1.00	RESIDENTIAL	139,385.00	254,110.00	393,495.00	99.14	99.15
509-281-015-000	1355 MILL CREEK RD	0.33	VACANT	130,050.00	-	130,050.00	33.04	33.05
509-281-016-000	1363 MILL CREEK RD	1.00	RESIDENTIAL	161,262.00	384,948.00	546,210.00	99.14	99.15
509-281-017-000	1373 MILL CREEK RD	1.00	RESIDENTIAL	225,000.00	375,000.00	600,000.00	99.14	99.15
509-281-018-000	1397 MILL CREEK RD	1.00	RESIDENTIAL	42,098.00	78,468.00	120,566.00	99.14	99.15
509-281-019-000	1383 MILL CREEK RD	1.00	RESIDENTIAL	100,000.00	150,000.00	250,000.00	99.14	99.15
509-281-020-000	1790 BARTOW RD	1.00	RESIDENTIAL	270,300.00	249,900.00	520,200.00	99.14	99.15
509-282-001-000	1359 MILL CREEK RD	1.00	RESIDENTIAL	171,666.00	312,120.00	483,786.00	99.14	99.15
509-282-002-000	1339 MILL CREEK RD	1.00	RESIDENTIAL	118,357.00	126,641.00	244,998.00	99.14	99.15
509-282-003-000	1329 MILL CREEK RD	1.00	RESIDENTIAL	120,000.00	175,000.00	295,000.00	99.14	99.15
509-291-001-000	1887 HOLLY DR	1.00	RESIDENTIAL	48,644.00	122,966.00	171,610.00	99.14	99.15
509-291-002-000	1895 HOLLY DR	1.00	RESIDENTIAL	120,299.00	228,024.00	348,323.00	99.14	99.15
509-291-003-000	1903 HOLLY DR	1.00	RESIDENTIAL	33,765.00	73,176.00	106,941.00	99.14	99.15
509-291-004-000	1911 HOLLY DR	1.00	RESIDENTIAL	111,550.00	201,906.00	313,456.00	99.14	99.15
509-291-005-000	1919 HOLLY DR	1.00	RESIDENTIAL	120,299.00	212,712.00	333,011.00	99.14	99.15
509-291-006-000	1927 HOLLY DR	1.00	RESIDENTIAL	47,575.00	104,453.00	152,028.00	99.14	99.15
509-291-007-000	1935 HOLLY DR	1.00	RESIDENTIAL	122,704.00	223,101.00	345,805.00	99.14	99.15
509-291-008-000	1943 HOLLY DR	1.00	RESIDENTIAL	59,079.00	113,590.00	172,669.00	99.14	99.15
509-291-009-000	1951 HOLLY DR	1.00	RESIDENTIAL	130,050.00	190,393.00	320,443.00	99.14	99.15
509-291-011-000	1967 HOLLY DR	1.00	RESIDENTIAL	140,454.00	254,585.00	395,039.00	99.14	99.15
509-291-012-000	1975 HOLLY DR	1.00	RESIDENTIAL	147,900.00	351,900.00	499,800.00	99.14	99.15
509-291-014-000	1959 HOLLY DR	1.00	RESIDENTIAL	102,402.00	181,480.00	283,882.00	99.14	99.15
509-291-016-000	1983 HOLLY DR	1.00	RESIDENTIAL	60,261.00	105,051.00	165,312.00	99.14	99.15
509-291-017-000	1991 HOLLY DR	1.00	RESIDENTIAL	129,815.00	184,481.00	314,296.00	99.14	99.15
509-292-001-000	1968 CASCARA ST	2.00	RESIDENTIAL	107,985.00	161,515.00	269,500.00	198.28	198.30
509-292-002-000	1969 CASCARA ST	1.00	RESIDENTIAL	141,386.00	163,775.00	305,161.00	99.14	99.15
509-292-003-000	1932 HOLLY DR	1.00	RESIDENTIAL	37,517.00	94,752.00	132,269.00	99.14	99.15
509-292-004-000	1940 HOLLY DR	1.00	RESIDENTIAL	62,603.00	125,069.00	187,672.00	99.14	99.15
509-292-005-000	1948 HOLLY DR	1.00	RESIDENTIAL	37,517.00	80,686.00	118,203.00	99.14	99.15
509-292-006-000	1954 HOLLY DR	1.00	RESIDENTIAL	130,050.00	190,393.00	320,443.00	99.14	99.15
509-292-007-000	1962 HOLLY DR	1.00	RESIDENTIAL	69,052.00	113,180.00	182,232.00	99.14	99.15
509-292-008-000	1968 HOLLY DR	1.00	RESIDENTIAL	67,799.00	97,932.00	165,731.00	99.14	99.15
509-292-009-000	1974 HOLLY DR	1.00	RESIDENTIAL	129,815.00	121,752.00	251,567.00	99.14	99.15
509-292-011-000	1955 SYCAMORE CT	1.00	RESIDENTIAL	142,674.00	167,488.00	310,162.00	99.14	99.15
509-292-012-000	1949 SYCAMORE CT	1.00	RESIDENTIAL	130,050.00	306,918.00	436,968.00	99.14	99.15
509-292-013-000	1941 SYCAMORE CT	1.00	RESIDENTIAL	75,264.00	102,496.00	177,760.00	99.14	99.15
509-292-014-000	1933 SYCAMORE CT	1.00	RESIDENTIAL	133,860.00	276,089.00	409,949.00	99.14	99.15
509-292-015-000	1921 CASCARA ST	1.00	RESIDENTIAL	141,386.00	169,664.00	311,050.00	99.14	99.15
509-292-016-000	1933 CASCARA ST	1.00	RESIDENTIAL	100,000.00	150,000.00	250,000.00	99.14	99.15
509-292-017-000	1945 CASCARA ST	1.00	RESIDENTIAL	37,864.00	81,154.00	119,018.00	99.14	99.15
509-292-018-000	1957 CASCARA ST	1.00	RESIDENTIAL	55,229.00	134,266.00	189,495.00	99.14	99.15
509-292-019-000	1956 CASCARA ST	1.00	RESIDENTIAL	67,799.00	101,701.00	169,500.00	99.14	99.15
509-292-020-000	1944 CASCARA ST	1.00	RESIDENTIAL	59,079.00	84,191.00	143,270.00	99.14	99.15
509-292-021-000	1932 CASCARA ST	1.00	RESIDENTIAL	36,784.00	141,845.00	178,629.00	99.14	99.15
509-292-022-000	1920 CASCARA ST	1.00	RESIDENTIAL	130,191.00	150,313.00	280,504.00	99.14	99.15
509-292-023-000	1968 LIME AVE	1.00	RESIDENTIAL	60,261.00	125,809.00	186,070.00	99.14	99.15
509-292-024-000	1956 LIME AVE	1.00	RESIDENTIAL	111,550.00	195,213.00	306,763.00	99.14	99.15
509-292-025-000	1944 LIME AVE	1.00	RESIDENTIAL	135,450.00	141,609.00	277,059.00	99.14	99.15
509-292-026-000	1932 LIME AVE	1.00	RESIDENTIAL	120,299.00	229,664.00	349,963.00	99.14	99.15
509-292-027-000	1920 LIME AVE	2.00	RESIDENTIAL	51,996.00	145,621.00	197,617.00	198.28	198.30
509-292-028-000	1975 SYCAMORE CT	1.00	RESIDENTIAL	65,333.00	115,980.00	181,313.00	99.14	99.15
509-292-029-000	1969 SYCAMORE CT	1.00	RESIDENTIAL	49,502.00	122,888.00	172,390.00	99.14	99.15
509-292-030-000	1963 SYCAMORE CT	1.00	RESIDENTIAL	111,550.00	245,412.00	356,962.00	99.14	99.15
509-293-001-000	1886 SYCAMORE CT	1.00	RESIDENTIAL	64,566.00	104,931.00	169,497.00	99.14	99.15
509-293-002-000	1894 SYCAMORE CT	1.00	RESIDENTIAL	131,396.00	194,480.00	325,876.00	99.14	99.15
509-293-003-000	1902 SYCAMORE CT	1.00	RESIDENTIAL	34,944.00	90,142.00	125,086.00	99.14	99.15
509-293-004-000	1910 SYCAMORE CT	1.00	RESIDENTIAL	132,795.00	108,649.00	241,444.00	99.14	99.15
509-293-005-000	1918 SYCAMORE CT	1.00	RESIDENTIAL	103,962.00	190,602.00	294,564.00	99.14	99.15
509-293-006-000	1926 SYCAMORE CT	1.00	RESIDENTIAL	39,670.00	88,371.00	128,041.00	99.14	99.15
509-293-007-000	1934 SYCAMORE CT	1.00	RESIDENTIAL	37,864.00	78,449.00	116,313.00	99.14	99.15
509-293-008-000	1942 SYCAMORE CT	1.00	RESIDENTIAL	131,396.00	265,842.00	397,238.00	99.14	99.15
509-293-009-000	1950 SYCAMORE CT	1.00	RESIDENTIAL	43,280.00	81,154.00	124,434.00	99.14	99.15
509-293-010-000	1958 SYCAMORE CT	1.00	RESIDENTIAL	147,900.00	270,300.00	418,200.00	99.14	99.15
509-293-011-000	1966 SYCAMORE CT	1.00	RESIDENTIAL	132,795.00	155,733.00	288,528.00	99.14	99.15
509-293-012-000	1974 SYCAMORE CT	1.00	RESIDENTIAL	117,822.00	193,229.00	311,051.00	99.14	99.15
509-293-013-000	1982 SYCAMORE CT	1.00	RESIDENTIAL	51,996.00	96,209.00	148,205.00	99.14	99.15
509-293-014-000	1908 LIME AVE	2.00	RESIDENTIAL	22,767.00	150,879.00	173,646.00	198.28	198.30
509-301-002-000	1540 AZALEA AVE	2.00	RESIDENTIAL	8,658.00	102,501.00	111,159.00	198.28	198.30
509-301-003-000	1532 AZALEA AVE	1.00	RESIDENTIAL	64,566.00	169,113.00	233,679.00	99.14	99.15
509-301-004-000	1500 AZALEA AVE	1.00	RESIDENTIAL	42,097.00	146,138.00	188,235.00	99.14	99.15
509-301-005-000	1480 AZALEA AVE	1.00	RESIDENTIAL	113,781.00	91,023.00	224,804.00	99.14	99.15
509-301-006-000	1420 AZALEA AVE	1.00	RESIDENTIAL	102,402.00	68,267.00	170,669.00	99.14	99.15
509-301-007-000	1414 AZALEA AVE	2.00	RESIDENTIAL	178,699.00	252,281.00	430,980.00	198.28	198.30
509-301-008-000	2351 SUNNYBROOK LN	1.00	RESIDENTIAL	284,347.00	10,935.00	315,282.00	99.14	99.15
509-301-009-000	2340 SUNNYBROOK LN	1.00	RESIDENTIAL	249,350.00	401,365.00	650,715.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-301-010-000	1590 MEADOW BROOKE PL	1.00	RESIDENTIAL	52,155.00	144,113.00	196,268.00	99.14	99.15
509-301-011-000	2395 MEADOW CT	1.00	RESIDENTIAL	90,476.00	185,500.00	275,976.00	99.14	99.15
509-301-012-000	2393 MEADOW CT	1.00	RESIDENTIAL	68,603.00	143,753.00	212,356.00	99.14	99.15
509-301-013-000	2385 MEADOW CT	1.00	RESIDENTIAL	120,299.00	300,203.00	420,502.00	99.14	99.15
509-301-014-000	2375 MEADOW CT	1.00	RESIDENTIAL	103,962.00	184,825.00	288,787.00	99.14	99.15
509-301-015-000	2365 MEADOW CT	1.00	RESIDENTIAL	69,052.00	122,767.00	191,819.00	99.14	99.15
509-301-017-000	2355 MEADOW CT	1.00	RESIDENTIAL	72,405.00	158,582.00	230,987.00	99.14	99.15
509-301-018-000	2396 MEADOW CT	1.00	RESIDENTIAL	70,987.00	167,545.00	238,532.00	99.14	99.15
509-301-019-000	2392 MEADOW CT	1.00	RESIDENTIAL	70,159.00	130,728.00	200,887.00	99.14	99.15
509-301-020-000	2346 MEADOW CT	1.00	RESIDENTIAL	58,310.00	131,631.00	189,941.00	99.14	99.15
509-301-021-000	2345 MEADOW CT	1.00	RESIDENTIAL	69,052.00	122,767.00	191,819.00	99.14	99.15
509-301-022-000	1529 MEADOW BROOKE PL	1.00	RESIDENTIAL	78,086.00	151,922.00	230,008.00	99.14	99.15
509-301-023-000	1519 MEADOW BROOKE PL	1.00	RESIDENTIAL	131,236.00	273,409.00	404,645.00	99.14	99.15
509-301-024-000	2346 SUTTER RD	1.00	RESIDENTIAL	135,252.00	213,282.00	348,534.00	99.14	99.15
509-301-025-000	2334 SUTTER RD	1.00	RESIDENTIAL	120,723.00	165,394.00	286,117.00	99.14	99.15
509-301-026-000	1539 MEADOW BROOKE PL	1.00	RESIDENTIAL	45,079.00	122,609.00	167,688.00	99.14	99.15
509-301-027-000	2334 MEADOW CT	1.00	RESIDENTIAL	137,203.00	157,032.00	294,235.00	99.14	99.15
509-301-028-000	1579 MEADOW BROOKE PL	1.00	RESIDENTIAL	115,515.00	190,602.00	306,117.00	99.14	99.15
509-301-029-000	1588 MEADOW BROOKE PL	1.00	RESIDENTIAL	48,615.00	135,266.00	183,881.00	99.14	99.15
509-301-030-000	1578 MEADOW BROOKE PL	1.00	RESIDENTIAL	130,050.00	260,100.00	390,150.00	99.14	99.15
509-301-031-000	1568 MEADOW BROOKE PL	1.00	RESIDENTIAL	47,732.00	122,003.00	169,735.00	99.14	99.15
509-301-032-000	1558 MEADOW BROOKE PL	1.00	RESIDENTIAL	131,396.00	257,537.00	388,933.00	99.14	99.15
509-301-033-000	1548 MEADOW BROOKE PL	1.00	RESIDENTIAL	50,491.00	122,284.00	172,775.00	99.14	99.15
509-301-034-000	1538 MEADOW BROOKE PL	1.00	RESIDENTIAL	100,000.00	120,000.00	220,000.00	99.14	99.15
509-301-035-000	1528 MEADOW BROOKE PL	1.00	RESIDENTIAL	113,781.00	234,390.00	348,171.00	99.14	99.15
509-301-036-000	1518 MEADOW BROOKE PL	1.00	RESIDENTIAL	47,732.00	127,309.00	175,041.00	99.14	99.15
509-301-037-000	1508 MEADOW BROOKE PL	1.00	RESIDENTIAL	103,962.00	179,048.00	283,010.00	99.14	99.15
509-301-038-000	2304 SUTTER RD	1.00	RESIDENTIAL	130,191.00	120,498.00	250,689.00	99.14	99.15
509-301-039-000	2358 SUTTER RD	1.00	RESIDENTIAL	72,224.00	131,715.00	203,939.00	99.14	99.15
509-301-040-000	2352 SUTTER RD	2.00	RESIDENTIAL	131,396.00	273,304.00	404,700.00	198.28	198.30
509-301-041-000	2360 SUTTER RD	1.00	RESIDENTIAL	157,807.00	126,244.00	284,051.00	99.14	99.15
509-301-043-000	1548 AZALEA AVE	1.00	RESIDENTIAL	30,618.00	78,736.00	109,354.00	99.14	99.15
509-311-002-000	1800 ASPEN CT	1.00	RESIDENTIAL	66,301.00	170,635.00	236,936.00	99.14	99.15
509-311-003-000	1805 ASPEN CT	1.00	RESIDENTIAL	74,344.00	175,943.00	250,287.00	99.14	99.15
509-311-004-000	1870 HEARTWOOD DR	1.00	RESIDENTIAL	141,386.00	206,191.00	347,577.00	99.14	99.15
509-311-005-000	1860 HEARTWOOD DR	1.00	RESIDENTIAL	100,000.00	130,000.00	230,000.00	99.14	99.15
509-311-006-000	1850 HEARTWOOD DR	1.00	RESIDENTIAL	59,615.00	163,356.00	222,971.00	99.14	99.15
509-311-007-000	1840 HEARTWOOD DR	1.00	RESIDENTIAL	100,000.00	165,000.00	265,000.00	99.14	99.15
509-311-009-000	1810 ASPEN CT	1.00	RESIDENTIAL	142,800.00	336,600.00	479,400.00	99.14	99.15
509-311-010-000	1820 ASPEN CT	1.00	RESIDENTIAL	118,357.00	184,639.00	302,996.00	99.14	99.15
509-311-011-000	1830 ASPEN CT	1.00	RESIDENTIAL	60,261.00	147,661.00	207,922.00	99.14	99.15
509-311-012-000	1840 ASPEN CT	1.00	RESIDENTIAL	120,299.00	229,664.00	349,963.00	99.14	99.15
509-311-013-000	1850 ASPEN CT	1.00	RESIDENTIAL	58,147.00	116,633.00	174,780.00	99.14	99.15
509-311-014-000	1860 ASPEN CT	1.00	RESIDENTIAL	99,876.00	154,014.00	253,890.00	99.14	99.15
509-311-015-000	1870 ASPEN CT	1.00	RESIDENTIAL	63,704.00	163,356.00	227,060.00	99.14	99.15
509-311-016-000	1880 ASPEN CT	1.00	RESIDENTIAL	128,663.00	206,398.00	335,061.00	99.14	99.15
509-311-017-000	1885 ASPEN CT	1.00	RESIDENTIAL	150,107.00	278,664.00	428,771.00	99.14	99.15
509-311-018-000	1875 ASPEN CT	1.00	RESIDENTIAL	62,476.00	155,844.00	218,320.00	99.14	99.15
509-311-019-000	1865 ASPEN CT	1.00	RESIDENTIAL	61,375.00	186,253.00	247,628.00	99.14	99.15
509-311-020-000	1855 ASPEN CT	1.00	RESIDENTIAL	111,550.00	211,946.00	323,496.00	99.14	99.15
509-311-021-000	1845 ASPEN CT	1.00	RESIDENTIAL	122,704.00	188,520.00	311,224.00	99.14	99.15
509-311-022-000	1835 ASPEN CT	1.00	RESIDENTIAL	147,900.00	357,000.00	504,900.00	99.14	99.15
509-311-023-000	1825 ASPEN CT	1.00	RESIDENTIAL	62,706.00	175,227.00	237,933.00	99.14	99.15
509-311-024-000	1815 ASPEN CT	1.00	RESIDENTIAL	141,386.00	212,082.00	353,468.00	99.14	99.15
509-311-025-000	1880 HEARTWOOD DR	1.00	RESIDENTIAL	128,663.00	289,473.00	418,136.00	99.14	99.15
509-311-026-000	1890 HEARTWOOD DR	1.00	RESIDENTIAL	150,107.00	310,937.00	461,044.00	99.14	99.15
509-311-027-000	1800 COTTONWOOD AVE	1.00	RESIDENTIAL	129,605.00	176,735.00	306,340.00	99.14	99.15
509-311-028-000	1810 COTTONWOOD AVE	1.00	RESIDENTIAL	137,700.00	307,428.00	445,128.00	99.14	99.15
509-311-029-000	1820 COTTONWOOD AVE	1.00	RESIDENTIAL	52,264.00	148,492.00	200,756.00	99.14	99.15
509-311-030-000	1830 COTTONWOOD AVE	1.00	RESIDENTIAL	100,000.00	145,000.00	245,000.00	99.14	99.15
509-311-031-000	1840 COTTONWOOD AVE	1.00	RESIDENTIAL	69,052.00	121,999.00	191,051.00	99.14	99.15
509-311-032-000	1850 COTTONWOOD AVE	1.00	RESIDENTIAL	53,902.00	147,269.00	201,171.00	99.14	99.15
509-311-033-000	1860 COTTONWOOD AVE	1.00	RESIDENTIAL	52,264.00	193,741.00	246,005.00	99.14	99.15
509-311-034-000	1870 COTTONWOOD AVE	1.00	RESIDENTIAL	58,800.00	158,292.00	217,092.00	99.14	99.15
509-311-035-000	1880 COTTONWOOD AVE	1.00	RESIDENTIAL	122,704.00	239,834.00	362,538.00	99.14	99.15
509-311-036-000	1890 COTTONWOOD AVE	1.00	RESIDENTIAL	141,609.00	185,940.00	327,549.00	99.14	99.15
509-312-002-000	1905 JUNIPER AVE	1.00	RESIDENTIAL	53,902.00	143,591.00	197,493.00	99.14	99.15
509-312-003-000	1900 JUNIPER AVE	2.00	RESIDENTIAL	78,086.00	220,081.00	298,167.00	198.28	198.30
509-312-004-000	1845 COTTONWOOD AVE	1.00	RESIDENTIAL	134,023.00	268,048.00	402,071.00	99.14	99.15
509-312-005-000	1825 COTTONWOOD AVE	1.00	RESIDENTIAL	148,523.00	204,222.00	352,745.00	99.14	99.15
509-312-006-000	1815 COTTONWOOD AVE	1.00	RESIDENTIAL	57,164.00	158,292.00	215,456.00	99.14	99.15
509-312-007-000	1805 COTTONWOOD AVE	1.00	RESIDENTIAL	59,079.00	121,419.00	180,498.00	99.14	99.15
509-312-008-000	1900 HEARTWOOD DR	1.00	RESIDENTIAL	100,000.00	165,000.00	265,000.00	99.14	99.15
509-312-009-000	1910 HEARTWOOD DR	1.00	RESIDENTIAL	129,605.00	170,844.00	300,449.00	99.14	99.15
509-312-010-000	1920 HEARTWOOD DR	2.00	RESIDENTIAL	64,566.00	145,291.00	209,857.00	198.28	198.30
509-312-011-000	1930 HEARTWOOD DR	1.00	RESIDENTIAL	70,433.00	146,986.00	217,419.00	99.14	99.15
509-312-012-000	1940 HEARTWOOD DR	1.00	RESIDENTIAL	173,400.00	336,600.00	510,000.00	99.14	99.15
509-312-013-000	1950 HEARTWOOD DR	1.00	RESIDENTIAL	95,650.00	266,475.00	362,125.00	99.14	99.15
509-312-014-000	1805 MULBERRY ST	1.00	RESIDENTIAL	63,855.00	191,598.00	255,453.00	99.14	99.15
509-312-015-000	1815 MULBERRY ST	1.00	RESIDENTIAL	175,000.00	445,000.00	620,000.00	99.14	99.15
509-312-016-000	1825 MULBERRY ST	1.00	RESIDENTIAL	163,200.00	320,280.00	483,480.00	99.14	99.15
509-312-017-000	1835 MULBERRY ST	1.00	RESIDENTIAL	180,279.00	216,335.00	396,614.00	99.14	99.15
509-312-018-000	1845 MULBERRY ST	1.00	RESIDENTIAL	148,878.00	217,114.00	365,992.00	99.14	99.15
509-312-019-000	1855 MULBERRY ST	1.00	RESIDENTIAL	118,357.00	183,454.00	301,811.00	99.14	99.15
509-312-020-000	1975 JUNIPER AVE	1.00	RESIDENTIAL	123,137.00	209,337.00	332,474.00	99.14	99.15
509-312-021-000	1965 JUNIPER AVE	1.00	RESIDENTIAL	63,855.00	159,503.00	223,358.00	99.14	99.15
509-312-022-000	1955 JUNIPER AVE	1.00	RESIDENTIAL	64,566.00	132,215.00	196,781.00	99.14	99.15
509-312-023-000	1945 JUNIPER AVE	1.00	RESIDENTIAL	135,450.00	214,386.00	349,836.00	99.14	99.15
509-312-024-000	1935 JUNIPER AVE	1.00	RESIDENTIAL	128,663.00	219,800.00	348,463.00	99.14	99.15
509-312-025-000	1925 JUNIPER AVE	1.00	RESIDENTIAL	117,941.00	239,100.00	359,541.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
509-312-026-000	1915 JUNIPER AVE	1.00	RESIDENTIAL	44,634.00	60,612.00	105,246.00	99.14	99.15
509-312-027-000	1910 JUNIPER AVE	1.00	RESIDENTIAL	64,566.00	133,827.00	198,393.00	99.14	99.15
509-312-028-000	1920 JUNIPER AVE	1.00	RESIDENTIAL	120,299.00	224,196.00	344,495.00	99.14	99.15
509-312-029-000	1930 JUNIPER ST	1.00	RESIDENTIAL	100,000.00	145,000.00	245,000.00	99.14	99.15
509-312-030-000	1940 JUNIPER AVE	1.00	RESIDENTIAL	97,435.00	243,605.00	341,040.00	99.14	99.15
509-312-031-000	1950 JUNIPER AVE	1.00	RESIDENTIAL	83,516.00	221,332.00	304,848.00	99.14	99.15
509-312-032-000	1830 MULBERRY ST	1.00	RESIDENTIAL	64,566.00	190,283.00	254,849.00	99.14	99.15
509-312-033-000	1820 MULBERRY ST	1.00	RESIDENTIAL	130,050.00	251,776.00	381,826.00	99.14	99.15
509-312-034-000	1810 MULBERRY ST	2.00	RESIDENTIAL	72,405.00	190,446.00	262,851.00	198.28	198.30
509-312-035-000	1800 MULBERRY ST	1.00	RESIDENTIAL	67,799.00	119,028.00	186,827.00	99.14	99.15
509-312-037-000	1960 HEARTWOOD DR	1.00	RESIDENTIAL	132,795.00	228,171.00	360,966.00	99.14	99.15
509-312-038-000	1790 OAK CT	1.00	RESIDENTIAL	131,236.00	311,687.00	442,923.00	99.14	99.15
509-312-039-000	1780 OAK CT	1.00	RESIDENTIAL	178,500.00	408,000.00	586,500.00	99.14	99.15
509-312-040-000	1770 OAK CT	1.00	RESIDENTIAL	100,000.00	140,000.00	240,000.00	99.14	99.15
509-312-041-000	1760 OAK CT	1.00	RESIDENTIAL	130,050.00	260,100.00	390,150.00	99.14	99.15
509-312-042-000	1750 OAK CT	1.00	RESIDENTIAL	110,000.00	153,000.00	263,000.00	99.14	99.15
509-312-045-000	1785 OAK CT	1.00	RESIDENTIAL	74,344.00	143,571.00	217,915.00	99.14	99.15
509-312-046-000	2010 HEARTWOOD DR	1.00	RESIDENTIAL	120,299.00	278,768.00	399,067.00	99.14	99.15
509-312-047-000	2020 HEARTWOOD DR	1.00	RESIDENTIAL	128,663.00	227,305.00	355,968.00	99.14	99.15
509-312-048-000	1840 LIME AVE	1.00	RESIDENTIAL	62,603.00	156,513.00	219,116.00	99.14	99.15
509-312-049-000	1850 LIME AVE	1.00	RESIDENTIAL	83,991.00	205,652.00	289,643.00	99.14	99.15
509-312-050-000	1860 LIME AVE	1.00	RESIDENTIAL	135,252.00	337,817.00	473,069.00	99.14	99.15
509-312-051-000	1870 LIME AVE	1.00	RESIDENTIAL	131,396.00	226,527.00	357,923.00	99.14	99.15
509-312-052-000	1880 LIME AVE	1.00	RESIDENTIAL	78,086.00	170,382.00	248,468.00	99.14	99.15
509-312-053-000	1890 LIME AVE	1.00	RESIDENTIAL	117,941.00	256,255.00	374,196.00	99.14	99.15
509-312-054-000	1845 OAK PL	1.00	RESIDENTIAL	69,052.00	161,139.00	230,191.00	99.14	99.15
509-312-055-000	1835 OAK PL	1.00	RESIDENTIAL	68,083.00	133,676.00	201,759.00	99.14	99.15
509-312-056-000	1825 OAK PL	1.00	RESIDENTIAL	128,663.00	253,038.00	381,701.00	99.14	99.15
509-312-057-000	1815 OAK PL	1.00	RESIDENTIAL	73,070.00	155,419.00	228,489.00	99.14	99.15
509-312-058-000	1805 OAK PL	1.00	RESIDENTIAL	113,781.00	264,543.00	378,324.00	99.14	99.15
509-312-059-000	1800 OAK PL	1.00	RESIDENTIAL	122,704.00	258,797.00	381,501.00	99.14	99.15
509-312-060-000	1965 HEARTWOOD DR	2.00	RESIDENTIAL	63,855.00	191,598.00	255,453.00	198.28	198.30
509-312-061-000	1810 OAK PL	2.00	RESIDENTIAL	63,855.00	196,228.00	260,083.00	198.28	198.30
509-312-062-000	1820 OAK PL	1.00	RESIDENTIAL	62,603.00	129,924.00	192,527.00	99.14	99.15
509-312-063-000	1830 OAK PL	1.00	RESIDENTIAL	71,844.00	140,344.00	212,188.00	99.14	99.15
509-312-064-000	1840 OAK PL	1.00	RESIDENTIAL	69,052.00	149,012.00	218,064.00	99.14	99.15
509-312-065-000	1850 OAK PL	1.00	RESIDENTIAL	100,000.00	165,000.00	265,000.00	99.14	99.15
509-312-066-000	1855 OAK PL	1.00	RESIDENTIAL	67,799.00	120,536.00	188,335.00	99.14	99.15
509-312-067-000	1775 OAK CT	1.00	RESIDENTIAL	117,822.00	176,735.00	294,557.00	99.14	99.15
509-312-068-000	1830 LIME AVE	1.00	RESIDENTIAL	131,396.00	236,514.00	367,910.00	99.14	99.15
509-312-069-000	1820 LIME AVE	1.00	RESIDENTIAL	127,066.00	190,602.00	317,668.00	99.14	99.15
509-312-070-000	1810 LIME AVE	1.00	RESIDENTIAL	62,603.00	140,880.00	203,483.00	99.14	99.15
509-321-002-000	2442 BLACKBIRD AVE	1.00	RESIDENTIAL	120,000.00	275,000.00	395,000.00	99.14	99.15
509-321-003-000	2434 BLACKBIRD AVE	1.00	RESIDENTIAL	51,269.00	143,571.00	194,840.00	99.14	99.15
509-321-004-000	2424 BLACKBIRD AVE	1.00	RESIDENTIAL	120,000.00	255,000.00	375,000.00	99.14	99.15
509-321-005-000	2404 BLACKBIRD AVE	1.00	RESIDENTIAL	125,158.00	369,791.00	494,949.00	99.14	99.15
509-321-006-000	1700 DRAGONFLY DR	1.00	RESIDENTIAL	170,844.00	98,016.00	268,860.00	99.14	99.15
509-321-007-000	1720 DRAGONFLY DR	1.00	RESIDENTIAL	133,492.00	367,738.00	501,230.00	99.14	99.15
509-321-008-000	1750 DRAGONFLY DR	1.00	RESIDENTIAL	240,718.00	420,470.00	661,188.00	99.14	99.15
509-321-009-000	1760 DRAGONFLY DR	1.00	RESIDENTIAL	127,642.00	260,311.00	387,953.00	99.14	99.15
509-321-010-000	1770 DRAGONFLY DR	1.00	RESIDENTIAL	127,642.00	211,133.00	338,775.00	99.14	99.15
509-321-011-000	1780 DRAGONFLY DR	1.00	RESIDENTIAL	186,304.00	313,074.00	499,378.00	99.14	99.15
509-321-012-000	1777 DRAGONFLY DR	1.00	RESIDENTIAL	172,395.00	320,167.00	492,562.00	99.14	99.15
509-321-013-000	1727 DRAGONFLY DR	1.00	RESIDENTIAL	145,016.00	472,978.00	617,994.00	99.14	99.15
509-321-014-000	1717 DRAGONFLY DR	1.00	RESIDENTIAL	153,109.00	421,052.00	574,161.00	99.14	99.15
509-321-015-000	2437 BLACKBIRD AVE	1.00	RESIDENTIAL	115,709.00	288,199.00	403,908.00	99.14	99.15
509-321-018-000	1643 AZALEA AVE	2.00	RESIDENTIAL	62,175.00	373,039.00	435,214.00	198.28	198.30
509-321-019-000	2415 SUTTER RD	1.00	RESIDENTIAL	154,518.00	332,752.00	487,270.00	99.14	99.15
509-321-020-000	2445 SUTTER RD	1.00	RESIDENTIAL	171,666.00	438,008.00	609,674.00	99.14	99.15
509-321-021-000	2470 BLACKBIRD AVE	1.00	RESIDENTIAL	110,662.00	308,759.00	419,421.00	99.14	99.15
509-321-022-000	2462 BLACKBIRD AVE	1.00	RESIDENTIAL	172,395.00	338,636.00	511,031.00	99.14	99.15
509-321-023-000	2450 BLACKBIRD AVE	1.00	RESIDENTIAL	118,316.00	290,238.00	408,554.00	99.14	99.15
509-321-024-000	1650 CARDINAL DR	2.00	RESIDENTIAL	101,352.00	398,648.00	500,000.00	198.28	198.30
509-321-025-000	1692 CARDINAL DR	1.00	RESIDENTIAL	159,781.00	325,487.00	485,268.00	99.14	99.15
509-321-026-000	1702 CARDINAL DR	2.00	RESIDENTIAL	122,106.00	452,355.00	574,461.00	198.28	198.30
509-321-027-000	1722 CARDINAL DR	1.00	RESIDENTIAL	169,015.00	392,361.00	561,376.00	99.14	99.15
509-321-028-000	1797 DRAGONFLY PL	1.00	RESIDENTIAL	145,016.00	468,516.00	613,532.00	99.14	99.15
509-321-029-000	1792 DRAGONFLY DR	1.00	RESIDENTIAL	170,382.00	1,001,058.00	1,171,440.00	99.14	99.15
509-321-030-000	2500 DRAGONFLY PL	1.00	RESIDENTIAL	150,000.00	330,000.00	480,000.00	99.14	99.15
509-321-031-000	2512 DRAGONFLY PL	1.00	RESIDENTIAL	284,456.00	611,783.00	942,199.00	99.14	99.15
509-321-032-000	2522 DRAGONFLY LN	1.00	RESIDENTIAL	124,942.00	466,541.00	591,483.00	99.14	99.15
509-321-033-000	2552 DRAGONFLY PL	1.00	RESIDENTIAL	300,000.00	637,500.00	937,500.00	99.14	99.15
509-321-034-000	2563 DRAGONFLY LN	1.00	RESIDENTIAL	53,099.00	96,167.00	149,266.00	99.14	99.15
509-321-035-000	2555 DRAGONFLY PL	1.00	RESIDENTIAL	270,504.00	624,240.00	894,744.00	99.14	99.15
509-321-036-000	2547 DRAGONFLY LN	2.00	RESIDENTIAL	229,525.00	387,468.00	616,993.00	198.28	198.30
509-321-037-000	2533 DRAGONFLY PL	0.33	VACANT	182,070.00	-	182,070.00	33.04	33.05
509-321-038-000	2497 DRAGONFLY PL	1.00	RESIDENTIAL	127,782.00	312,566.00	440,348.00	99.14	99.15
509-321-039-000	1717 CARDINAL DR	1.00	RESIDENTIAL	170,672.00	411,749.00	582,421.00	99.14	99.15
509-321-040-000	1699 CARDINAL DR	1.00	RESIDENTIAL	184,708.00	421,757.00	606,465.00	99.14	99.15
509-321-041-000	1683 CARDINAL DR	1.00	RESIDENTIAL	153,171.00	280,422.00	433,593.00	99.14	99.15
509-321-042-000	1661 CARDINAL DR	2.00	RESIDENTIAL	165,700.00	410,116.00	575,816.00	198.28	198.30
509-321-043-000	1645 CARDINAL DR	1.00	RESIDENTIAL	100,000.00	280,000.00	380,000.00	99.14	99.15
509-321-044-000	2467 BLACKBIRD AVE	2.00	RESIDENTIAL	150,903.00	302,839.00	453,742.00	198.28	198.30
509-321-045-000	2477 BLACKBIRD AVE	1.00	RESIDENTIAL	153,171.00	223,865.00	377,036.00	99.14	99.15
509-321-046-000	2505 SUTTER RD	1.00	RESIDENTIAL	150,000.00	300,000.00	450,000.00	99.14	99.15
509-321-047-000	2491 SUTTER RD	1.00	RESIDENTIAL	178,482.00	451,225.00	629,707.00	99.14	99.15
509-321-048-000	2525 SUTTER RD	1.00	RESIDENTIAL	103,658.00	396,342.00	500,000.00	99.14	99.15
510-011-007-000	2090 BABLER RD	1.00	RESIDENTIAL	23,360.00	274,569.00	297,929.00	99.14	99.15
510-011-008-000	2080 BABLER RD	0.33	VACANT	49,685.00	-	49,685.00	33.04	33.05
510-011-012-000	2101 BABLER RD	1.00	RESIDENTIAL	516,120.00	377,298.00	893,418.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-011-015-000	NO SITUS AVAILABLE	0.33	VACANT	210,000.00	-	210,000.00	33.04	33.05
510-011-017-000	NO SITUS AVAILABLE	0.33	VACANT	253,500.00	-	253,500.00	33.04	33.05
510-011-018-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
510-011-019-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
510-011-026-000	2095 BABLER RD	1.00	RESIDENTIAL	-	-	-	99.14	99.15
510-011-036-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
510-011-038-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
510-041-002-000	2745 WARNER RD	1.00	RESIDENTIAL	250,989.00	355,466.00	606,455.00	99.14	99.15
510-041-003-000	1818 MARTIN RD	2.00	RESIDENTIAL	49,397.00	125,047.00	182,503.00	198.28	198.30
510-041-007-000	NO SITUS AVAILABLE	0.33	VACANT	5,576.00	-	5,576.00	33.04	33.05
510-041-010-000	1806 MURRAY RD	1.00	RESIDENTIAL	17,208.00	52,935.00	70,143.00	99.14	99.15
510-041-012-000	1935 BABLER RD	1.00	RESIDENTIAL	96,664.00	181,800.00	278,464.00	99.14	99.15
510-041-016-000	1850 MURRAY RD	3.75	COMMERCIAL	123,479.00	350,417.00	652,176.00	371.76	371.81
510-041-017-000	1941 MARTIN RD	1.00	RESIDENTIAL	172,643.00	68,604.00	472,037.00	99.14	99.15
510-041-018-000	2040 MURRAY RD	1.00	RESIDENTIAL	90,476.00	257,045.00	347,521.00	99.14	99.15
510-041-020-000	1867 BABLER RD	1.00	RESIDENTIAL	73,505.00	368,226.00	441,731.00	99.14	99.15
510-041-021-000	1887 BABLER RD	1.00	RESIDENTIAL	125,763.00	244,750.00	370,513.00	99.14	99.15
510-041-023-000	1815 BABLER RD	1.00	RESIDENTIAL	2,486.00	44,424.00	46,910.00	99.14	99.15
510-041-024-000	1837 BABLER RD	1.00	RESIDENTIAL	2,565.00	120,547.00	123,112.00	99.14	99.15
510-041-025-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
510-051-004-000	1679 BABLER RD	1.00	RESIDENTIAL	148,258.00	151,901.00	300,159.00	99.14	99.15
510-051-006-000	1641 BABLER RD	1.00	RESIDENTIAL	157,807.00	126,244.00	284,051.00	99.14	99.15
510-051-007-000	1655 BABLER RD	1.00	RESIDENTIAL	79,199.00	4,459.00	83,658.00	99.14	99.15
510-051-008-000	1655 BABLER RD	1.00	RESIDENTIAL	35,111.00	10,348.00	45,459.00	99.14	99.15
510-051-010-000	2411 CENTRAL AVE	1.00	COMMERCIAL	39,031.00	360,389.00	399,420.00	99.14	99.15
510-051-011-000	2423 CENTRAL AVE	1.00	RESIDENTIAL	63,886.00	28,387.00	92,273.00	99.14	99.15
510-051-012-000	2421 CENTRAL AVE	1.00	RESIDENTIAL	164,687.00	301,325.00	466,012.00	99.14	99.15
510-051-013-000	2473 GOLDFINCH LN	1.00	RESIDENTIAL	103,776.00	135,552.00	239,328.00	99.14	99.15
510-051-014-000	2459 GOLDFINCH LN	1.00	RESIDENTIAL	208,080.00	150,858.00	358,938.00	99.14	99.15
510-051-015-000	2441 GOLDFINCH LN	1.00	RESIDENTIAL	46,347.00	91,879.00	138,226.00	99.14	99.15
510-061-003-000	2555 CENTRAL AVE #A	3.25	COMMERCIAL	37,574.00	188,415.00	225,989.00	321.70	321.74
510-061-004-000	1767 BABLER RD	1.00	RESIDENTIAL	97,247.00	82,327.00	179,574.00	99.14	99.15
510-061-007-000	2585 CENTRAL AVE	1.20	COMMERCIAL	167,983.00	297,779.00	465,762.00	118.96	118.98
510-061-008-000	NO SITUS AVAILABLE	0.33	VACANT	22,317.00	-	22,317.00	33.04	33.05
510-071-001-000	NO SITUS AVAILABLE	0.33	VACANT	183,595.00	-	183,595.00	33.04	33.05
510-071-002-000	NO SITUS AVAILABLE	0.33	VACANT	63,407.00	-	63,407.00	33.04	33.05
510-071-003-000	2641 CENTRAL AVE	1.00	RESIDENTIAL	607,552.00	1,023,970.00	1,631,522.00	99.14	99.15
510-071-004-000	2609 CENTRAL AVE	2.00	RESIDENTIAL	195,455.00	59,477.00	254,932.00	198.28	198.30
510-071-005-000	1658 REASOR RD	5.00	RESIDENTIAL	111,356.00	287,026.00	398,382.00	495.70	495.75
510-071-006-000	1645 REASOR RD	6.00	RESIDENTIAL	118,316.00	351,982.00	470,298.00	594.84	594.90
510-081-001-000	2707 CENTRAL AVE	1.00	RESIDENTIAL	303,064.00	38,942.00	342,006.00	99.14	99.15
510-081-002-000	2725 CENTRAL AVE	3.25	COMMERCIAL	579,338.00	2,196,885.00	2,776,223.00	322.20	322.24
510-081-003-000	2745 CENTRAL AVE	1.00	RESIDENTIAL	89,239.00	44,618.00	133,857.00	99.14	99.15
510-081-004-000	2755 CENTRAL AVE	1.00	COMMERCIAL	140,000.00	130,000.00	270,000.00	99.14	99.15
510-081-007-000	1640 E MURRAY RD	1.00	RESIDENTIAL	27,195.00	27,139.00	54,334.00	99.14	99.15
510-081-009-000	1690 MURRAY RD	1.00	RESIDENTIAL	84,505.00	72,432.00	156,937.00	99.14	99.15
510-081-013-000	1654 MURRAY RD	1.00	RESIDENTIAL	53,310.00	146,612.00	199,922.00	99.14	99.15
510-081-015-000	1666 MURRAY RD	1.00	RESIDENTIAL	127,273.00	74,347.00	201,620.00	99.14	99.15
510-081-016-000	1770 MURRAY RD	1.00	RESIDENTIAL	250,989.00	263,147.00	536,136.00	99.14	99.15
510-081-017-000	1750 MURRAY RD	1.00	RESIDENTIAL	260,100.00	384,948.00	645,048.00	99.14	99.15
510-081-018-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	112,512.00	221,206.00	333,718.00	99.14	99.15
510-081-020-000	2785 CENTRAL AVE	1.00	COMMERCIAL	163,573.00	220,633.00	465,606.00	99.14	99.15
510-081-021-000	1710 MURRAY RD	1.00	RESIDENTIAL	120,000.00	100,000.00	243,100.00	99.14	99.15
510-081-022-000	1738 MURRAY RD	1.00	RESIDENTIAL	223,101.00	277,762.00	500,863.00	99.14	99.15
510-081-023-000	2765 CENTRAL AVE	1.00	COMMERCIAL	111,356.00	76,554.00	187,910.00	99.14	99.15
510-081-024-000	2771 CENTRAL AVE	1.00	COMMERCIAL	95,002.00	95,697.00	190,699.00	99.14	99.15
510-081-025-000	1696 MURRAY RD	1.00	RESIDENTIAL	100,000.00	160,000.00	260,000.00	99.14	99.15
510-081-026-000	1686 MURRAY RD	1.00	RESIDENTIAL	124,848.00	57,222.00	182,070.00	99.14	99.15
510-081-027-000	1676 MURRAY RD	1.00	RESIDENTIAL	56,493.00	113,568.00	170,061.00	99.14	99.15
510-091-013-000	1470 MURRAY RD	1.00	RESIDENTIAL	133,860.00	89,127.00	222,987.00	99.14	99.15
510-091-014-000	1480 MURRAY RD	1.00	RESIDENTIAL	12,345.00	55,051.00	67,396.00	99.14	99.15
510-091-020-000	1420 MURRAY RD	2.00	RESIDENTIAL	142,674.00	105,454.00	248,128.00	198.28	198.30
510-091-023-000	2698 CENTRAL AVE	1.00	COMMERCIAL	15,698.00	99,869.00	284,357.00	99.14	99.15
510-091-025-000	1546 MURRAY RD	1.00	RESIDENTIAL	114,444.00	256,978.00	371,422.00	99.14	99.15
510-091-026-000	1550 MURRAY RD	1.00	RESIDENTIAL	133,967.00	133,967.00	267,934.00	99.14	99.15
510-091-027-000	1490 MURRAY RD	1.79	COMMERCIAL	120,829.00	565,481.00	708,030.00	177.46	177.48
510-091-035-000	1410 MURRAY RD	1.00	RESIDENTIAL	56,493.00	40,349.00	96,842.00	99.14	99.15
510-091-036-000	2765 BLUE BIRD LN	1.00	RESIDENTIAL	51,996.00	126,896.00	178,892.00	99.14	99.15
510-091-037-000	2755 BLUE BIRD LN	1.00	RESIDENTIAL	51,996.00	121,343.00	173,339.00	99.14	99.15
510-091-038-000	2747 BLUE BIRD LN	1.00	RESIDENTIAL	51,996.00	151,995.00	203,991.00	99.14	99.15
510-091-039-000	1460 LARISSA CIR	4.00	RESIDENTIAL	69,975.00	283,504.00	353,479.00	396.56	396.60
510-091-040-000	1470 LARISSA CIR	4.00	RESIDENTIAL	83,306.00	277,717.00	361,023.00	396.56	396.60
510-091-041-000	1431 LARISSA CIR	4.00	RESIDENTIAL	73,855.00	251,132.00	324,987.00	396.56	396.60
510-091-042-000	1511 LARISSA CIR	4.00	RESIDENTIAL	83,306.00	277,717.00	361,023.00	396.56	396.60
510-091-043-000	1429 LARISSA CIR	4.00	RESIDENTIAL	69,975.00	283,504.00	353,479.00	396.56	396.60
510-091-044-000	1437 LARISSA CIR	4.00	RESIDENTIAL	73,855.00	251,132.00	324,987.00	396.56	396.60
510-091-045-000	1445 LARISSA CIR	4.00	RESIDENTIAL	150,107.00	428,879.00	578,986.00	396.56	396.60
510-091-046-000	1453 LARISSA CIR	4.00	RESIDENTIAL	62,476.00	313,210.00	375,686.00	396.56	396.60
510-091-047-000	1461 LARISSA CIR	4.00	RESIDENTIAL	62,476.00	313,210.00	375,686.00	396.56	396.60
510-091-049-000	1477 LARISSA CIR	4.00	RESIDENTIAL	92,284.00	319,475.00	411,759.00	396.56	396.60
510-091-050-000	1485 LARISSA CIR	4.00	RESIDENTIAL	92,284.00	319,475.00	411,759.00	396.56	396.60
510-091-051-000	1493 LARISSA CIR	4.00	RESIDENTIAL	110,000.00	300,000.00	410,000.00	396.56	396.60
510-091-052-000	1501 LARISSA CIR	4.00	RESIDENTIAL	115,515.00	369,656.00	485,171.00	396.56	396.60
510-091-053-000	1521 LARISSA CIR	4.00	RESIDENTIAL	155,080.00	297,762.00	452,842.00	396.56	396.60
510-091-054-000	1531 REASOR CIR	6.00	RESIDENTIAL	111,356.00	511,587.00	622,943.00	594.84	594.90
510-091-055-000	1553 REASOR RD	6.00	RESIDENTIAL	111,356.00	511,587.00	622,943.00	594.84	594.90
510-091-057-000	1500 MURRAY RD	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
510-091-058-000	1520 MURRAY RD	1.00	RESIDENTIAL	64,566.00	124,303.00	188,869.00	99.14	99.15
510-091-059-000	2758 STRATING CT	1.00	RESIDENTIAL	63,886.00	156,182.00	220,068.00	99.14	99.15
510-091-060-000	2770 STRATING CT	1.00	RESIDENTIAL	163,200.00	330,480.00	493,680.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-091-061-000	2764 STRATING CT	1.00	RESIDENTIAL	102,402.00	155,879.00	258,281.00	99.14	99.15
510-091-062-000	2746 STRATING CT	1.00	RESIDENTIAL	117,941.00	218,727.00	336,668.00	99.14	99.15
510-091-063-000	2752 STRATING CT	1.00	RESIDENTIAL	110,000.00	215,000.00	325,000.00	99.14	99.15
510-091-064-000	2740 STRATING CT	2.00	RESIDENTIAL	70,987.00	191,681.00	262,668.00	198.28	198.30
510-091-065-000	2737 STRATING CT	2.00	RESIDENTIAL	61,047.00	196,366.00	257,413.00	198.28	198.30
510-091-066-000	2743 STRATING CT	1.00	RESIDENTIAL	129,815.00	204,981.00	334,796.00	99.14	99.15
510-091-067-000	2759 STRATING CT	1.00	RESIDENTIAL	110,000.00	195,000.00	305,000.00	99.14	99.15
510-091-068-000	2771 STRATING CT	1.00	RESIDENTIAL	83,516.00	157,296.00	240,812.00	99.14	99.15
510-091-069-000	2781 STRATING CT	2.00	RESIDENTIAL	92,586.00	236,140.00	328,726.00	198.28	198.30
510-091-070-000	2795 STRATING CT	2.00	RESIDENTIAL	98,427.00	331,309.00	429,736.00	198.28	198.30
510-091-071-000	1534 MURRAY RD	1.00	RESIDENTIAL	25,508.00	47,882.00	73,390.00	99.14	99.15
510-091-075-000	2766 CENTRAL AVE	1.00	COMMERCIAL	446,206.00	390,429.00	836,635.00	99.14	99.15
510-091-076-000	2782 CENTRAL AVE	0.33	VACANT	273,941.00	-	273,941.00	33.04	33.05
510-091-077-000	2720 CENTRAL AVE	1.00	COMMERCIAL	246,069.00	546,822.00	792,891.00	99.14	99.15
510-091-078-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	109,363.00	382,775.00	492,138.00	396.56	396.60
510-091-079-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	109,363.00	382,775.00	492,138.00	396.56	396.60
510-091-080-000	1428, 1430 143 0 MURRAY RD	2.00	RESIDENTIAL	33,988.00	59,779.00	93,767.00	198.28	198.30
510-091-081-000	1444, 1446 144 6 MURRAY RD	2.00	RESIDENTIAL	33,988.00	58,945.00	92,933.00	198.28	198.30
510-091-082-000	2755, 2761 276 1 LOREN LN	2.00	RESIDENTIAL	39,427.00	70,067.00	109,494.00	198.28	198.30
510-091-083-000	2756, 2760 276 0 LOREN LN	2.00	RESIDENTIAL	39,426.00	89,253.00	128,679.00	198.28	198.30
510-091-084-000	2744 CENTRAL AVE	0.33	VACANT	263,791.00	-	263,791.00	33.04	33.05
510-091-085-000	2750 CENTRAL AVE #A-F	1.00	RESIDENTIAL	93,101.00	621,875.00	714,976.00	99.14	99.15
510-091-086-000	2758 CENTRAL AVE #A-D	1.00	RESIDENTIAL	149,998.00	407,435.00	557,433.00	99.14	99.15
510-101-008-000	1428 REASOR RD	1.00	RESIDENTIAL	16,029.00	80,218.00	96,247.00	99.14	99.15
510-101-009-000	1410 REASOR RD	1.00	RESIDENTIAL	208,080.00	156,060.00	364,140.00	99.14	99.15
510-101-014-000	2620 CENTRAL AVE	1.00	COMMERCIAL	238,942.00	369,493.00	691,435.00	99.14	99.15
510-101-016-000	1490 REASOR RD	1.00	RESIDENTIAL	60,663.00	88,407.00	149,070.00	99.14	99.15
510-101-018-000	1548 REASOR RD	1.00	COMMERCIAL	217,943.00	92,745.00	310,688.00	99.14	99.15
510-101-019-000	NO SITUS AVAILABLE	0.33	VACANT	109,517.00	-	109,517.00	33.04	33.05
510-101-020-000	2612 CENTRAL AVE	1.00	RESIDENTIAL	105,262.00	1,750.00	113,052.00	99.14	99.15
510-101-022-000	2416 CENTRAL AVE	1.00	RESIDENTIAL	15,379.00	42,689.00	58,068.00	99.14	99.15
510-101-025-000	1434 REASOR RD	2.00	RESIDENTIAL	16,721.00	221,411.00	272,533.00	198.28	198.30
510-101-026-000	1440 REASOR RD	1.00	RESIDENTIAL	115,515.00	28,876.00	144,391.00	99.14	99.15
510-101-030-000	2615 WANDA LN	1.00	RESIDENTIAL	57,164.00	57,164.00	114,328.00	99.14	99.15
510-101-032-000	1505 FAWN LN	2.00	RESIDENTIAL	63,420.00	332,221.00	395,641.00	198.28	198.30
510-101-034-000	2580 CENTRAL SP # 1-12 AVE	53.00	RESIDENTIAL	2,689,082.00	1,072,201.00	3,761,283.00	5,254.42	5,254.95
510-101-035-000	2620 WANDA LN	1.00	RESIDENTIAL	141,907.00	204,979.00	346,886.00	99.14	99.15
510-101-036-000	2626 WANDA LN	1.00	RESIDENTIAL	53,902.00	138,854.00	192,756.00	99.14	99.15
510-101-037-000	2632 WANDA LN	1.00	RESIDENTIAL	157,807.00	208,182.00	365,989.00	99.14	99.15
510-101-038-000	1554 REASOR RD	1.00	RESIDENTIAL	115,515.00	92,988.00	208,503.00	99.14	99.15
510-101-039-000	1564 REASOR RD	1.00	RESIDENTIAL	141,386.00	135,378.00	276,764.00	99.14	99.15
510-101-040-000	1574 REASOR RD	1.00	RESIDENTIAL	115,628.00	224,951.00	340,579.00	99.14	99.15
510-101-041-000	2621 WANDA LN	2.00	RESIDENTIAL	52,728.00	150,675.00	203,403.00	198.28	198.30
510-101-042-000	2484 CENTRAL AVE	1.00	RESIDENTIAL	56,155.00	64,750.00	120,905.00	99.14	99.15
510-101-044-000	1484 GARDENBROOK ST	1.00	RESIDENTIAL	135,513.00	258,970.00	394,483.00	99.14	99.15
510-101-045-000	1472 GARDENBROOK ST	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-101-046-000	1462 GARDENBROOK ST	1.00	RESIDENTIAL	136,651.00	280,664.00	417,315.00	99.14	99.15
510-101-047-000	1450 GARDENBROOK ST	2.00	RESIDENTIAL	117,941.00	284,133.00	402,074.00	198.28	198.30
510-101-048-000	1440 GARDENBROOK ST	1.00	RESIDENTIAL	100,000.00	225,000.00	325,000.00	99.14	99.15
510-101-049-000	1428 GARDENBROOK ST	1.00	RESIDENTIAL	120,299.00	240,601.00	360,900.00	99.14	99.15
510-101-050-000	1418 GARDENBROOK ST	1.00	RESIDENTIAL	139,385.00	251,966.00	391,351.00	99.14	99.15
510-101-051-000	1417 GARDENBROOK ST	2.00	RESIDENTIAL	137,700.00	362,100.00	499,800.00	198.28	198.30
510-101-052-000	1427 GARDENBROOK ST	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
510-101-053-000	1439 GARDENBROOK ST	1.00	RESIDENTIAL	6,148.00	215,964.00	222,112.00	99.14	99.15
510-101-054-000	1449 GARDENBROOK ST	2.00	RESIDENTIAL	173,839.00	321,804.00	495,643.00	198.28	198.30
510-101-055-000	1461 GARDENBROOK ST	1.00	RESIDENTIAL	102,402.00	244,630.00	347,032.00	99.14	99.15
510-101-056-000	1471 GARDENBROOK ST	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
510-101-057-000	1483 GARDENBROOK ST	1.00	RESIDENTIAL	131,396.00	268,048.00	399,444.00	99.14	99.15
510-101-058-000	1482 HONEYCOMB CT	1.00	RESIDENTIAL	100,000.00	225,000.00	325,000.00	99.14	99.15
510-101-059-000	1470 HONEYCOMB CT	1.00	RESIDENTIAL	142,674.00	210,914.00	353,588.00	99.14	99.15
510-101-060-000	1460 HONEYCOMB CT	1.00	RESIDENTIAL	139,385.00	294,854.00	434,239.00	99.14	99.15
510-101-061-000	1448 HONEYCOMB CT	2.00	RESIDENTIAL	185,000.00	415,000.00	600,000.00	198.28	198.30
510-101-062-000	1438 HONEYCOMB CT	1.00	RESIDENTIAL	110,000.00	215,000.00	325,000.00	99.14	99.15
510-101-063-000	1426 HONEYCOMB CT	1.00	RESIDENTIAL	110,000.00	195,000.00	305,000.00	99.14	99.15
510-101-064-000	1416 HONEYCOMB CT	2.00	RESIDENTIAL	100,000.00	220,000.00	320,000.00	198.28	198.30
510-101-065-000	2404 HAWKS VIEW CT	1.00	RESIDENTIAL	130,191.00	198,842.00	329,033.00	99.14	99.15
510-101-066-000	2414 HAWKS VIEW CT	1.00	RESIDENTIAL	131,236.00	257,005.00	388,241.00	99.14	99.15
510-101-067-000	2424 HAWKS VIEW CT	1.00	RESIDENTIAL	110,000.00	215,000.00	325,000.00	99.14	99.15
510-101-068-000	2434 HAWKS VIEW CT	1.00	RESIDENTIAL	109,363.00	256,895.00	366,258.00	99.14	99.15
510-101-069-000	2444 HAWKS VIEW CT	1.00	RESIDENTIAL	135,252.00	264,578.00	399,830.00	99.14	99.15
510-101-070-000	2454 HAWKS VIEW CT	1.00	RESIDENTIAL	136,651.00	241,769.00	378,420.00	99.14	99.15
510-101-071-000	2464 HAWKS VIEW CT	1.00	RESIDENTIAL	142,800.00	342,618.00	485,418.00	99.14	99.15
510-101-072-000	2474 HAWKS VIEW CT	1.00	RESIDENTIAL	110,000.00	190,000.00	300,000.00	99.14	99.15
510-101-073-000	2484 HAWKS VIEW CT	1.00	RESIDENTIAL	142,674.00	188,579.00	331,253.00	99.14	99.15
510-101-074-000	2494 HAWKS VIEW CT	1.00	RESIDENTIAL	127,066.00	283,016.00	410,082.00	99.14	99.15
510-101-075-000	2499 HAWKS VIEW CT	1.00	RESIDENTIAL	161,282.00	248,010.00	409,292.00	99.14	99.15
510-101-076-000	2489 HAWKS VIEW CT	1.00	RESIDENTIAL	110,000.00	215,000.00	325,000.00	99.14	99.15
510-101-077-000	2479 HAWKS VIEW CT	1.00	RESIDENTIAL	178,500.00	460,020.00	638,520.00	99.14	99.15
510-101-078-000	2469 HAWKS VIEW CT	1.00	RESIDENTIAL	126,140.00	299,585.00	425,725.00	99.14	99.15
510-101-081-000	2690 AMBER LN	2.00	RESIDENTIAL	83,058.00	283,689.00	366,747.00	198.28	198.30
510-101-082-000	2680 AMBER LN	1.00	RESIDENTIAL	102,402.00	102,288.00	207,990.00	99.14	99.15
510-101-083-000	2660 AMBER LN	2.00	RESIDENTIAL	127,066.00	183,670.00	310,736.00	198.28	198.30
510-101-084-000	1458 REASOR RD	1.00	RESIDENTIAL	-	-	-	99.14	99.15
510-101-085-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
510-111-002-000	2311 TERRACE LN	1.00	RESIDENTIAL	65,164.00	185,227.00	250,391.00	99.14	99.15
510-111-003-000	2305 TERRACE LN	2.00	RESIDENTIAL	130,104.00	94,098.00	224,202.00	198.28	198.30
510-111-004-000	2314 CENTRAL AVE	1.00	COMMERCIAL	180,660.00	229,931.00	410,591.00	99.14	99.15
510-111-006-000	2390 CENTRAL AVE	1.93	COMMERCIAL	705,559.00	1,713,407.00	2,439,766.00	191.34	191.36
510-111-009-000	2308 CENTRAL AVE	1.16	COMMERCIAL	467,843.00	265,687.00	801,820.00	115.00	115.01
510-111-013-000	2330 CENTRAL AVE	2.31	COMMERCIAL	655,375.00	1,504,370.00	2,230,115.00	228.50	228.54

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-111-014-000	1400 BATES RD	1.00	RESIDENTIAL	131,396.00	226,002.00	357,398.00	99.14	99.15
510-111-015-000	1408 BATES RD	1.00	RESIDENTIAL	124,848.00	234,090.00	358,938.00	99.14	99.15
510-111-016-000	1416 BATES RD	1.00	RESIDENTIAL	128,663.00	234,307.00	362,970.00	99.14	99.15
510-111-017-000	1424 BATES RD	1.00	RESIDENTIAL	59,079.00	146,238.00	205,317.00	99.14	99.15
510-111-018-000	1432 BATES RD	1.00	RESIDENTIAL	115,628.00	218,644.00	334,272.00	99.14	99.15
510-111-019-000	1440 BATES RD	1.00	RESIDENTIAL	110,000.00	200,000.00	310,000.00	99.14	99.15
510-111-020-000	1448 BATES RD	1.00	RESIDENTIAL	65,164.00	122,951.00	188,115.00	99.14	99.15
510-111-021-000	1456 BATES RD	1.00	RESIDENTIAL	115,628.00	222,848.00	338,476.00	99.14	99.15
510-111-022-000	1464 BATES RD	1.00	RESIDENTIAL	59,079.00	124,818.00	183,897.00	99.14	99.15
510-111-023-000	1472 BATES RD	2.00	RESIDENTIAL	142,800.00	249,900.00	392,700.00	198.28	198.30
510-111-024-000	1480 BATES RD	1.00	RESIDENTIAL	140,454.00	281,948.00	422,402.00	99.14	99.15
510-111-025-000	1463 CHICKADEE CT	1.00	RESIDENTIAL	147,900.00	303,302.00	451,202.00	99.14	99.15
510-111-026-000	1455 CHICKADEE CT	2.00	RESIDENTIAL	145,656.00	255,938.00	401,594.00	198.28	198.30
510-111-027-000	1447 CHICKADEE CT	1.00	RESIDENTIAL	111,550.00	245,412.00	356,962.00	99.14	99.15
510-111-028-000	1439 CHICKADEE CT	1.00	RESIDENTIAL	117,822.00	199,711.00	317,533.00	99.14	99.15
510-111-029-000	1431 CHICKADEE CT	1.00	RESIDENTIAL	153,000.00	311,100.00	464,100.00	99.14	99.15
510-111-030-000	1423 CHICKADEE CT	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-111-031-000	1415 CHICKADEE CT	1.00	RESIDENTIAL	118,357.00	171,619.00	289,976.00	99.14	99.15
510-111-032-000	1407 CHICKADEE CT	1.00	RESIDENTIAL	100,394.00	233,699.00	334,093.00	99.14	99.15
510-111-033-000	1399 CHICKADEE CT	2.00	RESIDENTIAL	66,467.00	174,167.00	240,634.00	198.28	198.30
510-111-034-000	1398 CHICKADEE CT	1.00	RESIDENTIAL	59,079.00	138,367.00	197,446.00	99.14	99.15
510-111-035-000	1406 CHICKADEE CT	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-111-036-000	1414 CHICKADEE CT	1.00	RESIDENTIAL	59,079.00	128,511.00	187,590.00	99.14	99.15
510-111-037-000	1422 CHICKADEE CT	1.00	RESIDENTIAL	65,164.00	143,694.00	208,858.00	99.14	99.15
510-111-038-000	1430 CHICKADEE CT	1.00	RESIDENTIAL	64,989.00	120,568.00	185,557.00	99.14	99.15
510-111-039-000	1438 CHICKADEE CT	1.00	RESIDENTIAL	59,079.00	140,331.00	199,410.00	99.14	99.15
510-111-040-000	1446 CHICKADEE CT	1.00	RESIDENTIAL	103,962.00	185,981.00	289,943.00	99.14	99.15
510-111-041-000	1454 CHICKADEE CT	1.00	RESIDENTIAL	111,550.00	223,101.00	334,651.00	99.14	99.15
510-111-042-000	1457 MERGANSER DR	1.00	RESIDENTIAL	110,000.00	220,000.00	330,000.00	99.14	99.15
510-111-043-000	1449 MERGANSER DR	1.00	RESIDENTIAL	59,079.00	131,839.00	190,918.00	99.14	99.15
510-111-044-000	1441 MERGANSER DR	1.00	RESIDENTIAL	158,100.00	357,510.00	515,610.00	99.14	99.15
510-111-045-000	1433 MERGANSER DR	1.00	RESIDENTIAL	103,962.00	219,481.00	323,443.00	99.14	99.15
510-111-046-000	1425 MERGANSER DR	1.00	RESIDENTIAL	59,079.00	149,306.00	208,385.00	99.14	99.15
510-111-047-000	1417 MERGANSER DR	1.00	RESIDENTIAL	120,299.00	234,584.00	354,883.00	99.14	99.15
510-111-048-000	1409 MERGANSER DR	1.00	RESIDENTIAL	90,476.00	166,902.00	257,378.00	99.14	99.15
510-111-049-000	1401 MERGANSER DR	1.00	RESIDENTIAL	110,000.00	210,000.00	320,000.00	99.14	99.15
510-111-050-000	1402 MERGANSER DR	1.00	RESIDENTIAL	59,079.00	135,776.00	194,855.00	99.14	99.15
510-111-051-000	1410 MERGANSER DR	1.00	RESIDENTIAL	83,516.00	174,000.00	257,516.00	99.14	99.15
510-111-052-000	1418 MERGANSER DR	2.00	RESIDENTIAL	66,467.00	202,672.00	269,139.00	198.28	198.30
510-111-053-000	1426 MERGANSER DR	1.00	RESIDENTIAL	173,400.00	433,500.00	606,900.00	99.14	99.15
510-111-054-000	1434 MERGANSER DR	1.00	RESIDENTIAL	62,773.00	170,619.00	233,392.00	99.14	99.15
510-111-055-000	1442 MERGANSER DR	1.00	RESIDENTIAL	138,619.00	214,281.00	352,900.00	99.14	99.15
510-111-060-000	2365 BATES LN	8.00	RESIDENTIAL	41,122.00	634,864.00	675,986.00	793.12	793.20
510-111-061-000	2345 BATES LN	12.00	RESIDENTIAL	82,254.00	977,407.00	1,059,661.00	1,189.68	1,189.80
510-121-002-000	2270 TERRACE LN	1.00	RESIDENTIAL	19,646.00	66,386.00	86,032.00	99.14	99.15
510-121-003-000	2296 TERRACE LN	1.00	RESIDENTIAL	30,917.00	65,319.00	96,236.00	99.14	99.15
510-121-005-000	2277 TERRACE LN	2.00	RESIDENTIAL	99,385.00	129,916.00	229,301.00	198.28	198.30
510-121-006-000	1467 RAILROAD DR	1.00	RESIDENTIAL	27,317.00	66,578.00	93,895.00	99.14	99.15
510-121-007-000	1489 RAILROAD DR	2.00	RESIDENTIAL	125,158.00	28,443.00	153,601.00	198.28	198.30
510-121-010-000	1533 RAILROAD DR	1.00	RESIDENTIAL	12,125.00	36,403.00	48,528.00	99.14	99.15
510-121-011-000	1549 RAILROAD DR	1.00	RESIDENTIAL	15,747.00	67,787.00	83,534.00	99.14	99.15
510-121-014-000	1425 RAILROAD DR	2.00	RESIDENTIAL	112,438.00	104,831.00	217,269.00	198.28	198.30
510-121-015-000	1463 RAILROAD DR	1.00	COMMERCIAL	11,867.00	138,547.00	155,414.00	99.14	99.15
510-121-017-000	2244 TERRACE LN	2.00	RESIDENTIAL	90,476.00	111,356.00	201,832.00	198.28	198.30
510-121-020-000	1567 RAILROAD DR	1.00	RESIDENTIAL	130,050.00	181,029.00	311,079.00	99.14	99.15
510-121-022-000	1563 RAILROAD DR	1.00	RESIDENTIAL	25,880.00	53,759.00	79,639.00	99.14	99.15
510-121-023-000	2288 CENTRAL AVE	1.00	COMMERCIAL	80,858.00	69,307.00	159,995.00	99.14	99.15
510-121-024-000	2290 CENTRAL AVE	0.33	VACANT	34,652.00	5,771.00	40,423.00	33.04	33.05
510-121-025-000	1407 RAILROAD DR	1.00	RESIDENTIAL	22,958.00	38,076.00	61,034.00	99.14	99.15
510-121-026-000	1417 RAILROAD DR	0.33	VACANT	208,080.00	-	208,080.00	33.04	33.05
510-121-029-000	1515 RAILROAD DR	1.00	RESIDENTIAL	13,891.00	53,945.00	67,836.00	99.14	99.15
510-121-030-000	1521 RAILROAD DR	1.00	RESIDENTIAL	86,842.00	86,842.00	173,684.00	99.14	99.15
510-121-031-000	1513 RAILROAD DR	2.00	RESIDENTIAL	173,272.00	155,943.00	329,215.00	198.28	198.30
510-121-032-000	1493 RAILROAD DR	1.00	RESIDENTIAL	30,929.00	77,984.00	108,913.00	99.14	99.15
510-121-033-000	2299 TERRACE LN	1.00	RESIDENTIAL	19,897.00	61,690.00	81,587.00	99.14	99.15
510-121-034-000	2291 TERRACE LN	1.00	RESIDENTIAL	52,264.00	90,735.00	142,999.00	99.14	99.15
510-122-003-000	1494 RAILROAD DR	8.00	RESIDENTIAL	197,556.00	501,981.00	699,537.00	793.12	793.20
510-122-005-000	2210 CENTRAL AVE	2.03	COMMERCIAL	1,173,351.00	1,192,850.00	2,685,831.00	200.74	200.78
510-122-022-000	NO SITUS AVAILABLE	0.33	VACANT	51,506.00	-	51,506.00	33.04	33.05
510-122-024-000	1516 RAILROAD DR	30.00	RESIDENTIAL	229,839.00	1,324,334.00	1,567,423.00	2,974.20	2,974.50
510-122-025-000	1414 RAILROAD DR	2.00	RESIDENTIAL	95,650.00	218,646.00	314,296.00	198.28	198.30
510-122-026-000	1440 RAILROAD DR	1.00	RESIDENTIAL	151,493.00	55,440.00	206,933.00	99.14	99.15
510-122-027-000	1434 RAILROAD DR	1.00	RESIDENTIAL	157,613.00	221,523.00	379,136.00	99.14	99.15
510-122-028-000	1448 RAILROAD DR	3.00	RESIDENTIAL	175,000.00	340,000.00	515,000.00	297.42	297.45
510-122-031-000	1490 RAILROAD DR	4.00	RESIDENTIAL	111,550.00	66,929.00	178,479.00	396.56	396.60
510-122-032-000	1468 TERRACE LN	4.00	RESIDENTIAL	56,865.00	149,934.00	206,799.00	396.56	396.60
510-122-033-000	1483 TERRACE LN	5.00	RESIDENTIAL	148,523.00	210,411.00	358,934.00	495.70	495.75
510-122-034-000	1479 TERRACE LN	4.00	RESIDENTIAL	56,865.00	149,934.00	206,799.00	396.56	396.60
510-122-035-000	1472 TERRACE LN	4.00	RESIDENTIAL	56,865.00	149,934.00	206,799.00	396.56	396.60
510-122-036-000	NO SITUS AVAILABLE	1.00	COMMERCIAL	561,000.00	-	561,000.00	99.14	99.15
510-122-037-000	1598 RAILROAD DR	4.00	RESIDENTIAL	157,807.00	467,123.00	624,930.00	396.56	396.60
510-131-011-000	1251 RAILROAD DR	1.00	RESIDENTIAL	14,289.00	116,258.00	130,547.00	99.14	99.15
510-131-013-000	2165 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	14,321.00	53,589.00	67,910.00	99.14	99.15
510-131-014-000	1213 RAILROAD DR	6.00	RESIDENTIAL	177,536.00	408,340.00	585,876.00	594.84	594.90
510-131-016-000	1261 RAILROAD DR	1.00	RESIDENTIAL	120,723.00	90,541.00	211,264.00	99.14	99.15
510-131-017-000	1265 RAILROAD DR	2.00	RESIDENTIAL	45,115.00	88,194.00	133,309.00	198.28	198.30
510-131-019-000	NO SITUS AVAILABLE	0.33	VACANT	16,951.00	-	16,951.00	33.04	33.05
510-131-020-000	1287 RAILROAD DR	1.00	RESIDENTIAL	64,536.00	39,775.00	104,311.00	99.14	99.15
510-131-021-000	1291 RAILROAD DR	2.00	RESIDENTIAL	11,420.00	256,859.00	268,279.00	198.28	198.30
510-131-022-000	1295 RAILROAD DR	1.00	RESIDENTIAL	75,084.00	30,723.00	105,807.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-131-023-000	1301 RAILROAD DR	1.00	RESIDENTIAL	25,095.00	117,683.00	142,778.00	99.14	99.15
510-131-025-000	2157 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	124,848.00	213,282.00	338,130.00	99.14	99.15
510-131-026-000	1211 RAILROAD DR	1.00	RESIDENTIAL	19,368.00	38,747.00	58,115.00	99.14	99.15
510-131-027-000	2191 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	128,283.00	182,943.00	311,226.00	99.14	99.15
510-132-003-000	NO SITUS AVAILABLE	0.33	VACANT	6,647.00	-	6,647.00	33.04	33.05
510-132-007-000	2160 CENTRAL AVE	0.33	VACANT	84,581.00	-	84,581.00	33.04	33.05
510-132-013-000	2000 CENTRAL AVE	1.00	COMMERCIAL	75,522.00	365,767.00	441,289.00	99.14	99.15
510-132-015-000	2198 CENTRAL AVE	1.00	COMMERCIAL	74,682.00	30,024.00	104,706.00	99.14	99.15
510-132-017-000	NO SITUS AVAILABLE	0.33	VACANT	20,907.00	-	20,907.00	33.04	33.05
510-132-031-000	1505 PICKETT RD	3.75	COMMERCIAL	1,082,607.00	6,267,802.00	7,384,609.00	371.76	371.81
510-132-032-000	2194 CENTRAL AVE	1.00	COMMERCIAL	95,151.00	263,775.00	358,926.00	99.14	99.15
510-133-006-000	1980 CENTRAL AVE	1.00	COMMERCIAL	292,854.00	239,605.00	597,949.00	99.14	99.15
510-133-013-000	NO SITUS AVAILABLE	0.33	VACANT	114,065.00	-	114,065.00	33.04	33.05
510-133-016-000	1260 HILLER RD	2.00	RESIDENTIAL	110,000.00	310,000.00	622,400.00	198.28	198.30
510-133-018-000	1210 HILLER RD	1.00	RESIDENTIAL	122,704.00	185,174.00	307,878.00	99.14	99.15
510-133-019-000	1220 HILLER RD	1.00	RESIDENTIAL	55,810.00	133,296.00	189,106.00	99.14	99.15
510-133-020-000	1240 HILLER RD	1.00	RESIDENTIAL	115,628.00	194,467.00	310,095.00	99.14	99.15
510-133-021-000	1300 HILLER RD	1.00	COMMERCIAL	210,000.00	415,000.00	625,000.00	99.14	99.15
510-141-009-000	2283 WALNUT AVE	2.00	RESIDENTIAL	70,433.00	39,123.00	109,556.00	198.28	198.30
510-141-011-000	2241 WALNUT AVE	1.00	RESIDENTIAL	127,500.00	25,500.00	153,000.00	99.14	99.15
510-141-016-000	2235 WALNUT AVE	1.00	RESIDENTIAL	56,865.00	79,024.00	135,889.00	99.14	99.15
510-141-017-000	2257 WALNUT AVE	1.00	RESIDENTIAL	36,649.00	8,318.00	44,967.00	99.14	99.15
510-141-018-000	2269 WALNUT AVE	1.00	RESIDENTIAL	60,336.00	31,795.00	92,131.00	99.14	99.15
510-141-024-000	2223 WALNUT AVE	1.00	RESIDENTIAL	102,402.00	130,847.00	233,249.00	99.14	99.15
510-141-056-000	2215 SILVERBROOK CT	2.00	RESIDENTIAL	55,386.00	169,878.00	225,264.00	198.28	198.30
510-141-057-000	2225 SILVERBROOK CT	1.00	RESIDENTIAL	100,394.00	223,101.00	323,495.00	99.14	99.15
510-141-058-000	2235 SILVERBROOK CT	1.00	RESIDENTIAL	122,704.00	195,101.00	317,805.00	99.14	99.15
510-141-059-000	2245 SILVERBROOK CT	1.00	RESIDENTIAL	135,252.00	268,423.00	403,675.00	99.14	99.15
510-141-060-000	2255 SILVERBROOK CT	2.00	RESIDENTIAL	130,050.00	307,958.00	438,008.00	198.28	198.30
510-141-061-000	2265 SILVERBROOK CT	1.00	RESIDENTIAL	109,317.00	191,313.00	300,630.00	99.14	99.15
510-141-062-000	2275 SILVERBROOK CT	1.00	RESIDENTIAL	142,674.00	169,968.00	312,642.00	99.14	99.15
510-141-063-000	2285 SILVERBROOK CT	1.00	RESIDENTIAL	59,079.00	118,025.00	177,104.00	99.14	99.15
510-141-064-000	2295 SILVERBROOK CT	1.00	RESIDENTIAL	165,000.00	315,000.00	480,000.00	99.14	99.15
510-141-065-000	2305 SILVERBROOK CT	1.00	RESIDENTIAL	137,700.00	402,900.00	540,600.00	99.14	99.15
510-141-066-000	2315 SILVERBROOK CT	1.00	RESIDENTIAL	57,921.00	149,825.00	207,746.00	99.14	99.15
510-141-067-000	2310 SILVERBROOK CT	1.00	RESIDENTIAL	57,921.00	149,819.00	218,190.00	99.14	99.15
510-141-068-000	2300 SILVERBROOK CT	2.00	RESIDENTIAL	102,402.00	233,251.00	335,653.00	198.28	198.30
510-141-069-000	2290 SILVERBROOK CT	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-141-070-000	2280 SILVERBROOK CT	1.00	RESIDENTIAL	115,628.00	239,142.00	354,770.00	99.14	99.15
510-141-071-000	2270 SILVERBROOK CT	1.00	RESIDENTIAL	102,402.00	187,740.00	290,142.00	99.14	99.15
510-141-072-000	2260 SILVERBROOK CT	1.00	RESIDENTIAL	126,140.00	196,989.00	323,129.00	99.14	99.15
510-141-073-000	2250 SILVERBROOK CT	1.00	RESIDENTIAL	142,674.00	179,894.00	322,568.00	99.14	99.15
510-141-074-000	2240 SILVERBROOK CT	1.00	RESIDENTIAL	115,628.00	221,796.00	337,424.00	99.14	99.15
510-141-075-000	2230 SILVERBROOK CT	1.00	RESIDENTIAL	128,663.00	246,605.00	375,268.00	99.14	99.15
510-141-076-000	2220 SILVERBROOK CT	1.00	RESIDENTIAL	57,921.00	143,497.00	201,418.00	99.14	99.15
510-141-077-000	2210 SILVERBROOK CT	1.00	RESIDENTIAL	65,164.00	111,362.00	176,526.00	99.14	99.15
510-141-078-000	2200 SILVERBROOK CT	2.00	RESIDENTIAL	129,605.00	206,191.00	335,796.00	198.28	198.30
510-142-001-000	1248 NORTH PARK LN	1.00	RESIDENTIAL	156,060.00	208,080.00	364,140.00	99.14	99.15
510-142-002-000	1252 NORTH PARK LN	1.00	RESIDENTIAL	111,550.00	199,675.00	311,225.00	99.14	99.15
510-142-003-000	1256 NORTH PARK LN	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
510-142-004-000	1260 NORTH PARK LN	1.00	RESIDENTIAL	117,941.00	230,522.00	348,463.00	99.14	99.15
510-142-005-000	1264 NORTH PARK LN	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-142-006-000	1268 NORTH PARK LN	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-142-007-000	1272 NORTH PARK LN	1.00	RESIDENTIAL	117,822.00	183,252.00	301,074.00	99.14	99.15
510-142-008-000	1276 NORTH PARK LN	1.00	RESIDENTIAL	142,674.00	204,585.00	347,259.00	99.14	99.15
510-142-009-000	1280 NORTH PARK LN	1.00	RESIDENTIAL	100,394.00	214,735.00	315,129.00	99.14	99.15
510-142-010-000	1284 NORTH PARK LN	1.00	RESIDENTIAL	102,402.00	207,651.00	310,053.00	99.14	99.15
510-142-011-000	1288 NORTH PARK LN	1.00	RESIDENTIAL	102,402.00	210,496.00	312,898.00	99.14	99.15
510-142-012-000	1292 NORTH PARK LN	1.00	RESIDENTIAL	111,550.00	204,026.00	315,576.00	99.14	99.15
510-142-013-000	1296 NORTH PARK LN	1.00	RESIDENTIAL	122,704.00	198,003.00	320,707.00	99.14	99.15
510-142-014-000	1300 NORTH PARK LN	1.00	RESIDENTIAL	142,674.00	167,362.00	310,036.00	99.14	99.15
510-142-015-000	1238 LABRADOR LN	1.00	RESIDENTIAL	166,464.00	238,251.00	404,715.00	99.14	99.15
510-142-016-000	1244 LABRADOR LN	1.00	RESIDENTIAL	120,299.00	240,052.00	360,351.00	99.14	99.15
510-142-017-000	1255 NORTH PARK LN	1.00	RESIDENTIAL	120,299.00	251,538.00	371,837.00	99.14	99.15
510-142-018-000	1259 NORTH PARK LN	1.00	RESIDENTIAL	120,299.00	247,053.00	367,352.00	99.14	99.15
510-142-019-000	1295 NORTH PARK LN	1.00	RESIDENTIAL	98,438.00	138,771.00	237,209.00	99.14	99.15
510-142-020-000	1291 NORTH PARK LN	1.00	RESIDENTIAL	129,605.00	164,951.00	294,556.00	99.14	99.15
510-142-021-000	1287 NORTH PARK LN	1.00	RESIDENTIAL	117,941.00	209,078.00	327,019.00	99.14	99.15
510-142-022-000	1283 NORTH PARK LN	1.00	RESIDENTIAL	135,450.00	182,124.00	317,574.00	99.14	99.15
510-142-023-000	1263 NORTH PARK LN	1.00	RESIDENTIAL	148,523.00	197,911.00	346,434.00	99.14	99.15
510-142-024-000	1251 NORTH PARK LN	1.00	RESIDENTIAL	127,066.00	177,201.00	304,267.00	99.14	99.15
510-142-025-000	1247 NORTH PARK LN	1.00	RESIDENTIAL	117,941.00	225,161.00	343,102.00	99.14	99.15
510-142-026-000	1243 NORTH PARK LN	1.00	RESIDENTIAL	99,407.00	129,298.00	228,705.00	99.14	99.15
510-142-027-000	1239 NORTH PARK LN	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-142-028-000	1235 NORTH PARK LN	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-142-029-000	2225 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-142-032-000	2273 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	117,941.00	157,076.00	275,017.00	99.14	99.15
510-142-033-000	1200 HAVEN LN	4.00	RESIDENTIAL	81,987.00	232,312.00	314,299.00	396.56	396.60
510-142-034-000	1220 HAVEN LN	4.00	RESIDENTIAL	83,516.00	257,527.00	341,043.00	396.56	396.60
510-142-035-000	1240 HAVEN LN	4.00	RESIDENTIAL	83,306.00	271,225.00	354,531.00	396.56	396.60
510-142-036-000	1250 HAVEN LN	4.00	RESIDENTIAL	83,306.00	271,225.00	354,531.00	396.56	396.60
510-142-037-000	1260 HAVEN LN	4.00	RESIDENTIAL	81,987.00	245,978.00	327,965.00	396.56	396.60
510-142-038-000	1270 HAVEN LN	4.00	RESIDENTIAL	81,987.00	245,978.00	327,965.00	396.56	396.60
510-142-039-000	1280 HAVEN LN	4.00	RESIDENTIAL	81,987.00	245,978.00	327,965.00	396.56	396.60
510-142-040-000	1300 HAVEN LN	4.00	RESIDENTIAL	81,987.00	245,978.00	327,965.00	396.56	396.60
510-142-041-000	1310 HAVEN LN	4.00	RESIDENTIAL	81,987.00	245,978.00	327,965.00	396.56	396.60
510-142-042-000	1320 HAVEN LN	4.00	RESIDENTIAL	101,142.00	308,908.00	410,050.00	396.56	396.60
510-142-043-000	1330 HAVEN LN	4.00	RESIDENTIAL	83,516.00	257,527.00	341,043.00	396.56	396.60
510-142-044-000	1340 HAVEN LN	4.00	RESIDENTIAL	120,299.00	376,759.00	497,058.00	396.56	396.60
510-142-045-000	2295 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	72,405.00	127,196.00	199,601.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-142-046-000	1265 HAVEN LN #A	20.00	RESIDENTIAL	298,178.00	1,015,249.00	1,313,427.00	1,982.80	1,983.00
510-142-047-000	1305 HAVEN LN ##A	20.00	RESIDENTIAL	348,016.00	1,373,995.00	1,733,418.00	1,982.80	1,983.00
510-142-048-000	1355 HAVEN LN	1.00	RESIDENTIAL	192,996.00	192,996.00	385,992.00	99.14	99.15
510-142-049-000	2296 WALNUT AVE	2.00	RESIDENTIAL	135,450.00	101,586.00	237,036.00	198.28	198.30
510-142-050-000	2278 HAVEN LN	1.00	RESIDENTIAL	100,394.00	33,464.00	133,858.00	99.14	99.15
510-142-051-000	2260 WALNUT AVE	2.00	RESIDENTIAL	110,000.00	180,000.00	290,000.00	198.28	198.30
510-142-052-000	2244 WALNUT AVE	4.00	RESIDENTIAL	87,806.00	71,844.00	159,650.00	396.56	396.60
510-142-053-000	2216 WALNUT AVE	1.00	RESIDENTIAL	192,996.00	53,609.00	246,605.00	99.14	99.15
510-142-055-000	1214 NORTH PARK LN	2.00	RESIDENTIAL	120,884.00	-	120,884.00	198.28	198.30
510-142-056-000	1222 NORTH PARK LN	1.00	RESIDENTIAL	99,861.00	-	99,861.00	99.14	99.15
510-142-057-000	1234 NORTH PARK LN	1.00	RESIDENTIAL	99,861.00	-	99,861.00	99.14	99.15
510-142-058-000	2241 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	153,000.00	193,800.00	346,800.00	99.14	99.15
510-142-059-000	NO SITUS AVAILABLE	0.33	VACANT	107,100.00	-	107,100.00	33.04	33.05
510-142-060-000	2208 WALNUT AVE	1.00	COMMERCIAL	-	-	-	99.14	99.15
510-151-010-000	1266 BELNOR RD	1.00	RESIDENTIAL	19,285.00	15,379.00	34,664.00	99.14	99.15
510-151-012-000	1416 BELNOR RD	1.00	RESIDENTIAL	181,086.00	144,868.00	325,954.00	99.14	99.15
510-151-013-000	1272 BELNOR RD	1.00	RESIDENTIAL	118,175.00	56,308.00	174,483.00	99.14	99.15
510-151-020-000	1305 BELNOR RD	1.00	RESIDENTIAL	65,164.00	86,890.00	152,054.00	99.14	99.15
510-151-021-000	1333 BELNOR RD	1.00	RESIDENTIAL	102,402.00	161,284.00	263,686.00	99.14	99.15
510-151-022-000	1327 BELNOR RD	2.00	RESIDENTIAL	57,921.00	65,655.00	123,576.00	198.28	198.30
510-151-024-000	1303 BELNOR RD	2.00	RESIDENTIAL	7,792.00	21,962.00	29,754.00	198.28	198.30
510-151-026-000	1260 BELNOR RD	1.00	RESIDENTIAL	72,405.00	244,669.00	317,074.00	99.14	99.15
510-151-027-000	1393 BELNOR RD	1.00	RESIDENTIAL	10,393.00	9,347.00	19,740.00	99.14	99.15
510-151-029-000	2389 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	78,086.00	124,234.00	202,320.00	99.14	99.15
510-151-033-000	1356 E BATES RD	1.00	RESIDENTIAL	65,164.00	81,818.00	146,982.00	99.14	99.15
510-151-036-000	1341 BELNOR RD	1.00	RESIDENTIAL	64,566.00	67,800.00	132,366.00	99.14	99.15
510-151-037-000	1344 E BATES RD	2.00	RESIDENTIAL	131,236.00	16,403.00	167,639.00	198.28	198.30
510-151-038-000	1330 E BATES RD	2.00	RESIDENTIAL	60,336.00	54,512.00	114,848.00	198.28	198.30
510-151-040-000	1318 E BATES RD	1.00	RESIDENTIAL	28,699.00	60,285.00	88,984.00	99.14	99.15
510-151-046-000	1357 BELNOR RD	1.00	RESIDENTIAL	28,699.00	47,838.00	76,537.00	99.14	99.15
510-151-047-000	1363 BELNOR RD	1.00	RESIDENTIAL	117,705.00	109,858.00	227,563.00	99.14	99.15
510-151-049-000	1344 BELNOR RD	1.00	RESIDENTIAL	183,600.00	172,380.00	355,980.00	99.14	99.15
510-151-050-000	1366 BELNOR RD	1.00	RESIDENTIAL	104,397.00	146,159.00	250,556.00	99.14	99.15
510-151-051-000	1380 BELNOR RD	1.00	RESIDENTIAL	72,637.00	96,857.00	169,494.00	99.14	99.15
510-151-052-000	1246 E BATES RD	1.00	RESIDENTIAL	2,800.00	19,215.00	58,288.00	99.14	99.15
510-151-053-000	1250 E BATES RD	1.00	RESIDENTIAL	135,252.00	204,542.00	339,794.00	99.14	99.15
510-151-055-000	1374 E BATES RD	1.00	RESIDENTIAL	10,391.00	30,333.00	40,724.00	99.14	99.15
510-151-056-000	1390 E BATES RD	1.00	RESIDENTIAL	57,373.00	45,060.00	102,433.00	99.14	99.15
510-151-057-000	1382 E BATES RD	1.00	RESIDENTIAL	143,485.00	199,510.00	342,995.00	99.14	99.15
510-151-058-000	1306 E BATES RD	1.00	RESIDENTIAL	33,288.00	73,252.00	106,540.00	99.14	99.15
510-151-061-000	1354 BELNOR RD	2.00	RESIDENTIAL	38,629.00	88,843.00	127,472.00	198.28	198.30
510-151-062-000	1238 E BATES RD	1.00	RESIDENTIAL	141,386.00	143,743.00	285,129.00	99.14	99.15
510-151-063-000	1244 E BATES RD	1.00	RESIDENTIAL	59,079.00	36,922.00	96,001.00	99.14	99.15
510-151-065-000	1267 BELNOR RD	1.00	RESIDENTIAL	39,031.00	63,006.00	102,037.00	99.14	99.15
510-151-066-000	1328 BELNOR RD	1.00	RESIDENTIAL	12,641.00	36,909.00	49,550.00	99.14	99.15
510-151-067-000	1330 BELNOR RD	2.00	RESIDENTIAL	102,402.00	233,251.00	335,653.00	198.28	198.30
510-151-069-000	1274 E BATES RD	1.00	RESIDENTIAL	100,394.00	39,041.00	139,435.00	99.14	99.15
510-151-070-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	18,022.00	28,731.00	46,753.00	99.14	99.15
510-151-071-000	1356 BELNOR RD	1.00	RESIDENTIAL	54,142.00	104,136.00	158,278.00	99.14	99.15
510-151-073-000	1255 BELNOR RD	1.00	RESIDENTIAL	187,272.00	44,737.00	232,009.00	99.14	99.15
510-151-074-000	1245 BELNOR RD	2.00	RESIDENTIAL	126,371.00	227,240.00	353,611.00	198.28	198.30
510-151-075-000	1297 BELNOR RD	1.00	RESIDENTIAL	11,810.00	48,337.00	60,147.00	99.14	99.15
510-151-077-000	2333 MCKINLEYVILLE AVE	1.06	COMMERCIAL	40,325.00	229,557.00	269,882.00	105.08	105.10
510-151-079-000	1389 BELNOR RD	1.00	RESIDENTIAL	58,909.00	5,886.00	64,795.00	99.14	99.15
510-151-080-000	1248 BELNOR RD	1.00	RESIDENTIAL	15,844.00	58,127.00	73,971.00	99.14	99.15
510-151-081-000	1244 BELNOR RD	1.00	RESIDENTIAL	4,880.00	133,114.00	137,994.00	99.14	99.15
510-151-082-000	2371 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	131,236.00	239,232.00	370,468.00	198.28	198.30
510-151-083-000	2381 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	126,140.00	247,025.00	373,165.00	99.14	99.15
510-151-084-000	1235 BELNOR RD	2.00	RESIDENTIAL	52,264.00	179,197.00	231,461.00	198.28	198.30
510-151-085-000	1375 BELNOR RD	1.00	RESIDENTIAL	128,663.00	214,439.00	343,102.00	99.14	99.15
510-151-086-000	NO SITUS AVAILABLE	0.33	VACANT	3,014.00	-	3,014.00	33.04	33.05
510-151-087-000	1282 E BATES RD	2.00	RESIDENTIAL	25,398.00	161,474.00	186,872.00	198.28	198.30
510-151-088-000	1292 E BATES RD	1.00	RESIDENTIAL	29,819.00	121,302.00	151,121.00	99.14	99.15
510-171-007-000	916 NEWMAN RD	4.00	RESIDENTIAL	73,855.00	191,887.00	265,742.00	396.56	396.60
510-171-008-000	2729 DAFFODIL AVE	1.00	RESIDENTIAL	23,929.00	96,028.00	119,957.00	99.14	99.15
510-171-009-000	927 JANIE RD	1.00	RESIDENTIAL	147,368.00	147,368.00	294,736.00	99.14	99.15
510-171-010-000	928 JANIE RD	1.00	RESIDENTIAL	60,261.00	92,658.00	152,919.00	99.14	99.15
510-171-011-000	937 JANIE RD	1.00	RESIDENTIAL	147,368.00	6,690.00	154,058.00	99.14	99.15
510-171-012-000	2721 DAFFODIL AVE	1.00	RESIDENTIAL	58,310.00	69,975.00	143,685.00	99.14	99.15
510-171-015-000	2624 PINE AVE	1.00	RESIDENTIAL	125,158.00	125,158.00	250,316.00	99.14	99.15
510-171-018-000	2636 PINE AVE	1.00	RESIDENTIAL	133,860.00	113,223.00	247,083.00	99.14	99.15
510-171-019-000	940 DAISY RD	1.00	RESIDENTIAL	120,723.00	120,723.00	241,446.00	99.14	99.15
510-171-020-000	903 DAISY RD	1.00	RESIDENTIAL	48,534.00	98,807.00	147,341.00	99.14	99.15
510-171-021-000	920 DAISY RD	1.00	RESIDENTIAL	61,375.00	49,865.00	111,240.00	99.14	99.15
510-171-022-000	902 DAISY RD	1.00	RESIDENTIAL	11,850.00	22,234.00	34,084.00	99.14	99.15
510-171-026-000	2600 DAFFODIL AVE	1.00	RESIDENTIAL	141,386.00	156,704.00	298,090.00	99.14	99.15
510-171-034-000	906 MURRAY RD	1.00	RESIDENTIAL	127,872.00	116,724.00	244,596.00	99.14	99.15
510-171-035-000	927 NEWMAN RD	2.00	RESIDENTIAL	56,865.00	90,843.00	147,708.00	198.28	198.30
510-171-036-000	904 MURRAY RD	1.00	RESIDENTIAL	153,000.00	51,000.00	204,000.00	99.14	99.15
510-171-037-000	2707 DAFFODIL AVE	1.00	RESIDENTIAL	58,558.00	164,156.00	222,714.00	99.14	99.15
510-171-038-000	2700 PINE AVE	1.00	RESIDENTIAL	12,949.00	34,451.00	47,400.00	99.14	99.15
510-171-039-000	1000 MURRAY RD	0.33	VACANT	632,597.00	-	632,597.00	33.04	33.05
510-171-040-000	1010 MURRAY RD	128.00	RESIDENTIAL	5,500,000.00	2,650,000.00	8,218,340.00	12,689.92	12,691.20
510-171-060-000	NO SITUS AVAILABLE	0.33	VACANT	29,526.00	-	29,526.00	33.04	33.05
510-171-061-000	1180 MURRAY RD	1.40	Commercial	651,897.00	2,240,901.00	2,892,798.00	138.78	138.81
510-181-005-000	2598 RITA AVE	3.00	RESIDENTIAL	250,000.00	305,000.00	555,000.00	297.42	297.45
510-181-006-000	2574 RITA AVE	2.00	RESIDENTIAL	70,987.00	113,584.00	184,571.00	198.28	198.30
510-181-007-000	2546 RITA AVE	1.00	RESIDENTIAL	37,517.00	75,049.00	112,566.00	99.14	99.15
510-181-019-000	1029 EUCALYPTUS RD	1.00	RESIDENTIAL	113,781.00	176,362.00	290,143.00	99.14	99.15
510-181-021-000	1071 EUCALYPTUS RD	1.00	RESIDENTIAL	41,188.00	47,050.00	88,238.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-181-024-000	2596 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	147,766.00	73,881.00	221,647.00	99.14	99.15
510-181-025-000	1021 EUCALYPTUS RD	2.00	RESIDENTIAL	133,860.00	244,768.00	378,628.00	198.28	198.30
510-181-028-000	1025 NORAH LN	2.00	RESIDENTIAL	51,789.00	229,628.00	281,417.00	198.28	198.30
510-181-029-000	2600 RITA AVE	1.00	RESIDENTIAL	10,614.00	169,730.00	180,344.00	99.14	99.15
510-181-030-000	1043 EUCALYPTUS RD	1.00	RESIDENTIAL	86,088.00	121,018.00	207,106.00	99.14	99.15
510-181-033-000	1175 WINDY RD	1.00	RESIDENTIAL	37,380.00	12,541.00	89,360.00	99.14	99.15
510-181-034-000	1201 WINDY RD	2.00	RESIDENTIAL	65,333.00	154,046.00	219,379.00	198.28	198.30
510-181-035-000	2566 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	36,930.00	132,404.00	169,334.00	99.14	99.15
510-181-037-000	2554 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	12,068.00	202,429.00	214,497.00	99.14	99.15
510-181-038-000	2540 MCKINLEYVILLE AVE	0.33	VACANT	7,323.00	-	7,323.00	33.04	33.05
510-181-039-000	2526 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	7,323.00	85,932.00	93,255.00	99.14	99.15
510-181-041-000	1179 EUCALYPTUS RD	1.00	RESIDENTIAL	120,299.00	224,085.00	344,384.00	99.14	99.15
510-181-042-000	1193 EUCALYPTUS RD	1.00	RESIDENTIAL	58,310.00	129,965.00	188,275.00	99.14	99.15
510-181-043-000	2506 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	147,900.00	377,400.00	525,300.00	99.14	99.15
510-181-044-000	1125 EUCALYPTUS RD	1.00	RESIDENTIAL	54,978.00	136,462.00	191,440.00	99.14	99.15
510-181-045-000	1145 EUCALYPTUS RD	1.00	RESIDENTIAL	130,050.00	201,993.00	332,043.00	99.14	99.15
510-181-046-000	1165 EUCALYPTUS RD	1.00	RESIDENTIAL	60,662.00	113,359.00	174,021.00	99.14	99.15
510-181-047-000	1116 WINDY RD	1.00	RESIDENTIAL	122,985.00	191,313.00	314,298.00	99.14	99.15
510-181-048-000	1120 WINDY RD	1.00	RESIDENTIAL	48,998.00	147,018.00	196,016.00	99.14	99.15
510-181-049-000	1150 WINDY RD	1.00	RESIDENTIAL	110,000.00	160,000.00	270,000.00	99.14	99.15
510-181-050-000	1170 WINDY RD	1.00	RESIDENTIAL	133,967.00	179,525.00	313,492.00	99.14	99.15
510-181-051-000	1180 WINDY RD	1.00	RESIDENTIAL	30,975.00	95,658.00	126,633.00	99.14	99.15
510-181-052-000	1128 WINDY RD	1.00	RESIDENTIAL	63,886.00	188,868.00	252,754.00	99.14	99.15
510-181-053-000	1134 WINDY RD	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-181-054-000	1200 WINDY RD	1.00	RESIDENTIAL	30,974.00	236,941.00	267,915.00	99.14	99.15
510-181-055-000	1130 KATRINA CT	1.00	RESIDENTIAL	157,807.00	221,466.00	379,273.00	99.14	99.15
510-181-056-000	1140 KATRINA CT	1.00	RESIDENTIAL	60,261.00	112,845.00	173,106.00	99.14	99.15
510-181-057-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	148,523.00	185,656.00	334,179.00	99.14	99.15
510-181-058-000	1170 KATRINA CT	1.00	RESIDENTIAL	63,886.00	149,081.00	212,967.00	99.14	99.15
510-181-059-000	1180 KATRINA CT	1.00	RESIDENTIAL	120,299.00	218,727.00	339,026.00	99.14	99.15
510-181-060-000	1190 KATRINA CT	1.00	RESIDENTIAL	124,848.00	228,888.00	353,736.00	99.14	99.15
510-181-061-000	2501 RITA AVE	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-181-062-000	2515 RITA AVE	1.00	RESIDENTIAL	128,663.00	235,883.00	364,546.00	99.14	99.15
510-181-063-000	2525 RITA AVE	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-181-064-000	2539 RITA AVE	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-181-065-000	2545 RITA AVE	1.00	RESIDENTIAL	128,663.00	219,800.00	348,463.00	99.14	99.15
510-181-066-000	2551 RITA AVE	2.00	RESIDENTIAL	133,967.00	213,017.00	346,984.00	198.28	198.30
510-181-067-000	2569 RITA AVE	1.00	RESIDENTIAL	130,050.00	306,918.00	436,968.00	99.14	99.15
510-181-068-000	2575 RITA AVE	1.00	RESIDENTIAL	111,550.00	199,675.00	311,225.00	99.14	99.15
510-181-069-000	2581 RITA AVE	1.00	RESIDENTIAL	125,140.00	172,383.00	297,523.00	99.14	99.15
510-181-070-000	1090 IMESON RD	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-181-071-000	2563 RITA AVE	1.00	RESIDENTIAL	116,110.00	231,659.00	347,769.00	99.14	99.15
510-181-072-000	2557 RITA AVE	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-181-073-000	2533 RITA AVE	1.00	RESIDENTIAL	126,140.00	241,769.00	367,909.00	99.14	99.15
510-181-074-000	2527 RITA AVE	1.00	RESIDENTIAL	90,000.00	165,000.00	255,000.00	99.14	99.15
510-181-075-000	1097 EUCALYPTUS RD	1.00	RESIDENTIAL	117,941.00	225,161.00	343,102.00	99.14	99.15
510-181-076-000	1101 EUCALYPTUS RD	2.00	RESIDENTIAL	42,999.00	386,357.00	429,356.00	198.28	198.30
510-181-077-000	2580 IMESON CT	1.00	RESIDENTIAL	117,941.00	203,717.00	321,658.00	99.14	99.15
510-181-078-000	2568 IMESON CT	1.00	RESIDENTIAL	102,402.00	204,807.00	307,209.00	99.14	99.15
510-181-079-000	2554 IMESON CT	1.00	RESIDENTIAL	111,550.00	239,834.00	351,384.00	99.14	99.15
510-181-080-000	2561 IMESON CT	1.00	RESIDENTIAL	142,674.00	204,709.00	347,383.00	99.14	99.15
510-181-081-000	2573 IMESON CT	1.00	RESIDENTIAL	130,191.00	158,598.00	288,789.00	99.14	99.15
510-181-082-000	2585 IMESON CT	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-181-083-000	1120 NELSON WAY	1.00	RESIDENTIAL	163,200.00	311,100.00	474,300.00	99.14	99.15
510-181-084-000	2592 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	164,119.00	227,243.00	391,362.00	99.14	99.15
510-181-085-000	2594 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-181-086-000	2520 RITA AVE	2.00	RESIDENTIAL	142,674.00	266,619.00	409,293.00	198.28	198.30
510-181-087-000	2526 RITA AVE	2.00	RESIDENTIAL	129,605.00	246,251.00	375,856.00	198.28	198.30
510-192-001-000	1012 EUCALYPTUS RD	1.00	RESIDENTIAL	41,269.00	154,785.00	196,054.00	99.14	99.15
510-192-002-000	2466 JONES AVE	1.00	RESIDENTIAL	52,230.00	97,941.00	150,171.00	99.14	99.15
510-192-003-000	2408 JONES AVE	2.00	RESIDENTIAL	63,977.00	122,137.00	223,568.00	198.28	198.30
510-192-004-000	NO SITUS AVAILABLE	0.33	VACANT	107,219.00	-	107,219.00	33.04	33.05
510-192-005-000	2415 THIEL AVE	2.00	RESIDENTIAL	117,941.00	302,896.00	420,837.00	198.28	198.30
510-192-006-000	2409 THIEL AVE	1.00	RESIDENTIAL	69,961.00	49,227.00	119,188.00	99.14	99.15
510-192-007-000	1016 W BATES RD	1.00	RESIDENTIAL	187,634.00	34,309.00	221,943.00	99.14	99.15
510-192-008-000	1020 W BATES RD	1.00	RESIDENTIAL	31,997.00	133,894.00	165,891.00	99.14	99.15
510-192-009-000	1060 W BATES RD	1.00	RESIDENTIAL	123,137.00	24,623.00	147,760.00	99.14	99.15
510-192-010-000	1062 W BATES RD	1.00	RESIDENTIAL	78,086.00	118,555.00	196,641.00	99.14	99.15
510-192-011-000	1070 W BATES RD	1.00	RESIDENTIAL	129,609.00	116,143.00	245,752.00	99.14	99.15
510-192-012-000	1082 W BATES RD	1.00	RESIDENTIAL	60,336.00	80,239.00	140,575.00	99.14	99.15
510-192-013-000	1092 W BATES RD	2.00	RESIDENTIAL	23,934.00	240,946.00	264,880.00	198.28	198.30
510-192-015-000	1064 EUCALYPTUS RD	1.00	RESIDENTIAL	23,886.00	45,792.00	69,678.00	99.14	99.15
510-192-016-000	1104 EUCALYPTUS RD	1.00	RESIDENTIAL	110,000.00	220,000.00	349,160.00	99.14	99.15
510-192-017-000	2434 WISNER AVE	1.00	RESIDENTIAL	68,531.00	224,510.00	293,041.00	99.14	99.15
510-192-018-000	2416 WISNER AVE	2.00	RESIDENTIAL	54,652.00	-	100,448.00	198.28	198.30
510-192-022-000	1052 EUCALYPTUS RD	1.00	RESIDENTIAL	132,795.00	156,941.00	289,736.00	99.14	99.15
510-192-023-000	2485 JONES AVE	1.00	RESIDENTIAL	136,468.00	173,692.00	310,160.00	99.14	99.15
510-192-024-000	2473 JONES AVE	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
510-192-025-000	2465 JONES AVE	1.00	RESIDENTIAL	105,000.00	165,000.00	270,000.00	99.14	99.15
510-192-026-000	2459 JONES AVE	1.00	RESIDENTIAL	127,066.00	170,964.00	298,030.00	99.14	99.15
510-192-027-000	2451 JONES AVE	1.00	RESIDENTIAL	141,907.00	203,927.00	345,834.00	99.14	99.15
510-192-028-000	2443 JONES AVE	1.00	RESIDENTIAL	144,868.00	156,820.00	301,688.00	99.14	99.15
510-192-029-000	2435 JONES AVE	1.00	RESIDENTIAL	130,191.00	164,218.00	294,409.00	99.14	99.15
510-192-030-000	2427 JONES AVE	1.00	RESIDENTIAL	118,357.00	162,150.00	280,507.00	99.14	99.15
510-192-031-000	2419 JONES AVE	1.00	RESIDENTIAL	76,583.00	157,884.00	234,467.00	99.14	99.15
510-192-032-000	2411 JONES AVE	2.00	RESIDENTIAL	144,868.00	223,343.00	368,211.00	198.28	198.30
510-192-033-000	1017 W BATES RD	2.00	RESIDENTIAL	86,776.00	243,818.00	330,594.00	198.28	198.30
510-193-001-000	1110 EUCALYPTUS RD	1.00	RESIDENTIAL	16,110.00	88,652.00	104,762.00	99.14	99.15
510-193-002-000	1124 EUCALYPTUS RD	2.00	RESIDENTIAL	38,064.00	85,901.00	123,965.00	198.28	198.30
510-193-003-000	1148 EUCALYPTUS RD	1.00	RESIDENTIAL	62,033.00	137,374.00	199,407.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-193-004-000	1162 EUCALYPTUS RD	1.00	RESIDENTIAL	102,402.00	187,740.00	290,142.00	99.14	99.15
510-193-005-000	1180 EUCALYPTUS RD	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-193-006-000	1184 EUCALYPTUS RD	1.00	RESIDENTIAL	103,962.00	184,825.00	288,787.00	99.14	99.15
510-193-007-000	2496 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	148,878.00	62,028.00	210,906.00	198.28	198.30
510-193-008-000	1140 PEEPLES RD	1.00	RESIDENTIAL	78,086.00	98,366.00	176,452.00	99.14	99.15
510-193-009-000	1161 PEEPLES LN	1.00	RESIDENTIAL	78,086.00	149,081.00	227,167.00	99.14	99.15
510-193-010-000	1181 PEEPLES LN	1.00	RESIDENTIAL	10,391.00	49,406.00	59,797.00	99.14	99.15
510-193-011-000	2486 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	111,550.00	278,879.00	390,429.00	99.14	99.15
510-193-012-000	1112 EUCALYPTUS RD	1.00	RESIDENTIAL	73,505.00	78,402.00	151,907.00	99.14	99.15
510-193-013-000	1150 PEEPLES LN	1.00	RESIDENTIAL	32,041.00	191,044.00	223,085.00	99.14	99.15
510-193-014-000	1156 PEEPLES LN	1.00	RESIDENTIAL	83,516.00	161,474.00	244,990.00	99.14	99.15
510-193-015-000	1172 PEEPLES LN	1.00	RESIDENTIAL	6,922.00	116,691.00	123,613.00	99.14	99.15
510-193-017-000	2454 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	142,028.00	201,209.00	343,237.00	198.28	198.30
510-193-018-000	1120 PEEPLES LN	1.00	RESIDENTIAL	192,996.00	214,439.00	407,435.00	99.14	99.15
510-193-020-000	2446 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	141,609.00	123,137.00	264,746.00	99.14	99.15
510-193-024-000	1104 W BATES RD	2.00	RESIDENTIAL	152,420.00	241,769.00	394,189.00	198.28	198.30
510-193-025-000	1175 W BATES RD	1.00	RESIDENTIAL	158,100.00	260,100.00	418,200.00	99.14	99.15
510-193-026-000	2406 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	63,855.00	98,984.00	162,839.00	99.14	99.15
510-193-027-000	2395 RED AVE	1.00	RESIDENTIAL	122,704.00	232,584.00	355,288.00	99.14	99.15
510-193-028-000	2385 RED AVE	1.00	RESIDENTIAL	147,164.00	270,152.00	417,316.00	99.14	99.15
510-193-029-000	1130 W BATES RD	2.00	RESIDENTIAL	113,781.00	204,834.00	318,615.00	198.28	198.30
510-193-030-000	1142 W BATES RD	2.00	RESIDENTIAL	35,382.00	94,752.00	130,134.00	198.28	198.30
510-193-031-000	1170 W BATES RD	1.00	RESIDENTIAL	12,125.00	46,807.00	58,932.00	99.14	99.15
510-193-032-000	2400 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	11,086.00	157,754.00	168,840.00	198.28	198.30
510-193-033-000	2388 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	13,217.00	45,519.00	58,736.00	99.14	99.15
510-193-035-000	2436 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	39,126.00	202,957.00	242,083.00	198.28	198.30
510-193-036-000	1100 PEEPLES LN	2.00	RESIDENTIAL	53,003.00	752,510.00	805,513.00	198.28	198.30
510-193-037-000	2422 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	15,531.00	183,829.00	215,860.00	99.14	99.15
510-193-039-000	2416 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	231,582.00	110,269.00	341,851.00	99.14	99.15
510-211-013-000	1127 RAILROAD DR	1.00	RESIDENTIAL	13,215.00	240,050.00	253,265.00	99.14	99.15
510-211-014-000	1111 RAILROAD DR	1.00	RESIDENTIAL	73,855.00	185,788.00	259,643.00	99.14	99.15
510-211-019-000	1195 CHANCE LN	24.00	RESIDENTIAL	482,909.00	1,575,501.00	2,062,960.00	2,379.36	2,379.60
510-211-028-000	2150 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	65,333.00	261,300.00	326,633.00	198.28	198.30
510-211-029-000	2150 SPRUCE AVE	1.00	RESIDENTIAL	81,987.00	135,772.00	217,759.00	99.14	99.15
510-211-036-000	2140 SPRUCE AVE	1.00	RESIDENTIAL	158,100.00	64,260.00	222,360.00	99.14	99.15
510-211-039-000	2166 SPRUCE AVE	2.00	RESIDENTIAL	58,306.00	154,974.00	213,280.00	198.28	198.30
510-211-040-000	2160 SPRUCE AVE	1.00	RESIDENTIAL	14,346.00	23,916.00	38,262.00	99.14	99.15
510-211-047-000	1143 RAILROAD DR	1.00	RESIDENTIAL	95,650.00	120,252.00	215,902.00	99.14	99.15
510-211-050-000	1145 JOANNA CT	1.00	RESIDENTIAL	136,651.00	204,981.00	341,632.00	99.14	99.15
510-211-051-000	2270 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	59,079.00	48,737.00	107,816.00	99.14	99.15
510-211-052-000	2266 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	30,753.00	177,576.00	208,329.00	99.14	99.15
510-211-053-000	2220 MCKINLEYVILLE AVE	0.33	VACANT	66,929.00	-	66,929.00	33.04	33.05
510-211-054-000	2210 MCKINLEYVILLE AVE	1.00	COMMERCIAL	59,972.00	195,213.00	255,185.00	99.14	99.15
510-211-055-000	2216 COMMERCIAL LN	1.00	COMMERCIAL	124,564.00	133,860.00	258,424.00	99.14	99.15
510-211-056-000	2212 COMMERCIAL LN	1.00	COMMERCIAL	106,108.00	111,550.00	217,658.00	99.14	99.15
510-211-057-000	2214 COMMERCIAL LN	1.00	COMMERCIAL	83,042.00	122,704.00	205,746.00	99.14	99.15
510-211-058-000	1150 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-059-000	1148 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-060-000	1146 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-061-000	1144 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-062-000	1136 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-063-000	1134 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-064-000	1132 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-065-000	1130 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-066-000	1116 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-067-000	1114 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-068-000	1112 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-069-000	1110 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-070-000	1121 JOANNA CT	1.00	RESIDENTIAL	22,673.00	139,383.00	162,056.00	99.14	99.15
510-211-071-000	1123 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-072-000	1125 JOANNA CT	1.00	RESIDENTIAL	22,673.00	83,521.00	106,194.00	99.14	99.15
510-211-073-000	1127 JOANNA CT	1.00	RESIDENTIAL	22,673.00	115,604.00	138,277.00	99.14	99.15
510-211-075-000	1155 JOANNA CT	7.00	RESIDENTIAL	175,125.00	496,772.00	671,897.00	693.98	694.05
510-211-076-000	1175 JOANNA CT	7.00	RESIDENTIAL	175,125.00	486,719.00	661,844.00	693.98	694.05
510-211-077-000	1195 JOANNA CT	7.00	RESIDENTIAL	177,703.00	483,366.00	661,069.00	693.98	694.05
510-211-078-000	1147 RAILROAD DR	2.00	RESIDENTIAL	125,278.00	177,739.00	303,017.00	198.28	198.30
510-211-080-000	2144 SPRUCE AVE	1.00	RESIDENTIAL	165,469.00	1,921.00	167,390.00	99.14	99.15
510-211-082-000	2160 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	96,577.00	30,176.00	126,753.00	198.28	198.30
510-211-086-000	1186 CHANCE LN	2.00	RESIDENTIAL	145,656.00	306,918.00	452,574.00	198.28	198.30
510-211-087-000	1192 CHANCE LN	2.00	RESIDENTIAL	145,656.00	301,716.00	447,372.00	198.28	198.30
510-211-088-000	2168 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	145,656.00	301,716.00	447,372.00	198.28	198.30
510-211-089-000	2155 SPRUCE AVE	1.00	RESIDENTIAL	4,176.00	19,150.00	23,326.00	99.14	99.15
510-231-010-000	2448 PENN AVE	1.00	RESIDENTIAL	11,534.00	48,436.00	59,970.00	99.14	99.15
510-231-017-000	900 EUCALYPTUS RD	1.00	RESIDENTIAL	109,317.00	133,567.00	242,884.00	99.14	99.15
510-231-018-000	2461 PENN AVE	1.00	RESIDENTIAL	59,079.00	92,320.00	151,399.00	99.14	99.15
510-231-021-000	824 EUCALYPTUS RD	1.00	RESIDENTIAL	176,685.00	120,201.00	296,886.00	99.14	99.15
510-231-022-000	2455 PENN AVE	1.00	RESIDENTIAL	102,402.00	79,645.00	182,047.00	99.14	99.15
510-231-023-000	2449 PENN AVE	1.00	RESIDENTIAL	132,795.00	103,701.00	236,496.00	99.14	99.15
510-231-026-000	2454 ROSE LN	1.00	RESIDENTIAL	60,358.00	12,187.00	72,545.00	99.14	99.15
510-231-027-000	880 EUCALYPTUS RD	1.00	RESIDENTIAL	112,152.00	51,908.00	164,060.00	99.14	99.15
510-231-029-000	2454 PENN AVE	1.00	RESIDENTIAL	53,036.00	109,787.00	162,823.00	99.14	99.15
510-231-030-000	2480 PENN AVE	1.00	RESIDENTIAL	166,464.00	119,646.00	286,110.00	99.14	99.15
510-231-031-000	2446 PENN AVE	1.00	RESIDENTIAL	13,573.00	96,910.00	110,483.00	99.14	99.15
510-231-032-000	2424 PENN AVE	2.00	RESIDENTIAL	120,299.00	261,380.00	381,679.00	198.28	198.30
510-231-033-000	2443 PENN AVE	1.00	RESIDENTIAL	109,736.00	1,777.00	111,513.00	99.14	99.15
510-231-034-000	2447 PENN AVE	1.00	RESIDENTIAL	164,119.00	142,657.00	306,776.00	99.14	99.15
510-231-035-000	2473 PENN AVE	1.00	RESIDENTIAL	51,391.00	5,394.00	56,785.00	99.14	99.15
510-231-036-000	2487 PENN AVE	1.00	RESIDENTIAL	61,375.00	77,899.00	139,274.00	99.14	99.15
510-231-037-000	990 EUCALYPTUS RD	1.00	RESIDENTIAL	102,484.00	177,649.00	280,133.00	99.14	99.15
510-231-038-000	2484 ROSE LN	1.00	RESIDENTIAL	19,584.00	5,430.00	25,014.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs	Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-231-039-000	870	EUCALYPTUS RD	2.00	RESIDENTIAL	33,180.00	197,808.00	230,988.00	198.28	198.30
510-231-040-000	2471	TOM RD	1.00	RESIDENTIAL	152,420.00	231,258.00	383,678.00	99.14	99.15
510-231-041-000	2459	TOM RD	1.00	RESIDENTIAL	150,170.00	184,825.00	334,995.00	99.14	99.15
510-231-042-000	882	EUCALYPTUS RD	1.00	RESIDENTIAL	105,468.00	128,070.00	240,488.00	99.14	99.15
510-231-043-000	2440	THIEL AVE	1.00	RESIDENTIAL	22,963.00	58,949.00	81,912.00	99.14	99.15
510-231-044-000	2450	THIEL AVE	1.00	RESIDENTIAL	103,962.00	167,498.00	271,460.00	99.14	99.15
510-231-045-000	2460	THIEL AVE	1.00	RESIDENTIAL	58,306.00	95,142.00	166,318.00	99.14	99.15
510-231-046-000	2470	THIEL AVE	1.00	RESIDENTIAL	58,306.00	102,664.00	160,970.00	99.14	99.15
510-241-009-000	1011	EUCALYPTUS RD	1.00	RESIDENTIAL	102,484.00	12,563.00	140,047.00	99.14	99.15
510-241-010-000	1009	NORAH LN	1.00	RESIDENTIAL	79,825.00	31,921.00	111,746.00	99.14	99.15
510-241-011-000	2620	RITA AVE	3.00	RESIDENTIAL	45,954.00	245,257.00	291,211.00	297.42	297.45
510-241-013-000	NO	SITUS AVAILABLE	0.33	VACANT	218,727.00	-	218,727.00	33.04	33.05
510-241-014-000	2501	DAFFODIL AVE	1.00	RESIDENTIAL	58,310.00	99,968.00	158,278.00	99.14	99.15
510-241-019-000	2575	BOLIER AVE	1.00	RESIDENTIAL	15,067.00	103,276.00	118,343.00	99.14	99.15
510-241-020-000	815	EUCALYPTUS RD	1.00	RESIDENTIAL	30,753.00	88,599.00	119,352.00	99.14	99.15
510-241-021-000	823	EUCALYPTUS RD	1.00	RESIDENTIAL	27,584.00	93,113.00	120,697.00	99.14	99.15
510-241-022-000	2526	DAFFODIL AVE	1.00	RESIDENTIAL	131,841.00	213,717.00	345,558.00	99.14	99.15
510-241-023-000	891	EUCALYPTUS RD	1.00	RESIDENTIAL	32,605.00	96,503.00	129,108.00	99.14	99.15
510-241-024-000	2550	DAFFODIL AVE	1.00	RESIDENTIAL	35,137.00	196,195.00	231,332.00	99.14	99.15
510-241-025-000	821	SWEET PEA LN	1.00	RESIDENTIAL	111,356.00	174,000.00	285,356.00	99.14	99.15
510-241-026-000	835	SWEETPEA LN	1.00	RESIDENTIAL	133,860.00	278,879.00	412,739.00	99.14	99.15
510-241-027-000	2580	DAFFODIL AVE	1.00	RESIDENTIAL	72,405.00	125,069.00	197,474.00	99.14	99.15
510-241-028-000	2565	DAFFODIL AVE	1.00	RESIDENTIAL	63,855.00	138,909.00	202,764.00	99.14	99.15
510-241-029-000	2545	DAFFODIL AVE	2.00	RESIDENTIAL	152,420.00	352,143.00	504,563.00	198.28	198.30
510-241-030-000	2525	DAFFODIL AVE	2.00	RESIDENTIAL	133,860.00	200,791.00	334,651.00	198.28	198.30
510-241-031-000	915	EUCALYPTUS RD	1.00	RESIDENTIAL	83,511.00	34,008.00	117,519.00	99.14	99.15
510-241-032-000	2595	DAFFODIL AVE	1.00	RESIDENTIAL	73,505.00	59,943.00	133,448.00	99.14	99.15
510-241-033-000	2583	DAFFODIL AVE	1.00	RESIDENTIAL	42,287.00	123,008.00	165,295.00	99.14	99.15
510-261-006-000	2618	DAFFODIL AVE	1.00	RESIDENTIAL	60,261.00	160,875.00	221,136.00	99.14	99.15
510-261-008-000	868	DAISY RD	1.00	RESIDENTIAL	12,126.00	24,899.00	37,025.00	99.14	99.15
510-261-009-000	2630	DAFFODIL AVE	1.00	RESIDENTIAL	115,515.00	80,858.00	196,373.00	99.14	99.15
510-261-013-000	2770	ANNIE LN	1.00	RESIDENTIAL	96,857.00	112,615.00	209,472.00	99.14	99.15
510-261-015-000	861	DAISY RD	1.00	RESIDENTIAL	57,164.00	70,240.00	127,404.00	99.14	99.15
510-261-017-000	804	MURRAY RD	1.00	RESIDENTIAL	300,000.00	625,000.00	925,000.00	99.14	99.15
510-261-018-000	814	MURRAY RD	2.00	RESIDENTIAL	192,996.00	390,381.00	583,377.00	198.28	198.30
510-261-019-000	844	MURRAY RD	2.00	RESIDENTIAL	156,172.00	362,542.00	518,714.00	198.28	198.30
510-261-021-000	871	DAISY RD	1.00	RESIDENTIAL	35,833.00	63,713.00	110,678.00	99.14	99.15
510-261-022-000	2642	DAFFODIL AVE	1.00	RESIDENTIAL	56,493.00	72,480.00	128,973.00	99.14	99.15
510-261-023-000	NO	SITUS AVAILABLE	0.33	VACANT	103,776.00	-	103,776.00	33.04	33.05
510-261-024-000	2682	DAFFODIL AVE	2.00	RESIDENTIAL	108,613.00	282,417.00	391,030.00	198.28	198.30
510-261-025-000	2692	DAFFODIL AVE	1.00	RESIDENTIAL	153,864.00	240,977.00	394,841.00	99.14	99.15
510-261-026-000	2700	DAFFODIL AVE	1.00	RESIDENTIAL	104,397.00	360,552.00	464,949.00	99.14	99.15
510-261-027-000	2710	DAFFODIL AVE	2.00	RESIDENTIAL	140,000.00	270,000.00	410,000.00	198.28	198.30
510-261-028-000	2716	DAFFODIL AVE	1.00	RESIDENTIAL	88,626.00	213,400.00	302,026.00	99.14	99.15
510-261-029-000	2722	DAFFODIL AVE	1.00	RESIDENTIAL	153,109.00	355,434.00	508,543.00	99.14	99.15
510-261-030-000	2730	DAFFODIL AVE	2.00	RESIDENTIAL	164,951.00	394,713.00	559,664.00	198.28	198.30
510-261-031-000	898	MURRAY RD	9.00	RESIDENTIAL	173,789.00	220,611.00	394,400.00	892.26	892.35
510-261-032-000	2723	BOLIER AVE	0.33	VACANT	167,188.00	-	167,188.00	33.04	33.05
510-261-034-000	2744	ANNIE LN	3.00	RESIDENTIAL	372,153.00	665,962.00	1,038,115.00	297.42	297.45
510-271-006-000	NO	SITUS AVAILABLE	0.33	VACANT	31,685.00	-	31,685.00	33.04	33.05
510-271-007-000	NO	SITUS AVAILABLE	0.33	VACANT	69,903.00	-	69,903.00	33.04	33.05
510-271-009-000	NO	SITUS AVAILABLE	0.33	VACANT	12,075.00	-	12,075.00	33.04	33.05
510-271-031-000	1992	OCEAN DR	1.00	RESIDENTIAL	17,751.00	248,525.00	266,276.00	99.14	99.15
510-271-075-000	1994	OCEAN DR	1.00	RESIDENTIAL	50,314.00	79,815.00	130,129.00	99.14	99.15
510-271-076-000	1998	OCEAN DR	1.00	RESIDENTIAL	156,363.00	90,071.00	246,434.00	99.14	99.15
510-281-001-000	1095	RAILROAD DR	1.00	RESIDENTIAL	33,809.00	47,606.00	81,415.00	99.14	99.15
510-281-002-000	2225	WALKER AVE	1.00	RESIDENTIAL	48,423.00	8,627.00	57,050.00	99.14	99.15
510-281-003-000	2215	WALKER AVE	1.00	RESIDENTIAL	136,536.00	284,456.00	420,992.00	99.14	99.15
510-281-004-000	2181	WALKER AVE	1.00	RESIDENTIAL	66,467.00	125,562.00	192,029.00	99.14	99.15
510-281-005-000	2137	WALKER AVE	1.00	RESIDENTIAL	108,332.00	178,446.00	286,778.00	99.14	99.15
510-281-008-000	1030	TAYLOR RD	1.00	RESIDENTIAL	43,329.00	179,681.00	223,010.00	99.14	99.15
510-281-010-000	1051	TAYLOR RD	1.00	RESIDENTIAL	19,586.00	95,164.00	114,750.00	99.14	99.15
510-281-011-000	1021	TAYLOR RD	1.00	RESIDENTIAL	133,860.00	145,016.00	278,876.00	99.14	99.15
510-281-012-000	1001	TAYLOR RD	1.00	RESIDENTIAL	119,646.00	52,020.00	171,666.00	99.14	99.15
510-281-016-000	1010	TAYLOR RD	1.00	RESIDENTIAL	10,828.00	43,849.00	54,677.00	99.14	99.15
510-281-020-000	2134	WALKER AVE	1.00	RESIDENTIAL	31,997.00	42,667.00	74,664.00	99.14	99.15
510-281-021-000	2150	WALKER AVE	1.00	RESIDENTIAL	109,317.00	146,214.00	255,531.00	99.14	99.15
510-281-026-000	1035	BONNIE CT	1.00	RESIDENTIAL	63,713.00	118,751.00	182,464.00	99.14	99.15
510-281-027-000	1025	BONNIE CT	1.00	RESIDENTIAL	128,663.00	181,200.00	309,863.00	99.14	99.15
510-281-028-000	2135	THIEL AVE	1.00	RESIDENTIAL	130,050.00	259,059.00	389,109.00	99.14	99.15
510-281-029-000	2125	THIEL AVE	1.00	RESIDENTIAL	111,550.00	167,326.00	278,876.00	99.14	99.15
510-281-030-000	2115	THIEL AVE	1.00	RESIDENTIAL	55,874.00	128,529.00	184,403.00	99.14	99.15
510-281-031-000	1005	BONNIE CT	1.00	RESIDENTIAL	63,855.00	135,552.00	199,407.00	99.14	99.15
510-281-032-000	1000	BONNIE CT	1.00	RESIDENTIAL	147,368.00	167,465.00	314,833.00	99.14	99.15
510-281-033-000	2085	THIEL AVE	1.00	RESIDENTIAL	60,261.00	109,052.00	169,313.00	99.14	99.15
510-281-034-000	985	RAILROAD DR	1.00	RESIDENTIAL	130,191.00	145,578.00	275,769.00	99.14	99.15
510-281-035-000	995	RAILROAD DR	1.00	RESIDENTIAL	76,554.00	159,940.00	236,494.00	99.14	99.15
510-281-036-000	1005	RAILROAD DR	1.00	RESIDENTIAL	59,071.00	105,713.00	164,784.00	99.14	99.15
510-281-037-000	1015	RAILROAD DR	1.00	RESIDENTIAL	122,704.00	221,985.00	344,689.00	99.14	99.15
510-281-038-000	2080	WALKER AVE	1.00	RESIDENTIAL	153,000.00	318,240.00	471,240.00	99.14	99.15
510-281-039-000	2122	WALKER AVE	1.00	RESIDENTIAL	117,941.00	139,385.00	257,326.00	99.14	99.15
510-281-041-000	1005	KIRKWOOD CT	1.00	RESIDENTIAL	100,000.00	135,000.00	235,000.00	99.14	99.15
510-281-042-000	1015	KIRKWOOD CT	1.00	RESIDENTIAL	111,550.00	157,843.00	269,393.00	99.14	99.15
510-281-043-000	1025	KIRKWOOD CT	1.00	RESIDENTIAL	120,299.00	134,625.00	254,924.00	99.14	99.15
510-281-044-000	1035	KIRKWOOD CT	1.00	RESIDENTIAL	81,987.00	234,051.00	316,038.00	99.14	99.15
510-281-045-000	1045	KIRKWOOD CT	1.00	RESIDENTIAL	90,000.00	140,000.00	230,000.00	99.14	99.15
510-281-046-000	1055	KIRKWOOD CT	1.00	RESIDENTIAL	81,987.00	234,051.00	316,038.00	99.14	99.15
510-281-047-000	1065	KIRKWOOD CT	1.00	RESIDENTIAL	156,060.00	260,100.00	416,160.00	99.14	99.15
510-281-048-000	1050	KIRKWOOD CT	1.00	RESIDENTIAL	141,386.00	135,494.00	276,880.00	99.14	99.15
510-281-049-000	1040	KIRKWOOD CT	1.00	RESIDENTIAL	95,000.00	140,000.00	235,000.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-281-050-000	1030 KIRKWOOD CT	1.00	RESIDENTIAL	95,672.00	220,920.00	316,592.00	99.14	99.15
510-281-051-000	1020 KIRKWOOD CT	1.00	RESIDENTIAL	136,468.00	148,878.00	285,346.00	99.14	99.15
510-281-052-000	1010 KIRKWOOD CT	1.00	RESIDENTIAL	164,182.00	221,976.00	386,158.00	99.14	99.15
510-281-053-000	1000 KIRKWOOD CT	1.00	RESIDENTIAL	100,000.00	135,000.00	235,000.00	99.14	99.15
510-281-054-000	1005 OAKWOOD CT	1.00	RESIDENTIAL	61,047.00	123,051.00	184,098.00	99.14	99.15
510-281-055-000	1015 OAKWOOD CT	1.00	RESIDENTIAL	109,363.00	208,884.00	318,247.00	99.14	99.15
510-281-056-000	1025 OAKWOOD CT	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-281-057-000	1035 OAK CT	1.00	RESIDENTIAL	61,047.00	127,228.00	188,275.00	99.14	99.15
510-281-058-000	1045 OAKWOOD CT	1.00	RESIDENTIAL	61,047.00	154,863.00	215,910.00	99.14	99.15
510-281-059-000	1040 OAKWOOD CT	1.00	RESIDENTIAL	61,047.00	154,863.00	215,910.00	99.14	99.15
510-281-060-000	1030 OAKWOOD CT	1.00	RESIDENTIAL	103,962.00	167,498.00	271,460.00	99.14	99.15
510-281-061-000	1020 OAKWOOD CT	1.00	RESIDENTIAL	61,047.00	127,228.00	188,275.00	99.14	99.15
510-281-062-000	1010 OAKWOOD CT	1.00	RESIDENTIAL	141,386.00	140,208.00	281,594.00	99.14	99.15
510-281-063-000	1000 OAKWOOD CT	1.00	RESIDENTIAL	61,047.00	123,051.00	184,098.00	99.14	99.15
510-281-064-000	2190 WALKER RD	1.00	RESIDENTIAL	76,554.00	129,454.00	206,008.00	99.14	99.15
510-291-002-000	1025 HILLER RD	1.00	RESIDENTIAL	15,805.00	21,447.00	37,252.00	99.14	99.15
510-291-004-000	2072 WALKER AVE	8.00	RESIDENTIAL	312,901.00	415,305.00	728,206.00	793.12	793.20
510-291-007-000	1115 HILLER RD	1.00	RESIDENTIAL	102,402.00	204,807.00	307,209.00	99.14	99.15
510-291-017-000	1141 HILLER RD	1.00	RESIDENTIAL	150,903.00	120,723.00	271,626.00	99.14	99.15
510-291-021-000	1133 HILLER RD	1.00	RESIDENTIAL	119,207.00	107,080.00	226,287.00	99.14	99.15
510-291-022-000	1137 HILLER RD	1.00	RESIDENTIAL	102,402.00	167,828.00	270,230.00	99.14	99.15
510-291-023-000	NO SITUS AVAILABLE	0.33	VACANT	50,583.00	-	50,583.00	33.04	33.05
510-291-024-000	1155 HILLER RD	1.00	RESIDENTIAL	10,391.00	38,138.00	48,529.00	99.14	99.15
510-291-025-000	2070 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	173,839.00	123,358.00	297,197.00	99.14	99.15
510-291-028-000	1129 MIDFIELD CT	1.00	RESIDENTIAL	113,781.00	267,387.00	381,168.00	99.14	99.15
510-291-029-000	1133 MIDFIELD CT	1.00	RESIDENTIAL	13,865.00	80,468.00	94,333.00	99.14	99.15
510-291-030-000	1141 MIDFIELD CT	1.00	RESIDENTIAL	127,292.00	139,138.00	266,430.00	99.14	99.15
510-291-031-000	1153 MIDFIELD CT	1.00	RESIDENTIAL	90,476.00	151,168.00	241,644.00	99.14	99.15
510-291-032-000	1165 MIDFIELD CT	1.00	RESIDENTIAL	10,833.00	51,575.00	62,408.00	99.14	99.15
510-291-033-000	1173 MIDFIELD CT	1.00	RESIDENTIAL	31,998.00	99,677.00	131,675.00	99.14	99.15
510-291-034-000	1185 MIDFIELD CT	1.00	RESIDENTIAL	98,186.00	48,513.00	146,699.00	99.14	99.15
510-291-035-000	2118 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	70,433.00	90,785.00	161,218.00	99.14	99.15
510-291-036-000	1130 MIDFIELD CT	2.00	RESIDENTIAL	153,171.00	306,343.00	459,514.00	198.28	198.30
510-291-037-000	1125 MIDFIELD CT	1.00	RESIDENTIAL	11,267.00	97,812.00	109,079.00	99.14	99.15
510-291-040-000	1162 MIDFIELD CT	1.00	RESIDENTIAL	32,826.00	87,252.00	120,078.00	99.14	99.15
510-291-041-000	2084 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	110,000.00	160,000.00	270,000.00	99.14	99.15
510-291-045-000	1148 MIDFIELD CT	1.00	RESIDENTIAL	128,663.00	209,078.00	337,741.00	99.14	99.15
510-291-046-000	1136 MIDFIELD CT	1.00	RESIDENTIAL	129,605.00	150,813.00	280,418.00	99.14	99.15
510-291-048-000	2042 PATRICIA LN	1.00	RESIDENTIAL	192,996.00	168,334.00	361,330.00	99.14	99.15
510-291-049-000	2048 PATRICIA LN	1.00	RESIDENTIAL	59,079.00	142,548.00	201,627.00	99.14	99.15
510-291-050-000	2043 PATRICIA LN	1.00	RESIDENTIAL	118,357.00	138,479.00	256,836.00	99.14	99.15
510-291-051-000	2035 PATRICIA LN	1.00	RESIDENTIAL	113,781.00	186,601.00	300,382.00	99.14	99.15
510-291-053-000	1091 HILLER RD	1.00	RESIDENTIAL	76,554.00	102,655.00	179,209.00	99.14	99.15
510-291-054-000	1109 HILLER RD	1.00	RESIDENTIAL	111,550.00	161,749.00	273,299.00	99.14	99.15
510-291-056-000	1065 HILLER RD	1.00	RESIDENTIAL	53,310.00	84,139.00	137,449.00	99.14	99.15
510-291-057-000	1077 HILLER RD	1.00	RESIDENTIAL	110,000.00	60,000.00	170,000.00	99.14	99.15
510-291-058-000	1037 HILLER RD	1.00	RESIDENTIAL	94,605.00	36,776.00	131,381.00	99.14	99.15
510-291-059-000	1033 HILLER RD	2.00	RESIDENTIAL	62,071.00	83,143.00	145,214.00	198.28	198.30
510-291-060-000	2020 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	153,000.00	224,400.00	377,400.00	198.28	198.30
510-291-061-000	1193 HILLER RD	2.00	RESIDENTIAL	111,550.00	276,089.00	387,639.00	198.28	198.30
510-291-062-000	1040 RAILROAD DR	1.00	RESIDENTIAL	83,516.00	156,600.00	240,116.00	99.14	99.15
510-291-063-000	1060 RAILROAD DR	1.00	RESIDENTIAL	109,363.00	217,633.00	326,996.00	99.14	99.15
510-291-064-000	2100 SILKWOOD ST	1.00	RESIDENTIAL	131,236.00	234,039.00	365,275.00	99.14	99.15
510-291-065-000	2090 SILKWOOD ST	2.00	RESIDENTIAL	123,137.00	246,281.00	369,418.00	198.28	198.30
510-291-066-000	2080 SILKWOOD ST	1.00	RESIDENTIAL	61,375.00	141,489.00	202,864.00	99.14	99.15
510-291-067-000	2076 SILKWOOD ST	1.00	RESIDENTIAL	61,375.00	146,089.00	207,464.00	99.14	99.15
510-291-068-000	2070 SILKWOOD ST	1.00	RESIDENTIAL	158,100.00	322,320.00	480,420.00	99.14	99.15
510-291-069-000	2066 SILKWOOD ST	1.00	RESIDENTIAL	95,650.00	266,475.00	362,125.00	99.14	99.15
510-291-070-000	2060 SILKWOOD ST	1.00	RESIDENTIAL	93,188.00	194,764.00	287,952.00	99.14	99.15
510-291-071-000	2056 SILKWOOD ST	1.00	RESIDENTIAL	128,663.00	249,822.00	378,485.00	99.14	99.15
510-291-072-000	2050 SILKWOOD ST	1.00	RESIDENTIAL	130,191.00	142,028.00	272,219.00	99.14	99.15
510-291-073-000	2046 SILKWOOD ST	1.00	RESIDENTIAL	61,375.00	142,721.00	204,096.00	99.14	99.15
510-291-074-000	2040 SILKWOOD ST	1.00	RESIDENTIAL	109,363.00	302,937.00	412,300.00	99.14	99.15
510-291-075-000	2039 SILKWOOD ST	1.00	RESIDENTIAL	163,200.00	377,400.00	540,600.00	99.14	99.15
510-291-076-000	2049 SILKWOOD ST	1.00	RESIDENTIAL	70,987.00	170,242.00	241,229.00	99.14	99.15
510-291-077-000	2059 SILKWOOD ST	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
510-291-078-000	2069 SILKWOOD ST	1.00	RESIDENTIAL	127,066.00	157,102.00	284,168.00	99.14	99.15
510-291-079-000	2079 SILKWOOD ST	2.00	RESIDENTIAL	132,795.00	219,117.00	351,912.00	198.28	198.30
510-291-080-000	2089 SILKWOOD ST	1.00	RESIDENTIAL	115,628.00	220,746.00	336,374.00	99.14	99.15
510-291-081-000	2099 SILKWOOD ST	1.00	RESIDENTIAL	135,450.00	160,081.00	295,531.00	99.14	99.15
510-291-082-000	2109 SILKWOOD ST	1.00	RESIDENTIAL	102,402.00	197,978.00	300,380.00	99.14	99.15
510-291-083-000	2119 SILKWOOD ST	1.00	RESIDENTIAL	4,235.00	16,988.00	21,223.00	99.14	99.15
510-291-084-000	2036 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	168,187.00	116,153.00	284,340.00	99.14	99.15
510-291-085-000	2032 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	117,941.00	162,329.00	280,270.00	99.14	99.15
510-291-086-000	1171 HILLER RD	2.00	RESIDENTIAL	142,674.00	154,336.00	297,010.00	198.28	198.30
510-291-087-000	NO SITUS AVAILABLE	0.33	VACANT	139,439.00	-	139,439.00	33.04	33.05
510-291-088-000	1184 MIDFIELD CT	1.00	RESIDENTIAL	140,454.00	182,070.00	322,524.00	99.14	99.15
510-291-090-000	2066 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	113,781.00	280,961.00	394,742.00	99.14	99.15
510-291-091-000	2080 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	113,781.00	267,387.00	381,168.00	198.28	198.30
510-301-009-000	2336 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	21,077.00	78,484.00	99,561.00	99.14	99.15
510-301-010-000	1045 ADKINS RD	1.00	RESIDENTIAL	24,850.00	130,871.00	155,721.00	99.14	99.15
510-301-011-000	1031 ADKINS RD	1.00	RESIDENTIAL	11,048.00	40,093.00	51,141.00	99.14	99.15
510-301-014-000	1051 ADKINS RD	1.00	RESIDENTIAL	25,372.00	44,468.00	69,840.00	99.14	99.15
510-301-015-000	1071 ADKINS RD	1.00	RESIDENTIAL	142,333.00	24,747.00	167,080.00	99.14	99.15
510-301-016-000	1101 FORSON RD	1.00	RESIDENTIAL	43,708.00	57,670.00	101,378.00	99.14	99.15
510-301-017-000	1111 FORSON RD	1.00	RESIDENTIAL	154,065.00	158,086.00	312,151.00	99.14	99.15
510-301-018-000	1121 FORSON RD	1.00	RESIDENTIAL	19,587.00	81,648.00	101,235.00	99.14	99.15
510-301-019-000	1177 FORSON RD	1.00	RESIDENTIAL	44,032.00	67,188.00	111,220.00	99.14	99.15
510-301-020-000	1185 FORSON RD	1.00	RESIDENTIAL	63,886.00	117,415.00	181,301.00	99.14	99.15
510-301-021-000	1001 FORSON RD	2.00	RESIDENTIAL	42,320.00	-	42,320.00	198.28	198.30

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-301-022-000	1023 FORSON RD	2.00	RESIDENTIAL	42,158.00	80,716.00	122,874.00	198.28	198.30
510-301-023-000	1041 FORSON RD	2.00	RESIDENTIAL	42,158.00	80,716.00	122,874.00	198.28	198.30
510-301-024-000	1061 FORSON RD	2.00	RESIDENTIAL	42,158.00	80,716.00	122,874.00	198.28	198.30
510-301-025-000	1081 FORSON RD	2.00	RESIDENTIAL	43,708.00	93,451.00	137,159.00	198.28	198.30
510-301-026-000	1181 FORSON RD	2.00	RESIDENTIAL	23,929.00	199,286.00	223,215.00	198.28	198.30
510-301-027-000	2310 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	85,185.00	147,806.00	232,991.00	99.14	99.15
510-301-028-000	1124 COMKID LN	1.00	RESIDENTIAL	35,353.00	103,521.00	151,514.00	99.14	99.15
510-301-029-000	1136 COMKID LN	1.00	RESIDENTIAL	117,941.00	178,520.00	296,461.00	99.14	99.15
510-301-030-000	1140 COMKID LN	2.00	RESIDENTIAL	176,743.00	147,093.00	323,836.00	198.28	198.30
510-301-034-000	2340 TULIP CT	1.00	RESIDENTIAL	49,981.00	129,133.00	179,114.00	99.14	99.15
510-301-035-000	2330 TULIP CT	1.00	RESIDENTIAL	54,978.00	119,966.00	174,944.00	99.14	99.15
510-301-036-000	2320 TULIP CT	1.00	RESIDENTIAL	54,978.00	136,629.00	191,607.00	99.14	99.15
510-301-037-000	2310 TULIP CT	1.00	RESIDENTIAL	125,000.00	200,000.00	325,000.00	99.14	99.15
510-301-038-000	2315 TULIP CT	1.00	RESIDENTIAL	65,164.00	122,516.00	187,680.00	99.14	99.15
510-301-039-000	2325 TULIP CT	1.00	RESIDENTIAL	124,848.00	223,686.00	348,534.00	99.14	99.15
510-301-040-000	2335 TULIP CT	1.00	RESIDENTIAL	120,299.00	246,069.00	366,368.00	99.14	99.15
510-301-041-000	2345 TULIP CT	1.00	RESIDENTIAL	102,402.00	244,365.00	346,767.00	99.14	99.15
510-301-042-000	2340 RED AVE	1.00	RESIDENTIAL	115,628.00	219,957.00	335,585.00	99.14	99.15
510-301-043-000	2330 RED AVE	1.00	RESIDENTIAL	90,476.00	193,494.00	283,970.00	99.14	99.15
510-301-044-000	2320 RED AVE	1.00	RESIDENTIAL	102,402.00	170,557.00	272,959.00	99.14	99.15
510-301-045-000	2325 RED AVE	1.00	RESIDENTIAL	141,386.00	147,278.00	288,664.00	99.14	99.15
510-301-046-000	2335 RED AVE	1.00	RESIDENTIAL	62,603.00	112,702.00	175,305.00	99.14	99.15
510-301-047-000	2345 RED AVE	1.00	RESIDENTIAL	125,000.00	250,000.00	375,000.00	99.14	99.15
510-301-048-000	1140 ADKINS RD	1.00	RESIDENTIAL	142,674.00	173,692.00	316,366.00	99.14	99.15
510-301-049-000	1160 ADKINS RD	2.00	RESIDENTIAL	105,117.00	-	105,117.00	198.28	198.30
510-301-050-000	1180 ADKINS RD	1.00	RESIDENTIAL	5,483.00	239,359.00	244,842.00	99.14	99.15
510-301-051-000	2360 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	117,941.00	160,829.00	278,770.00	99.14	99.15
510-301-052-000	1007 ADKINS RD	1.00	RESIDENTIAL	120,299.00	191,387.00	311,686.00	99.14	99.15
510-301-053-000	1015 ADKINS RD	1.00	RESIDENTIAL	69,052.00	16,712.00	85,764.00	99.14	99.15
510-301-054-000	2310 ADKINS CT	1.00	RESIDENTIAL	143,485.00	192,679.00	336,164.00	99.14	99.15
510-301-055-000	2320 ADKINS CT	1.00	RESIDENTIAL	119,646.00	228,297.00	347,943.00	99.14	99.15
510-301-056-000	2330 ADKINS CT	1.00	RESIDENTIAL	56,493.00	120,913.00	177,406.00	99.14	99.15
510-301-057-000	2340 ADKINS CT	1.00	RESIDENTIAL	54,882.00	146,746.00	201,628.00	99.14	99.15
510-301-058-000	2345 ADKINS CT	1.00	RESIDENTIAL	117,822.00	147,278.00	265,100.00	99.14	99.15
510-301-059-000	2335 ADKINS CT	1.00	RESIDENTIAL	63,886.00	127,782.00	191,668.00	99.14	99.15
510-301-060-000	2325 ADKINS CT	1.00	RESIDENTIAL	160,766.00	234,456.00	395,222.00	99.14	99.15
510-301-061-000	2315 ADKINS CT	1.00	RESIDENTIAL	53,902.00	125,930.00	179,832.00	99.14	99.15
510-301-062-000	1131 ADKINS RD	1.00	RESIDENTIAL	126,140.00	230,206.00	356,346.00	99.14	99.15
510-301-063-000	1151 ADKINS RD	1.00	RESIDENTIAL	60,261.00	122,795.00	183,056.00	99.14	99.15
510-301-064-000	1171 ADKINS RD	1.00	RESIDENTIAL	64,566.00	123,496.00	188,062.00	99.14	99.15
510-301-065-000	1191 ADKINS RD	1.00	RESIDENTIAL	118,357.00	151,499.00	269,856.00	99.14	99.15
510-301-066-000	2376 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	173,278.00	123,768.00	297,046.00	99.14	99.15
510-301-069-000	2371 RED AVE	1.00	RESIDENTIAL	125,000.00	175,000.00	300,000.00	99.14	99.15
510-301-071-000	1111 ADKINS RD	1.00	RESIDENTIAL	42,427.00	283,711.00	326,138.00	99.14	99.15
510-302-007-000	1134 FORSON RD	1.00	RESIDENTIAL	144,536.00	25,716.00	170,252.00	99.14	99.15
510-302-009-000	1110 FORSON RD	2.00	RESIDENTIAL	43,707.00	103,448.00	147,155.00	198.28	198.30
510-302-010-000	1100 FORSON RD	1.00	RESIDENTIAL	43,708.00	58,386.00	102,094.00	99.14	99.15
510-302-012-000	1072 FORSON RD	2.00	RESIDENTIAL	39,228.00	-	39,228.00	198.28	198.30
510-302-013-000	1050 FORSON RD	2.00	RESIDENTIAL	43,708.00	93,451.00	137,159.00	198.28	198.30
510-302-014-000	1032 FORSON RD	2.00	RESIDENTIAL	42,158.00	80,716.00	122,874.00	198.28	198.30
510-302-020-000	1090 FORSON RD	1.00	RESIDENTIAL	10,833.00	36,840.00	47,673.00	99.14	99.15
510-302-022-000	1033 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-023-000	1051 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-024-000	1071 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-025-000	1091 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-026-000	1109 SUN RD	4.00	RESIDENTIAL	70,636.00	238,357.00	308,993.00	396.56	396.60
510-302-027-000	1119 SUN RD	4.00	RESIDENTIAL	70,635.00	215,613.00	286,248.00	396.56	396.60
510-302-028-000	NO SITUS AVAILABLE	0.33	VACANT	39,552.00	-	39,552.00	33.04	33.05
510-302-029-000	1032 SUN RD	4.00	RESIDENTIAL	42,156.00	135,374.00	243,070.00	396.56	396.60
510-302-030-000	1062 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-031-000	1086 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-032-000	1098 SUN RD	4.00	RESIDENTIAL	42,158.00	108,324.00	150,482.00	396.56	396.60
510-302-033-000	1118 SUN RD	4.00	RESIDENTIAL	39,227.00	-	39,227.00	396.56	396.60
510-302-034-000	1134 SUN RD	0.33	VACANT	39,228.00	-	39,228.00	33.04	33.05
510-302-035-000	1168 SUN RD	1.00	RESIDENTIAL	43,708.00	61,574.00	105,282.00	99.14	99.15
510-302-036-000	1180 SUN RD	1.00	RESIDENTIAL	43,708.00	61,895.00	105,603.00	99.14	99.15
510-302-040-000	1120 FORSON RD	1.00	RESIDENTIAL	147,164.00	178,699.00	325,863.00	99.14	99.15
510-302-041-000	2280 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	20,968.00	53,356.00	74,324.00	99.14	99.15
510-302-042-000	NO SITUS AVAILABLE	0.33	VACANT	68,875.00	-	68,875.00	33.04	33.05
510-311-001-000	NO SITUS AVAILABLE	0.33	VACANT	94,130.00	-	94,130.00	33.04	33.05
510-311-002-000	535 HILLER RD	1.00	RESIDENTIAL	41,271.00	68,482.00	109,753.00	99.14	99.15
510-311-006-000	707 HILLER RD	1.00	RESIDENTIAL	46,796.00	78,421.00	125,217.00	99.14	99.15
510-311-007-000	729 HILLER RD	2.00	RESIDENTIAL	196,855.00	298,564.00	495,419.00	198.28	198.30
510-311-008-000	757 HILLER RD	1.00	RESIDENTIAL	138,619.00	121,291.00	259,910.00	99.14	99.15
510-311-010-000	805 HILLER RD	1.00	RESIDENTIAL	29,289.00	32,964.00	62,253.00	99.14	99.15
510-311-011-000	851 HILLER RD	1.00	RESIDENTIAL	125,000.00	95,000.00	220,000.00	99.14	99.15
510-311-012-000	899 HILLER RD	1.00	RESIDENTIAL	39,815.00	67,699.00	107,514.00	99.14	99.15
510-311-016-000	627 HILLER RD	1.00	RESIDENTIAL	9,091.00	42,905.00	51,996.00	99.14	99.15
510-311-017-000	563 HILLER RD	1.00	RESIDENTIAL	142,028.00	100,600.00	242,628.00	99.14	99.15
510-311-018-000	551 HILLER RD	1.00	RESIDENTIAL	9,091.00	42,905.00	51,996.00	99.14	99.15
510-311-019-000	601 HILLER RD	2.00	RESIDENTIAL	69,052.00	210,311.00	279,363.00	198.28	198.30
510-311-020-000	903 HILLER RD	1.00	RESIDENTIAL	61,878.00	129,166.00	191,044.00	99.14	99.15
510-311-021-000	921 HILLER RD	2.00	RESIDENTIAL	33,464.00	209,371.00	242,835.00	198.28	198.30
510-311-022-000	639 HILLER RD	1.00	RESIDENTIAL	141,609.00	166,237.00	307,846.00	99.14	99.15
510-311-023-000	653 HILLER RD	1.00	RESIDENTIAL	29,864.00	105,298.00	135,162.00	99.14	99.15
510-311-025-000	769 HILLER RD	1.00	RESIDENTIAL	93,914.00	243,383.00	337,297.00	99.14	99.15
510-311-026-000	775 HILLER RD	1.00	RESIDENTIAL	131,236.00	207,791.00	339,027.00	99.14	99.15
510-331-001-000	1286 FERNWOOD DR	1.00	RESIDENTIAL	158,100.00	271,830.00	429,930.00	99.14	99.15
510-331-002-000	1276 FERNWOOD DR	1.00	RESIDENTIAL	11,253.00	47,782.00	59,035.00	99.14	99.15
510-331-003-000	1268 FERNWOOD DR	1.00	RESIDENTIAL	70,987.00	134,173.00	205,160.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-331-004-000	1258 FERNWOOD DR	1.00	RESIDENTIAL	11,267.00	35,534.00	46,801.00	99.14	99.15
510-331-005-000	1248 FERNWOOD DR	1.00	RESIDENTIAL	148,523.00	80,694.00	229,217.00	99.14	99.15
510-331-006-000	1238 FERNWOOD DR	1.00	RESIDENTIAL	125,000.00	175,000.00	300,000.00	99.14	99.15
510-331-007-000	1230 FERNWOOD DR	1.00	RESIDENTIAL	30,458.00	77,177.00	107,635.00	99.14	99.15
510-331-008-000	1218 FERNWOOD DR	1.00	RESIDENTIAL	115,515.00	136,887.00	252,402.00	99.14	99.15
510-331-009-000	2503 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	130,000.00	165,000.00	295,000.00	99.14	99.15
510-331-010-000	2523 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	135,252.00	202,878.00	338,130.00	99.14	99.15
510-331-011-000	1217 FERNWOOD DR	1.00	RESIDENTIAL	118,357.00	130,191.00	248,548.00	99.14	99.15
510-331-012-000	1229 FERNWOOD DR	1.00	RESIDENTIAL	117,941.00	89,849.00	207,790.00	99.14	99.15
510-331-013-000	1239 FERNWOOD DR	1.00	RESIDENTIAL	117,822.00	170,724.00	288,546.00	99.14	99.15
510-331-014-000	2526 ALDER LN	1.00	RESIDENTIAL	33,793.00	109,211.00	143,004.00	99.14	99.15
510-331-015-000	2523 ALDER LN	1.00	RESIDENTIAL	140,454.00	269,463.00	409,917.00	99.14	99.15
510-331-016-000	1275 FERNWOOD DR	1.00	RESIDENTIAL	142,674.00	167,488.00	310,162.00	99.14	99.15
510-331-017-000	1285 FERNWOOD DR	1.00	RESIDENTIAL	55,535.00	168,749.00	224,284.00	99.14	99.15
510-331-018-000	1286 PARKSIDE DR	1.00	RESIDENTIAL	38,891.00	109,629.00	148,520.00	99.14	99.15
510-331-019-000	1296 PARKSIDE DR	1.00	RESIDENTIAL	125,000.00	120,000.00	245,000.00	99.14	99.15
510-331-020-000	1306 PARKSIDE DR	1.00	RESIDENTIAL	95,650.00	162,612.00	258,262.00	99.14	99.15
510-331-021-000	1316 PARKSIDE DR	1.00	RESIDENTIAL	31,265.00	64,381.00	95,646.00	99.14	99.15
510-331-022-000	1326 PARKSIDE DR	1.00	RESIDENTIAL	61,175.00	100,268.00	161,443.00	99.14	99.15
510-331-023-000	1338 PARKSIDE DR	1.00	RESIDENTIAL	157,807.00	170,432.00	328,239.00	99.14	99.15
510-331-025-000	1307 PARKSIDE DR	1.00	RESIDENTIAL	48,534.00	116,145.00	164,679.00	99.14	99.15
510-331-026-000	1295 PARKSIDE DR	1.00	RESIDENTIAL	67,799.00	79,850.00	147,649.00	99.14	99.15
510-331-027-000	1283 PARKSIDE DR	1.00	RESIDENTIAL	11,267.00	43,337.00	54,604.00	99.14	99.15
510-331-028-000	1226 PARKSIDE DR	1.00	RESIDENTIAL	120,299.00	136,704.00	257,003.00	99.14	99.15
510-331-029-000	1218 PARKSIDE DR	1.00	RESIDENTIAL	103,962.00	130,803.00	234,765.00	99.14	99.15
510-331-030-000	2545 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	32,529.00	74,641.00	107,170.00	99.14	99.15
510-331-031-000	2593 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	38,891.00	79,565.00	118,456.00	99.14	99.15
510-331-032-000	2585 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	94,255.00	143,743.00	237,998.00	99.14	99.15
510-331-033-000	2577 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	90,000.00	95,000.00	185,000.00	99.14	99.15
510-331-034-000	1211 PARKSIDE DR	1.00	RESIDENTIAL	59,079.00	87,146.00	146,225.00	99.14	99.15
510-331-035-000	1227 PARKSIDE DR	1.00	RESIDENTIAL	32,529.00	67,941.00	100,470.00	99.14	99.15
510-331-036-000	1243 PARKSIDE DR	1.00	RESIDENTIAL	139,572.00	164,387.00	303,959.00	99.14	99.15
510-331-037-000	2576 ALDER LN	1.00	RESIDENTIAL	11,267.00	41,607.00	52,874.00	99.14	99.15
510-331-038-000	2584 ALDER LN	1.00	RESIDENTIAL	12,125.00	44,207.00	56,332.00	99.14	99.15
510-331-039-000	2589 ALDER LN	1.00	RESIDENTIAL	11,267.00	39,872.00	51,139.00	99.14	99.15
510-331-040-000	2591 ALDER LN	1.00	RESIDENTIAL	130,000.00	185,000.00	315,000.00	99.14	99.15
510-331-041-000	2573 ALDER LN	1.00	RESIDENTIAL	102,402.00	210,496.00	312,898.00	99.14	99.15
510-331-042-000	1275 PARKSIDE DR	2.00	RESIDENTIAL	84,646.00	148,097.00	232,743.00	198.28	198.30
510-331-043-000	1276 PARKSIDE DR	1.00	RESIDENTIAL	103,962.00	102,808.00	206,770.00	99.14	99.15
510-331-044-000	2545 ALDER LN	1.00	RESIDENTIAL	78,547.00	115,025.00	193,572.00	99.14	99.15
510-331-045-000	2542 ALDER LN	1.00	RESIDENTIAL	11,267.00	44,202.00	55,469.00	99.14	99.15
510-331-046-000	1238 PARKSIDE DR	1.00	RESIDENTIAL	69,052.00	70,581.00	150,123.00	99.14	99.15
510-331-047-000	1346 PARKSIDE DR	1.00	RESIDENTIAL	129,605.00	133,139.00	262,744.00	99.14	99.15
510-341-001-000	2395 CENTRAL AVE	1.00	RESIDENTIAL	346,551.00	47,682.00	394,233.00	99.14	99.15
510-341-002-000	1668 BABLER RD	2.00	RESIDENTIAL	49,391.00	71,671.00	121,062.00	198.28	198.30
510-341-003-000	1684 BABLER RD	1.00	RESIDENTIAL	62,265.00	78,232.00	140,497.00	99.14	99.15
510-341-004-000	1710 BABLER RD	1.00	RESIDENTIAL	52,527.00	25,764.00	78,291.00	99.14	99.15
510-341-015-000	1661 PICKETT RD	1.27	COMMERCIAL	150,626.00	230,556.00	381,182.00	125.90	125.92
510-341-017-000	2165 CENTRAL AVE	2.13	COMMERCIAL	536,099.00	2,144,403.00	2,680,502.00	210.66	210.69
510-341-019-000	1655 PICKETT RD	1.94	COMMERCIAL	141,268.00	114,316.00	255,584.00	192.32	192.35
510-341-022-000	NO SITUS AVAILABLE	0.33	VACANT	78,088.00	-	78,088.00	33.04	33.05
510-341-023-000	1941 PICKETT RD	2.00	RESIDENTIAL	73,906.00	211,774.00	287,550.00	198.28	198.30
510-341-039-000	1615 PICKETT RD	0.33	VACANT	397,401.00	-	397,401.00	33.04	33.05
510-341-041-000	2197 CENTRAL AVE	1.10	COMMERCIAL	525,588.00	2,207,474.00	3,167,382.00	109.04	109.07
510-341-042-000	2331 CENTRAL AVE	81.00	RESIDENTIAL	160,371.00	470,816.00	665,737.00	8,030.34	8,031.15
510-341-043-000	2355 CENTRAL AVE	1.09	COMMERCIAL	63,098.00	803,238.00	866,336.00	108.06	108.07
510-341-045-000	1748 BABLER RD	1.00	RESIDENTIAL	214,439.00	125,446.00	339,885.00	99.14	99.15
510-341-047-000	1776 BABLER RD	1.00	RESIDENTIAL	36,123.00	129,296.00	165,419.00	99.14	99.15
510-351-002-000	2376 WILLIAM CT	1.00	RESIDENTIAL	109,317.00	259,642.00	368,959.00	99.14	99.15
510-351-003-000	1867 WILLIAM CT	1.00	RESIDENTIAL	156,060.00	317,322.00	473,382.00	99.14	99.15
510-351-004-000	2394 GRACE AVE	1.00	RESIDENTIAL	12,125.00	54,617.00	66,742.00	99.14	99.15
510-351-005-000	2389 GRACE AVE	1.00	RESIDENTIAL	204,000.00	545,164.00	749,164.00	99.14	99.15
510-351-008-000	1865 WILLIAM CT	1.00	RESIDENTIAL	111,550.00	223,101.00	334,651.00	99.14	99.15
510-351-009-000	2366 GRACE AVE	1.00	RESIDENTIAL	141,386.00	141,386.00	282,772.00	99.14	99.15
510-351-010-000	2367 GRACE AVE	1.00	RESIDENTIAL	182,050.00	276,490.00	458,540.00	99.14	99.15
510-351-011-000	2347 GRACE AVE	1.00	RESIDENTIAL	11,692.00	55,050.00	66,742.00	99.14	99.15
510-351-012-000	2350 GRACE AVE	1.00	RESIDENTIAL	11,687.00	56,776.00	68,463.00	99.14	99.15
510-351-013-000	1845 WILLIAM CT	1.00	RESIDENTIAL	15,086.00	100,609.00	115,695.00	99.14	99.15
510-351-014-000	2342 WILLIAM CT	1.00	RESIDENTIAL	15,841.00	76,987.00	92,828.00	99.14	99.15
510-351-015-000	2336 GRACE AVE	1.00	RESIDENTIAL	160,901.00	160,901.00	321,802.00	99.14	99.15
510-351-016-000	2335 GRACE AVE	1.00	RESIDENTIAL	42,098.00	130,130.00	172,228.00	99.14	99.15
510-351-019-000	2321 GRACE AVE	1.00	RESIDENTIAL	11,692.00	84,075.00	95,767.00	99.14	99.15
510-351-020-000	2320 GRACE AVE	1.00	RESIDENTIAL	150,858.00	260,100.00	410,958.00	99.14	99.15
510-351-022-000	2298 GRACE AVE	1.00	RESIDENTIAL	73,505.00	125,787.00	199,292.00	99.14	99.15
510-351-023-000	2311 GRACE AVE	1.00	RESIDENTIAL	15,696.00	52,421.00	68,117.00	99.14	99.15
510-351-024-000	2297 GRACE AVE	1.00	RESIDENTIAL	67,799.00	125,058.00	192,857.00	99.14	99.15
510-351-025-000	2285 GRACE AVE	1.00	RESIDENTIAL	147,916.00	187,740.00	335,656.00	99.14	99.15
510-351-026-000	2280 GRACE AVE	1.00	RESIDENTIAL	131,236.00	235,133.00	366,369.00	99.14	99.15
510-351-027-000	2337 WILLIAM CT	1.00	RESIDENTIAL	67,799.00	144,646.00	212,445.00	99.14	99.15
510-351-028-000	1873 TIMOTHY DR	1.00	RESIDENTIAL	11,688.00	66,312.00	78,000.00	99.14	99.15
510-351-029-000	2323 WILLIAM CT	1.00	RESIDENTIAL	141,386.00	200,301.00	341,687.00	99.14	99.15
510-351-030-000	1886 TIMOTHY DR	1.00	RESIDENTIAL	150,858.00	265,302.00	416,160.00	99.14	99.15
510-351-031-000	2285 WILLIAM CT	1.00	RESIDENTIAL	93,261.00	197,667.00	290,928.00	99.14	99.15
510-351-032-000	2334 WILLIAM CT	1.00	RESIDENTIAL	131,236.00	289,815.00	421,051.00	99.14	99.15
510-351-033-000	1835 TIMOTHY DR	1.00	RESIDENTIAL	62,603.00	118,650.00	181,253.00	99.14	99.15
510-351-034-000	1834 TIMOTHY DR	1.00	RESIDENTIAL	72,637.00	178,158.00	250,795.00	99.14	99.15
510-351-035-000	2288 WILLIAM CT	1.00	RESIDENTIAL	36,266.00	111,389.00	147,655.00	99.14	99.15
510-351-037-000	1830 BABLER RD	1.00	RESIDENTIAL	70,987.00	177,482.00	248,469.00	99.14	99.15
510-351-038-000	1836 BABLER RD	1.00	RESIDENTIAL	167,465.00	209,551.00	377,016.00	99.14	99.15
510-351-039-000	2368 WILLIAM CT	1.00	RESIDENTIAL	173,400.00	253,980.00	427,380.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-361-001-000	2260 GRACE AVE	1.00	RESIDENTIAL	143,052.00	403,913.00	546,965.00	99.14	99.15
510-361-002-000	2271 GRACE AVE	1.00	RESIDENTIAL	70,235.00	235,501.00	305,736.00	99.14	99.15
510-361-003-000	2259 GRACE AVE	2.00	RESIDENTIAL	61,880.00	180,002.00	241,882.00	198.28	198.30
510-361-004-000	2250 GRACE AVE	1.00	RESIDENTIAL	141,609.00	199,486.00	341,095.00	99.14	99.15
510-361-005-000	2245 GRACE AVE	1.00	RESIDENTIAL	11,692.00	56,778.00	68,470.00	99.14	99.15
510-361-008-000	2231 GRACE AVE	1.00	RESIDENTIAL	11,688.00	78,319.00	90,007.00	99.14	99.15
510-361-009-000	2234 GRACE AVE	1.00	RESIDENTIAL	11,735.00	80,469.00	92,204.00	99.14	99.15
510-361-011-000	2220 GRACE AVE	1.00	RESIDENTIAL	11,907.00	69,572.00	81,479.00	99.14	99.15
510-361-012-000	2219 GRACE AVE	1.00	RESIDENTIAL	150,107.00	211,222.00	361,329.00	99.14	99.15
510-361-013-000	2207 GRACE AVE	1.00	RESIDENTIAL	176,743.00	241,133.00	417,876.00	99.14	99.15
510-361-014-000	2193 GRACE AVE	1.00	RESIDENTIAL	63,855.00	143,697.00	207,552.00	99.14	99.15
510-361-015-000	2196 GRACE AVE	1.00	RESIDENTIAL	41,271.00	120,280.00	161,551.00	99.14	99.15
510-361-016-000	1826 PICKETT RD	1.00	RESIDENTIAL	69,411.00	161,439.00	230,850.00	99.14	99.15
510-361-017-000	1841 PICKETT RD	1.00	RESIDENTIAL	144,868.00	144,868.00	293,256.00	99.14	99.15
510-361-018-000	1855 PICKETT RD	1.00	RESIDENTIAL	38,267.00	151,341.00	189,608.00	99.14	99.15
510-361-019-000	1871 PICKETT RD	1.00	RESIDENTIAL	147,164.00	247,025.00	394,189.00	99.14	99.15
510-361-020-000	2170 GRACE AVE	1.00	RESIDENTIAL	11,693.00	63,970.00	75,663.00	99.14	99.15
510-361-021-000	2181 GRACE AVE	1.00	RESIDENTIAL	102,484.00	215,228.00	317,712.00	99.14	99.15
510-361-022-000	2167 GRACE AVE	1.00	RESIDENTIAL	11,692.00	61,984.00	73,676.00	99.14	99.15
510-361-023-000	2271 WILLIAM CT	1.00	RESIDENTIAL	122,704.00	186,847.00	309,551.00	99.14	99.15
510-361-024-000	2257 WILLIAM CT	1.00	RESIDENTIAL	86,227.00	165,907.00	252,134.00	99.14	99.15
510-361-025-000	2243 WILLIAM CT	1.00	RESIDENTIAL	40,572.00	107,310.00	147,882.00	99.14	99.15
510-361-026-000	2231 WILLIAM CT	2.00	RESIDENTIAL	120,299.00	324,810.00	445,109.00	198.28	198.30
510-361-027-000	2219 WILLIAM CT	1.00	RESIDENTIAL	11,692.00	79,013.00	90,705.00	99.14	99.15
510-361-028-000	1870 JAMES CT	1.00	RESIDENTIAL	62,884.00	139,669.00	202,553.00	99.14	99.15
510-361-029-000	1856 JAMES CT	1.00	RESIDENTIAL	130,000.00	185,000.00	315,000.00	99.14	99.15
510-361-030-000	1840 JAMES CT	1.00	RESIDENTIAL	85,185.00	245,089.00	330,274.00	99.14	99.15
510-361-031-000	1830 JAMES CT	1.00	RESIDENTIAL	15,971.00	108,858.00	124,829.00	99.14	99.15
510-361-032-000	2214 WILLIAM CT	1.00	RESIDENTIAL	15,388.00	97,823.00	113,211.00	99.14	99.15
510-361-033-000	2224 WILLIAM CT	1.00	RESIDENTIAL	147,164.00	161,880.00	309,044.00	99.14	99.15
510-361-034-000	2234 WILLIAM CT	1.00	RESIDENTIAL	11,692.00	57,648.00	69,340.00	99.14	99.15
510-361-035-000	2254 WILLIAM CT	1.00	RESIDENTIAL	41,271.00	116,284.00	157,555.00	99.14	99.15
510-361-036-000	2262 WILLIAM CT	1.00	RESIDENTIAL	145,656.00	348,429.00	494,085.00	99.14	99.15
510-361-037-000	2272 WILLIAM CT	1.00	RESIDENTIAL	70,433.00	140,880.00	211,313.00	99.14	99.15
510-371-001-000	2675 BOLIER AVE	1.00	RESIDENTIAL	153,171.00	164,951.00	318,122.00	99.14	99.15
510-371-002-000	2661 BOLIER AVE	1.00	RESIDENTIAL	160,901.00	120,054.00	280,955.00	99.14	99.15
510-371-003-000	2641 BOLIER AVE	1.00	RESIDENTIAL	142,028.00	94,685.00	236,713.00	99.14	99.15
510-371-004-000	2611 BOLIER AVE	1.00	RESIDENTIAL	130,000.00	240,000.00	370,000.00	99.14	99.15
510-371-005-000	2601 BOLIER AVE	1.00	RESIDENTIAL	84,399.00	46,796.00	131,195.00	99.14	99.15
510-371-007-000	806 EUCALYPTUS RD	1.00	RESIDENTIAL	24,869.00	104,877.00	129,746.00	99.14	99.15
510-371-008-000	2485 BOLIER AVE	1.00	RESIDENTIAL	184,708.00	199,486.00	384,194.00	99.14	99.15
510-371-010-000	2424 BOLIER AVE	3.00	RESIDENTIAL	55,898.00	217,941.00	273,839.00	297.42	297.45
510-371-011-000	2490 BOLIER AVE	1.00	RESIDENTIAL	174,982.00	217,633.00	392,615.00	99.14	99.15
510-371-012-000	2498 BOLIER AVE	1.00	RESIDENTIAL	70,987.00	102,360.00	173,347.00	99.14	99.15
510-371-013-000	786 EUCALYPTUS RD	1.00	RESIDENTIAL	56,785.00	26,256.00	83,041.00	99.14	99.15
510-371-014-000	772 EUCALYPTUS RD	1.00	RESIDENTIAL	111,550.00	55,774.00	167,324.00	99.14	99.15
510-371-015-000	760 EUCALYPTUS RD	1.00	RESIDENTIAL	135,450.00	156,384.00	291,834.00	99.14	99.15
510-371-016-000	754 EUCALYPTUS RD	1.00	RESIDENTIAL	67,799.00	95,671.00	163,470.00	99.14	99.15
510-371-017-000	2500 BOLIER AVE	1.00	RESIDENTIAL	31,225.00	218,705.00	249,930.00	99.14	99.15
510-371-018-000	2520 BOLIER AVE	1.00	RESIDENTIAL	96,425.00	364,859.00	461,284.00	99.14	99.15
510-371-019-000	759 EUCALYPTUS RD	1.00	RESIDENTIAL	136,651.00	135,282.00	271,933.00	99.14	99.15
510-371-020-000	755 EUCALYPTUS RD	1.00	RESIDENTIAL	73,855.00	118,174.00	192,029.00	99.14	99.15
510-371-021-000	2570 BOLIER AVE	1.00	RESIDENTIAL	114,792.00	138,134.00	252,926.00	99.14	99.15
510-371-023-000	2628 BOLIER AVE	1.00	RESIDENTIAL	134,829.00	386,168.00	520,997.00	99.14	99.15
510-371-024-000	2636 BOLIER AVE	1.00	RESIDENTIAL	11,265.00	83,275.00	94,540.00	99.14	99.15
510-371-025-000	2656 BOLIER AVE	1.00	RESIDENTIAL	160,000.00	190,000.00	350,000.00	99.14	99.15
510-371-026-000	2670 BOLIER AVE	1.00	RESIDENTIAL	250,000.00	466,515.00	716,515.00	99.14	99.15
510-371-029-000	776 WEST MURRAY RD	1.00	RESIDENTIAL	212,082.00	85,024.00	297,106.00	99.14	99.15
510-371-030-000	2797 KELLY AVE	1.00	RESIDENTIAL	190,000.00	300,000.00	490,000.00	99.14	99.15
510-371-031-000	2755 KELLY AVE	1.00	RESIDENTIAL	181,086.00	167,806.00	348,892.00	99.14	99.15
510-371-032-000	2731 KELLY AVE	1.00	RESIDENTIAL	96,014.00	274,266.00	370,280.00	99.14	99.15
510-371-033-000	2683 KELLY AVE	1.00	RESIDENTIAL	170,000.00	225,000.00	395,000.00	99.14	99.15
510-371-034-000	2681 KELLY AVE	1.00	RESIDENTIAL	214,439.00	317,369.00	531,808.00	99.14	99.15
510-371-035-000	2659 KELLY AVE	1.00	RESIDENTIAL	59,728.00	115,493.00	175,221.00	99.14	99.15
510-371-037-000	2670 KELLY AVE	1.00	RESIDENTIAL	15,381.00	77,185.00	92,566.00	99.14	99.15
510-371-038-000	2682 KELLY AVE	1.00	RESIDENTIAL	184,651.00	221,582.00	406,233.00	99.14	99.15
510-371-039-000	2720 KELLY AVE	1.00	RESIDENTIAL	188,346.00	290,245.00	478,591.00	99.14	99.15
510-371-040-000	2740 KELLY AVE	1.00	RESIDENTIAL	87,075.00	223,189.00	310,264.00	99.14	99.15
510-371-041-000	2760 KELLY AVE	1.00	RESIDENTIAL	87,859.00	132,299.00	220,158.00	99.14	99.15
510-371-042-000	2786 KELLY AVE	1.00	RESIDENTIAL	126,897.00	44,895.00	171,792.00	99.14	99.15
510-371-043-000	2650 KELLY AVE	1.00	RESIDENTIAL	84,436.00	279,029.00	363,465.00	99.14	99.15
510-371-045-000	2535 BOLIER AVE	1.00	RESIDENTIAL	32,634.00	105,501.00	138,135.00	99.14	99.15
510-371-046-000	807 EUCALYPTUS RD	1.00	RESIDENTIAL	11,692.00	10,175.00	21,867.00	99.14	99.15
510-371-048-000	2616 BOLIER AVE	1.00	RESIDENTIAL	37,082.00	66,365.00	103,447.00	99.14	99.15
510-371-050-000	2401 BOLIER AVE	1.00	RESIDENTIAL	35,129.00	23,418.00	58,547.00	99.14	99.15
510-371-051-000	2423 BOLIER AVE	1.00	RESIDENTIAL	29,862.00	7,953.00	37,815.00	99.14	99.15
510-371-052-000	2449 BOLIER AVE	1.00	RESIDENTIAL	159,781.00	118,357.00	278,138.00	99.14	99.15
510-371-053-000	2716 BOLIER AVE	1.00	RESIDENTIAL	46,902.00	183,009.00	229,911.00	99.14	99.15
510-371-054-000	2758 BOLIER AVE	1.00	RESIDENTIAL	277,747.00	412,424.00	690,171.00	99.14	99.15
510-371-055-000	NO SITUS AVAILABLE	0.33	VACANT	18,960.00	-	18,960.00	33.04	33.05
510-371-056-000	2626 KELLY AVE	1.00	RESIDENTIAL	218,727.00	257,005.00	475,732.00	99.14	99.15
510-371-057-000	2629 KELLY AVE	1.00	RESIDENTIAL	194,467.00	17,869.00	222,336.00	99.14	99.15
510-371-058-000	2612 KELLY AVE	1.00	RESIDENTIAL	227,563.00	409,616.00	637,179.00	99.14	99.15
510-371-060-000	2660 KELLY AVE	2.00	RESIDENTIAL	195,213.00	429,473.00	624,686.00	198.28	198.30
510-371-061-000	2611 KELLY AVE	1.00	RESIDENTIAL	214,439.00	434,240.00	648,679.00	99.14	99.15
510-371-062-000	2601 KELLY AVE	1.00	RESIDENTIAL	273,409.00	436,363.00	709,772.00	99.14	99.15
510-371-063-000	2595 KELLY AVE	1.00	RESIDENTIAL	223,317.00	446,645.00	669,962.00	99.14	99.15
510-371-065-000	2450 BOLIER AVE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
510-371-066-000	2454 BOLIER AVE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
510-371-067-000	2653 KELLY AVE	1.00	RESIDENTIAL	-	-	-	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-372-002-000	2652 KNOX COVE DR	1.00	RESIDENTIAL	284,456.00	405,490.00	689,946.00	99.14	99.15
510-372-003-000	2632 KNOX COVE DR	2.00	RESIDENTIAL	300,000.00	350,000.00	650,000.00	198.28	198.30
510-372-004-000	2620 KNOX COVE DR	1.00	RESIDENTIAL	252,500.00	352,500.00	605,000.00	99.14	99.15
510-381-004-000	1882 PICKETT RD	1.00	RESIDENTIAL	11,692.00	68,916.00	80,608.00	99.14	99.15
510-381-005-000	2125 STEVENS WAY	1.00	RESIDENTIAL	102,402.00	159,294.00	261,696.00	99.14	99.15
510-381-006-000	2115 STEVENS WAY	1.00	RESIDENTIAL	120,299.00	267,941.00	388,240.00	99.14	99.15
510-381-007-000	2109 STEVENS WAY	1.00	RESIDENTIAL	69,332.00	120,270.00	189,602.00	99.14	99.15
510-381-008-000	2095 STEVENS WAY	1.00	RESIDENTIAL	32,004.00	140,520.00	172,524.00	99.14	99.15
510-381-009-000	2085 STEVENS WAY	1.00	RESIDENTIAL	86,890.00	112,960.00	199,850.00	99.14	99.15
510-381-010-000	2071 STEVENS WAY	1.00	RESIDENTIAL	45,980.00	129,713.00	175,693.00	99.14	99.15
510-381-011-000	2055 STEVENS WAY	1.00	RESIDENTIAL	15,698.00	123,909.00	139,607.00	99.14	99.15
510-381-012-000	1856 PICKETT RD	1.00	RESIDENTIAL	147,368.00	234,456.00	381,824.00	99.14	99.15
510-381-013-000	2136 STEVENS WAY	1.00	RESIDENTIAL	70,433.00	153,307.00	223,740.00	99.14	99.15
510-381-014-000	2120 STEVENS WAY	1.00	RESIDENTIAL	11,692.00	51,577.00	63,269.00	99.14	99.15
510-381-015-000	2100 STEVENS WAY	1.00	RESIDENTIAL	125,000.00	195,000.00	320,000.00	99.14	99.15
510-381-016-000	2094 STEVENS WAY	1.00	RESIDENTIAL	111,550.00	256,567.00	368,117.00	99.14	99.15
510-381-017-000	2082 STEVENS WAY	1.00	RESIDENTIAL	63,855.00	152,478.00	216,333.00	99.14	99.15
510-381-018-000	2070 STEVENS WAY	1.00	RESIDENTIAL	150,858.00	258,942.00	409,800.00	99.14	99.15
510-381-019-000	2050 STEVENS WAY	1.00	RESIDENTIAL	11,692.00	46,378.00	58,070.00	99.14	99.15
510-381-021-000	1820 PICKETT RD	1.00	RESIDENTIAL	467,774.00	178,699.00	646,473.00	99.14	99.15
510-381-024-000	1831 GWIN RD	1.00	RESIDENTIAL	241,244.00	37,038.00	278,282.00	99.14	99.15
510-381-025-000	1848 PICKETT RD	1.00	RESIDENTIAL	34,444.00	99,222.00	133,666.00	99.14	99.15
510-381-028-000	1830 PICKETT RD	1.00	RESIDENTIAL	25,164.00	110,835.00	135,999.00	99.14	99.15
510-381-029-000	1836 PICKETT RD	2.00	RESIDENTIAL	177,316.00	272,793.00	450,109.00	198.28	198.30
510-381-030-000	1842 PICKETT RD	2.00	RESIDENTIAL	134,023.00	365,191.00	499,214.00	198.28	198.30
510-381-032-000	1911 GWIN RD	1.00	RESIDENTIAL	150,000.00	245,000.00	395,000.00	99.14	99.15
510-381-033-000	1951 GWIN RD	1.00	RESIDENTIAL	144,868.00	160,563.00	305,431.00	99.14	99.15
510-381-034-000	2080 PILLOR DR	1.00	RESIDENTIAL	150,107.00	254,647.00	404,754.00	99.14	99.15
510-381-035-000	1971 GWIN RD	1.00	RESIDENTIAL	130,000.00	205,000.00	335,000.00	99.14	99.15
510-381-036-000	2071 PILLOR DR	1.00	RESIDENTIAL	110,000.00	235,000.00	345,000.00	99.14	99.15
510-381-037-000	2070 CRYSTAL WAY	1.00	RESIDENTIAL	181,086.00	283,706.00	464,792.00	99.14	99.15
510-381-038-000	2090 CRYSTAL WAY	1.00	RESIDENTIAL	142,173.00	392,617.00	534,790.00	99.14	99.15
510-381-039-000	2101 CRYSTAL WAY	1.00	RESIDENTIAL	120,000.00	230,000.00	350,000.00	99.14	99.15
510-381-040-000	2081 CRYSTAL WAY	1.00	RESIDENTIAL	141,386.00	318,125.00	459,511.00	99.14	99.15
510-381-041-000	2051 GWIN RD	1.00	RESIDENTIAL	176,868.00	541,008.00	717,876.00	99.14	99.15
510-381-042-000	2050 GWIN RD	1.00	RESIDENTIAL	106,484.00	221,053.00	327,537.00	99.14	99.15
510-381-043-000	2030 GWIN RD	1.00	RESIDENTIAL	130,000.00	345,000.00	535,500.00	99.14	99.15
510-381-044-000	2010 GWIN RD	1.00	RESIDENTIAL	102,402.00	312,901.00	415,303.00	99.14	99.15
510-381-045-000	1990 GWIN RD	2.00	RESIDENTIAL	173,443.00	477,234.00	650,677.00	198.28	198.30
510-381-046-000	1970 GWIN RD	1.00	RESIDENTIAL	141,386.00	182,624.00	324,010.00	99.14	99.15
510-381-047-000	1940 GWIN RD	1.00	RESIDENTIAL	95,576.00	212,170.00	307,746.00	99.14	99.15
510-381-048-000	1931 GWIN RD	1.00	RESIDENTIAL	130,000.00	350,000.00	480,000.00	99.14	99.15
510-381-049-000	2160 PILLOR DR	1.00	RESIDENTIAL	125,000.00	210,000.00	335,000.00	99.14	99.15
510-381-050-000	2161 PILLOR DR	1.00	RESIDENTIAL	115,515.00	262,222.00	377,737.00	99.14	99.15
510-381-051-000	2160 CRYSTAL WAY	1.00	RESIDENTIAL	156,060.00	305,877.00	461,937.00	99.14	99.15
510-381-052-000	2161 CRYSTAL WAY	1.00	RESIDENTIAL	161,262.00	369,342.00	530,604.00	99.14	99.15
510-381-053-000	2140 PILLOR DR	1.00	RESIDENTIAL	101,743.00	164,359.00	266,102.00	99.14	99.15
510-381-054-000	2141 PILLOR DR	1.00	RESIDENTIAL	142,028.00	200,025.00	342,053.00	99.14	99.15
510-381-055-000	2140 CRYSTAL WAY	1.00	RESIDENTIAL	102,402.00	338,503.00	440,905.00	99.14	99.15
510-381-056-000	2141 CRYSTAL WAY	1.00	RESIDENTIAL	108,592.00	200,895.00	309,487.00	99.14	99.15
510-381-057-000	2131 CRYSTAL WAY	1.00	RESIDENTIAL	145,016.00	446,206.00	591,222.00	99.14	99.15
510-381-058-000	2111 CRYSTAL WAY	1.00	RESIDENTIAL	186,099.00	284,112.00	470,211.00	99.14	99.15
510-381-059-000	2120 CRYSTAL WAY	1.00	RESIDENTIAL	120,299.00	399,180.00	519,479.00	99.14	99.15
510-381-060-000	2091 PILLOR DR	1.00	RESIDENTIAL	71,844.00	229,123.00	300,967.00	99.14	99.15
510-381-061-000	2121 PILLOR DR	1.00	RESIDENTIAL	130,000.00	200,000.00	330,000.00	99.14	99.15
510-381-062-000	1960 JORDAN CT	1.00	RESIDENTIAL	142,028.00	259,798.00	401,826.00	99.14	99.15
510-381-064-000	1930 JORDAN CT	1.00	RESIDENTIAL	142,173.00	436,363.00	578,536.00	99.14	99.15
510-381-065-000	1920 JORDAN CT	1.00	RESIDENTIAL	111,761.00	203,263.00	315,024.00	99.14	99.15
510-381-066-000	1900 JORDAN CT	1.00	RESIDENTIAL	101,371.00	209,997.00	311,368.00	99.14	99.15
510-381-068-000	1904 PICKETT RD	2.00	RESIDENTIAL	94,328.00	161,758.00	302,256.00	198.28	198.30
510-381-069-000	1940 JORDAN CT	1.00	RESIDENTIAL	116,150.00	331,935.00	448,085.00	99.14	99.15
510-381-070-000	1900 PICKETT RD	1.00	RESIDENTIAL	132,795.00	150,903.00	283,698.00	99.14	99.15
510-391-001-000	1988 S GWIN RD	2.00	RESIDENTIAL	210,235.00	336,376.00	546,611.00	198.28	198.30
510-391-006-000	1882 S GWIN RD	2.00	RESIDENTIAL	133,967.00	382,536.00	516,503.00	198.28	198.30
510-391-008-000	1830 S GWIN RD	2.00	RESIDENTIAL	37,356.00	12,602.00	49,958.00	198.28	198.30
510-391-011-000	1814 GWIN RD	1.00	RESIDENTIAL	56,333.00	18,686.00	75,019.00	99.14	99.15
510-391-012-000	1800 GWIN RD	1.00	RESIDENTIAL	34,709.00	189,441.00	224,150.00	99.14	99.15
510-391-013-000	1812 S GWIN RD	2.00	RESIDENTIAL	63,855.00	124,049.00	198,069.00	198.28	198.30
510-391-014-000	1816 S GWIN RD	2.00	RESIDENTIAL	67,799.00	28,617.00	97,416.00	198.28	198.30
510-391-017-000	1932 S GWIN RD	1.00	RESIDENTIAL	180,279.00	36,049.00	281,328.00	99.14	99.15
510-391-018-000	1900 S GWIN RD	1.00	RESIDENTIAL	57,244.00	309,820.00	367,064.00	99.14	99.15
510-391-019-000	1842 S GWIN RD	1.00	RESIDENTIAL	54,711.00	163,356.00	218,067.00	99.14	99.15
510-391-020-000	1840 S GWIN RD	1.00	RESIDENTIAL	41,631.00	332,344.00	373,975.00	99.14	99.15
510-391-021-000	1870 GWIN RD	1.00	RESIDENTIAL	197,676.00	343,332.00	541,008.00	99.14	99.15
510-391-022-000	1876 GWIN RD	1.00	RESIDENTIAL	139,198.00	189,444.00	328,642.00	99.14	99.15
510-391-027-000	1898 GWIN RD	1.00	RESIDENTIAL	102,484.00	245,978.00	348,462.00	99.14	99.15
510-391-028-000	1899 S GWIN RD	1.00	RESIDENTIAL	60,106.00	127,745.00	187,851.00	99.14	99.15
510-391-029-000	1919 S GWIN RD	1.00	RESIDENTIAL	73,505.00	104,052.00	177,557.00	99.14	99.15
510-391-030-000	1921 S GWIN RD	1.00	RESIDENTIAL	88,819.00	184,481.00	273,300.00	99.14	99.15
510-391-031-000	1929 S GWIN RD	1.00	RESIDENTIAL	90,476.00	178,875.00	269,351.00	99.14	99.15
510-391-032-000	1939 S GWIN RD	1.00	RESIDENTIAL	103,962.00	179,048.00	283,010.00	99.14	99.15
510-391-033-000	1949 S GWIN RD	2.00	RESIDENTIAL	163,200.00	303,450.00	466,650.00	198.28	198.30
510-391-034-000	1959 S GWIN RD	1.00	RESIDENTIAL	118,357.00	198,250.00	316,607.00	99.14	99.15
510-391-035-000	1969 S GWIN RD	1.00	RESIDENTIAL	63,855.00	125,175.00	189,030.00	99.14	99.15
510-391-036-000	1979 S GWIN RD	1.00	RESIDENTIAL	102,402.00	113,781.00	216,183.00	99.14	99.15
510-391-037-000	1989 S GWIN RD	1.00	RESIDENTIAL	103,962.00	75,084.00	179,046.00	99.14	99.15
510-391-039-000	1968 S GWIN RD	1.00	RESIDENTIAL	192,996.00	238,027.00	431,023.00	99.14	99.15
510-391-040-000	1982 S GWIN RD	1.00	RESIDENTIAL	78,468.00	211,269.00	297,437.00	99.14	99.15
510-391-042-000	1884 GWIN RD	1.00	RESIDENTIAL	190,000.00	447,790.00	637,790.00	99.14	99.15
510-391-043-000	1888 GWIN RD	1.00	RESIDENTIAL	22,803.00	146,813.00	169,616.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-391-044-000	1843 S GWIN RD	1.00	RESIDENTIAL	135,252.00	228,888.00	364,140.00	99.14	99.15
510-391-047-000	1893 S GWIN RD	1.00	RESIDENTIAL	106,519.00	165,700.00	272,219.00	99.14	99.15
510-391-048-000	1855 S GWIN RD	2.00	RESIDENTIAL	106,519.00	248,553.00	355,072.00	198.28	198.30
510-391-049-000	1942 SOUTH GWIN RD	1.00	RESIDENTIAL	120,299.00	109,363.00	229,662.00	99.14	99.15
510-391-050-000	1950 SOUTH GWIN RD	1.00	RESIDENTIAL	135,252.00	211,201.00	346,453.00	99.14	99.15
510-391-051-000	1946 SOUTH GWIN RD	1.00	RESIDENTIAL	136,704.00	224,196.00	360,900.00	99.14	99.15
510-401-001-000	1770 PICKETT RD	57.00	RESIDENTIAL	53,810.00	461,886.00	515,696.00	5,650.98	5,651.55
510-401-003-000	2151 CENTRAL AVE	1.00	COMMERCIAL	408,000.00	816,000.00	1,224,000.00	99.14	99.15
510-401-006-000	2045 CENTRAL AVE	1.00	COMMERCIAL	407,730.00	222,270.00	630,000.00	99.14	99.15
510-401-011-000	2095 CENTRAL AVE	1.00	COMMERCIAL	243,162.00	427,385.00	773,157.00	99.14	99.15
510-401-014-000	1615 GWIN RD	8.00	RESIDENTIAL	159,768.00	220,834.00	380,602.00	793.12	793.20
510-401-022-000	1621 GWIN RD	1.00	COMMERCIAL	82,847.00	82,847.00	165,694.00	99.14	99.15
510-401-026-000	1665 GWIN RD	1.00	COMMERCIAL	194,881.00	595,890.00	826,451.00	99.14	99.15
510-411-005-000	1736 GWIN RD	1.00	RESIDENTIAL	7,094.00	2,044.00	9,138.00	99.14	99.15
510-411-006-000	1765 DAHLIA AVE	1.00	RESIDENTIAL	70,433.00	79,093.00	149,526.00	99.14	99.15
510-411-007-000	NO SITUS AVAILABLE	0.33	VACANT	25,030.00	-	25,030.00	33.04	33.05
510-411-008-000	NO SITUS AVAILABLE	0.33	VACANT	12,324.00	-	12,324.00	33.04	33.05
510-411-016-000	2023 CENTRAL AVE	1.00	COMMERCIAL	215,493.00	492,566.00	708,059.00	99.14	99.15
510-411-020-000	1750 GWIN RD	1.00	RESIDENTIAL	117,941.00	10,959.00	178,400.00	99.14	99.15
510-411-025-000	2001 CENTRAL AVE	43.00	RESIDENTIAL	35,479.00	116,445.00	151,924.00	4,263.02	4,263.45
510-411-028-000	NO SITUS AVAILABLE	1.00	COMMERCIAL	189,912.00	554,240.00	744,152.00	99.14	99.15
510-411-031-000	NO SITUS AVAILABLE	1.00	COMMERCIAL	54,636.00	95,654.00	150,290.00	99.14	99.15
510-411-032-000	NO SITUS AVAILABLE	1.00	COMMERCIAL	39,369.00	252,563.00	291,932.00	99.14	99.15
510-411-033-000	1724 GWIN RD	1.00	RESIDENTIAL	161,282.00	210,789.00	372,071.00	99.14	99.15
510-411-034-000	1770 GWIN RD	1.00	RESIDENTIAL	22,392.00	44,682.00	67,074.00	99.14	99.15
510-411-036-000	1780 GWIN RD	1.00	RESIDENTIAL	83,824.00	138,266.00	222,090.00	99.14	99.15
510-420-001-000	1779 TIMOTHY RD	1.00	RESIDENTIAL	45,792.00	116,488.00	162,280.00	99.14	99.15
510-420-002-000	1799 TIMOTHY RD	1.00	RESIDENTIAL	141,386.00	229,757.00	371,143.00	99.14	99.15
510-420-003-000	1786 TIMOTHY RD	1.00	RESIDENTIAL	154,065.00	267,947.00	422,012.00	99.14	99.15
510-420-004-000	1798 TIMOTHY RD	1.00	RESIDENTIAL	92,284.00	149,081.00	241,365.00	99.14	99.15
510-420-005-000	2298 TIMOTHY CT	1.00	RESIDENTIAL	150,107.00	268,048.00	418,155.00	99.14	99.15
510-420-006-000	2287 TIMOTHY CT	2.00	RESIDENTIAL	104,397.00	242,215.00	346,612.00	198.28	198.30
510-420-007-000	2281 TIMOTHY CT	1.00	RESIDENTIAL	85,185.00	153,343.00	238,528.00	99.14	99.15
510-420-008-000	2284 TIMOTHY CT	1.00	RESIDENTIAL	173,278.00	284,676.00	457,954.00	99.14	99.15
510-420-009-000	2292 TIMOTHY CT	1.00	RESIDENTIAL	11,687.00	94,509.00	106,196.00	99.14	99.15
510-420-010-000	1708 TIMOTHY RD	1.00	RESIDENTIAL	156,172.00	254,337.00	410,509.00	99.14	99.15
510-420-011-000	1692 TIMOTHY RD	1.00	RESIDENTIAL	69,052.00	191,671.00	260,723.00	99.14	99.15
510-420-012-000	1680 TIMOTHY RD	1.00	RESIDENTIAL	42,944.00	105,419.00	148,363.00	99.14	99.15
510-420-013-000	1668 TIMOTHY RD	1.00	RESIDENTIAL	148,232.00	238,945.00	387,177.00	99.14	99.15
510-420-015-000	1749 CATHERINE CT	1.00	RESIDENTIAL	51,497.00	142,906.00	194,403.00	99.14	99.15
510-420-016-000	1771 CATHERINE CT	1.00	RESIDENTIAL	120,000.00	150,000.00	270,000.00	99.14	99.15
510-420-017-000	1779 CATHERINE CT	1.00	RESIDENTIAL	147,164.00	241,244.00	388,408.00	99.14	99.15
510-420-018-000	1778 CATHERINE CT	1.00	RESIDENTIAL	74,974.00	196,621.00	271,595.00	99.14	99.15
510-420-019-000	1770 CATHERINE CT	1.00	RESIDENTIAL	150,107.00	321,660.00	471,767.00	99.14	99.15
510-420-020-000	1746 CATHERINE CT	1.00	RESIDENTIAL	130,191.00	164,323.00	294,514.00	99.14	99.15
510-420-021-000	1747 PICKETT RD	1.00	RESIDENTIAL	192,996.00	353,825.00	546,821.00	99.14	99.15
510-420-022-000	1763 PICKETT RD	1.00	RESIDENTIAL	66,467.00	131,466.00	197,933.00	99.14	99.15
510-420-023-000	1779 PICKETT RD	1.00	RESIDENTIAL	150,858.00	233,049.00	383,907.00	99.14	99.15
510-420-024-000	1795 PICKETT RD	1.00	RESIDENTIAL	150,858.00	249,696.00	400,554.00	99.14	99.15
510-420-025-000	1739 PICKETT RD	1.00	RESIDENTIAL	104,397.00	203,933.00	308,330.00	99.14	99.15
510-420-026-000	1587 TIMOTHY RD	1.00	RESIDENTIAL	90,476.00	228,292.00	318,768.00	99.14	99.15
510-420-027-000	1599 TIMOTHY RD	1.00	RESIDENTIAL	113,781.00	301,408.00	415,189.00	99.14	99.15
510-420-028-000	1611 TIMOTHY RD	1.00	RESIDENTIAL	120,000.00	180,000.00	300,000.00	99.14	99.15
510-420-029-000	1623 TIMOTHY RD	1.00	RESIDENTIAL	147,766.00	226,578.00	374,344.00	99.14	99.15
510-420-030-000	1635 TIMOTHY RD	1.00	RESIDENTIAL	113,781.00	296,524.00	410,305.00	99.14	99.15
510-420-031-000	1647 TIMOTHY RD	1.00	RESIDENTIAL	41,271.00	121,918.00	163,189.00	99.14	99.15
510-420-032-000	1659 TIMOTHY RD	1.00	RESIDENTIAL	44,143.00	140,784.00	184,927.00	99.14	99.15
510-420-033-000	1671 TIMOTHY RD	1.00	RESIDENTIAL	64,566.00	203,417.00	267,983.00	99.14	99.15
510-420-034-000	1683 TIMOTHY RD	1.00	RESIDENTIAL	150,107.00	273,409.00	423,516.00	99.14	99.15
510-420-035-000	1695 TIMOTHY RD	1.00	RESIDENTIAL	152,420.00	215,490.00	367,910.00	99.14	99.15
510-420-036-000	1707 TIMOTHY RD	1.00	RESIDENTIAL	178,500.00	408,586.00	587,086.00	99.14	99.15
510-420-037-000	1719 TIMOTHY RD	1.00	RESIDENTIAL	125,158.00	381,397.00	506,555.00	99.14	99.15
510-420-038-000	1731 TIMOTHY RD	1.00	RESIDENTIAL	124,795.00	181,690.00	306,485.00	99.14	99.15
510-420-039-000	1743 TIMOTHY RD	1.00	RESIDENTIAL	168,300.00	331,500.00	499,800.00	99.14	99.15
510-420-040-000	1755 TIMOTHY RD	1.00	RESIDENTIAL	102,484.00	232,312.00	334,796.00	99.14	99.15
510-420-041-000	1767 TIMOTHY RD	1.00	RESIDENTIAL	70,722.00	214,500.00	285,222.00	99.14	99.15
510-420-042-000	1749 RAE CT	1.00	RESIDENTIAL	156,172.00	225,891.00	382,063.00	99.14	99.15
510-420-043-000	1771 RAE CT	1.00	RESIDENTIAL	109,317.00	315,913.00	425,230.00	99.14	99.15
510-420-044-000	1777 RAE CT	1.00	RESIDENTIAL	150,000.00	300,000.00	450,000.00	99.14	99.15
510-420-045-000	1783 RAE CT	1.00	RESIDENTIAL	142,028.00	189,374.00	331,402.00	99.14	99.15
510-420-046-000	1778 RAE CT	1.00	RESIDENTIAL	185,000.00	390,000.00	575,000.00	99.14	99.15
510-420-047-000	1770 RAE CT	1.00	RESIDENTIAL	65,333.00	208,284.00	273,617.00	99.14	99.15
510-420-048-000	1626 TIMOTHY RD	1.00	RESIDENTIAL	150,858.00	171,666.00	322,524.00	99.14	99.15
510-420-049-000	1750 RAE CT	1.00	RESIDENTIAL	89,844.00	212,370.00	302,214.00	99.14	99.15
510-431-001-000	2611 KNOX COVE DR	1.00	RESIDENTIAL	94,130.00	352,370.00	446,500.00	99.14	99.15
510-431-002-000	2605 KNOX COVE DR	1.00	RESIDENTIAL	123,739.00	495,098.00	618,837.00	99.14	99.15
510-431-003-000	2601 KNOX COVE DR	1.00	RESIDENTIAL	119,478.00	373,616.00	493,094.00	99.14	99.15
510-431-004-000	2595 KNOX COVE DR	1.00	RESIDENTIAL	141,459.00	493,055.00	634,514.00	99.14	99.15
510-431-005-000	2591 KNOX COVE DR	1.00	RESIDENTIAL	321,660.00	627,236.00	948,896.00	99.14	99.15
510-431-006-000	2575 KNOX COVE DR	1.00	RESIDENTIAL	150,000.00	375,000.00	525,000.00	99.14	99.15
510-431-007-000	2559 KNOX COVE DR	0.33	VACANT	134,881.00	-	134,881.00	33.04	33.05
510-431-008-000	2555 KNOX COVE DR	1.00	RESIDENTIAL	196,881.00	342,713.00	539,594.00	99.14	99.15
510-431-009-000	2557 KNOX COVE DR	1.00	RESIDENTIAL	368,434.00	518,192.00	886,626.00	99.14	99.15
510-431-010-000	2552 KNOX COVE DR	1.00	RESIDENTIAL	231,034.00	421,637.00	652,671.00	99.14	99.15
510-431-011-000	2556 KNOX COVE DR	1.00	RESIDENTIAL	410,310.00	530,249.00	940,559.00	99.14	99.15
510-431-012-000	2560 KNOX COVE DR	1.00	RESIDENTIAL	129,147.00	289,216.00	418,363.00	99.14	99.15
510-431-013-000	2564 KNOX COVE DR	1.00	RESIDENTIAL	119,742.00	223,708.00	343,450.00	99.14	99.15
510-431-014-000	2568 KNOX COVE DR	1.00	RESIDENTIAL	214,439.00	402,074.00	616,513.00	99.14	99.15
510-431-017-000	2580 KNOX COVE DR	1.00	RESIDENTIAL	231,000.00	269,000.00	500,000.00	99.14	99.15
510-431-018-000	2584 KNOX COVE DR	2.00	RESIDENTIAL	250,000.00	420,000.00	670,000.00	198.28	198.30

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-431-019-000	2588 KNOX COVE DR	1.00	RESIDENTIAL	450,965.00	546,628.00	997,593.00	99.14	99.15
510-431-020-000	2592 KNOX COVE DR	1.00	RESIDENTIAL	265,246.00	680,666.00	945,912.00	99.14	99.15
510-431-021-000	2596 KNOX COVE DR	0.33	VACANT	185,670.00	-	185,670.00	33.04	33.05
510-431-022-000	2600 KNOX COVE DR	2.00	RESIDENTIAL	170,277.00	520,214.00	690,491.00	198.28	198.30
510-431-023-000	2604 KNOX COVE DR	1.00	RESIDENTIAL	346,551.00	537,155.00	883,706.00	99.14	99.15
510-431-024-000	2608 KNOX COVE DR	1.00	RESIDENTIAL	203,352.00	398,046.00	601,398.00	99.14	99.15
510-431-025-000	2612 KNOX COVE DR	1.00	RESIDENTIAL	202,758.00	448,831.00	651,589.00	99.14	99.15
510-431-026-000	2616 KNOX COVE DR	1.00	RESIDENTIAL	318,125.00	471,299.00	789,424.00	99.14	99.15
510-431-027-000	2576 KNOX COVE DR	1.00	RESIDENTIAL	334,654.00	422,779.00	757,433.00	99.14	99.15
510-431-028-000	2572 KNOX COVE DR	1.00	RESIDENTIAL	284,456.00	-	284,456.00	99.14	99.15
510-441-002-000	1085 IMESON RD	1.00	RESIDENTIAL	153,171.00	124,889.00	278,060.00	99.14	99.15
510-441-003-000	1105 SWANTADO CT	1.00	RESIDENTIAL	120,723.00	108,649.00	229,372.00	99.14	99.15
510-441-004-000	1115 SWANTADO CT	1.00	RESIDENTIAL	59,477.00	137,663.00	197,140.00	99.14	99.15
510-441-005-000	1125 SWANTADO CT	1.00	RESIDENTIAL	24,770.00	71,320.00	96,090.00	99.14	99.15
510-441-006-000	1120 SWANTADO CT	1.00	RESIDENTIAL	128,663.00	233,202.00	361,865.00	99.14	99.15
510-441-007-000	1110 SWANTADO CT	1.00	RESIDENTIAL	139,201.00	286,075.00	425,276.00	99.14	99.15
510-441-008-000	1100 SWANTADO CT	1.00	RESIDENTIAL	118,357.00	159,781.00	278,138.00	99.14	99.15
510-441-009-000	1090 SWANTADO CT	1.00	RESIDENTIAL	63,855.00	135,714.00	199,569.00	99.14	99.15
510-441-010-000	1085 NELSON WAY	1.00	RESIDENTIAL	52,678.00	141,061.00	193,739.00	99.14	99.15
510-441-011-000	1091 NELSON WAY	1.00	RESIDENTIAL	52,678.00	142,763.00	195,441.00	99.14	99.15
510-441-012-000	1080 SWANTADO CT	1.00	RESIDENTIAL	130,191.00	142,028.00	272,219.00	99.14	99.15
510-441-013-000	1081 NELSON WAY	1.00	RESIDENTIAL	127,066.00	164,031.00	291,097.00	99.14	99.15
510-441-014-000	1071 NELSON WAY	1.00	RESIDENTIAL	100,000.00	135,000.00	235,000.00	99.14	99.15
510-441-015-000	1095 IMESON RD	1.00	RESIDENTIAL	59,477.00	152,796.00	212,273.00	99.14	99.15
510-441-016-000	1061 NELSON WAY	1.00	RESIDENTIAL	52,678.00	146,164.00	198,842.00	99.14	99.15
510-441-017-000	1121 NELSON WAY	1.00	RESIDENTIAL	37,864.00	158,715.00	196,579.00	99.14	99.15
510-441-018-000	1131 NELSON WAY	1.00	RESIDENTIAL	45,060.00	101,178.00	146,238.00	99.14	99.15
510-441-019-000	1141 NELSON WAY	1.00	RESIDENTIAL	33,765.00	106,766.00	140,531.00	99.14	99.15
510-441-020-000	1151 NELSON WAY	1.00	RESIDENTIAL	102,402.00	233,251.00	335,653.00	99.14	99.15
510-441-021-000	1161 NELSON WAY	1.00	RESIDENTIAL	78,086.00	166,125.00	244,211.00	99.14	99.15
510-441-022-000	1171 NELSON WAY	1.00	RESIDENTIAL	35,129.00	101,517.00	136,646.00	99.14	99.15
510-441-023-000	1181 NELSON WAY	1.00	RESIDENTIAL	136,651.00	204,842.00	341,493.00	99.14	99.15
510-441-024-000	1191 NELSON WAY	1.00	RESIDENTIAL	150,107.00	203,717.00	353,824.00	99.14	99.15
510-441-025-000	2604 MCKINLEYVILLE AVE	2.00	RESIDENTIAL	83,516.00	90,476.00	173,992.00	198.28	198.30
510-441-026-000	1170 NELSON WAY	1.00	RESIDENTIAL	131,396.00	258,588.00	389,984.00	99.14	99.15
510-441-027-000	1160 NELSON WAY	1.00	RESIDENTIAL	130,191.00	156,233.00	286,424.00	99.14	99.15
510-441-028-000	1150 NELSON WAY	1.00	RESIDENTIAL	78,086.00	167,545.00	245,631.00	99.14	99.15
510-441-029-000	1140 NELSON WAY	1.00	RESIDENTIAL	34,444.00	142,750.00	177,194.00	99.14	99.15
510-441-030-000	1130 NELSON WAY	1.00	RESIDENTIAL	147,900.00	239,700.00	387,600.00	99.14	99.15
510-441-031-000	2641 AVELAR CT	1.00	RESIDENTIAL	65,577.00	-	65,577.00	99.14	99.15
510-441-032-000	2629 AVELAR CT	1.00	RESIDENTIAL	65,577.00	-	65,577.00	99.14	99.15
510-441-033-000	2637 AVELAR CT	1.00	RESIDENTIAL	64,074.00	-	64,074.00	99.14	99.15
510-441-034-000	2633 AVELAR CT	1.00	RESIDENTIAL	64,074.00	-	64,074.00	99.14	99.15
510-441-035-000	2623 AVELAR CT	1.00	RESIDENTIAL	71,288.00	239,895.00	322,773.00	99.14	99.15
510-441-036-000	2619 AVELAR CT	1.00	RESIDENTIAL	67,381.00	29,079.00	96,460.00	99.14	99.15
510-441-037-000	2615 AVELAR CT	1.00	RESIDENTIAL	67,681.00	66,727.00	134,408.00	99.14	99.15
510-441-038-000	2611 AVELAR CT	1.00	RESIDENTIAL	68,883.00	-	68,883.00	99.14	99.15
510-441-039-000	2610 AVELAR CT	1.00	RESIDENTIAL	69,185.00	-	69,185.00	99.14	99.15
510-441-040-000	2628 AVELAR CT	2.00	RESIDENTIAL	66,179.00	-	66,179.00	198.28	198.30
510-441-041-000	2632 AVELAR CT	1.00	RESIDENTIAL	66,179.00	-	66,179.00	99.14	99.15
510-441-042-000	2638 AVELAR CT	1.00	RESIDENTIAL	66,179.00	-	66,179.00	99.14	99.15
510-441-043-000	2642 AVELAR CT	1.00	RESIDENTIAL	66,179.00	-	66,179.00	99.14	99.15
510-451-001-000	2330 THIEL AVE	1.00	RESIDENTIAL	90,000.00	95,000.00	185,000.00	99.14	99.15
510-451-002-000	2320 THIEL AVE	1.00	RESIDENTIAL	137,700.00	270,300.00	408,000.00	99.14	99.15
510-451-003-000	2310 THIEL AVE	1.00	RESIDENTIAL	140,000.00	292,000.00	432,000.00	99.14	99.15
510-451-004-000	2300 THIEL AVE	1.00	RESIDENTIAL	49,981.00	121,852.00	171,833.00	99.14	99.15
510-451-005-000	2290 THIEL AVE	1.00	RESIDENTIAL	107,219.00	171,550.00	278,769.00	99.14	99.15
510-451-006-000	2280 THIEL AVE	1.00	RESIDENTIAL	48,998.00	131,335.00	180,333.00	99.14	99.15
510-451-007-000	2270 THIEL AVE	1.00	RESIDENTIAL	91,023.00	159,294.00	250,317.00	99.14	99.15
510-451-008-000	2260 THIEL AVE	1.00	RESIDENTIAL	124,848.00	204,958.00	329,806.00	99.14	99.15
510-451-009-000	2250 THIEL AVE	1.00	RESIDENTIAL	48,998.00	106,179.00	155,177.00	99.14	99.15
510-451-010-000	2240 THIEL AVE	1.00	RESIDENTIAL	120,884.00	173,443.00	294,327.00	99.14	99.15
510-451-011-000	2230 THIEL AVE	1.00	RESIDENTIAL	22,888.00	35,478.00	58,366.00	99.14	99.15
510-451-012-000	2220 THIEL AVE	1.00	RESIDENTIAL	48,998.00	106,179.00	155,177.00	99.14	99.15
510-451-013-000	2210 THIEL AVE	1.00	RESIDENTIAL	100,394.00	79,604.00	179,998.00	99.14	99.15
510-451-014-000	2200 THIEL AVE	1.00	RESIDENTIAL	53,705.00	87,469.00	141,174.00	99.14	99.15
510-451-015-000	2190 THIEL AVE	1.00	RESIDENTIAL	48,998.00	111,079.00	160,077.00	99.14	99.15
510-451-016-000	2180 THIEL AVE	1.00	RESIDENTIAL	48,998.00	111,079.00	160,077.00	99.14	99.15
510-451-017-000	2170 THIEL AVE	1.00	RESIDENTIAL	123,137.00	98,508.00	221,645.00	99.14	99.15
510-451-018-000	2160 THIEL AVE	1.00	RESIDENTIAL	127,500.00	178,500.00	306,000.00	99.14	99.15
510-451-019-000	2150 THIEL AVE	1.00	RESIDENTIAL	54,711.00	117,038.00	171,749.00	99.14	99.15
510-451-020-000	2140 THIEL AVE	1.00	RESIDENTIAL	124,848.00	254,898.00	379,746.00	99.14	99.15
510-451-021-000	2130 THIEL AVE	1.00	RESIDENTIAL	124,848.00	223,686.00	348,534.00	99.14	99.15
510-451-022-000	2120 THIEL AVE	1.00	RESIDENTIAL	54,711.00	105,363.00	160,074.00	99.14	99.15
510-451-023-000	2110 THIEL AVE	1.00	RESIDENTIAL	54,711.00	100,461.00	155,172.00	99.14	99.15
510-451-024-000	2100 THIEL AVE	1.00	RESIDENTIAL	94,685.00	94,685.00	189,370.00	99.14	99.15
510-451-025-000	2090 THIEL AVE	1.00	RESIDENTIAL	54,070.00	99,279.00	153,349.00	99.14	99.15
510-451-026-000	2080 THIEL AVE	1.00	RESIDENTIAL	54,070.00	104,119.00	158,189.00	99.14	99.15
510-451-027-000	2070 THIEL AVE	1.00	RESIDENTIAL	122,985.00	170,815.00	293,800.00	99.14	99.15
510-451-028-000	2060 THIEL AVE	1.00	RESIDENTIAL	95,650.00	177,510.00	273,160.00	99.14	99.15
510-451-029-000	2050 THIEL AVE	1.00	RESIDENTIAL	132,600.00	224,400.00	357,000.00	99.14	99.15
510-451-030-000	2040 THIEL AVE	1.00	RESIDENTIAL	63,886.00	141,985.00	205,871.00	99.14	99.15
510-451-031-000	2030 THIEL AVE	1.00	RESIDENTIAL	88,819.00	187,896.00	276,715.00	99.14	99.15
510-451-032-000	2020 THIEL AVE	1.00	RESIDENTIAL	109,242.00	218,484.00	327,726.00	99.14	99.15
510-451-033-000	2010 THIEL AVE	1.00	RESIDENTIAL	109,363.00	174,982.00	284,345.00	99.14	99.15
510-451-034-000	2000 THIEL AVE	1.00	RESIDENTIAL	117,941.00	160,829.00	278,770.00	99.14	99.15
510-451-035-000	2005 THIEL AVE	1.00	RESIDENTIAL	120,723.00	108,649.00	229,372.00	99.14	99.15
510-451-036-000	2015 THIEL AVE	1.00	RESIDENTIAL	122,400.00	242,913.00	365,313.00	99.14	99.15
510-451-037-000	2025 THIEL AVE	1.00	RESIDENTIAL	55,874.00	112,561.00	168,435.00	99.14	99.15
510-451-038-000	2035 THIEL AVE	1.00	RESIDENTIAL	114,444.00	197,676.00	312,120.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-451-039-000	2045 THIEL AVE	1.00	RESIDENTIAL	110,826.00	98,508.00	209,334.00	99.14	99.15
510-451-040-000	2055 THIEL AVE	1.00	RESIDENTIAL	90,000.00	100,000.00	190,000.00	99.14	99.15
510-451-041-000	2065 THIEL AVE	1.00	RESIDENTIAL	114,444.00	229,928.00	344,372.00	99.14	99.15
510-451-042-000	2075 THIEL AVE	1.00	RESIDENTIAL	117,822.00	135,494.00	253,316.00	99.14	99.15
510-451-044-000	2340 THIEL AVE	1.00	RESIDENTIAL	135,450.00	155,156.00	290,606.00	99.14	99.15
510-451-045-000	2350 THIEL AVE	1.00	RESIDENTIAL	117,941.00	201,036.00	318,977.00	99.14	99.15
510-451-046-000	2360 THIEL AVE	1.00	RESIDENTIAL	130,050.00	197,676.00	327,726.00	99.14	99.15
510-451-047-000	2370 THIEL AVE	1.00	RESIDENTIAL	54,775.00	119,433.00	174,208.00	99.14	99.15
510-451-048-000	2380 THIEL AVE	1.00	RESIDENTIAL	54,775.00	110,960.00	165,735.00	99.14	99.15
510-451-049-000	2390 THIEL AVE	1.00	RESIDENTIAL	114,444.00	247,615.00	362,059.00	99.14	99.15
510-451-050-000	2400 THIEL AVE	1.00	RESIDENTIAL	111,550.00	176,250.00	287,800.00	99.14	99.15
510-451-051-000	2410 THIEL AVE	1.00	RESIDENTIAL	57,921.00	119,619.00	177,540.00	99.14	99.15
510-451-052-000	2420 THIEL AVE	1.00	RESIDENTIAL	115,628.00	205,819.00	321,447.00	99.14	99.15
510-451-053-000	2430 THIEL AVE	1.00	RESIDENTIAL	120,884.00	199,723.00	320,607.00	99.14	99.15
510-461-001-000	1461 FERNWOOD DR	1.00	RESIDENTIAL	76,554.00	165,510.00	242,064.00	99.14	99.15
510-461-002-000	1477 FERNWOOD DR	1.00	RESIDENTIAL	126,140.00	236,514.00	362,654.00	99.14	99.15
510-461-003-000	1465 FERNWOOD DR	2.00	RESIDENTIAL	70,987.00	158,420.00	229,407.00	198.28	198.30
510-461-004-000	1378 LONGSPUR CT	1.00	RESIDENTIAL	90,476.00	172,610.00	263,086.00	99.14	99.15
510-461-005-000	1368 LONGSPUR CT	1.00	RESIDENTIAL	111,550.00	237,045.00	348,595.00	99.14	99.15
510-461-006-000	1358 LONGSPUR CT	1.00	RESIDENTIAL	117,822.00	188,515.00	306,337.00	99.14	99.15
510-461-007-000	1348 LONGSPUR CT	1.00	RESIDENTIAL	63,886.00	142,023.00	205,909.00	99.14	99.15
510-461-008-000	1338 LONGSPUR CT	1.00	RESIDENTIAL	90,476.00	208,804.00	299,280.00	99.14	99.15
510-461-009-000	1333 LONGSPUR CT	1.00	RESIDENTIAL	136,704.00	207,791.00	344,495.00	99.14	99.15
510-461-010-000	1343 LONGSPUR CT	1.00	RESIDENTIAL	158,100.00	316,200.00	474,300.00	99.14	99.15
510-461-011-000	1353 LONGSPUR CT	2.00	RESIDENTIAL	90,000.00	185,000.00	275,000.00	198.28	198.30
510-461-012-000	1363 LONGSPUR CT	1.00	RESIDENTIAL	70,987.00	144,113.00	215,100.00	99.14	99.15
510-461-013-000	1373 LONGSPUR CT	1.00	RESIDENTIAL	63,886.00	153,629.00	217,515.00	99.14	99.15
510-461-014-000	1445 FERNWOOD DR	2.00	RESIDENTIAL	154,712.00	233,957.00	388,669.00	198.28	198.30
510-461-015-000	1457 FERNWOOD DR	1.00	RESIDENTIAL	83,516.00	179,568.00	263,084.00	99.14	99.15
510-461-016-000	1437 FERNWOOD DR	1.00	RESIDENTIAL	63,886.00	123,808.00	187,694.00	99.14	99.15
510-461-017-000	1425 FERNWOOD DR	2.00	RESIDENTIAL	70,987.00	157,458.00	228,445.00	198.28	198.30
510-461-018-000	1417 FERNWOOD DR	1.00	RESIDENTIAL	126,140.00	213,551.00	339,691.00	99.14	99.15
510-461-019-000	1380 FLAMINGO CT	1.00	RESIDENTIAL	65,164.00	159,307.00	224,471.00	99.14	99.15
510-461-020-000	1370 FLAMINGO CT	1.00	RESIDENTIAL	90,000.00	145,000.00	235,000.00	99.14	99.15
510-461-021-000	1360 FLAMINGO CT	1.00	RESIDENTIAL	65,164.00	152,063.00	217,227.00	99.14	99.15
510-461-022-000	1350 FLAMINGO CT	1.00	RESIDENTIAL	135,252.00	265,302.00	400,554.00	99.14	99.15
510-461-023-000	1340 FLAMINGO CT	1.00	RESIDENTIAL	57,921.00	155,629.00	213,550.00	99.14	99.15
510-461-024-000	1330 FLAMINGO CT	1.00	RESIDENTIAL	63,886.00	162,685.00	226,571.00	99.14	99.15
510-461-025-000	1335 FLAMINGO CT	1.00	RESIDENTIAL	120,299.00	262,473.00	382,772.00	99.14	99.15
510-461-026-000	1345 FLAMINGO CT	1.00	RESIDENTIAL	70,288.00	167,303.00	237,591.00	99.14	99.15
510-461-027-000	1355 FLAMINGO CT	2.00	RESIDENTIAL	63,886.00	164,703.00	228,589.00	198.28	198.30
510-461-028-000	1365 FLAMINGO CT	1.00	RESIDENTIAL	135,252.00	260,100.00	395,352.00	99.14	99.15
510-461-029-000	1375 FLAMINGO CT	1.00	RESIDENTIAL	63,886.00	167,775.00	231,661.00	99.14	99.15
510-461-030-000	1385 FLAMINGO CT	1.00	RESIDENTIAL	63,886.00	134,131.00	198,017.00	99.14	99.15
510-461-031-000	1405 FERNWOOD DR	1.00	RESIDENTIAL	70,987.00	130,625.00	201,612.00	99.14	99.15
510-461-032-000	1397 FERNWOOD DR	1.00	RESIDENTIAL	168,300.00	306,000.00	474,300.00	99.14	99.15
510-461-033-000	1385 FERNWOOD DR	2.00	RESIDENTIAL	70,987.00	157,365.00	228,352.00	198.28	198.30
510-461-034-000	1377 FERNWOOD DR	1.00	RESIDENTIAL	129,605.00	223,747.00	353,352.00	99.14	99.15
510-461-035-000	1386 FERNWOOD DR	1.00	RESIDENTIAL	142,674.00	229,525.00	372,199.00	99.14	99.15
510-461-036-000	1374 FERNWOOD DR	1.00	RESIDENTIAL	102,402.00	278,764.00	381,166.00	99.14	99.15
510-461-037-000	1366 FERNWOOD DR	1.00	RESIDENTIAL	120,723.00	187,125.00	307,848.00	99.14	99.15
510-461-038-000	1354 FERNWOOD DR	1.00	RESIDENTIAL	146,067.00	233,901.00	379,968.00	99.14	99.15
510-461-039-000	1346 FERNWOOD DR	1.00	RESIDENTIAL	164,119.00	258,807.00	422,926.00	99.14	99.15
510-461-040-000	1334 FERNWOOD DR	1.00	RESIDENTIAL	141,609.00	209,337.00	350,946.00	99.14	99.15
510-461-041-000	1326 FERNWOOD DR	1.00	RESIDENTIAL	135,252.00	228,888.00	364,140.00	99.14	99.15
510-461-042-000	1314 FERNWOOD DR	1.00	RESIDENTIAL	135,252.00	228,888.00	364,140.00	99.14	99.15
510-461-043-000	1306 FERNWOOD DR	1.00	RESIDENTIAL	90,476.00	211,586.00	302,062.00	99.14	99.15
510-461-044-000	1303 FERNWOOD DR	2.00	RESIDENTIAL	70,987.00	158,596.00	229,583.00	198.28	198.30
510-461-045-000	1311 FERNWOOD DR	1.00	RESIDENTIAL	61,047.00	124,338.00	185,385.00	99.14	99.15
510-461-046-000	1323 FERNWOOD DR	1.00	RESIDENTIAL	111,550.00	211,834.00	323,384.00	99.14	99.15
510-461-047-000	1331 FERNWOOD DR	1.00	RESIDENTIAL	61,047.00	122,812.00	183,859.00	99.14	99.15
510-461-048-000	1343 FERNWOOD DR	2.00	RESIDENTIAL	63,886.00	163,283.00	227,169.00	198.28	198.30
510-461-049-000	1351 FERNWOOD DR	1.00	RESIDENTIAL	118,357.00	153,864.00	272,221.00	99.14	99.15
510-461-050-000	1363 FERNWOOD DR	1.00	RESIDENTIAL	83,516.00	187,923.00	271,439.00	99.14	99.15
510-461-051-000	1371 FERNWOOD DR	1.00	RESIDENTIAL	158,100.00	425,340.00	583,440.00	99.14	99.15
510-471-001-000	1484 MERGANSER DR	1.00	RESIDENTIAL	80,000.00	141,000.00	221,000.00	99.14	99.15
510-471-002-000	2372 COBBLESTONE	1.00	RESIDENTIAL	117,300.00	295,800.00	413,100.00	99.14	99.15
510-471-003-000	1465 SANDSTONE	1.00	RESIDENTIAL	80,858.00	169,807.00	250,665.00	99.14	99.15
510-471-004-000	1475 SANDSTONE	1.00	RESIDENTIAL	94,685.00	164,515.00	259,200.00	99.14	99.15
510-471-005-000	1485 SANDSTONE	1.00	RESIDENTIAL	114,686.00	155,733.00	270,419.00	99.14	99.15
510-471-006-000	1495 SANDSTONE	1.00	RESIDENTIAL	104,040.00	291,312.00	395,352.00	99.14	99.15
510-471-007-000	1460 SANDSTONE	1.00	RESIDENTIAL	82,847.00	181,086.00	263,933.00	99.14	99.15
510-471-008-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	82,847.00	177,417.00	260,264.00	99.14	99.15
510-471-009-000	1480 SANDSTONE	1.00	RESIDENTIAL	100,394.00	200,791.00	301,185.00	99.14	99.15
510-471-010-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	118,357.00	147,946.00	266,303.00	99.14	99.15
510-471-011-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	98,508.00	203,056.00	301,564.00	99.14	99.15
510-471-012-000	1475 BLUESTONE	1.00	RESIDENTIAL	73,000.00	146,000.00	219,000.00	99.14	99.15
510-471-013-000	1485 BLUESTONE	1.00	RESIDENTIAL	98,508.00	187,170.00	285,678.00	99.14	99.15
510-471-014-000	1495 BLUESTONE	1.00	RESIDENTIAL	98,508.00	187,170.00	285,678.00	99.14	99.15
510-471-015-000	1460 BLUESTONE	1.00	RESIDENTIAL	84,092.00	194,467.00	278,559.00	99.14	99.15
510-471-016-000	1470 BLUESTONE	1.00	RESIDENTIAL	99,251.00	171,211.00	270,462.00	99.14	99.15
510-471-017-000	1480 BLUESTONE	1.00	RESIDENTIAL	69,307.00	185,981.00	255,288.00	99.14	99.15
510-471-018-000	1490 BLUESTONE	1.00	RESIDENTIAL	99,251.00	207,189.00	306,440.00	99.14	99.15
510-471-019-000	NO SITUS AVAILABLE	8.00	RESIDENTIAL	38,421.00	650,980.00	689,401.00	793.12	793.20
510-471-020-000	NO SITUS AVAILABLE	8.00	RESIDENTIAL	38,420.00	412,885.00	451,305.00	793.12	793.20
510-471-021-000	NO SITUS AVAILABLE	8.00	RESIDENTIAL	38,420.00	663,999.00	702,419.00	793.12	793.20
510-471-022-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	37,762.00	254,407.00	292,169.00	396.56	396.60
510-471-023-000	NO SITUS AVAILABLE	8.00	RESIDENTIAL	38,420.00	487,394.00	525,814.00	793.12	793.20
510-471-024-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	37,762.00	254,407.00	292,169.00	396.56	396.60
510-471-025-000	NO SITUS AVAILABLE	8.00	RESIDENTIAL	38,420.00	487,394.00	525,814.00	793.12	793.20

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
510-481-001-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	92,021.00	191,982.00	284,003.00	396.56	396.60
510-481-002-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	69,050.00	256,747.00	325,797.00	396.56	396.60
510-481-003-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	92,021.00	310,314.00	402,335.00	396.56	396.60
510-481-004-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	76,120.00	181,615.00	257,735.00	396.56	396.60
510-481-005-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	69,050.00	183,368.00	252,418.00	396.56	396.60
510-481-006-000	NO SITUS AVAILABLE	4.00	RESIDENTIAL	69,466.00	192,497.00	261,963.00	396.56	396.60
510-481-007-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	67,143.00	157,476.00	224,619.00	198.28	198.30
511-011-011-000	3244 LETZ RD	1.00	RESIDENTIAL	405,736.00	836,944.00	1,242,680.00	99.14	99.15
511-011-024-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
511-011-025-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
511-021-006-000	1147 MURRAY RD	2.00	RESIDENTIAL	72,432.00	201,834.00	274,266.00	198.28	198.30
511-021-007-000	1155 MURRAY RD	2.00	RESIDENTIAL	224,400.00	427,380.00	651,780.00	198.28	198.30
511-021-008-000	1165 MURRAY RD	1.00	RESIDENTIAL	150,316.00	162,457.00	312,773.00	99.14	99.15
511-021-009-000	1177 MURRAY RD	1.00	RESIDENTIAL	57,164.00	78,402.00	135,566.00	99.14	99.15
511-021-019-000	1124 GASSAWAY RD	1.00	RESIDENTIAL	62,603.00	60,364.00	122,967.00	99.14	99.15
511-021-021-000	2840 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	75,332.00	110,739.00	186,071.00	99.14	99.15
511-021-022-000	2814 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	164,045.00	209,978.00	374,023.00	99.14	99.15
511-021-035-000	2856 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	8,670.00	50,487.00	59,157.00	99.14	99.15
511-021-038-000	1178 GASSAWAY RD	17.00	RESIDENTIAL	49,869.00	705,255.00	759,584.00	1,685.38	1,685.55
511-021-039-000	2950 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	95,835.00	106,484.00	202,319.00	99.14	99.15
511-021-040-000	2960 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	70,722.00	70,546.00	141,268.00	99.14	99.15
511-021-042-000	NO SITUS AVAILABLE	0.33	VACANT	3,664.00	-	3,664.00	33.04	33.05
511-021-043-000	2902 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	11,906.00	50,382.00	62,288.00	99.14	99.15
511-021-045-000	1080 GASSAWAY RD	1.00	RESIDENTIAL	33,726.00	5,430.00	39,156.00	99.14	99.15
511-021-048-000	1114 GASSAWAY RD	1.00	RESIDENTIAL	9,952.00	80,526.00	90,478.00	99.14	99.15
511-021-049-000	1108 GASSAWAY RD	1.00	RESIDENTIAL	73,855.00	5,894.00	79,749.00	99.14	99.15
511-021-050-000	2930 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	113,584.00	31,813.00	145,397.00	99.14	99.15
511-021-051-000	NO SITUS AVAILABLE	0.33	VACANT	3,539.00	-	3,539.00	33.04	33.05
511-021-052-000	2886 MCKINLEYVILLE AVE	11.00	RESIDENTIAL	400,000.00	243,500.00	643,500.00	1,090.54	1,090.65
511-021-053-000	1122 GASSAWAY RD	1.00	RESIDENTIAL	117,941.00	141,529.00	259,470.00	99.14	99.15
511-021-054-000	1118 GASSAWAY RD	0.33	VACANT	45,195.00	-	45,195.00	33.04	33.05
511-021-055-000	1088 GASSAWAY RD	1.00	RESIDENTIAL	142,674.00	160,043.00	302,717.00	99.14	99.15
511-021-056-000	1090 GASSAWAY RD	1.00	RESIDENTIAL	117,941.00	177,984.00	295,925.00	99.14	99.15
511-021-057-000	1092 GASSAWAY RD	1.00	RESIDENTIAL	44,196.00	88,407.00	132,603.00	99.14	99.15
511-021-059-000	1021 MURRAY RD	1.00	COMMERCIAL	128,299.00	131,148.00	299,267.00	99.14	99.15
511-021-060-000	1085 MURRAY RD	40.00	RESIDENTIAL	59,799.00	367,164.00	454,093.00	3,965.60	3,966.00
511-021-061-000	1068 GASSAWAY RD	1.00	RESIDENTIAL	11,960.00	9,738.00	21,698.00	99.14	99.15
511-021-062-000	1085 MURRAY RD	1.00	RESIDENTIAL	8,342.00	19,713.00	28,055.00	99.14	99.15
511-021-063-000	1030 SEAHOME CT	2.00	RESIDENTIAL	153,000.00	204,000.00	357,000.00	198.28	198.30
511-021-064-000	1040 SEAHOME CT	0.33	VACANT	65,280.00	-	65,280.00	33.04	33.05
511-021-065-000	1050 SEAHOME CT	0.33	VACANT	36,720.00	-	36,720.00	33.04	33.05
511-031-005-000	3090 HALFWAY AVE	1.00	RESIDENTIAL	223,807.00	261,286.00	485,093.00	99.14	99.15
511-031-011-000	990 MYERS RD	1.00	RESIDENTIAL	220,934.00	284,058.00	504,992.00	99.14	99.15
511-031-012-000	3150 HALFWAY AVE	1.00	RESIDENTIAL	19,584.00	67,461.00	87,045.00	99.14	99.15
511-031-017-000	3004 HALFWAY AVE	1.00	RESIDENTIAL	113,781.00	96,714.00	210,495.00	99.14	99.15
511-031-018-000	1050 MYERS RD	2.00	RESIDENTIAL	12,345.00	65,673.00	78,018.00	198.28	198.30
511-031-019-000	3160 HALFWAY AVE	1.00	RESIDENTIAL	29,862.00	59,728.00	89,590.00	99.14	99.15
511-031-022-000	3036 HALFWAY AVE	1.00	RESIDENTIAL	126,383.00	161,315.00	287,698.00	99.14	99.15
511-031-036-000	1161 GASSAWAY RD	1.00	RESIDENTIAL	63,886.00	92,284.00	156,170.00	99.14	99.15
511-031-038-000	3050 HAZEL AVE	1.00	RESIDENTIAL	8,658.00	78,401.00	87,059.00	99.14	99.15
511-031-042-000	1101 GASSAWAY RD	1.00	RESIDENTIAL	31,644.00	9,399.00	41,043.00	99.14	99.15
511-031-048-000	1105 GASSAWAY RD	1.00	RESIDENTIAL	49,772.00	85,442.00	135,214.00	99.14	99.15
511-031-049-000	1109 GASSAWAY RD	1.00	RESIDENTIAL	30,458.00	87,337.00	117,795.00	99.14	99.15
511-031-050-000	1121 GASSAWAY RD	1.00	RESIDENTIAL	81,345.00	28,795.00	110,140.00	99.14	99.15
511-031-051-000	1143 GASSAWAY RD	3.00	RESIDENTIAL	124,062.00	49,623.00	173,685.00	297.42	297.45
511-031-054-000	1191 GASSAWAY RD	3.00	RESIDENTIAL	92,072.00	147,325.00	239,397.00	297.42	297.45
511-031-055-000	3051 HAZEL AVE	4.00	RESIDENTIAL	197,019.00	407,185.00	604,204.00	396.56	396.60
511-031-056-000	3036 MCKINLEYVILLE AVE	3.00	RESIDENTIAL	70,987.00	134,881.00	205,868.00	297.42	297.45
511-031-057-000	3060 MCKINLEYVILLE AVE	3.00	RESIDENTIAL	70,987.00	134,881.00	205,868.00	297.42	297.45
511-031-058-000	3010 MCKINLEYVILLE AVE	3.00	RESIDENTIAL	83,516.00	139,198.00	222,714.00	297.42	297.45
511-031-059-000	3024 HALFWAY AVE	1.00	RESIDENTIAL	84,399.00	145,787.00	230,186.00	99.14	99.15
511-031-060-000	3030 HALFWAY AVE	1.00	RESIDENTIAL	10,782.00	17,430.00	76,665.00	99.14	99.15
511-031-062-000	1047 COACH WAY	1.00	RESIDENTIAL	109,363.00	195,652.00	305,015.00	99.14	99.15
511-031-064-000	1099 COACH WAY	2.00	RESIDENTIAL	35,679.00	164,830.00	200,509.00	198.28	198.30
511-031-065-000	1091 COACH WAY	1.00	RESIDENTIAL	187,272.00	301,716.00	488,988.00	99.14	99.15
511-031-066-000	1085 COACH WAY	1.00	RESIDENTIAL	160,962.00	212,475.00	373,437.00	99.14	99.15
511-031-067-000	1071 COACH WAY	1.00	RESIDENTIAL	56,918.00	7,238.00	64,156.00	99.14	99.15
511-031-069-000	1057 COACH WAY	1.00	RESIDENTIAL	169,015.00	126,760.00	305,535.00	99.14	99.15
511-031-071-000	3098 HALFWAY AVE	1.00	RESIDENTIAL	70,987.00	127,782.00	198,769.00	99.14	99.15
511-031-072-000	3104 HALFWAY AVE	1.00	RESIDENTIAL	106,519.00	166,884.00	273,403.00	99.14	99.15
511-031-073-000	3110 HALFWAY AVE	1.00	RESIDENTIAL	183,600.00	229,500.00	413,100.00	99.14	99.15
511-031-074-000	3148 HALFWAY AVE	1.00	RESIDENTIAL	147,164.00	183,955.00	331,119.00	99.14	99.15
511-031-075-000	1000 MEYERS RD	1.00	RESIDENTIAL	90,476.00	90,476.00	180,952.00	99.14	99.15
511-031-078-000	3130 HALFWAY AVE	1.00	RESIDENTIAL	178,355.00	150,862.00	329,217.00	99.14	99.15
511-031-079-000	3120 HALFWAY AVE	1.00	RESIDENTIAL	200,000.00	180,000.00	380,000.00	99.14	99.15
511-031-080-000	1037 COACH WAY	2.00	RESIDENTIAL	147,368.00	194,661.00	342,029.00	198.28	198.30
511-031-081-000	1027 COACH WAY	1.00	RESIDENTIAL	127,066.00	161,721.00	288,787.00	99.14	99.15
511-031-082-000	1017 COACH WAY	2.00	RESIDENTIAL	147,368.00	194,661.00	342,029.00	198.28	198.30
511-031-083-000	1007 COACH WAY	1.00	RESIDENTIAL	115,628.00	234,937.00	350,565.00	99.14	99.15
511-031-084-000	1044 MYERS RD	1.00	RESIDENTIAL	118,668.00	112,381.00	231,049.00	99.14	99.15
511-031-085-000	1030 MYERS RD	1.00	RESIDENTIAL	102,351.00	227,438.00	329,789.00	99.14	99.15
511-031-086-000	1022 MYERS RD	1.00	RESIDENTIAL	183,600.00	193,800.00	377,400.00	99.14	99.15
511-041-005-000	3260 LETZ RD	1.00	RESIDENTIAL	321,660.00	654,041.00	975,701.00	99.14	99.15
511-041-007-000	3388 LETZ RD	0.33	VACANT	309,455.00	-	309,455.00	33.04	33.05
511-041-008-000	3344 LETZ RD	1.00	RESIDENTIAL	310,000.00	337,400.00	647,400.00	99.14	99.15
511-041-011-000	3312 LETZ RD	2.00	RESIDENTIAL	398,237.00	568,913.00	967,150.00	198.28	198.30
511-041-012-000	3282 LETZ RD	1.00	RESIDENTIAL	434,492.00	572,086.00	1,006,578.00	99.14	99.15
511-042-004-000	3386 LILY RD	1.00	RESIDENTIAL	273,307.00	214,960.00	488,267.00	99.14	99.15
511-042-011-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	204,000.00	363,120.00	567,120.00	198.28	198.30
511-042-012-000	1112 A DYLAN CT	2.00	RESIDENTIAL	204,000.00	395,760.00	599,760.00	198.28	198.30

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-042-013-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	224,400.00	383,520.00	607,920.00	198.28	198.30
511-042-014-000	1092 DYLAN CT	2.00	RESIDENTIAL	255,000.00	357,000.00	612,000.00	198.28	198.30
511-042-015-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	41,133.00	211,913.00	253,046.00	198.28	198.30
511-042-016-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	41,133.00	248,808.00	289,941.00	99.14	99.15
511-042-017-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	41,133.00	309,433.00	350,566.00	198.28	198.30
511-042-018-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	41,133.00	297,055.00	338,188.00	198.28	198.30
511-042-019-000	1127 YAMAHA CT	1.00	RESIDENTIAL	136,651.00	209,183.00	345,834.00	99.14	99.15
511-042-020-000	1119 YAMAHA PL	1.00	RESIDENTIAL	124,062.00	181,014.00	370,152.00	99.14	99.15
511-042-021-000	1111 YAMAHA PL	1.00	RESIDENTIAL	136,468.00	175,368.00	311,836.00	99.14	99.15
511-042-022-000	1093 YAMAHA PL	1.00	RESIDENTIAL	106,519.00	141,911.00	248,430.00	99.14	99.15
511-042-023-000	1085 YAMAHA PL	1.00	RESIDENTIAL	102,402.00	180,912.00	283,314.00	99.14	99.15
511-042-024-000	1077 YAMAHA PL	1.00	RESIDENTIAL	220,000.00	265,000.00	485,000.00	99.14	99.15
511-042-025-000	NO SITUS AVAILABLE	0.33	VACANT	58,448.00	-	58,448.00	33.04	33.05
511-042-026-000	1071 YAMAHA PL	1.00	RESIDENTIAL	115,628.00	203,140.00	318,768.00	99.14	99.15
511-042-027-000	1065 YAMAHA PL	1.00	RESIDENTIAL	131,858.00	182,230.00	314,088.00	99.14	99.15
511-042-028-000	1057 YAMAHA PL	1.00	RESIDENTIAL	109,363.00	207,681.00	317,044.00	99.14	99.15
511-042-029-000	1049 YAMAHA PL	1.00	RESIDENTIAL	100,394.00	211,946.00	312,340.00	99.14	99.15
511-042-030-000	1043 YAMAHA PL	1.00	RESIDENTIAL	102,402.00	183,415.00	285,817.00	99.14	99.15
511-042-031-000	1037 YAMAHA PL	1.00	RESIDENTIAL	104,298.00	186,843.00	291,141.00	99.14	99.15
511-042-032-000	1031 YAMAHA PL	1.00	RESIDENTIAL	111,550.00	201,550.00	313,100.00	99.14	99.15
511-042-033-000	1023 YAMAHA PL	1.00	RESIDENTIAL	100,394.00	204,943.00	305,337.00	99.14	99.15
511-042-034-000	1013 YAMAHA PL	1.00	RESIDENTIAL	147,164.00	176,596.00	323,760.00	99.14	99.15
511-042-035-000	1005 YAMAHA PL	1.00	RESIDENTIAL	128,663.00	245,532.00	374,195.00	99.14	99.15
511-042-036-000	3220 HALFWAY AVE	1.00	RESIDENTIAL	110,000.00	180,000.00	290,000.00	99.14	99.15
511-042-037-000	3230 HALFWAY AVE	1.00	RESIDENTIAL	102,402.00	188,877.00	291,279.00	99.14	99.15
511-042-038-000	1124 YAMAHA PL	1.00	RESIDENTIAL	102,402.00	182,050.00	284,452.00	99.14	99.15
511-042-039-000	1114 YAMAHA PL	1.00	RESIDENTIAL	145,656.00	208,080.00	353,736.00	99.14	99.15
511-042-040-000	1104 YAMAHA PL	1.00	RESIDENTIAL	117,941.00	199,321.00	317,262.00	99.14	99.15
511-042-041-000	1090 YAMAHA PL	1.00	RESIDENTIAL	102,402.00	193,429.00	295,831.00	99.14	99.15
511-042-042-000	1080 YAMAHA PL	1.00	RESIDENTIAL	120,299.00	215,446.00	335,745.00	99.14	99.15
511-042-043-000	1026 YAMAHA PL	1.00	RESIDENTIAL	224,400.00	290,700.00	515,100.00	99.14	99.15
511-042-044-000	1016 YAMAHA PL	1.00	RESIDENTIAL	120,299.00	206,697.00	326,996.00	99.14	99.15
511-042-045-000	1008 YAMAHA PL	1.00	RESIDENTIAL	136,651.00	210,235.00	346,886.00	99.14	99.15
511-042-046-000	1000 YAMAHA PL	1.00	RESIDENTIAL	102,402.00	204,807.00	307,209.00	99.14	99.15
511-052-001-000	3435 HALFWAY AVE	2.00	RESIDENTIAL	7,574.00	21,772.00	29,346.00	198.28	198.30
511-052-002-000	3421 BARNETT AVE	1.00	RESIDENTIAL	174,658.00	191,892.00	366,550.00	99.14	99.15
511-052-003-000	3399 BARNETT AVE	1.00	RESIDENTIAL	187,272.00	228,888.00	416,160.00	99.14	99.15
511-052-004-000	3441 HALFWAY AVE	1.00	RESIDENTIAL	260,100.00	368,301.00	628,401.00	99.14	99.15
511-052-005-000	3385 BARNETT AVE	1.00	RESIDENTIAL	72,405.00	196,139.00	268,544.00	99.14	99.15
511-052-006-000	3371 BARNETT AVE	1.00	RESIDENTIAL	110,976.00	24,973.00	135,949.00	99.14	99.15
511-052-007-000	3339 BARNETT AVE	1.00	RESIDENTIAL	87,946.00	111,773.00	199,719.00	99.14	99.15
511-052-008-000	NO SITUS AVAILABLE	0.33	VACANT	48,212.00	-	48,212.00	33.04	33.05
511-052-009-000	3341 BARNETT AVE	1.00	RESIDENTIAL	224,400.00	132,600.00	357,000.00	99.14	99.15
511-052-010-000	3305 BARNETT AVE	1.00	RESIDENTIAL	168,187.00	84,092.00	252,279.00	99.14	99.15
511-052-011-000	3299 BARNETT AVE	1.00	RESIDENTIAL	9,089.00	209,715.00	218,804.00	99.14	99.15
511-052-012-000	3295 BARNETT AVE	2.00	RESIDENTIAL	37,649.00	135,727.00	173,376.00	198.28	198.30
511-052-015-000	3346 BARNETT AVE	1.00	RESIDENTIAL	183,600.00	183,600.00	367,200.00	99.14	99.15
511-052-016-000	1196 MARIUS CT	1.00	RESIDENTIAL	141,386.00	143,152.00	284,538.00	99.14	99.15
511-052-017-000	1216 MARIUS CT	1.00	RESIDENTIAL	128,663.00	209,078.00	337,741.00	99.14	99.15
511-052-018-000	1215 MARIUS CT	1.00	RESIDENTIAL	60,261.00	113,000.00	173,261.00	99.14	99.15
511-052-019-000	1205 MARIUS CT	1.00	RESIDENTIAL	118,357.00	133,741.00	252,098.00	99.14	99.15
511-052-020-000	1195 MARIUS CT	2.00	RESIDENTIAL	49,397.00	191,562.00	240,959.00	198.28	198.30
511-052-021-000	NO SITUS AVAILABLE	0.33	VACANT	4,322.00	-	4,322.00	33.04	33.05
511-052-022-000	3341 HALFWAY AVE	1.00	RESIDENTIAL	280,000.00	360,000.00	640,000.00	99.14	99.15
511-052-023-000	3329 HALFWAY AVE	1.00	COMMERCIAL	123,773.00	467,460.00	591,233.00	99.14	99.15
511-052-024-000	3361 HALFWAY AVE	1.00	RESIDENTIAL	22,971.00	39,544.00	62,515.00	99.14	99.15
511-052-025-000	3375 HALFWAY AVE	1.00	RESIDENTIAL	33,464.00	34,507.00	67,971.00	99.14	99.15
511-052-026-000	3381 HALFWAY AVE	1.00	RESIDENTIAL	90,476.00	169,615.00	260,091.00	99.14	99.15
511-052-027-000	1106 JEFFERSON LN	1.00	RESIDENTIAL	130,191.00	162,150.00	292,341.00	99.14	99.15
511-052-028-000	3401 HALFWAY AVE	1.00	RESIDENTIAL	67,799.00	201,754.00	269,553.00	99.14	99.15
511-052-029-000	1150 JEFFERSON LN	1.00	RESIDENTIAL	120,723.00	90,541.00	211,264.00	99.14	99.15
511-052-030-000	1188 JEFFERSON LN	1.00	RESIDENTIAL	147,278.00	180,268.00	327,546.00	99.14	99.15
511-052-031-000	3390 BARNETT AVE	1.00	RESIDENTIAL	28,700.00	168,876.00	197,576.00	99.14	99.15
511-052-032-000	3396 BARNETT AVE	1.00	RESIDENTIAL	120,000.00	175,000.00	295,000.00	99.14	99.15
511-052-033-000	3401 1/2 HALFWAY AVE	1.00	RESIDENTIAL	15,370.00	119,206.00	134,576.00	99.14	99.15
511-052-034-000	3417 HALFWAY AVE	1.00	RESIDENTIAL	52,155.00	119,578.00	171,733.00	99.14	99.15
511-052-035-000	3421 HALFWAY AVE	1.00	RESIDENTIAL	128,663.00	85,774.00	214,437.00	99.14	99.15
511-052-036-000	1256 MARIUS CT	1.00	RESIDENTIAL	65,982.00	101,921.00	167,903.00	99.14	99.15
511-052-037-000	1246 MARIUS CT	1.00	RESIDENTIAL	147,766.00	155,770.00	303,536.00	99.14	99.15
511-052-038-000	1236 MARIUS ST	1.00	RESIDENTIAL	100,394.00	163,979.00	264,373.00	99.14	99.15
511-052-039-000	1226 MARIUS CT	1.00	RESIDENTIAL	65,982.00	95,671.00	161,653.00	99.14	99.15
511-052-040-000	1225 MARIUS CT	1.00	RESIDENTIAL	65,982.00	96,727.00	162,709.00	99.14	99.15
511-052-041-000	1235 MARIUS ST	1.00	RESIDENTIAL	140,000.00	220,000.00	360,000.00	99.14	99.15
511-052-042-000	1245 MARIUS CT	1.00	RESIDENTIAL	65,982.00	154,311.00	220,293.00	99.14	99.15
511-052-043-000	3332 BARNETT AVE	1.00	RESIDENTIAL	65,982.00	102,219.00	168,201.00	99.14	99.15
511-052-044-000	1255 MARIUS CT	1.00	RESIDENTIAL	65,982.00	90,102.00	156,084.00	99.14	99.15
511-061-006-000	3424 LILY RD	1.00	RESIDENTIAL	140,669.00	60,282.00	200,951.00	99.14	99.15
511-061-007-000	3578 LETZ RD	1.00	RESIDENTIAL	362,180.00	416,506.00	778,686.00	99.14	99.15
511-061-008-000	3524 LETZ RD	1.00	RESIDENTIAL	265,901.00	565,458.00	831,359.00	99.14	99.15
511-061-009-000	3480 LETZ RD	1.00	RESIDENTIAL	676,260.00	707,472.00	1,383,732.00	99.14	99.15
511-061-013-000	3412 LETZ RD	1.00	RESIDENTIAL	343,332.00	676,155.00	1,019,487.00	99.14	99.15
511-061-015-000	3404 LETZ RD	1.00	RESIDENTIAL	288,573.00	193,662.00	482,235.00	99.14	99.15
511-071-003-000	3488 BAADSGAARD AVE	1.00	RESIDENTIAL	256,644.00	88,088.00	344,732.00	99.14	99.15
511-082-006-000	1515 AIRPORT RD	1.00	RESIDENTIAL	74,974.00	75,805.00	150,779.00	99.14	99.15
511-083-001-000	1400 AIRPORT RD	1.00	RESIDENTIAL	168,187.00	446,750.00	614,937.00	99.14	99.15
511-083-002-000	1532 UNDERWOOD RD	1.00	RESIDENTIAL	59,079.00	159,784.00	218,863.00	99.14	99.15
511-083-003-000	1550 UNDERWOOD RD	2.00	RESIDENTIAL	29,420.00	140,408.00	169,828.00	198.28	198.30
511-083-004-000	1510 AIRPORT RD	2.00	RESIDENTIAL	174,167.00	180,863.00	355,030.00	198.28	198.30
511-083-005-000	1401 UNDERWOOD RD	1.00	RESIDENTIAL	147,164.00	173,443.00	320,607.00	99.14	99.15
511-083-006-000	1465 UNDERWOOD RD	1.00	RESIDENTIAL	28,699.00	38,267.00	66,966.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-083-007-000	1467 UNDERWOOD RD	1.00	RESIDENTIAL	60,336.00	102,932.00	163,268.00	99.14	99.15
511-083-008-000	1475 UNDERWOOD RD	1.00	RESIDENTIAL	6,922.00	27,738.00	34,660.00	99.14	99.15
511-083-009-000	3212 CENTRAL AVE	1.00	RESIDENTIAL	103,962.00	20,788.00	124,750.00	99.14	99.15
511-083-010-000	1560 UNDERWOOD RD	2.00	RESIDENTIAL	166,464.00	182,070.00	348,534.00	198.28	198.30
511-083-011-000	1490 AIRPORT RD	1.00	RESIDENTIAL	141,386.00	140,208.00	281,594.00	99.14	99.15
511-083-012-000	1544 AIRPORT RD	1.00	RESIDENTIAL	106,484.00	205,879.00	312,363.00	99.14	99.15
511-083-013-000	1545 UNDERWOOD RD	1.00	RESIDENTIAL	160,766.00	165,991.00	326,757.00	99.14	99.15
511-083-014-000	NO SITUS AVAILABLE	0.33	VACANT	81,791.00	-	81,791.00	33.04	33.05
511-083-015-000	1505 UNDERWOOD RD	1.00	RESIDENTIAL	145,656.00	203,918.00	349,574.00	99.14	99.15
511-083-016-000	1491 UNDERWOOD RD	0.33	VACANT	40,829.00	-	40,829.00	33.04	33.05
511-083-017-000	1483 UNDERWOOD RD	1.00	RESIDENTIAL	173,839.00	92,709.00	266,548.00	99.14	99.15
511-083-018-000	1412 UNDERWOOD RD	1.00	RESIDENTIAL	244,800.00	280,500.00	525,300.00	99.14	99.15
511-083-019-000	1504 UNDERWOOD RD	1.00	RESIDENTIAL	166,464.00	122,611.00	289,075.00	99.14	99.15
511-083-020-000	1490 UNDERWOOD RD	1.00	RESIDENTIAL	52,155.00	68,957.00	121,112.00	99.14	99.15
511-083-022-000	1464 UNDERWOOD RD	1.00	RESIDENTIAL	9,341.00	34,799.00	44,140.00	99.14	99.15
511-083-023-000	1480 UNDERWOOD RD	1.00	RESIDENTIAL	61,375.00	43,171.00	104,546.00	99.14	99.15
511-083-024-000	1500 UNDERWOOD RD	1.00	RESIDENTIAL	67,799.00	333,797.00	401,596.00	99.14	99.15
511-083-025-000	1523 UNDERWOOD RD	2.00	RESIDENTIAL	90,476.00	200,451.00	290,927.00	198.28	198.30
511-083-026-000	1512 UNDERWOOD RD	1.00	RESIDENTIAL	140,669.00	167,465.00	308,134.00	99.14	99.15
511-083-027-000	1524 UNDERWOOD RD	1.00	RESIDENTIAL	187,272.00	280,908.00	468,180.00	99.14	99.15
511-083-028-000	1514 UNDERWOOD RD	1.00	RESIDENTIAL	72,637.00	68,603.00	141,240.00	99.14	99.15
511-083-029-000	1421 UNDERWOOD RD	1.00	RESIDENTIAL	3,599.00	19,785.00	23,384.00	99.14	99.15
511-083-030-000	1431 UNDERWOOD RD	2.00	RESIDENTIAL	164,182.00	220,006.00	384,188.00	198.28	198.30
511-083-031-000	1441 UNDERWOOD RD	1.00	RESIDENTIAL	56,333.00	71,934.00	128,267.00	99.14	99.15
511-083-032-000	1451 UNDERWOOD RD	1.00	RESIDENTIAL	100,000.00	190,000.00	290,000.00	99.14	99.15
511-083-033-000	1461 AIRPORT RD	1.00	RESIDENTIAL	177,582.00	5,100.00	182,682.00	99.14	99.15
511-083-034-000	1473 AIRPORT RD	1.00	RESIDENTIAL	139,385.00	153,859.00	293,244.00	99.14	99.15
511-083-035-000	1513 UNDERWOOD RD	2.00	RESIDENTIAL	115,515.00	176,738.00	292,253.00	198.28	198.30
511-083-036-000	1511 UNDERWOOD RD	1.00	RESIDENTIAL	111,550.00	277,762.00	389,312.00	99.14	99.15
511-083-037-000	3200 LITTLE POND ST	1.00	RESIDENTIAL	59,079.00	121,715.00	180,794.00	99.14	99.15
511-083-038-000	1422 UNDERWOOD CT	1.00	RESIDENTIAL	63,886.00	139,142.00	203,028.00	99.14	99.15
511-083-039-000	1426 UNDERWOOD CT	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-083-040-000	1428 UNDERWOOD CT	1.00	RESIDENTIAL	90,476.00	179,107.00	269,583.00	99.14	99.15
511-083-041-000	1430 UNDERWOOD CT	1.00	RESIDENTIAL	39,352.00	125,117.00	164,469.00	99.14	99.15
511-083-042-000	1432 UNDERWOOD CT	1.00	RESIDENTIAL	109,363.00	239,507.00	348,870.00	99.14	99.15
511-083-043-000	1433 UNDERWOOD CT	1.00	RESIDENTIAL	65,164.00	127,442.00	192,606.00	99.14	99.15
511-083-044-000	1431 UNDERWOOD CT	1.00	RESIDENTIAL	117,822.00	194,409.00	312,231.00	99.14	99.15
511-083-045-000	1429 UNDERWOOD CT	1.00	RESIDENTIAL	90,476.00	215,763.00	306,239.00	99.14	99.15
511-083-046-000	1427 UNDERWOOD CT	1.00	RESIDENTIAL	66,467.00	109,161.00	175,628.00	99.14	99.15
511-083-047-000	1425 UNDERWOOD CT	1.00	RESIDENTIAL	70,987.00	167,317.00	238,304.00	99.14	99.15
511-083-048-000	1423 UNDERWOOD CT	1.00	RESIDENTIAL	39,352.00	117,521.00	156,873.00	99.14	99.15
511-083-049-000	1421 UNDERWOOD CT	1.00	RESIDENTIAL	39,353.00	156,041.00	195,394.00	99.14	99.15
511-083-050-000	1449 UNDERWOOD CT	1.00	RESIDENTIAL	120,299.00	239,507.00	359,806.00	99.14	99.15
511-083-051-000	1453 UNDERWOOD CT	1.00	RESIDENTIAL	144,868.00	169,015.00	313,883.00	99.14	99.15
511-083-052-000	1457 UNDERWOOD CT	1.00	RESIDENTIAL	70,014.00	207,802.00	277,816.00	99.14	99.15
511-083-053-000	1502 UNDERWOOD CT	1.00	RESIDENTIAL	129,605.00	91,311.00	220,916.00	99.14	99.15
511-084-004-000	3375 CALLWELL DR	1.00	RESIDENTIAL	70,987.00	241,376.00	312,363.00	99.14	99.15
511-084-005-000	3395 CALLWELL DR	1.00	RESIDENTIAL	117,822.00	223,865.00	341,687.00	99.14	99.15
511-084-007-000	3410 CALLWELL DR	1.00	RESIDENTIAL	185,570.00	117,822.00	303,392.00	99.14	99.15
511-084-008-000	3333 CALLWELL DR	1.00	RESIDENTIAL	177,516.00	52,020.00	229,536.00	99.14	99.15
511-084-010-000	1300 UNDERWOOD RD	1.00	RESIDENTIAL	157,146.00	193,802.00	350,948.00	99.14	99.15
511-084-013-000	3328 CALLWELL AVE	1.00	RESIDENTIAL	135,450.00	269,678.00	405,128.00	99.14	99.15
511-084-014-000	3324 CALLWELL AVE	1.00	RESIDENTIAL	142,674.00	179,894.00	322,568.00	99.14	99.15
511-084-015-000	1343 OTIS RAY LN	1.00	RESIDENTIAL	220,000.00	275,000.00	495,000.00	99.14	99.15
511-084-016-000	1347 OTIS RAY LN	1.00	RESIDENTIAL	148,523.00	222,666.00	371,189.00	99.14	99.15
511-084-017-000	1340 OTIS RAY LN	1.00	RESIDENTIAL	130,191.00	173,353.00	303,544.00	99.14	99.15
511-084-018-000	1344 OTIS RAY LN	1.00	RESIDENTIAL	111,550.00	232,026.00	343,576.00	99.14	99.15
511-084-019-000	1348 OTIS RAY LN	1.00	RESIDENTIAL	142,674.00	239,324.00	386,398.00	99.14	99.15
511-084-020-000	1418 UNDERWOOD CT	2.00	RESIDENTIAL	39,871.00	349,082.00	388,953.00	198.28	198.30
511-084-021-000	1414 UNDERWOOD CT	0.33	VACANT	39,871.00	-	39,871.00	33.04	33.05
511-084-022-000	1400 UNDERWOOD CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-023-000	1350 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-024-000	1346 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-025-000	1342 LYNNEA CT	1.00	RESIDENTIAL	135,252.00	228,888.00	364,140.00	99.14	99.15
511-084-026-000	1338 LYNNEA CT	1.00	RESIDENTIAL	123,014.00	175,171.00	298,185.00	99.14	99.15
511-084-027-000	1334 LYNNEA CT	1.00	RESIDENTIAL	204,000.00	326,400.00	530,400.00	99.14	99.15
511-084-028-000	1330 LYNNEA CT	2.00	RESIDENTIAL	110,000.00	270,000.00	380,000.00	198.28	198.30
511-084-029-000	1326 LYNNEA CT	2.00	RESIDENTIAL	39,870.00	306,145.00	346,015.00	198.28	198.30
511-084-030-000	1322 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-031-000	1318 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-032-000	1317 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-033-000	1321 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-034-000	1325 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-035-000	1329 LYNNEA CT	1.00	RESIDENTIAL	39,091.00	203,468.00	242,559.00	99.14	99.15
511-084-036-000	1333 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-037-000	1337 LYNNEA CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-038-000	1385 UNDERWOOD CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-039-000	1375 UNDERWOOD CT	1.00	RESIDENTIAL	39,870.00	232,529.00	272,399.00	99.14	99.15
511-084-040-000	1365 UNDERWOOD CT	1.00	RESIDENTIAL	39,091.00	205,329.00	244,420.00	99.14	99.15
511-084-041-000	1355 UNDERWOOD CT	0.33	VACANT	39,870.00	-	39,870.00	33.04	33.05
511-084-042-000	1350 UNDERWOOD CT	2.00	RESIDENTIAL	39,870.00	345,247.00	385,117.00	198.28	198.30
511-084-043-000	1360 UNDERWOOD CT	1.00	RESIDENTIAL	39,870.00	162,679.00	202,549.00	99.14	99.15
511-084-044-000	1370 UNDERWOOD CT	1.00	RESIDENTIAL	39,870.00	229,085.00	268,955.00	99.14	99.15
511-084-045-000	1380 UNDERWOOD CT	1.00	RESIDENTIAL	39,870.00	222,519.00	262,389.00	99.14	99.15
511-084-047-000	1397 UNDERWOOD RD	1.00	RESIDENTIAL	7,376.00	85,560.00	92,936.00	99.14	99.15
511-084-048-000	1383 UNDERWOOD RD	1.00	RESIDENTIAL	111,550.00	234,257.00	345,807.00	99.14	99.15
511-084-049-000	1367 UNDERWOOD RD	1.00	RESIDENTIAL	111,550.00	234,257.00	345,807.00	99.14	99.15
511-084-050-000	1355 UNDERWOOD RD	1.00	RESIDENTIAL	111,550.00	200,791.00	312,341.00	99.14	99.15
511-084-051-000	1356 QUAIL TRAIL LN	1.00	RESIDENTIAL	122,704.00	256,567.00	379,271.00	99.14	99.15
511-084-052-000	1368 QUAIL TRAIL LN	1.00	RESIDENTIAL	120,299.00	257,005.00	377,304.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-084-053-000	1380 QUAIL TRAIL LN	1.00	RESIDENTIAL	240,000.00	250,000.00	490,000.00	99.14	99.15
511-084-054-000	3293 CALLWELL DR	1.00	RESIDENTIAL	187,272.00	317,322.00	504,594.00	99.14	99.15
511-091-003-000	3035 MCKINLEYVILLE AVE	3.00	RESIDENTIAL	179,386.00	339,040.00	518,426.00	297.42	297.45
511-091-004-000	3011 MCKINLEYVILLE AVE	1.00	RESIDENTIAL	364,140.00	273,105.00	637,245.00	99.14	99.15
511-091-017-000	1338 PEDRONI RD	1.00	RESIDENTIAL	156,172.00	43,070.00	199,242.00	99.14	99.15
511-091-018-000	3065 MCKINLEYVILLE AVE	4.00	RESIDENTIAL	160,000.00	320,000.00	480,000.00	396.56	396.60
511-091-024-000	1226 PEDRONI RD	1.00	RESIDENTIAL	59,079.00	96,014.00	155,093.00	99.14	99.15
511-091-025-000	1330 PEDRONI RD	1.00	RESIDENTIAL	80,000.00	-	80,000.00	99.14	99.15
511-091-026-000	1237 PEDRONI RD	1.00	RESIDENTIAL	147,164.00	147,164.00	344,328.00	99.14	99.15
511-091-027-000	1251 PEDRONI RD	1.00	RESIDENTIAL	147,164.00	153,996.00	301,160.00	99.14	99.15
511-091-030-000	1313 PEDRONI RD	1.00	RESIDENTIAL	175,454.00	6,422.00	181,876.00	99.14	99.15
511-091-031-000	1334 PEDRONI RD	1.00	RESIDENTIAL	29,862.00	23,886.00	53,748.00	99.14	99.15
511-091-032-000	1336 PEDRONI RD	1.00	RESIDENTIAL	107,219.00	48,248.00	155,467.00	99.14	99.15
511-091-035-000	1379 PEDRONI RD	1.00	RESIDENTIAL	78,261.00	45,228.00	123,489.00	99.14	99.15
511-091-041-000	1281 PEDRONI RD	1.00	RESIDENTIAL	65,164.00	66,612.00	131,776.00	99.14	99.15
511-091-042-000	1259 PEDRONI RD	2.00	RESIDENTIAL	208,080.00	312,120.00	520,200.00	198.28	198.30
511-091-045-000	1289 PEDRONI RD	1.00	RESIDENTIAL	102,402.00	278,650.00	381,052.00	99.14	99.15
511-091-046-000	1285 PEDRONI RD	1.00	RESIDENTIAL	139,385.00	171,015.00	310,400.00	99.14	99.15
511-091-047-000	1307 PEDRONI RD	1.00	RESIDENTIAL	145,656.00	130,050.00	275,706.00	99.14	99.15
511-091-048-000	1301 PEDRONI RD	1.00	RESIDENTIAL	111,550.00	217,411.00	328,961.00	99.14	99.15
511-091-049-000	1335 PEDRONI RD	1.00	RESIDENTIAL	65,767.00	6,048.00	71,815.00	99.14	99.15
511-091-050-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	59,150.00	5,650.00	149,800.00	99.14	99.15
511-091-051-000	1315 PEDRONI RD	1.00	RESIDENTIAL	141,386.00	161,416.00	302,802.00	99.14	99.15
511-091-054-000	1392 PEDRONI RD	1.00	RESIDENTIAL	120,040.00	291,117.00	411,157.00	99.14	99.15
511-091-055-000	1356 PEDRONI RD	1.00	RESIDENTIAL	77,627.00	189,084.00	266,711.00	99.14	99.15
511-101-003-000	1305 MURRAY RD	1.00	RESIDENTIAL	202,887.00	79,219.00	282,106.00	99.14	99.15
511-101-007-000	NO SITUS AVAILABLE	0.33	VACANT	34,452.00	-	34,452.00	33.04	33.05
511-101-017-000	1475 MURRAY RD	2.00	RESIDENTIAL	255,000.00	255,000.00	510,000.00	198.28	198.30
511-101-018-000	NO SITUS AVAILABLE	0.33	VACANT	66,970.00	-	66,970.00	33.04	33.05
511-101-020-000	1463 MURRAY RD	1.00	RESIDENTIAL	134,881.00	28,387.00	163,268.00	99.14	99.15
511-101-022-000	1425 MURRAY RD	20.00	RESIDENTIAL	285,892.00	588,127.00	874,019.00	1,982.80	1,983.00
511-101-023-000	1465 MURRAY RD	1.00	RESIDENTIAL	183,600.00	246,840.00	430,440.00	99.14	99.15
511-101-025-000	1485 MURRAY RD	2.00	RESIDENTIAL	157,146.00	416,171.00	573,317.00	198.28	198.30
511-101-026-000	1519 MURRAY RD	1.00	RESIDENTIAL	31,555.00	153,779.00	205,534.00	99.14	99.15
511-101-027-000	1523 MURRAY RD	1.00	RESIDENTIAL	65,333.00	104,545.00	169,878.00	99.14	99.15
511-101-028-000	1533 MURRAY RD	1.00	RESIDENTIAL	63,886.00	130,580.00	194,466.00	99.14	99.15
511-101-029-000	1543 MURRAY RD	1.00	RESIDENTIAL	103,378.00	187,529.00	290,907.00	99.14	99.15
511-101-030-000	1553 MURRAY RD	1.00	RESIDENTIAL	63,886.00	113,584.00	177,470.00	99.14	99.15
511-101-031-000	1563 MURRAY RD	1.00	RESIDENTIAL	160,901.00	288,390.00	449,291.00	99.14	99.15
511-101-032-000	1503 HIDDEN FOX LN	1.00	RESIDENTIAL	216,601.00	266,111.00	482,712.00	99.14	99.15
511-101-033-000	1515 HIDDEN FOX LN	1.00	RESIDENTIAL	150,000.00	370,000.00	520,000.00	99.14	99.15
511-101-036-000	1527 HIDDEN FOX LN	1.00	RESIDENTIAL	138,619.00	348,861.00	487,480.00	99.14	99.15
511-101-037-000	1535 HIDDEN FOX LN	1.00	RESIDENTIAL	155,156.00	231,758.00	386,914.00	99.14	99.15
511-101-038-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	170,547.00	294,410.00	464,957.00	99.14	99.15
511-101-039-000	1536 HIDDEN FOX LN	1.00	RESIDENTIAL	167,467.00	270,888.00	438,355.00	99.14	99.15
511-111-018-000	3075 BEAU PRE DR	1.00	RESIDENTIAL	235,647.00	335,800.00	589,697.00	99.14	99.15
511-111-019-000	3070 BEAU PRE DR	1.00	RESIDENTIAL	163,356.00	257,827.00	485,843.00	99.14	99.15
511-111-027-000	3175 BEAU PRE DR	1.00	RESIDENTIAL	306,000.00	408,000.00	714,000.00	99.14	99.15
511-111-029-000	3081 BEAU PRE DR	1.00	RESIDENTIAL	46,940.00	127,496.00	174,436.00	99.14	99.15
511-111-031-000	3100 BEAU PRE DR	1.00	RESIDENTIAL	27,365.00	320,786.00	348,151.00	99.14	99.15
511-111-033-000	2020 MURRAY RD	1.00	RESIDENTIAL	136,651.00	17,757.00	165,408.00	99.14	99.15
511-111-034-000	1940 NORTON RD	1.00	RESIDENTIAL	206,191.00	321,547.00	527,738.00	99.14	99.15
511-111-035-000	3083 BEAU PRE DR	1.00	RESIDENTIAL	140,880.00	267,683.00	435,123.00	99.14	99.15
511-111-036-000	1950 NORTON RD	1.00	RESIDENTIAL	200,000.00	175,000.00	375,000.00	99.14	99.15
511-111-037-000	3025 BEAU PRE DR	1.00	RESIDENTIAL	234,090.00	520,200.00	754,290.00	99.14	99.15
511-111-039-000	3125 BEAU PRE DR	1.00	RESIDENTIAL	262,793.00	304,314.00	567,107.00	99.14	99.15
511-111-040-000	1908 NORTON RD	1.00	RESIDENTIAL	137,580.00	391,903.00	529,483.00	99.14	99.15
511-111-041-000	3150 BEAU PRE DR	1.00	RESIDENTIAL	219,481.00	296,286.00	515,767.00	99.14	99.15
511-111-043-000	3030 BEAU PRE DR	1.00	RESIDENTIAL	216,184.00	258,284.00	474,468.00	99.14	99.15
511-111-044-000	3012 BEAU PRE RD	1.00	RESIDENTIAL	180,000.00	435,000.00	615,000.00	99.14	99.15
511-111-045-000	1980 MURRAY RD	1.00	RESIDENTIAL	123,100.00	26,552.00	149,652.00	99.14	99.15
511-111-046-000	1810 MURRAY RD	1.00	RESIDENTIAL	376,664.00	280,081.00	656,745.00	99.14	99.15
511-111-059-000	NO SITUS AVAILABLE	0.33	VACANT	1,280,000.00	-	1,280,000.00	33.04	33.05
511-111-061-000	NO SITUS AVAILABLE	3.03	COMMERCIAL	315,353.00	735,824.00	1,371,277.00	300.38	300.42
511-111-063-000	1710 NORTON RD	1.51	COMMERCIAL	1,671,425.00	325,812.00	1,997,237.00	149.70	149.72
511-121-005-000	1623 NORTON RD	1.00	RESIDENTIAL	36,439.00	46,157.00	82,596.00	99.14	99.15
511-121-007-000	3400 DOWS PRAIRIE RD	1.00	RESIDENTIAL	15,305.00	101,406.00	116,711.00	99.14	99.15
511-121-011-000	3210 DOWS PRAIRIE RD	1.00	RESIDENTIAL	34,860.00	98,447.00	133,307.00	99.14	99.15
511-121-012-000	3220 DOWS PRAIRIE RD	1.00	RESIDENTIAL	153,171.00	39,310.00	221,114.00	99.14	99.15
511-121-013-000	3230 DOWS PRAIRIE RD	1.00	RESIDENTIAL	65,164.00	89,786.00	154,950.00	99.14	99.15
511-121-014-000	3254 DOWS PRAIRIE RD	1.00	RESIDENTIAL	260,100.00	156,060.00	416,160.00	99.14	99.15
511-121-015-000	3278 DOWS PRAIRIE RD	1.00	RESIDENTIAL	8,013.00	156,731.00	164,744.00	99.14	99.15
511-121-016-000	3258 DOWS PRAIRIE RD	1.00	RESIDENTIAL	79,825.00	203,493.00	283,318.00	99.14	99.15
511-122-004-000	3233 DOWS PRAIRIE RD	1.00	RESIDENTIAL	215,493.00	314,009.00	529,502.00	99.14	99.15
511-122-008-000	3211 DOWS PRAIRIE RD	1.00	RESIDENTIAL	67,799.00	102,453.00	170,252.00	99.14	99.15
511-122-009-000	3221 DOWS PRAIRIE RD	1.00	RESIDENTIAL	174,167.00	208,891.00	383,058.00	99.14	99.15
511-122-012-000	1975 BLAKE RD	2.00	RESIDENTIAL	156,186.00	389,253.00	619,842.00	198.28	198.30
511-122-019-000	1973 NORTON RD	1.00	RESIDENTIAL	6,388.00	229,617.00	236,005.00	99.14	99.15
511-122-021-000	1975 NORTON RD	1.00	RESIDENTIAL	156,060.00	275,706.00	431,766.00	99.14	99.15
511-122-024-000	3240 RENNER AVE	1.00	RESIDENTIAL	210,235.00	198,672.00	408,907.00	99.14	99.15
511-122-028-000	1900 BLAKE RD	2.00	RESIDENTIAL	54,652.00	146,118.00	200,770.00	198.28	198.30
511-122-030-000	1938 BLAKE RD	2.00	RESIDENTIAL	146,159.00	404,725.00	550,884.00	198.28	198.30
511-122-035-000	1905 NORTON RD	1.00	RESIDENTIAL	19,970.00	214,882.00	234,852.00	99.14	99.15
511-122-037-000	1965 NORTON RD	1.00	RESIDENTIAL	36,266.00	128,036.00	164,302.00	99.14	99.15
511-122-043-000	1881 NORTON RD	0.33	VACANT	43,093.00	-	43,093.00	33.04	33.05
511-122-045-000	NO SITUS AVAILABLE	0.33	VACANT	24,623.00	-	24,623.00	33.04	33.05
511-122-046-000	1876 BLAKE RD	1.00	RESIDENTIAL	240,000.00	240,000.00	480,000.00	99.14	99.15
511-122-047-000	1882 BLAKE RD	1.00	RESIDENTIAL	72,637.00	64,566.00	137,203.00	99.14	99.15
511-122-048-000	1890 BLAKE RD	1.00	RESIDENTIAL	25,594.00	75,981.00	101,575.00	99.14	99.15
511-122-050-000	1957 NORTON RD	1.00	RESIDENTIAL	167,326.00	355,848.00	523,174.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-122-051-000	1953 NORTON RD	1.00	RESIDENTIAL	21,630.00	106,012.00	127,642.00	99.14	99.15
511-122-052-000	1945 NORTON RD	1.00	RESIDENTIAL	61,880.00	318,225.00	380,105.00	99.14	99.15
511-122-053-000	1933 NORTON RD	1.00	RESIDENTIAL	180,928.00	265,361.00	446,289.00	99.14	99.15
511-122-054-000	1945 BLAKE RD	1.00	RESIDENTIAL	99,968.00	82,197.00	182,165.00	99.14	99.15
511-122-055-000	1935 BLAKE RD	2.00	RESIDENTIAL	312,120.00	416,160.00	728,280.00	198.28	198.30
511-122-056-000	1947 BLAKE RD	2.00	RESIDENTIAL	174,982.00	82,715.00	257,697.00	198.28	198.30
511-122-061-000	3445 DOWS PRAIRIE RD	2.00	RESIDENTIAL	306,000.00	259,080.00	565,080.00	198.28	198.30
511-122-062-000	1775 BLAKE RD	1.00	RESIDENTIAL	129,378.00	6,389.00	135,767.00	99.14	99.15
511-122-063-000	1896 BLAKE RD	1.00	RESIDENTIAL	143,125.00	55,440.00	198,565.00	99.14	99.15
511-122-064-000	3315 DOWS PRAIRIE RD	1.00	RESIDENTIAL	270,504.00	-	270,504.00	99.14	99.15
511-122-065-000	NO SITUS AVAILABLE	0.33	VACANT	208,080.00	-	208,080.00	33.04	33.05
511-122-066-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	255,000.00	-	255,000.00	99.14	99.15
511-122-067-000	1855 DIXIE LN	1.00	RESIDENTIAL	311,100.00	-	311,100.00	99.14	99.15
511-131-003-000	3552 DOWS PRAIRIE RD	1.00	RESIDENTIAL	73,855.00	104,877.00	178,732.00	99.14	99.15
511-131-005-000	3520 DOWS PRAIRIE RD	1.00	RESIDENTIAL	13,497.00	64,362.00	77,859.00	99.14	99.15
511-131-011-000	1745 SIGMA RD	1.00	RESIDENTIAL	29,420.00	44,143.00	73,563.00	99.14	99.15
511-131-012-000	1702 LETZ LN	2.00	RESIDENTIAL	190,453.00	240,803.00	456,046.00	198.28	198.30
511-131-016-000	3445 CENTRAL AVE	2.44	COMMERCIAL	121,376.00	68,914.00	190,290.00	241.90	241.93
511-131-017-000	3466 DOWS PRAIRIE RD	1.00	RESIDENTIAL	41,611.00	34,669.00	76,280.00	99.14	99.15
511-131-018-000	3556 DOWS PRAIRIE RD	1.00	RESIDENTIAL	7,353.00	49,845.00	57,198.00	99.14	99.15
511-131-019-000	1780 SIGMA RD	0.33	VACANT	84,666.00	-	84,666.00	33.04	33.05
511-131-021-000	1740 SIGMA RD	1.00	RESIDENTIAL	157,613.00	177,316.00	334,929.00	99.14	99.15
511-131-022-000	1760 SIGMA RD	1.00	RESIDENTIAL	8,222.00	20,179.00	28,401.00	99.14	99.15
511-131-025-000	1761 SIGMA RD	1.00	RESIDENTIAL	70,433.00	26,601.00	97,034.00	99.14	99.15
511-131-026-000	3596 DOWS PRAIRIE RD	1.00	RESIDENTIAL	30,615.00	145,429.00	176,044.00	99.14	99.15
511-131-031-000	3481 CENTRAL AVE	1.00	RESIDENTIAL	115,515.00	4,039.00	122,554.00	99.14	99.15
511-131-032-000	1640 JOHNSON LN	1.00	RESIDENTIAL	38,958.00	118,784.00	157,742.00	99.14	99.15
511-131-033-000	1660 JOHNSON LN	1.00	RESIDENTIAL	171,550.00	190,850.00	362,400.00	99.14	99.15
511-131-034-000	1680 JOHNSON LN	1.00	RESIDENTIAL	52,919.00	26,724.00	97,775.00	99.14	99.15
511-131-035-000	1698 JOHNSON LN	1.00	RESIDENTIAL	167,488.00	170,590.00	338,078.00	99.14	99.15
511-131-036-000	1718 JOHNSON LN	1.00	RESIDENTIAL	67,799.00	131,083.00	198,882.00	99.14	99.15
511-131-040-000	1681 JOHNSON LN	1.00	RESIDENTIAL	60,358.00	35,609.00	95,967.00	99.14	99.15
511-131-041-000	1697 JOHNSON LN	1.00	RESIDENTIAL	69,332.00	121,343.00	190,675.00	99.14	99.15
511-131-042-000	1719 JOHNSON LN	1.00	RESIDENTIAL	120,000.00	190,000.00	310,000.00	99.14	99.15
511-131-043-000	3519 CENTRAL AVE	1.00	RESIDENTIAL	35,129.00	81,990.00	117,119.00	99.14	99.15
511-131-044-000	1641 JOHNSON LN	1.00	RESIDENTIAL	40,609.00	109,069.00	149,678.00	99.14	99.15
511-131-045-000	1661 JOHNSON LN	1.00	RESIDENTIAL	34,444.00	72,723.00	107,167.00	99.14	99.15
511-131-051-000	1717 PORK CHOP LN	1.00	RESIDENTIAL	25,594.00	127,736.00	153,330.00	99.14	99.15
511-131-058-000	1625 LETZ LN	5.00	RESIDENTIAL	93,636.00	21,120.00	114,756.00	495.70	495.75
511-131-059-000	1665 LUCKY STAR CT	1.00	RESIDENTIAL	122,985.00	146,214.00	269,199.00	99.14	99.15
511-131-060-000	1664 LUCKY STAR CT	1.00	RESIDENTIAL	75,163.00	57,066.00	132,229.00	99.14	99.15
511-131-061-000	1632 LUCKY STAR CT	1.00	RESIDENTIAL	104,040.00	104,040.00	208,080.00	99.14	99.15
511-131-062-000	1682 LETZ LN	2.00	RESIDENTIAL	157,613.00	32,830.00	190,443.00	198.28	198.30
511-131-063-000	3555 CENTRAL AVE	1.00	RESIDENTIAL	85,216.00	114,711.00	199,927.00	99.14	99.15
511-131-064-000	1661 PORK CHOP LN	1.00	RESIDENTIAL	20,386.00	70,962.00	91,348.00	99.14	99.15
511-131-065-000	3546 DOWS PRAIRIE RD	5.00	RESIDENTIAL	175,051.00	90,541.00	265,592.00	495.70	495.75
511-131-066-000	3544 DOWS PRAIRIE RD	2.00	RESIDENTIAL	166,464.00	175,827.00	342,291.00	198.28	198.30
511-131-067-000	3508 DOWS PRAIRIE RD	1.00	RESIDENTIAL	204,000.00	102,000.00	306,000.00	99.14	99.15
511-132-005-000	3469 DOWS PRAIRIE RD	1.00	RESIDENTIAL	203,587.00	308,668.00	512,255.00	99.14	99.15
511-132-006-000	3455 DOWS PRAIRIE RD	1.00	RESIDENTIAL	36,840.00	42,909.00	79,749.00	99.14	99.15
511-132-011-000	3571 DOWS PRAIRIE RD	1.00	RESIDENTIAL	56,865.00	20,303.00	77,168.00	99.14	99.15
511-132-015-000	1865 OLLIVIER RD	1.00	RESIDENTIAL	16,532.00	185,586.00	202,118.00	99.14	99.15
511-132-016-000	2531 DOWS PRAIRIE RD	1.00	RESIDENTIAL	210,235.00	325,864.00	536,099.00	99.14	99.15
511-132-017-000	3505 DOWS PRAIRIE RD	1.00	RESIDENTIAL	125,278.00	270,056.00	395,334.00	99.14	99.15
511-132-018-000	1830 OLLIVIER RD	1.00	RESIDENTIAL	8,665.00	183,078.00	191,743.00	99.14	99.15
511-132-020-000	1880 HOOVEN RD	1.00	RESIDENTIAL	9,397.00	3,291.00	12,688.00	99.14	99.15
511-132-022-000	1901 OLLIVIER RD	1.00	RESIDENTIAL	9,769.00	227,449.00	237,218.00	99.14	99.15
511-132-023-000	3595 DOWS PRAIRIE RD	1.00	RESIDENTIAL	28,645.00	61,777.00	90,422.00	99.14	99.15
511-132-024-000	1852 OLLIVIER RD	1.00	RESIDENTIAL	157,146.00	396,304.00	553,450.00	99.14	99.15
511-132-025-000	1870 OLLIVIER RD	1.00	RESIDENTIAL	217,114.00	385,229.00	602,343.00	99.14	99.15
511-132-026-000	NO SITUS AVAILABLE	0.33	VACANT	223,101.00	-	223,101.00	33.04	33.05
511-141-006-000	2121 BLAKE RD	1.00	RESIDENTIAL	138,742.00	-	138,742.00	99.14	99.15
511-141-007-000	2053 BLAKE RD	1.00	RESIDENTIAL	60,042.00	30,736.00	90,778.00	99.14	99.15
511-141-009-000	2009 BLAKE RD	1.00	RESIDENTIAL	191,387.00	328,093.00	519,480.00	99.14	99.15
511-141-012-000	2112 OLLIVIER RD	1.00	RESIDENTIAL	284,456.00	398,237.00	682,693.00	99.14	99.15
511-141-015-000	2260 HOOVEN RD	1.00	RESIDENTIAL	1,003,965.00	1,003,965.00	2,007,930.00	99.14	99.15
511-141-016-000	2225 HOOVEN RD	1.00	RESIDENTIAL	25,517.00	133,389.00	158,906.00	99.14	99.15
511-141-017-000	1975 OLLIVIER RD	0.33	VACANT	310,000.00	-	310,000.00	33.04	33.05
511-141-019-000	2050 OLLIVIER RD	1.00	RESIDENTIAL	135,960.00	287,193.00	423,153.00	99.14	99.15
511-141-020-000	1970 OLLIVIER RD	1.00	RESIDENTIAL	268,048.00	425,449.00	693,497.00	99.14	99.15
511-141-021-000	2055 OLLIVIER RD	1.00	RESIDENTIAL	151,836.00	289,053.00	440,889.00	99.14	99.15
511-141-022-000	NO SITUS AVAILABLE	0.33	VACANT	114,433.00	-	114,433.00	33.04	33.05
511-141-023-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	-	-	-	99.14	99.15
511-151-004-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	315,620.00	250,857.00	621,477.00	99.14	99.15
511-151-005-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	63,120.00	26,793.00	89,913.00	99.14	99.15
511-151-008-000	2159 NORTON RD	1.00	RESIDENTIAL	118,987.00	482,490.00	601,477.00	99.14	99.15
511-151-009-000	2151 NORTON RD	1.00	RESIDENTIAL	100,555.00	325,240.00	425,795.00	99.14	99.15
511-151-010-000	2120 NORTON RD	1.00	RESIDENTIAL	64,415.00	207,827.00	272,242.00	99.14	99.15
511-151-011-000	3245 RENNER AVE	1.00	RESIDENTIAL	153,121.00	133,400.00	286,521.00	99.14	99.15
511-161-002-000	NO SITUS AVAILABLE	0.33	VACANT	11,942.00	-	11,942.00	33.04	33.05
511-161-004-000	NO SITUS AVAILABLE	0.33	VACANT	572,000.00	-	572,000.00	33.04	33.05
511-161-007-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
511-161-009-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
511-181-001-000	NO SITUS AVAILABLE	0.33	VACANT	29,646.00	-	29,646.00	33.04	33.05
511-181-002-000	NO SITUS AVAILABLE	0.33	VACANT	73,845.00	-	73,845.00	33.04	33.05
511-182-001-000	NO SITUS AVAILABLE	0.33	VACANT	33,396.00	-	33,396.00	33.04	33.05
511-182-005-000	2255 ARTHUR RD	1.00	RESIDENTIAL	54,484.00	136,302.00	190,786.00	99.14	99.15
511-182-006-000	2309 ARTHUR RD	1.00	RESIDENTIAL	62,153.00	13,921.00	76,074.00	99.14	99.15
511-182-007-000	2373 ARTHUR RD	1.00	RESIDENTIAL	146,677.00	273,637.00	438,204.00	99.14	99.15
511-182-008-000	3000 SUSAN RD	1.00	RESIDENTIAL	117,233.00	4,406.00	121,639.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-182-009-000	2680 SUSAN RD	1.00	RESIDENTIAL	136,665.00	290,026.00	448,691.00	99.14	99.15
511-182-010-000	2586 SUSAN RD	1.00	RESIDENTIAL	335,800.00	820,306.00	1,187,606.00	99.14	99.15
511-191-003-000	2190 HOOVEN RD	1.00	RESIDENTIAL	164,547.00	56,882.00	221,429.00	99.14	99.15
511-191-009-000	3727 DOWS PRAIRIE RD	1.00	RESIDENTIAL	12,994.00	409,246.00	422,240.00	99.14	99.15
511-191-014-000	2091 HOOVEN RD	1.00	RESIDENTIAL	223,865.00	225,042.00	457,907.00	99.14	99.15
511-191-015-000	1989 HOOVEN RD	0.33	VACANT	352,447.00	-	352,447.00	33.04	33.05
511-191-024-000	3963 DOWS PRAIRIE RD	1.00	RESIDENTIAL	76,479.00	218,752.00	295,231.00	99.14	99.15
511-191-025-000	3995 DOWS PRAIRIE RD	1.00	COMMERCIAL	11,726.00	40,781.00	57,577.00	99.14	99.15
511-191-026-000	1644 ELBUTMO RANCH RD	1.00	RESIDENTIAL	54,887.00	127,211.00	182,098.00	99.14	99.15
511-191-027-000	3815 DOWS PRAIRIE RD	1.00	RESIDENTIAL	52,808.00	291,662.00	344,470.00	99.14	99.15
511-191-028-000	1700 ELBUTMO RANCH RD	1.00	RESIDENTIAL	52,808.00	224,879.00	277,687.00	99.14	99.15
511-191-029-000	3895 DOWS PRAIRIE RD	1.00	RESIDENTIAL	905,457.00	30,176.00	935,633.00	99.14	99.15
511-191-034-000	3875 DOWS PRAIRIE RD	2.00	RESIDENTIAL	164,045.00	481,203.00	645,248.00	198.28	198.30
511-191-035-000	1645 ELBUTMO RANCH LN	1.00	RESIDENTIAL	223,101.00	156,172.00	379,273.00	99.14	99.15
511-191-037-000	1765 ELBUTMO RANCH LN	1.00	RESIDENTIAL	249,871.00	348,016.00	597,887.00	99.14	99.15
511-191-038-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
511-191-039-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	-	-	-	198.28	198.30
511-201-010-000	3789 DOWS PRAIRIE RD	1.00	RESIDENTIAL	15,591.00	33,805.00	49,396.00	99.14	99.15
511-201-018-000	3761 DOWS PRAIRIE RD	1.00	RESIDENTIAL	201,209.00	242,635.00	443,844.00	99.14	99.15
511-201-020-000	3741 DOWS PRAIRIE RD	1.00	RESIDENTIAL	12,126.00	63,849.00	75,975.00	99.14	99.15
511-201-021-000	3711 DOWS PRAIRIE RD	1.00	RESIDENTIAL	12,124.00	56,821.00	68,945.00	99.14	99.15
511-201-022-000	3605 DOWS PRAIRIE RD	1.00	RESIDENTIAL	45,960.00	64,430.00	110,390.00	99.14	99.15
511-201-025-000	3687 DOWS PRAIRIE RD	1.00	RESIDENTIAL	192,996.00	230,522.00	423,518.00	99.14	99.15
511-201-026-000	3685 DOWS PRAIRIE RD	1.00	RESIDENTIAL	150,000.00	240,000.00	390,000.00	99.14	99.15
511-201-027-000	3767 DOWS PRAIRIE RD	1.00	RESIDENTIAL	133,860.00	284,456.00	418,316.00	99.14	99.15
511-201-028-000	3771 DOWS PRAIRIE RD	1.00	RESIDENTIAL	164,045.00	90,225.00	254,270.00	99.14	99.15
511-201-040-000	3921 DOWS PRAIRIE RD	1.00	RESIDENTIAL	11,273.00	28,317.00	39,590.00	99.14	99.15
511-201-042-000	3625 DOWS PRAIRIE RD	1.00	RESIDENTIAL	79,825.00	129,391.00	209,216.00	99.14	99.15
511-201-043-000	3941 DOWS PRAIRIE RD	1.00	RESIDENTIAL	141,609.00	145,306.00	286,915.00	99.14	99.15
511-201-046-000	3673 DOWS PRAIRIE RD	1.00	RESIDENTIAL	39,229.00	155,280.00	194,509.00	99.14	99.15
511-201-047-000	3651 DOWS PRAIRIE RD	1.00	RESIDENTIAL	33,765.00	18,753.00	52,518.00	99.14	99.15
511-202-003-000	3621 CENTRAL AVE	3.00	RESIDENTIAL	187,634.00	26,804.00	214,438.00	297.42	297.45
511-202-006-000	3608 DOWS PRAIRIE RD	1.00	RESIDENTIAL	173,278.00	173,278.00	346,556.00	99.14	99.15
511-202-007-000	3600 DOWS PRAIRIE RD	5.00	RESIDENTIAL	106,484.00	212,020.00	318,504.00	495.70	495.75
511-202-008-000	1690 TONYA LN	1.00	RESIDENTIAL	187,562.00	348,339.00	535,901.00	99.14	99.15
511-202-011-000	3605 CENTRAL AVE	1.00	RESIDENTIAL	87,490.00	21,871.00	109,361.00	99.14	99.15
511-202-012-000	3595 CENTRAL AVE	1.00	RESIDENTIAL	14,726.00	205,250.00	219,976.00	99.14	99.15
511-202-013-000	3593 CENTRAL AVE	1.00	RESIDENTIAL	63,855.00	63,855.00	127,710.00	99.14	99.15
511-202-014-000	3591 CENTRAL AVE	1.00	RESIDENTIAL	88,819.00	100,829.00	189,648.00	99.14	99.15
511-202-021-000	3778 DOWS PRAIRIE RD	1.00	RESIDENTIAL	32,634.00	79,442.00	112,076.00	99.14	99.15
511-202-022-000	3764 DOWS PRAIRIE RD	1.00	RESIDENTIAL	36,266.00	78,948.00	115,214.00	99.14	99.15
511-202-023-000	3748 DOWS PRAIRIE RD	1.00	RESIDENTIAL	166,237.00	142,222.00	308,459.00	99.14	99.15
511-202-024-000	3730 DOWS PRAIRIE RD	1.00	RESIDENTIAL	161,282.00	111,655.00	272,937.00	99.14	99.15
511-202-025-000	3712 DOWS PRAIRIE RD	1.00	RESIDENTIAL	38,267.00	171,994.00	210,261.00	99.14	99.15
511-202-026-000	3696 DOWS PRAIRIE RD	1.00	RESIDENTIAL	73,855.00	130,728.00	204,583.00	99.14	99.15
511-202-027-000	3680 DOWS PRAIRIE RD	1.00	RESIDENTIAL	106,484.00	177,482.00	283,966.00	99.14	99.15
511-202-028-000	3656 DOWS PRAIRIE RD	1.00	RESIDENTIAL	76,473.00	113,867.00	190,340.00	99.14	99.15
511-202-029-000	3640 DOWS PRAIRIE RD	1.00	RESIDENTIAL	36,266.00	97,091.00	133,357.00	99.14	99.15
511-202-032-000	1665 TONYA LN	1.00	RESIDENTIAL	75,332.00	204,167.00	279,499.00	99.14	99.15
511-202-033-000	1690 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	84,000.00	446,000.00	530,000.00	99.14	99.15
511-202-034-000	1680 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	105,244.00	404,875.00	510,119.00	99.14	99.15
511-202-035-000	1670 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	212,082.00	318,125.00	530,207.00	99.14	99.15
511-202-036-000	1660 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	75,179.00	233,247.00	308,426.00	99.14	99.15
511-202-037-000	1650 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	85,275.00	281,122.00	366,397.00	99.14	99.15
511-202-038-000	1630 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	89,466.00	191,058.00	280,524.00	99.14	99.15
511-202-039-000	1620 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	210,235.00	331,120.00	541,355.00	99.14	99.15
511-202-040-000	1610 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	145,016.00	409,071.00	554,087.00	99.14	99.15
511-202-041-000	1600 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	210,235.00	373,167.00	583,402.00	99.14	99.15
511-202-042-000	1615 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	107,419.00	227,717.00	335,136.00	99.14	99.15
511-202-043-000	1625 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	160,000.00	320,000.00	480,000.00	99.14	99.15
511-202-044-000	1635 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	150,000.00	370,000.00	520,000.00	99.14	99.15
511-202-045-000	1645 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	208,080.00	358,938.00	567,018.00	99.14	99.15
511-202-046-000	1655 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	79,398.00	206,879.00	286,277.00	99.14	99.15
511-202-047-000	1665 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	127,727.00	199,584.00	327,311.00	99.14	99.15
511-202-048-000	1685 PRAIRIE HAWKE CT	1.00	RESIDENTIAL	78,343.00	306,332.00	384,675.00	99.14	99.15
511-202-049-000	3775 CENTRAL AVE	1.00	RESIDENTIAL	119,646.00	142,898.00	262,544.00	99.14	99.15
511-202-050-000	NO SITUS AVAILABLE	0.33	VACANT	18,558.00	-	18,558.00	33.04	33.05
511-202-051-000	3848 DOWS PRAIRIE RD	0.33	VACANT	251,872.00	-	251,872.00	33.04	33.05
511-211-001-000	1600 BALBOA AVE	1.00	RESIDENTIAL	130,557.00	35,000.00	165,557.00	99.14	99.15
511-211-006-000	1655 GRANGE RD	3.00	RESIDENTIAL	192,996.00	353,825.00	546,821.00	297.42	297.45
511-211-008-000	1695 GRANGE RD	1.00	RESIDENTIAL	183,885.00	164,182.00	348,067.00	99.14	99.15
511-211-009-000	1721 GRANGE RD	1.00	RESIDENTIAL	43,280.00	266,370.00	309,650.00	99.14	99.15
511-211-010-000	4018 NOAH AVE	9.00	RESIDENTIAL	159,307.00	412,766.00	572,073.00	892.26	892.35
511-211-011-000	4060 DOWS PRAIRIE RD	1.00	RESIDENTIAL	203,587.00	228,241.00	542,928.00	99.14	99.15
511-211-013-000	4010 DOWS PRAIRIE RD	7.00	RESIDENTIAL	24,481.00	105,551.00	130,032.00	693.98	694.05
511-211-015-000	4055 NOAH AVE	1.00	RESIDENTIAL	83,516.00	48,713.00	132,229.00	99.14	99.15
511-211-016-000	1637 GRANGE RD	1.00	RESIDENTIAL	70,433.00	138,992.00	317,885.00	99.14	99.15
511-211-017-000	1624 BALBOA AVE	1.00	RESIDENTIAL	141,609.00	238,893.00	380,502.00	99.14	99.15
511-211-018-000	1640 BALBOA AVE	1.00	RESIDENTIAL	154,712.00	142,333.00	297,045.00	99.14	99.15
511-211-024-000	4035 NOAH AVE	1.00	RESIDENTIAL	158,890.00	126,579.00	285,469.00	99.14	99.15
511-211-025-000	4040 DOWS PRAIRIE RD	1.00	RESIDENTIAL	86,088.00	82,958.00	169,046.00	99.14	99.15
511-211-030-000	4059 HENSLEY RD	1.00	RESIDENTIAL	94,130.00	134,684.00	228,814.00	99.14	99.15
511-211-033-000	1740 BALBOA AVE	1.00	RESIDENTIAL	84,399.00	98,978.00	183,377.00	99.14	99.15
511-211-034-000	1784 BALBOA AVE	1.00	RESIDENTIAL	42,667.00	63,105.00	105,772.00	99.14	99.15
511-211-035-000	1762 BALBOA AVE	1.00	RESIDENTIAL	142,173.00	205,056.00	347,229.00	99.14	99.15
511-211-036-000	4055 HENSLEY RD	1.00	RESIDENTIAL	88,626.00	162,575.00	251,201.00	99.14	99.15
511-211-037-000	4052 HENSLEY RD	1.00	RESIDENTIAL	120,000.00	210,000.00	330,000.00	99.14	99.15
511-211-038-000	4048 HENSLEY RD	1.00	RESIDENTIAL	97,435.00	141,660.00	239,095.00	99.14	99.15
511-211-040-000	1714 BALBOA AVE	1.00	RESIDENTIAL	176,743.00	51,173.00	230,416.00	99.14	99.15
511-211-041-000	1736 BALBOA AVE	1.00	RESIDENTIAL	102,484.00	81,987.00	194,471.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-211-042-000	1718 BALBOA AVE	1.00	RESIDENTIAL	32,181.00	7,348.00	39,529.00	99.14	99.15
511-211-043-000	1664 BALBOA AVE	1.00	RESIDENTIAL	109,317.00	304,113.00	413,430.00	99.14	99.15
511-211-044-000	1688 BALBOA AVE	1.00	RESIDENTIAL	116,150.00	224,110.00	340,260.00	99.14	99.15
511-211-045-000	4061 CENTRAL AVE	1.00	RESIDENTIAL	34,516.00	61,940.00	96,456.00	99.14	99.15
511-211-046-000	4063 CENTRAL AVE	1.00	RESIDENTIAL	67,799.00	94,770.00	443,069.00	99.14	99.15
511-211-047-000	4047 CENTRAL AVE	1.00	RESIDENTIAL	83,516.00	180,962.00	264,478.00	99.14	99.15
511-211-048-000	4059 CENTRAL AVE	1.00	RESIDENTIAL	60,994.00	115,456.00	176,450.00	99.14	99.15
511-211-049-000	4045 CENTRAL AVE	1.00	RESIDENTIAL	102,484.00	143,822.00	246,306.00	99.14	99.15
511-211-050-000	1629 GRANGE RD	2.00	RESIDENTIAL	96,857.00	137,284.00	234,141.00	198.28	198.30
511-221-001-000	4133 CENTRAL AVE	1.00	RESIDENTIAL	82,847.00	118,357.00	201,204.00	99.14	99.15
511-221-002-000	4135 CENTRAL AVE	1.00	RESIDENTIAL	70,433.00	90,126.00	160,559.00	99.14	99.15
511-221-003-000	4141 CENTRAL AVE	1.00	RESIDENTIAL	122,704.00	156,172.00	278,876.00	99.14	99.15
511-221-004-000	4145 CENTRAL AVE	1.00	RESIDENTIAL	78,261.00	21,903.00	100,164.00	99.14	99.15
511-221-006-000	4124 BUSH AVE	1.00	RESIDENTIAL	171,550.00	219,800.00	391,350.00	99.14	99.15
511-221-007-000	4144 BUSH AVE	1.00	RESIDENTIAL	187,117.00	140,651.00	327,768.00	99.14	99.15
511-221-008-000	4156 BUSH AVE	1.00	RESIDENTIAL	120,000.00	100,000.00	220,000.00	99.14	99.15
511-221-009-000	4176 BUSH AVE	1.00	RESIDENTIAL	76,554.00	97,435.00	173,989.00	99.14	99.15
511-221-010-000	4192 BUSH AVE	1.00	RESIDENTIAL	33,106.00	71,744.00	104,850.00	99.14	99.15
511-221-011-000	4210 BUSH AVE	1.00	RESIDENTIAL	133,860.00	122,704.00	256,564.00	99.14	99.15
511-221-012-000	1615 BALBOA RD	1.00	RESIDENTIAL	51,659.00	87,353.00	139,012.00	99.14	99.15
511-221-013-000	1605 BALBOA AVE	1.00	RESIDENTIAL	153,864.00	34,320.00	188,184.00	99.14	99.15
511-222-001-000	1651 BALBOA AVE	4.00	RESIDENTIAL	173,839.00	218,911.00	392,750.00	396.56	396.60
511-222-002-000	4125 BUSH AVE	1.00	RESIDENTIAL	62,071.00	118,209.00	180,280.00	99.14	99.15
511-222-003-000	4141 BUSH AVE	1.00	RESIDENTIAL	150,107.00	75,052.00	225,159.00	99.14	99.15
511-222-004-000	4157 BUSH AVE	1.00	RESIDENTIAL	153,924.00	135,450.00	289,374.00	99.14	99.15
511-222-005-000	4175 BUSH AVE	1.00	RESIDENTIAL	63,855.00	117,075.00	180,930.00	99.14	99.15
511-222-006-000	4185 BUSH AVE	1.00	RESIDENTIAL	164,951.00	230,936.00	395,887.00	99.14	99.15
511-222-007-000	4211 BUSH AVE	1.00	RESIDENTIAL	185,656.00	179,469.00	365,125.00	99.14	99.15
511-231-001-000	4390 DOWS PRAIRIE RD	1.00	RESIDENTIAL	106,484.00	251,251.00	357,735.00	99.14	99.15
511-231-002-000	4360 DOWS PRAIRIE RD	1.00	RESIDENTIAL	117,859.00	2,476.00	120,335.00	99.14	99.15
511-231-003-000	4334 DOWS PRAIRIE RD	1.00	RESIDENTIAL	122,194.00	155,679.00	277,873.00	99.14	99.15
511-231-005-000	4171 CENTRAL AVE	3.00	RESIDENTIAL	166,237.00	209,337.00	375,574.00	297.42	297.45
511-231-006-000	4239 CENTRAL AVE	4.00	RESIDENTIAL	93,714.00	262,739.00	356,453.00	396.56	396.60
511-231-008-000	4248 DOWS PRAIRIE RD	4.00	RESIDENTIAL	35,101.00	62,204.00	97,305.00	396.56	396.60
511-231-011-000	4256 ROBIN RD	1.00	RESIDENTIAL	16,637.00	92,132.00	108,769.00	99.14	99.15
511-231-013-000	4177 ROBIN RD	1.00	RESIDENTIAL	144,868.00	144,868.00	289,736.00	99.14	99.15
511-231-018-000	4230 ROBIN RD	1.00	RESIDENTIAL	122,985.00	40,987.00	163,972.00	99.14	99.15
511-231-021-000	4248 ROBIN RD	1.00	RESIDENTIAL	126,140.00	191,313.00	317,453.00	99.14	99.15
511-231-022-000	4240 ROBIN RD	1.00	RESIDENTIAL	170,751.00	144,479.00	315,230.00	99.14	99.15
511-231-023-000	4259 ROBIN RD	1.00	RESIDENTIAL	88,626.00	7,374.00	96,000.00	99.14	99.15
511-231-024-000	4237 ROBIN RD	1.00	RESIDENTIAL	9,226.00	60,108.00	69,334.00	99.14	99.15
511-231-025-000	NO SITUS AVAILABLE	0.33	VACANT	71,680.00	-	71,680.00	33.04	33.05
511-231-028-000	1761 BALBOA AVE	1.00	RESIDENTIAL	79,825.00	154,875.00	234,700.00	99.14	99.15
511-231-030-000	1715 BALBOA AVE	1.00	RESIDENTIAL	156,060.00	260,100.00	416,160.00	99.14	99.15
511-231-033-000	1723 BALBOA AVE	1.00	RESIDENTIAL	74,883.00	78,523.00	153,406.00	99.14	99.15
511-231-034-000	1735 BALBOA AVE	1.00	RESIDENTIAL	113,781.00	133,124.00	246,905.00	99.14	99.15
511-231-036-000	1709 BALBOA AVE	1.00	RESIDENTIAL	54,097.00	254,756.00	308,853.00	99.14	99.15
511-231-037-000	1711 BALBOA AVE	2.00	RESIDENTIAL	33,106.00	173,398.00	206,504.00	198.28	198.30
511-231-038-000	NO SITUS AVAILABLE	0.33	VACANT	3,664.00	-	3,664.00	33.04	33.05
511-231-039-000	4173 ROBIN LN	1.00	RESIDENTIAL	69,591.00	139,198.00	208,789.00	99.14	99.15
511-231-040-000	4160 ROBIN LN	1.00	RESIDENTIAL	113,781.00	162,707.00	276,488.00	99.14	99.15
511-241-002-000	1849 DOUGLAS RD	2.00	RESIDENTIAL	42,470.00	34,664.00	77,134.00	198.28	198.30
511-241-004-000	4085 DOWS PRAIRIE RD	1.00	RESIDENTIAL	20,582.00	32,737.00	53,319.00	99.14	99.15
511-241-020-000	2041 GRANGE RD	1.00	RESIDENTIAL	178,482.00	11,153.00	189,635.00	99.14	99.15
511-241-026-000	1859 GRANGE RD	1.00	RESIDENTIAL	48,740.00	190,831.00	239,571.00	99.14	99.15
511-241-032-000	2198 ARTHUR RD	1.00	RESIDENTIAL	341,691.00	188,515.00	530,206.00	99.14	99.15
511-241-035-000	2015 ARTHUR RD	1.00	RESIDENTIAL	295,899.00	283,943.00	579,842.00	99.14	99.15
511-241-036-000	2085 ARTHUR RD	1.00	RESIDENTIAL	265,302.00	-	265,302.00	99.14	99.15
511-241-037-000	2010 ARTHUR RD	1.00	RESIDENTIAL	83,028.00	249,768.00	332,796.00	99.14	99.15
511-241-038-000	2131 ARTHUR RD	1.00	RESIDENTIAL	206,069.00	330,978.00	537,047.00	99.14	99.15
511-241-039-000	2215 ARTHUR RD	1.00	RESIDENTIAL	199,584.00	199,584.00	399,168.00	99.14	99.15
511-241-043-000	2120 ARCHER RD	1.00	RESIDENTIAL	250,000.00	175,000.00	425,000.00	99.14	99.15
511-241-044-000	4123 LARAY LN	1.00	RESIDENTIAL	262,793.00	436,237.00	699,030.00	99.14	99.15
511-241-045-000	4149 LARAY LN	0.33	VACANT	135,252.00	64,974.00	200,226.00	33.04	33.05
511-241-046-000	4173 LARAY LN	1.00	RESIDENTIAL	55,494.00	116,838.00	172,332.00	99.14	99.15
511-241-047-000	1901 ARTHUR RD	1.00	RESIDENTIAL	62,946.00	112,715.00	175,661.00	99.14	99.15
511-241-048-000	1980 ARTHUR RD	1.00	RESIDENTIAL	79,094.00	347,485.00	426,579.00	99.14	99.15
511-241-049-000	1888 ARTHUR RD	1.00	RESIDENTIAL	170,382.00	239,959.00	410,341.00	99.14	99.15
511-241-050-000	1918 ARCHER RD	1.00	RESIDENTIAL	177,536.00	218,963.00	396,499.00	99.14	99.15
511-241-051-000	1924 ARCHER RD	1.00	RESIDENTIAL	189,372.00	296,682.00	486,054.00	99.14	99.15
511-241-055-000	1926 ARCHER RD	1.00	RESIDENTIAL	171,550.00	203,717.00	375,267.00	99.14	99.15
511-241-056-000	1925 GRANGE RD	1.00	RESIDENTIAL	55,310.00	127,964.00	183,274.00	99.14	99.15
511-241-057-000	1915 GRANGE RD	1.00	RESIDENTIAL	125,158.00	170,672.00	295,830.00	99.14	99.15
511-241-059-000	1894 ARCHER RD	1.00	RESIDENTIAL	167,326.00	284,456.00	451,782.00	99.14	99.15
511-241-060-000	1945 GRANGE RD	1.00	RESIDENTIAL	184,708.00	246,281.00	430,989.00	99.14	99.15
511-241-061-000	1882 ARCHER RD	2.00	RESIDENTIAL	95,794.00	307,782.00	403,576.00	198.28	198.30
511-241-062-000	1877 GRANGE RD	1.00	RESIDENTIAL	127,066.00	21,366.00	169,932.00	99.14	99.15
511-241-063-000	2090 ARCHER RD	1.00	RESIDENTIAL	181,031.00	177,649.00	358,680.00	99.14	99.15
511-241-064-000	1976 ARCHER RD	1.00	RESIDENTIAL	108,303.00	187,562.00	295,865.00	99.14	99.15
511-241-065-000	1950 ARCHER RD	1.00	RESIDENTIAL	101,743.00	440,023.00	541,766.00	99.14	99.15
511-241-066-000	4065 DOWS PRAIRIE RD	1.00	RESIDENTIAL	42,098.00	129,000.00	171,098.00	99.14	99.15
511-241-068-000	4015 DOWS PRAIRIE RD	2.00	RESIDENTIAL	180,000.00	196,500.00	396,500.00	198.28	198.30
511-241-069-000	1841 GRANGE RD	1.00	RESIDENTIAL	214,439.00	281,988.00	496,427.00	99.14	99.15
511-241-070-000	2091 GRANGE RD	1.00	RESIDENTIAL	170,815.00	51,235.00	272,050.00	99.14	99.15
511-241-071-000	2097 GRANGE RD	1.00	RESIDENTIAL	11,097.00	157,859.00	168,956.00	99.14	99.15
511-241-072-000	4063 DOWS PRAIRIE RD	1.00	RESIDENTIAL	105,707.00	1,493.00	107,200.00	99.14	99.15
511-241-074-000	1850 ARCHER RD	1.00	RESIDENTIAL	149,586.00	229,892.00	379,478.00	99.14	99.15
511-251-002-000	2000 BAIRD RD	1.00	RESIDENTIAL	147,345.00	59,836.00	207,181.00	99.14	99.15
511-251-004-000	4550 WOODS LN	1.00	RESIDENTIAL	109,364.00	36,040.00	145,404.00	99.14	99.15
511-251-012-000	4570 WOODS LN	1.00	RESIDENTIAL	158,069.00	61,188.00	219,257.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-251-017-000	4415 WOODS LN	1.00	RESIDENTIAL	731,226.00	839,812.00	1,571,038.00	99.14	99.15
511-251-018-000	4330 WOODS LN	1.00	RESIDENTIAL	94,709.00	89,019.00	183,728.00	99.14	99.15
511-261-006-000	2103 BAIRD RD	1.00	RESIDENTIAL	175,977.00	120,159.00	318,576.00	99.14	99.15
511-261-007-000	2015 BAIRD RD	1.00	RESIDENTIAL	62,466.00	61,144.00	123,610.00	99.14	99.15
511-261-008-000	2087 BAIRD RD	1.00	RESIDENTIAL	306,000.00	202,980.00	508,980.00	99.14	99.15
511-261-009-000	2160 BAIRD RD	1.00	RESIDENTIAL	334,654.00	445,090.00	779,744.00	99.14	99.15
511-261-010-000	2208 MATHER RD	1.00	RESIDENTIAL	300,000.00	588,000.00	888,000.00	99.14	99.15
511-261-011-000	2250 MATHER RD	2.00	RESIDENTIAL	107,366.00	322,654.00	430,020.00	198.28	198.30
511-261-013-000	2330 MATHER RD	1.00	RESIDENTIAL	203,498.00	226,725.00	430,223.00	99.14	99.15
511-261-014-000	2400 MATHER RD	1.00	RESIDENTIAL	163,356.00	426,008.00	589,364.00	99.14	99.15
511-261-017-000	NO SITUS AVAILABLE	0.33	VACANT	7,438.00	-	7,438.00	33.04	33.05
511-261-025-000	4680 KEMP AVE	1.00	RESIDENTIAL	295,536.00	203,180.00	498,716.00	99.14	99.15
511-261-026-000	4760 KEMP AVE	1.00	RESIDENTIAL	288,791.00	444,626.00	733,417.00	99.14	99.15
511-271-004-000	1700 BAIRD RD	2.00	RESIDENTIAL	127,727.00	527,434.00	655,161.00	198.28	198.30
511-271-007-000	4520 CHAFFIN RD	1.00	RESIDENTIAL	46,845.00	190,554.00	237,399.00	99.14	99.15
511-271-010-000	1876 BAIRD RD	2.00	RESIDENTIAL	207,804.00	169,534.00	387,788.00	198.28	198.30
511-271-012-000	1930 BAIRD RD	1.00	RESIDENTIAL	52,515.00	108,082.00	168,397.00	99.14	99.15
511-271-013-000	1932 BAIRD RD	1.00	RESIDENTIAL	45,079.00	108,854.00	153,933.00	99.14	99.15
511-271-017-000	1690 BAIRD RD	1.00	RESIDENTIAL	249,561.00	354,642.00	616,853.00	99.14	99.15
511-271-024-000	1976 BAIRD RD	1.00	RESIDENTIAL	48,534.00	43,481.00	92,015.00	99.14	99.15
511-271-025-000	1960 BAIRD RD	1.00	RESIDENTIAL	12,559.00	65,170.00	77,729.00	99.14	99.15
511-271-026-000	4460 CHAFFIN RD	1.00	RESIDENTIAL	260,100.00	260,100.00	520,200.00	99.14	99.15
511-271-029-000	1844 BAIRD RD	1.00	RESIDENTIAL	130,728.00	172,097.00	302,825.00	99.14	99.15
511-271-035-000	4410 CHAFFIN RD	1.00	RESIDENTIAL	35,129.00	86,132.00	121,261.00	99.14	99.15
511-271-036-000	4420 CHAFFIN RD	1.00	RESIDENTIAL	36,106.00	90,243.00	126,349.00	99.14	99.15
511-271-037-000	1790 BAIRD RD	1.00	RESIDENTIAL	72,637.00	78,180.00	150,817.00	99.14	99.15
511-271-038-000	4550 CHAFFIN RD	1.00	RESIDENTIAL	260,000.00	265,000.00	525,000.00	99.14	99.15
511-271-039-000	4632 CHAFFIN RD	1.00	RESIDENTIAL	20,375.00	70,192.00	90,567.00	99.14	99.15
511-271-040-000	1760 BAIRD RD	1.00	RESIDENTIAL	84,399.00	134,279.00	218,678.00	99.14	99.15
511-271-043-000	1990 BAIRD RD	1.00	RESIDENTIAL	354,637.00	511,742.00	866,379.00	99.14	99.15
511-271-051-000	4539 DOWS PRAIRIE RD	0.33	VACANT	12,345.00	-	12,345.00	33.04	33.05
511-271-052-000	1824 BAIRD RD	1.00	RESIDENTIAL	46,940.00	104,256.00	151,196.00	99.14	99.15
511-271-055-000	4535 DOWS PRAIRIE RD	0.33	VACANT	31,997.00	-	31,997.00	33.04	33.05
511-271-056-000	1670 BAIRD RD	1.00	RESIDENTIAL	17,992.00	64,273.00	82,265.00	99.14	99.15
511-271-057-000	4500 CHAFFIN RD	1.00	RESIDENTIAL	150,000.00	185,000.00	335,000.00	99.14	99.15
511-271-058-000	4490 CHAFFIN RD	1.00	RESIDENTIAL	174,982.00	255,911.00	430,893.00	99.14	99.15
511-271-059-000	4404 CHAFFIN RD	1.00	RESIDENTIAL	13,282.00	89,584.00	102,866.00	99.14	99.15
511-271-060-000	1749 BIRNIE LN	1.00	RESIDENTIAL	53,341.00	173,289.00	226,630.00	99.14	99.15
511-271-061-000	1810 BAIRD RD	1.00	RESIDENTIAL	171,550.00	42,886.00	214,436.00	99.14	99.15
511-271-062-000	4555 CHAFFIN RD	1.00	RESIDENTIAL	289,742.00	265,596.00	555,338.00	99.14	99.15
511-271-063-000	4523 CHAFFIN RD	1.00	RESIDENTIAL	246,281.00	384,124.00	630,405.00	99.14	99.15
511-271-064-000	4497 CHAFFIN RD	1.00	RESIDENTIAL	94,130.00	275,174.00	369,304.00	99.14	99.15
511-271-065-000	4465 CHAFFIN RD	1.00	RESIDENTIAL	32,826.00	109,763.00	142,589.00	99.14	99.15
511-271-067-000	4403 CHAFFIN RD	1.00	RESIDENTIAL	178,482.00	295,611.00	474,093.00	99.14	99.15
511-271-068-000	4585 DOWS PRAIRIE RD	1.00	RESIDENTIAL	12,917.00	49,835.00	62,752.00	99.14	99.15
511-271-069-000	1650 BAIRD RD	1.00	RESIDENTIAL	140,000.00	80,000.00	220,000.00	99.14	99.15
511-271-070-000	4555 DOWS PRAIRIE RD	0.33	VACANT	75,888.00	-	75,888.00	33.04	33.05
511-271-071-000	4543 DOWS PRAIRIE RD	1.00	RESIDENTIAL	45,960.00	81,621.00	127,581.00	99.14	99.15
511-271-072-000	1744 BAIRD RD	1.00	RESIDENTIAL	203,180.00	226,578.00	429,758.00	99.14	99.15
511-271-073-000	1738 BAIRD RD	1.00	RESIDENTIAL	328,373.00	394,048.00	722,421.00	99.14	99.15
511-271-074-000	4515 DOWS PRAIRIE RD	1.00	RESIDENTIAL	48,110.00	35,100.00	83,210.00	99.14	99.15
511-271-075-000	4519 DOWS PRAIRIE RD	1.00	RESIDENTIAL	16,768.00	157,257.00	208,945.00	99.14	99.15
511-271-076-000	4425 CHAFFIN RD	1.00	RESIDENTIAL	71,235.00	207,836.00	279,071.00	99.14	99.15
511-271-077-000	4435 CHAFFIN RD	1.00	RESIDENTIAL	134,266.00	188,658.00	322,924.00	99.14	99.15
511-271-078-000	1884 BAIRD RD	1.00	RESIDENTIAL	100,584.00	436,984.00	537,568.00	99.14	99.15
511-271-080-000	1906 BAIRD RD	1.00	RESIDENTIAL	98,651.00	517,208.00	615,859.00	99.14	99.15
511-271-082-000	4510 CHAFFIN RD	4.00	RESIDENTIAL	208,080.00	379,746.00	587,826.00	396.56	396.60
511-271-083-000	1735 BIRNIE LN	3.00	RESIDENTIAL	255,000.00	387,600.00	642,600.00	297.42	297.45
511-281-003-000	4651 CHAFFIN RD	1.00	RESIDENTIAL	433,966.00	105,360.00	557,416.00	99.14	99.15
511-281-007-000	1931 BAIRD RD	2.00	RESIDENTIAL	43,057.00	62,201.00	105,258.00	198.28	198.30
511-281-008-000	1951 BAIRD RD	1.00	RESIDENTIAL	125,158.00	45,510.00	170,668.00	99.14	99.15
511-281-011-000	1711 BAIRD RD	1.00	RESIDENTIAL	42,470.00	51,149.00	93,619.00	99.14	99.15
511-281-012-000	4610 CHAFFIN RD	1.00	RESIDENTIAL	334,542.00	483,961.00	818,503.00	99.14	99.15
511-281-015-000	1923 BAIRD RD	1.00	RESIDENTIAL	133,860.00	264,375.00	398,235.00	99.14	99.15
511-281-025-000	4785 ASTER AVE	2.00	RESIDENTIAL	52,527.00	98,290.00	150,817.00	198.28	198.30
511-281-027-000	4649 ASTER AVE	1.00	RESIDENTIAL	70,722.00	176,825.00	247,547.00	99.14	99.15
511-281-028-000	1871 BAIRD RD	2.00	RESIDENTIAL	22,186.00	166,689.00	188,875.00	198.28	198.30
511-281-029-000	1903 BAIRD RD	1.00	RESIDENTIAL	164,045.00	247,542.00	411,587.00	99.14	99.15
511-281-033-000	4691 DOWS PRAIRIE RD	1.00	RESIDENTIAL	188,515.00	206,191.00	394,706.00	99.14	99.15
511-281-034-000	4677 DOWS PRAIRIE RD	1.00	RESIDENTIAL	95,807.00	169,905.00	265,712.00	99.14	99.15
511-281-035-000	4661 DOWS PRAIRIE RD	1.00	RESIDENTIAL	136,651.00	271,285.00	407,936.00	99.14	99.15
511-281-036-000	4647 DOWS PRAIRIE RD	1.00	RESIDENTIAL	30,461.00	108,803.00	139,264.00	99.14	99.15
511-281-039-000	4706 ASTER AVE	1.00	RESIDENTIAL	30,758.00	358,089.00	399,847.00	99.14	99.15
511-281-040-000	4670 ASTER AVE	1.00	RESIDENTIAL	30,760.00	233,376.00	264,136.00	99.14	99.15
511-281-041-000	4725 ASTER AVE	1.00	RESIDENTIAL	134,881.00	269,778.00	412,249.00	99.14	99.15
511-281-042-000	4705 ASTER AVE	1.00	RESIDENTIAL	58,865.00	172,419.00	231,284.00	99.14	99.15
511-281-043-000	4675 ASTER AVE	1.00	RESIDENTIAL	239,834.00	356,965.00	596,799.00	99.14	99.15
511-281-044-000	4651 ASTER AVE	1.00	RESIDENTIAL	46,845.00	131,908.00	178,753.00	99.14	99.15
511-281-045-000	4745 ASTER AVE	1.00	RESIDENTIAL	174,000.00	264,488.00	438,488.00	99.14	99.15
511-281-046-000	4747 ASTER AVE	1.00	RESIDENTIAL	160,000.00	390,000.00	550,000.00	99.14	99.15
511-281-052-000	1969 BAIRD RD	1.00	RESIDENTIAL	176,735.00	247,430.00	424,165.00	99.14	99.15
511-281-053-000	4774 ASTER RD	1.00	RESIDENTIAL	201,209.00	236,719.00	437,928.00	99.14	99.15
511-281-054-000	4748 ASTER RD	1.00	RESIDENTIAL	257,545.00	245,699.00	503,244.00	99.14	99.15
511-281-055-000	1837 BAIRD RD	1.00	RESIDENTIAL	166,629.00	279,881.00	446,510.00	99.14	99.15
511-281-056-000	4615 CHAFFIN RD	1.00	RESIDENTIAL	101,633.00	198,574.00	300,207.00	99.14	99.15
511-281-057-000	4733 ASTER AVE	1.00	RESIDENTIAL	250,989.00	390,429.00	641,418.00	99.14	99.15
511-281-058-000	4741 ASTER AVE	1.00	RESIDENTIAL	83,306.00	331,274.00	414,580.00	99.14	99.15
511-281-059-000	NO SITUS AVAILABLE	0.33	VACANT	56,898.00	-	56,898.00	33.04	33.05
511-281-060-000	1635 BAIRD RD	1.00	RESIDENTIAL	110,784.00	300,145.00	410,929.00	99.14	99.15
511-281-061-000	1621 BAIRD RD	1.00	RESIDENTIAL	147,916.00	329,970.00	477,886.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-281-062-000	1991 BAIRD AVE	1.00	RESIDENTIAL	289,739.00	476,466.00	766,205.00	99.14	99.15
511-281-063-000	1645 BAIRD RD	1.00	RESIDENTIAL	280,000.00	170,000.00	450,000.00	99.14	99.15
511-281-064-000	4761 DOWS PRAIRIE RD	2.00	RESIDENTIAL	468,918.00	368,515.00	868,233.00	198.28	198.30
511-281-065-000	1711 ORRINS LN	0.33	VACANT	275,706.00	-	275,706.00	33.04	33.05
511-281-066-000	1717 ORRINS LN	1.00	RESIDENTIAL	29,675.00	131,143.00	160,818.00	99.14	99.15
511-281-067-000	1700 ORRINS LN	1.00	RESIDENTIAL	306,767.00	484,156.00	790,923.00	99.14	99.15
511-291-002-000	1651 WOODY RD	1.00	RESIDENTIAL	69,691.00	121,380.00	191,071.00	99.14	99.15
511-291-003-000	1675 WOODY RD	1.00	RESIDENTIAL	192,972.00	176,817.00	369,789.00	99.14	99.15
511-291-004-000	1715 WOODY RD	2.00	RESIDENTIAL	74,137.00	75,208.00	188,345.00	198.28	198.30
511-291-008-000	5075 DOWS PRAIRIE RD	1.00	RESIDENTIAL	195,703.00	179,773.00	375,476.00	99.14	99.15
511-291-009-000	5005 DOWS PRAIRIE RD	1.00	RESIDENTIAL	35,129.00	92,419.00	127,548.00	99.14	99.15
511-291-020-000	5161 DOWS PRAIRIE RD	1.00	RESIDENTIAL	128,767.00	90,137.00	218,904.00	99.14	99.15
511-291-021-000	5157 DOWS PRAIRIE RD	1.00	RESIDENTIAL	86,088.00	37,559.00	123,647.00	99.14	99.15
511-291-028-000	1668 WOODY RD	1.00	RESIDENTIAL	115,094.00	167,041.00	282,135.00	99.14	99.15
511-291-032-000	1718 WOODY RD	1.00	RESIDENTIAL	128,424.00	256,072.00	384,496.00	99.14	99.15
511-291-033-000	1720 WOODY RD	1.00	RESIDENTIAL	19,045.00	198,445.00	217,490.00	99.14	99.15
511-291-034-000	1716 WOODY RD	1.00	RESIDENTIAL	255,000.00	134,640.00	389,640.00	99.14	99.15
511-291-035-000	NO SITUS AVAILABLE	0.33	VACANT	2,591.00	-	2,591.00	33.04	33.05
511-291-037-000	2006 WOODY RD	3.75	COMMERCIAL	318,321.00	302,625.00	620,946.00	371.76	371.81
511-291-039-000	5190 WINDFALL LN	1.00	RESIDENTIAL	150,170.00	246,663.00	396,833.00	99.14	99.15
511-291-040-000	5178 WINDFALL LN	1.00	RESIDENTIAL	201,090.00	355,079.00	556,169.00	99.14	99.15
511-291-041-000	5166 WINDFALL LN	1.00	RESIDENTIAL	121,291.00	281,168.00	402,459.00	99.14	99.15
511-291-042-000	1755 WOODY RD	1.00	RESIDENTIAL	193,347.00	139,971.00	333,318.00	99.14	99.15
511-291-043-000	1744 WOODY RD	1.00	RESIDENTIAL	12,656.00	485,675.00	498,331.00	99.14	99.15
511-291-044-000	1768 WOODY RD	1.00	RESIDENTIAL	160,829.00	384,229.00	545,058.00	99.14	99.15
511-291-045-000	1782 WOODY RD	1.00	RESIDENTIAL	126,140.00	2,101.00	128,241.00	99.14	99.15
511-291-046-000	1790 WOODY RD	4.00	RESIDENTIAL	160,829.00	117,941.00	278,770.00	396.56	396.60
511-291-047-000	4937 DOWS PRAIRIE RD	1.00	RESIDENTIAL	346,589.00	52,229.00	406,468.00	99.14	99.15
511-291-048-000	4827 DOWS PRAIRIE RD	1.00	RESIDENTIAL	321,660.00	381,702.00	703,362.00	99.14	99.15
511-291-049-000	5015 DOWS PRAIRIE RD	2.00	RESIDENTIAL	124,084.00	220,361.00	365,070.00	198.28	198.30
511-291-051-000	4944 DOWS PRAIRIE RD	1.00	RESIDENTIAL	131,473.00	274,424.00	405,897.00	99.14	99.15
511-301-005-000	1371 CLAM BEACH RD	1.00	RESIDENTIAL	928,315.00	185,656.00	1,129,371.00	99.14	99.15
511-301-011-000	4875 CENTRAL AVE	0.33	VACANT	6,474.00	-	6,474.00	33.04	33.05
511-301-014-000	5070 DOWS PRAIRIE RD	3.00	RESIDENTIAL	191,786.00	242,650.00	448,296.00	297.42	297.45
511-301-021-000	5096 DOWS PRAIRIE RD	1.00	RESIDENTIAL	128,823.00	58,875.00	187,698.00	99.14	99.15
511-321-004-000	4411 CENTRAL AVE	1.00	RESIDENTIAL	59,812.00	31,639.00	91,451.00	99.14	99.15
511-321-010-000	4390 DOWS PRAIRIE RD	1.00	RESIDENTIAL	145,776.00	3,093.00	148,869.00	99.14	99.15
511-321-018-000	1484 CLAM BEACH RD	1.00	RESIDENTIAL	307,471.00	286,975.00	594,446.00	99.14	99.15
511-321-019-000	1402 CLAM BEACH RD	1.00	RESIDENTIAL	36,036.00	347,291.00	383,327.00	99.14	99.15
511-321-020-000	1340 CLAM BEACH RD	1.00	RESIDENTIAL	184,163.00	173,877.00	358,040.00	99.14	99.15
511-321-021-000	4608 DOWS PRAIRIE RD	1.00	RESIDENTIAL	126,248.00	108,210.00	275,707.00	99.14	99.15
511-321-022-000	4602 DOWS PRAIRIE RD	1.00	RESIDENTIAL	113,874.00	139,711.00	253,585.00	99.14	99.15
511-321-024-000	4460 DOWS PRAIRIE RD	1.00	RESIDENTIAL	103,939.00	75,301.00	179,240.00	99.14	99.15
511-321-027-000	4271 CENTRAL AVE	2.00	RESIDENTIAL	74,260.00	87,365.00	161,625.00	198.28	198.30
511-321-028-000	4255 CENTRAL AVE	1.00	RESIDENTIAL	50,774.00	112,010.00	162,784.00	99.14	99.15
511-321-030-000	4580 DOWS PRAIRIE RD	1.00	RESIDENTIAL	72,137.00	144,287.00	216,424.00	99.14	99.15
511-321-031-000	4373 CENTRAL AVE	1.00	RESIDENTIAL	832,320.00	544,129.00	1,376,449.00	99.14	99.15
511-321-032-000	4327 CENTRAL AVE	1.00	RESIDENTIAL	250,000.00	270,000.00	520,000.00	99.14	99.15
511-321-035-000	1525 TANTARA LN	1.00	RESIDENTIAL	106,086.00	199,153.00	305,239.00	99.14	99.15
511-321-037-000	4602 TOTTEN LN	1.00	RESIDENTIAL	267,947.00	133,967.00	401,914.00	99.14	99.15
511-321-038-000	4622 TOTTEN LN	1.00	RESIDENTIAL	169,878.00	260,755.00	430,633.00	99.14	99.15
511-321-039-000	1526 CLAM BEACH RD	1.00	RESIDENTIAL	312,120.00	208,080.00	520,200.00	99.14	99.15
511-321-040-000	4632 TOTTEN LN	1.00	RESIDENTIAL	250,568.00	285,370.00	535,938.00	99.14	99.15
511-321-041-000	4612 TOTTEN LN	1.00	RESIDENTIAL	131,301.00	287,457.00	418,758.00	99.14	99.15
511-321-042-000	1556 TANTARA LN	1.00	RESIDENTIAL	60,663.00	252,448.00	323,911.00	99.14	99.15
511-321-044-000	4540 DOWS PRAIRIE RD	1.00	RESIDENTIAL	104,013.00	168,101.00	272,114.00	99.14	99.15
511-321-045-000	1500 TANTARA LN	1.00	RESIDENTIAL	289,742.00	433,410.00	723,152.00	99.14	99.15
511-321-048-000	1402 TANTARA LN	1.00	RESIDENTIAL	184,163.00	138,119.00	322,282.00	99.14	99.15
511-321-049-000	1110 TANTARA LN	1.00	RESIDENTIAL	184,905.00	286,467.00	471,372.00	99.14	99.15
511-321-050-000	4277 CENTRAL AVE	1.00	RESIDENTIAL	137,724.00	272,912.00	410,636.00	99.14	99.15
511-321-051-000	4283 CENTRAL AVE	1.00	RESIDENTIAL	225,000.00	190,000.00	418,560.00	99.14	99.15
511-331-008-000	1330 CLAM BEACH RD	1.00	RESIDENTIAL	45,960.00	170,093.00	216,053.00	99.14	99.15
511-331-012-000	1266 CLAM BEACH RD	1.00	RESIDENTIAL	191,625.00	199,953.00	400,128.00	99.14	99.15
511-331-013-000	1300 CLAM BEACH RD	1.00	RESIDENTIAL	223,101.00	242,065.00	465,166.00	99.14	99.15
511-331-014-000	4605 TOTTEN LN	1.00	RESIDENTIAL	184,651.00	296,899.00	481,550.00	99.14	99.15
511-331-015-000	4545 TOTTEN LN	3.00	RESIDENTIAL	70,689.00	714,348.00	785,037.00	297.42	297.45
511-331-018-000	4611 CENTRAL AVE	1.36	COMMERCIAL	519,607.00	739,587.00	1,259,194.00	134.82	134.84
511-341-008-000	4385 KJER RD	1.00	RESIDENTIAL	32,077.00	44,263.00	76,340.00	99.14	99.15
511-341-011-000	4444 CENTRAL AVE	1.00	RESIDENTIAL	20,795.00	49,406.00	75,131.00	99.14	99.15
511-341-013-000	4460 CENTRAL AVE	1.00	RESIDENTIAL	160,829.00	53,609.00	214,438.00	99.14	99.15
511-341-018-000	4591 KJER RD	1.00	RESIDENTIAL	147,916.00	256,009.00	403,925.00	99.14	99.15
511-341-020-000	4569 KJER RD	1.00	RESIDENTIAL	175,000.00	140,000.00	315,000.00	99.14	99.15
511-341-024-000	4454 KJER RD	1.00	RESIDENTIAL	160,829.00	214,439.00	375,268.00	99.14	99.15
511-341-026-000	4520 KJER RD	1.00	RESIDENTIAL	99,763.00	17,671.00	151,692.00	99.14	99.15
511-341-029-000	4510 CENTRAL AVE	1.00	RESIDENTIAL	10,098.00	127,114.00	137,212.00	99.14	99.15
511-341-031-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	12,299.00	1,978.00	14,277.00	99.14	99.15
511-341-033-000	4359 KJER RD	1.00	RESIDENTIAL	103,895.00	5,467.00	141,862.00	99.14	99.15
511-341-034-000	4490 CENTRAL AVE	1.00	RESIDENTIAL	32,456.00	52,296.00	92,832.00	99.14	99.15
511-341-036-000	4555 KJER RD	1.00	RESIDENTIAL	250,000.00	158,000.00	408,000.00	99.14	99.15
511-341-037-000	4525 KJER RD	1.00	RESIDENTIAL	39,670.00	64,923.00	104,593.00	99.14	99.15
511-341-038-000	4480 CENTRAL AVE	1.00	RESIDENTIAL	18,103.00	4,063.00	22,166.00	99.14	99.15
511-341-039-000	4470 CENTRAL AVE	1.00	RESIDENTIAL	12,201.00	100,635.00	112,836.00	99.14	99.15
511-341-042-000	4560 CENTRAL AVE	1.00	RESIDENTIAL	51,996.00	16,110.00	68,106.00	99.14	99.15
511-341-046-000	4488 KJER RD	1.00	RESIDENTIAL	113,781.00	68,267.00	182,048.00	99.14	99.15
511-341-047-000	4484 KJER RD	1.00	RESIDENTIAL	82,022.00	69,662.00	151,684.00	99.14	99.15
511-341-048-000	4470 KJER RD	1.00	RESIDENTIAL	15,306.00	45,321.00	60,627.00	99.14	99.15
511-341-049-000	4457 KJER RD	1.00	RESIDENTIAL	103,068.00	51,267.00	154,335.00	99.14	99.15
511-341-050-000	4590 KJER RD	1.00	RESIDENTIAL	180,626.00	169,289.00	349,915.00	99.14	99.15
511-341-051-000	4570 KJER RD	1.00	RESIDENTIAL	177,536.00	200,616.00	378,152.00	99.14	99.15
511-342-003-000	4511 CENTRAL AVE	1.00	RESIDENTIAL	31,078.00	50,422.00	81,500.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-342-004-000	4515 CENTRAL AVE	2.32	COMMERCIAL	258,807.00	490,574.00	749,381.00	229.50	229.53
511-342-006-000	4475 CENTRAL AVE	1.00	RESIDENTIAL	120,299.00	112,644.00	232,943.00	99.14	99.15
511-342-008-000	4467 CENTRAL AVE	1.00	RESIDENTIAL	208,080.00	279,867.00	487,947.00	99.14	99.15
511-342-009-000	4459 CENTRAL AVE	1.00	RESIDENTIAL	139,142.00	321,602.00	460,744.00	99.14	99.15
511-342-010-000	4481 CENTRAL AVE	1.00	RESIDENTIAL	140,669.00	7,360.00	200,029.00	99.14	99.15
511-361-003-000	1241 PERINI RD	2.00	RESIDENTIAL	45,075.00	112,223.00	157,298.00	198.28	198.30
511-361-005-000	1255 PERINI RD	1.00	RESIDENTIAL	42,465.00	153,973.00	196,438.00	99.14	99.15
511-361-006-000	3280 BARNETT AVE	1.00	RESIDENTIAL	60,819.00	128,459.00	189,278.00	99.14	99.15
511-361-007-000	1266 PERINI RD	1.00	RESIDENTIAL	127,433.00	-	127,433.00	99.14	99.15
511-361-008-000	1250 PERINI RD	1.00	RESIDENTIAL	40,094.00	27,860.00	67,954.00	99.14	99.15
511-361-009-000	1234 PERINI RD	2.00	RESIDENTIAL	27,744.00	105,950.00	133,694.00	198.28	198.30
511-361-012-000	3207 BARNETT AVE	1.00	RESIDENTIAL	106,179.00	52,264.00	158,443.00	99.14	99.15
511-361-013-000	3225 BARNETT AVE	2.00	RESIDENTIAL	89,844.00	176,560.00	266,404.00	198.28	198.30
511-361-021-000	3257 HALFWAY AVE	1.00	RESIDENTIAL	147,766.00	102,205.00	249,971.00	99.14	99.15
511-361-022-000	1222 PERINI RD	1.00	RESIDENTIAL	90,476.00	123,885.00	214,361.00	99.14	99.15
511-361-023-000	3263 BARNETT AVE	1.00	RESIDENTIAL	28,287.00	16,754.00	45,041.00	99.14	99.15
511-361-027-000	1231 PERINI RD	1.00	RESIDENTIAL	29,862.00	49,777.00	79,639.00	99.14	99.15
511-361-028-000	1207 PERINI RD	3.00	RESIDENTIAL	260,000.00	365,000.00	625,000.00	297.42	297.45
511-361-031-000	3294 BARNETT AVE	2.00	RESIDENTIAL	83,516.00	185,439.00	268,955.00	198.28	198.30
511-361-032-000	3286 BARNETT AVE	1.00	RESIDENTIAL	102,402.00	142,227.00	244,629.00	99.14	99.15
511-361-035-000	1165 PERINI RD	1.00	RESIDENTIAL	139,385.00	7,504.00	146,889.00	99.14	99.15
511-361-039-000	3281 HALFWAY AVE	1.00	RESIDENTIAL	36,686.00	5,914.00	46,600.00	99.14	99.15
511-361-040-000	3275 HALFWAY AVE	1.00	RESIDENTIAL	133,967.00	133,967.00	267,934.00	99.14	99.15
511-361-044-000	1120 PERINI RD	1.00	RESIDENTIAL	55,810.00	132,463.00	188,273.00	99.14	99.15
511-361-045-000	1138 PERINI RD	1.00	RESIDENTIAL	204,000.00	229,500.00	433,500.00	99.14	99.15
511-361-046-000	NO SITUS AVAILABLE	0.33	VACANT	54,834.00	-	54,834.00	33.04	33.05
511-361-047-000	1166 PERINI RD	1.00	RESIDENTIAL	49,502.00	141,317.00	190,819.00	99.14	99.15
511-361-048-000	1198 PERINI RD	1.00	RESIDENTIAL	42,483.00	4,109.00	46,592.00	99.14	99.15
511-361-049-000	3301 HALFWAY AVE	1.00	RESIDENTIAL	6,599.00	21,014.00	27,613.00	99.14	99.15
511-361-050-000	3292 HALFWAY AVE	1.00	RESIDENTIAL	6,599.00	129,226.00	135,825.00	99.14	99.15
511-361-054-000	1162 MARIUS CT	1.00	RESIDENTIAL	1,639.00	61,240.00	62,879.00	99.14	99.15
511-361-055-000	1170 MARIUS CT	1.00	RESIDENTIAL	1,639.00	76,378.00	78,017.00	99.14	99.15
511-361-056-000	1178 MARIUS CT	1.00	RESIDENTIAL	1,639.00	93,609.00	95,248.00	99.14	99.15
511-361-057-000	1186 MARIUS CT	1.00	RESIDENTIAL	1,639.00	97,209.00	98,848.00	99.14	99.15
511-361-058-000	3241 HALFWAY AVE	2.00	RESIDENTIAL	309,170.00	683,947.00	993,117.00	198.28	198.30
511-361-061-000	3215 HALFWAY AVE	2.00	RESIDENTIAL	250,000.00	340,000.00	590,000.00	198.28	198.30
511-361-062-000	3235 HALFWAY AVE	1.00	RESIDENTIAL	61,375.00	268,606.00	329,981.00	99.14	99.15
511-361-063-000	3239 HALFWAY AVE	1.00	RESIDENTIAL	25,933.00	119,936.00	145,869.00	99.14	99.15
511-361-064-000	1267 LONESTAR DR	1.00	RESIDENTIAL	220,000.00	240,000.00	460,000.00	99.14	99.15
511-361-065-000	1259 LONESTAR DR	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-361-066-000	1251 LONESTAR DR	1.00	RESIDENTIAL	65,164.00	166,960.00	232,124.00	99.14	99.15
511-361-067-000	1245 LONESTAR DR	1.00	RESIDENTIAL	160,766.00	247,852.00	408,618.00	99.14	99.15
511-361-068-000	1233 LONESTAR DR	1.00	RESIDENTIAL	136,651.00	299,585.00	436,236.00	99.14	99.15
511-361-069-000	1221 LONESTAR DR	1.00	RESIDENTIAL	140,669.00	321,539.00	462,208.00	99.14	99.15
511-361-070-000	1213 LONESTAR DR	1.00	RESIDENTIAL	204,000.00	331,500.00	535,500.00	99.14	99.15
511-361-071-000	1197 LONESTAR DR	1.00	RESIDENTIAL	63,886.00	168,748.00	232,634.00	99.14	99.15
511-361-072-000	1208 LONESTAR DR	1.00	RESIDENTIAL	244,800.00	280,500.00	525,300.00	99.14	99.15
511-361-073-000	1222 LONESTAR DR	1.00	RESIDENTIAL	136,651.00	293,277.00	429,928.00	99.14	99.15
511-361-074-000	1230 LONESTAR DR	1.00	RESIDENTIAL	63,886.00	191,547.00	255,433.00	99.14	99.15
511-361-075-000	1238 LONESTAR DR	1.00	RESIDENTIAL	156,060.00	275,706.00	431,766.00	99.14	99.15
511-361-076-000	1242 LONESTAR DR	1.00	RESIDENTIAL	63,886.00	191,538.00	255,424.00	99.14	99.15
511-361-077-000	1250 LONESTAR DR	1.00	RESIDENTIAL	63,886.00	243,508.00	307,394.00	99.14	99.15
511-361-078-000	1256 LONESTAR DR	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-361-079-000	1264 LONE STAR DR	1.00	RESIDENTIAL	63,886.00	167,545.00	231,431.00	99.14	99.15
511-361-080-000	3287 BARNETT AVE	2.00	RESIDENTIAL	11,353.00	173,061.00	184,414.00	198.28	198.30
511-361-081-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	45,603.00	219,672.00	265,275.00	99.14	99.15
511-361-082-000	1281 BRYNN CT	1.00	RESIDENTIAL	102,402.00	199,118.00	301,520.00	99.14	99.15
511-361-083-000	1291 BRYNN CT	1.00	RESIDENTIAL	135,450.00	214,508.00	349,958.00	99.14	99.15
511-361-084-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	32,506.00	99,195.00	131,701.00	99.14	99.15
511-361-085-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	30,254.00	111,659.00	141,913.00	99.14	99.15
511-361-086-000	1287 AVERY LN	2.00	RESIDENTIAL	99,128.00	248,132.00	347,260.00	198.28	198.30
511-361-087-000	1291 AVERY LN	2.00	RESIDENTIAL	99,129.00	248,132.00	347,261.00	198.28	198.30
511-361-088-000	1185 PERINI RD	1.00	RESIDENTIAL	109,363.00	320,443.00	429,806.00	99.14	99.15
511-361-089-000	1191 PERINI RD	1.00	RESIDENTIAL	117,822.00	199,728.00	317,550.00	99.14	99.15
511-381-002-000	3130 EAGLE LN	1.00	RESIDENTIAL	114,838.00	370,513.00	485,351.00	99.14	99.15
511-381-003-000	3114 EAGLE LN	1.00	RESIDENTIAL	139,439.00	340,450.00	479,889.00	99.14	99.15
511-381-004-000	3096 EAGLE LN	1.00	RESIDENTIAL	210,235.00	247,025.00	457,260.00	99.14	99.15
511-381-005-000	3082 EAGLE LN	1.00	RESIDENTIAL	153,171.00	159,059.00	312,230.00	99.14	99.15
511-381-006-000	3068 EAGLE LN	1.00	RESIDENTIAL	150,000.00	240,000.00	390,000.00	99.14	99.15
511-381-007-000	3048 EAGLE LN	1.00	RESIDENTIAL	38,629.00	110,537.00	149,166.00	99.14	99.15
511-381-008-000	3036 EAGLE LN	1.00	RESIDENTIAL	90,987.00	136,076.00	227,063.00	99.14	99.15
511-381-009-000	3022 EAGLE LN	1.00	RESIDENTIAL	93,914.00	160,087.00	254,001.00	99.14	99.15
511-381-010-000	3008 EAGLE LN	1.00	RESIDENTIAL	99,801.00	159,433.00	259,234.00	99.14	99.15
511-381-011-000	2990 EAGLE LN	1.00	RESIDENTIAL	49,589.00	197,319.00	246,908.00	99.14	99.15
511-381-012-000	2974 EAGLE LN	1.00	RESIDENTIAL	161,721.00	236,808.00	398,529.00	99.14	99.15
511-381-013-000	2958 EAGLE LN	2.00	RESIDENTIAL	208,080.00	468,180.00	676,260.00	198.28	198.30
511-381-014-000	2944 EAGLE LN	1.00	RESIDENTIAL	178,552.00	246,281.00	424,833.00	99.14	99.15
511-381-015-000	2930 EAGLE LN	1.00	RESIDENTIAL	99,252.00	153,379.00	252,631.00	99.14	99.15
511-381-016-000	2916 EAGLE LN	1.00	RESIDENTIAL	260,000.00	315,000.00	575,000.00	99.14	99.15
511-381-017-000	2870 CENTRAL AVE	3.75	COMMERCIAL	591,396.00	4,080,925.00	4,690,161.00	371.76	371.81
511-381-018-000	2818 CENTRAL AVE	1.00	COMMERCIAL	253,321.00	70,690.00	324,011.00	99.14	99.15
511-381-026-000	1769 MURRAY RD	1.00	RESIDENTIAL	96,372.00	384,869.00	481,241.00	99.14	99.15
511-381-027-000	1707 MURRAY RD	1.00	RESIDENTIAL	167,326.00	223,101.00	390,427.00	99.14	99.15
511-381-028-000	1723 MURRAY RD	1.00	RESIDENTIAL	117,394.00	385,550.00	502,944.00	99.14	99.15
511-381-029-000	1785 MURRAY RD	1.00	RESIDENTIAL	40,851.00	208,031.00	248,882.00	99.14	99.15
511-381-030-000	1755 MURRAY RD	1.00	RESIDENTIAL	306,000.00	311,100.00	617,100.00	99.14	99.15
511-381-031-000	3180 EAGLE LN	1.00	RESIDENTIAL	153,171.00	241,539.00	394,710.00	99.14	99.15
511-381-032-000	1636 NORTON RD	0.33	VACANT	50,000.00	-	50,000.00	33.04	33.05
511-381-033-000	1741 MURRAY RD	1.00	RESIDENTIAL	104,950.00	266,954.00	371,904.00	99.14	99.15
511-390-003-000	4395 CHAFFIN RD	1.00	RESIDENTIAL	120,000.00	200,000.00	320,000.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-390-004-000	4279 CHAFFIN AVE	1.00	RESIDENTIAL	64,009.00	175,916.00	239,925.00	99.14	99.15
511-390-005-000	4357 CHAFFIN AVE	1.00	RESIDENTIAL	26,601.00	117,546.00	144,147.00	99.14	99.15
511-390-006-000	NO SITUS AVAILABLE	0.33	VACANT	7,090.00	-	7,090.00	33.04	33.05
511-390-007-000	4351 CHAFFIN AVE	1.00	RESIDENTIAL	28,956.00	6,148.00	35,104.00	99.14	99.15
511-390-008-000	NO SITUS AVAILABLE	0.33	VACANT	164,182.00	-	164,182.00	33.04	33.05
511-390-009-000	4217 DOUGLAS AVE	1.00	RESIDENTIAL	187,272.00	179,989.00	367,261.00	99.14	99.15
511-390-010-000	4215 DOUGLAS AVE	1.00	RESIDENTIAL	189,636.00	136,091.00	325,727.00	99.14	99.15
511-390-011-000	4194 DOUGLAS AVE	1.00	RESIDENTIAL	225,692.00	192,583.00	418,275.00	99.14	99.15
511-390-012-000	4155 DOWS PRAIRIE RD	1.00	RESIDENTIAL	25,262.00	141,568.00	166,830.00	99.14	99.15
511-390-013-000	4161 DOWS PRAIRIE RD	1.00	RESIDENTIAL	132,612.00	131,109.00	263,721.00	99.14	99.15
511-390-014-000	4171 DOWS PRAIRIE RD	1.00	RESIDENTIAL	81,571.00	149,559.00	231,130.00	99.14	99.15
511-390-015-000	4245 DOWS PRAIRIE RD	1.00	RESIDENTIAL	150,000.00	130,000.00	280,000.00	99.14	99.15
511-390-016-000	4269 DOWS PRAIRIE RD	1.00	RESIDENTIAL	75,142.00	66,301.00	141,443.00	99.14	99.15
511-390-018-000	4365 DOWS PRAIRIE RD	1.00	RESIDENTIAL	188,059.00	112,280.00	300,339.00	99.14	99.15
511-390-021-000	4375 CHAFFIN LN	1.00	RESIDENTIAL	127,782.00	221,499.00	349,281.00	99.14	99.15
511-390-022-000	4385 CHAFFIN RD	1.00	RESIDENTIAL	184,825.00	340,772.00	525,597.00	99.14	99.15
511-390-023-000	4390 CHAFFIN RD	1.00	RESIDENTIAL	149,000.00	331,000.00	486,410.00	99.14	99.15
511-390-024-000	4366 CHAFFIN RD	1.00	RESIDENTIAL	214,439.00	321,660.00	536,099.00	99.14	99.15
511-390-025-000	1801 ARTHUR RD	1.00	RESIDENTIAL	223,101.00	95,493.00	318,594.00	99.14	99.15
511-390-029-000	1775 ONEGLIA WAY	1.00	RESIDENTIAL	189,211.00	260,166.00	449,377.00	99.14	99.15
511-390-031-000	1765 ONEGLIA WAY	1.00	RESIDENTIAL	13,337.00	234,274.00	247,611.00	99.14	99.15
511-390-033-000	1725 ONEGLIA WAY	1.00	RESIDENTIAL	151,591.00	67,029.00	218,620.00	99.14	99.15
511-401-001-000	2800 FORTUNE ST	1.00	RESIDENTIAL	125,224.00	179,233.00	304,457.00	99.14	99.15
511-401-002-000	2820 FORTUNE ST	2.00	RESIDENTIAL	357,000.00	599,938.00	956,938.00	198.28	198.30
511-401-003-000	2840 FORTUNE ST	1.00	RESIDENTIAL	189,374.00	267,997.00	457,371.00	99.14	99.15
511-401-004-000	2860 FORTUNE ST	1.00	RESIDENTIAL	100,786.00	202,594.00	303,380.00	99.14	99.15
511-401-005-000	2880 FORTUNE ST	1.00	RESIDENTIAL	106,484.00	204,462.00	310,946.00	99.14	99.15
511-401-006-000	2900 FORTUNE ST	1.00	RESIDENTIAL	121,077.00	206,400.00	327,477.00	99.14	99.15
511-401-007-000	2920 FORTUNE ST	1.00	RESIDENTIAL	170,672.00	312,901.00	483,573.00	99.14	99.15
511-401-008-000	2940 FORTUNE ST	1.00	RESIDENTIAL	108,303.00	207,552.00	315,855.00	99.14	99.15
511-401-009-000	2960 FORTUNE ST	1.00	RESIDENTIAL	300,000.00	416,000.00	716,000.00	99.14	99.15
511-401-010-000	2988 FORTUNE ST	1.00	RESIDENTIAL	119,742.00	215,550.00	335,292.00	99.14	99.15
511-401-011-000	2990 FORTUNE ST	1.00	RESIDENTIAL	193,429.00	268,806.00	462,235.00	99.14	99.15
511-401-012-000	3000 FORTUNE ST	1.00	RESIDENTIAL	187,547.00	563,000.00	750,547.00	99.14	99.15
511-401-013-000	2999 SPRINGER DR	1.00	RESIDENTIAL	110,784.00	304,920.00	415,704.00	99.14	99.15
511-401-014-000	2975 FORTUNE ST	1.00	RESIDENTIAL	143,485.00	430,466.00	573,951.00	99.14	99.15
511-401-015-000	2965 FORTUNE ST	1.00	RESIDENTIAL	55,344.00	124,128.00	179,472.00	99.14	99.15
511-401-016-000	2955 FORTUNE ST	1.00	RESIDENTIAL	79,211.00	191,259.00	270,470.00	99.14	99.15
511-401-017-000	2935 FORTUNE ST	1.00	RESIDENTIAL	160,000.00	240,000.00	400,000.00	99.14	99.15
511-401-018-000	2915 FORTUNE ST	1.00	RESIDENTIAL	211,269.00	368,216.00	579,485.00	99.14	99.15
511-401-019-000	2895 FORTUNE ST	2.00	RESIDENTIAL	94,130.00	429,689.00	523,819.00	198.28	198.30
511-401-020-000	2863 FORTUNE ST	1.00	RESIDENTIAL	255,000.00	408,000.00	663,000.00	99.14	99.15
511-401-021-000	2845 FORTUNE ST	1.00	RESIDENTIAL	223,101.00	301,188.00	524,289.00	99.14	99.15
511-401-022-000	2825 FORTUNE ST	1.00	RESIDENTIAL	91,581.00	316,922.00	408,503.00	99.14	99.15
511-401-023-000	2805 FORTUNE ST	1.00	RESIDENTIAL	208,080.00	457,776.00	665,856.00	99.14	99.15
511-401-024-000	2890 SPRINGER DR	1.00	RESIDENTIAL	300,000.00	462,000.00	762,000.00	99.14	99.15
511-401-025-000	2910 SPRINGER DR	1.00	RESIDENTIAL	306,000.00	540,600.00	846,600.00	99.14	99.15
511-401-026-000	2930 SPRINGER DR	1.00	RESIDENTIAL	150,000.00	260,000.00	410,000.00	99.14	99.15
511-401-027-000	2950 SPRINGER DR	2.00	RESIDENTIAL	156,941.00	337,152.00	494,093.00	198.28	198.30
511-401-028-000	2966 SPRINGER DR	1.00	RESIDENTIAL	76,473.00	229,450.00	305,923.00	99.14	99.15
511-401-029-000	2980 SPRINGER DR	1.00	RESIDENTIAL	110,470.00	203,954.00	314,424.00	99.14	99.15
511-401-030-000	2993 SPRINGER DR	1.00	RESIDENTIAL	45,980.00	122,636.00	168,616.00	99.14	99.15
511-401-031-000	2983 SPRINGER DR	1.00	RESIDENTIAL	107,164.00	497,536.00	604,700.00	99.14	99.15
511-401-032-000	2979 SPRINGER AVE	1.00	RESIDENTIAL	136,536.00	329,970.00	466,506.00	99.14	99.15
511-401-033-000	2973 SPRINGER DR	0.33	VACANT	106,342.00	-	106,342.00	33.04	33.05
511-401-034-000	2963 SPRINGER DR	2.00	RESIDENTIAL	268,048.00	399,930.00	667,978.00	198.28	198.30
511-401-035-000	2959 SPRINGER DR	1.00	RESIDENTIAL	86,604.00	319,363.00	405,967.00	99.14	99.15
511-401-036-000	2937 SPRINGER DR	1.00	RESIDENTIAL	247,544.00	340,376.00	587,920.00	99.14	99.15
511-401-037-000	2917 SPRINGER DR	1.00	RESIDENTIAL	88,734.00	519,841.00	608,575.00	99.14	99.15
511-401-038-000	2897 SPRINGER DR	1.00	RESIDENTIAL	193,429.00	426,685.00	620,114.00	99.14	99.15
511-401-039-000	NO SITUS AVAILABLE	0.33	VACANT	676,260.00	-	676,260.00	33.04	33.05
511-411-001-000	1444 HORRELL AVE	1.00	RESIDENTIAL	117,822.00	153,171.00	270,993.00	99.14	99.15
511-411-002-000	1452 HORRELL AVE	1.00	RESIDENTIAL	109,363.00	157,483.00	266,846.00	99.14	99.15
511-411-003-000	1460 HORRELL AVE	1.00	RESIDENTIAL	109,363.00	141,243.00	250,606.00	99.14	99.15
511-411-004-000	1468 HORRELL AVE	1.00	RESIDENTIAL	114,831.00	189,199.00	304,030.00	99.14	99.15
511-411-005-000	1476 HORRELL AVE	1.00	RESIDENTIAL	147,368.00	154,065.00	301,433.00	99.14	99.15
511-411-006-000	1484 HORRELL AVE	1.00	RESIDENTIAL	31,550.00	73,938.00	105,488.00	99.14	99.15
511-411-007-000	1492 HORRELL AVE	1.00	RESIDENTIAL	95,650.00	170,815.00	266,465.00	99.14	99.15
511-411-008-000	1500 HORRELL AVE	1.00	RESIDENTIAL	31,550.00	70,337.00	101,887.00	99.14	99.15
511-411-009-000	1508 HORRELL AVE	1.00	RESIDENTIAL	62,603.00	75,130.00	137,733.00	99.14	99.15
511-411-010-000	1516 HORRELL AVE	1.00	RESIDENTIAL	30,649.00	73,938.00	104,587.00	99.14	99.15
511-411-011-000	1524 HORRELL AVE	1.00	RESIDENTIAL	103,962.00	150,170.00	254,132.00	99.14	99.15
511-411-012-000	1532 HORRELL AVE	1.00	RESIDENTIAL	60,819.00	65,886.00	126,705.00	99.14	99.15
511-411-013-000	1533 HARDEN DR	1.00	RESIDENTIAL	153,000.00	214,200.00	367,200.00	99.14	99.15
511-411-014-000	1525 HARDEN DR	1.00	RESIDENTIAL	57,921.00	98,334.00	156,255.00	99.14	99.15
511-411-015-000	1517 HARDEN DR	1.00	RESIDENTIAL	120,299.00	162,951.00	283,250.00	99.14	99.15
511-411-016-000	1509 HARDEN DR	1.00	RESIDENTIAL	110,000.00	120,000.00	230,000.00	99.14	99.15
511-411-017-000	1501 HARDEN DR	1.00	RESIDENTIAL	130,266.00	126,545.00	256,811.00	99.14	99.15
511-411-018-000	1493 HARDEN DR	1.00	RESIDENTIAL	31,265.00	72,658.00	103,923.00	99.14	99.15
511-411-019-000	1485 HARDEN DR	1.00	RESIDENTIAL	200,000.00	192,500.00	392,500.00	99.14	99.15
511-411-020-000	1477 HARDEN DR	1.00	RESIDENTIAL	126,140.00	155,573.00	281,713.00	99.14	99.15
511-411-021-000	1469 HARDEN DR	1.00	RESIDENTIAL	156,060.00	176,868.00	332,928.00	99.14	99.15
511-411-022-000	1461 HARDEN DR	1.00	RESIDENTIAL	61,338.00	98,632.00	159,970.00	99.14	99.15
511-411-023-000	1453 HARDEN DR	1.00	RESIDENTIAL	61,375.00	76,727.00	138,102.00	99.14	99.15
511-411-024-000	1445 HARDEN DR	1.00	RESIDENTIAL	102,402.00	159,294.00	261,696.00	99.14	99.15
511-411-025-000	3027 LITTLE POND ST	1.00	RESIDENTIAL	32,456.00	90,174.00	122,630.00	99.14	99.15
511-411-026-000	3035 LITTLE POND ST	1.00	RESIDENTIAL	32,456.00	91,795.00	124,251.00	99.14	99.15
511-411-027-000	3043 LITTLE POND ST	1.00	RESIDENTIAL	32,456.00	163,651.00	196,107.00	99.14	99.15
511-411-028-000	3051 LITTLE POND ST	1.00	RESIDENTIAL	57,646.00	113,969.00	171,615.00	99.14	99.15
511-411-029-000	3055 LITTLE POND ST	1.00	RESIDENTIAL	128,663.00	182,272.00	310,935.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-412-001-000	1428 HARDEN DR	1.00	RESIDENTIAL	117,822.00	153,171.00	270,993.00	99.14	99.15
511-412-002-000	1436 HARDEN DR	1.00	RESIDENTIAL	48,596.00	95,846.00	144,442.00	99.14	99.15
511-412-003-000	1444 HARDEN DR	1.00	RESIDENTIAL	110,000.00	125,000.00	235,000.00	99.14	99.15
511-412-004-000	1452 HARDEN DR	1.00	RESIDENTIAL	32,181.00	71,744.00	103,925.00	99.14	99.15
511-412-005-000	1460 HARDEN DR	1.00	RESIDENTIAL	31,550.00	73,041.00	104,591.00	99.14	99.15
511-412-006-000	1468 HARDEN DR	1.00	RESIDENTIAL	31,550.00	80,248.00	111,798.00	99.14	99.15
511-412-007-000	1476 HARDEN DR	1.00	RESIDENTIAL	31,550.00	75,747.00	107,297.00	99.14	99.15
511-412-008-000	3025 LITTLE CINDER ST	1.00	RESIDENTIAL	61,338.00	100,089.00	161,427.00	99.14	99.15
511-412-009-000	3037 LITTLE CINDER ST	1.00	RESIDENTIAL	95,000.00	140,000.00	235,000.00	99.14	99.15
511-412-010-000	3047 LITTLE CINDER ST	1.00	RESIDENTIAL	220,000.00	195,000.00	415,000.00	99.14	99.15
511-412-013-000	3020 CENTRAL AVE	1.00	RESIDENTIAL	58,326.00	55,929.00	114,255.00	99.14	99.15
511-412-014-000	3004 CENTRAL AVE	1.00	RESIDENTIAL	88,765.00	164,515.00	253,280.00	99.14	99.15
511-412-015-000	3059 LITTLE CINDER ST	1.00	RESIDENTIAL	102,402.00	133,124.00	235,526.00	99.14	99.15
511-412-017-000	3040 CENTRAL AVE	1.00	RESIDENTIAL	58,461.00	192,721.00	251,182.00	99.14	99.15
511-422-001-000	3140 LITTLE POND ST	1.00	RESIDENTIAL	62,071.00	124,148.00	186,219.00	99.14	99.15
511-422-002-000	3150 LITTLE POND ST	1.00	RESIDENTIAL	141,609.00	135,450.00	277,059.00	99.14	99.15
511-422-003-000	3160 LITTLE POND ST	1.00	RESIDENTIAL	142,800.00	198,900.00	341,700.00	99.14	99.15
511-422-004-000	3170 LITTLE POND ST	1.00	RESIDENTIAL	148,523.00	204,222.00	352,745.00	99.14	99.15
511-422-005-000	1401 SILVERADO AVE	1.00	RESIDENTIAL	109,317.00	208,396.00	317,713.00	99.14	99.15
511-422-006-000	1411 SILVERADO AVE	1.00	RESIDENTIAL	115,628.00	219,578.00	335,206.00	99.14	99.15
511-422-007-000	3195 LITTLE POND ST	1.00	RESIDENTIAL	128,663.00	216,048.00	344,711.00	99.14	99.15
511-422-008-000	1443 SILVERADO PL	1.00	RESIDENTIAL	60,261.00	129,576.00	189,837.00	99.14	99.15
511-422-009-000	1453 SILVERADO PL	1.00	RESIDENTIAL	61,375.00	121,081.00	182,456.00	99.14	99.15
511-422-010-000	1461 SILVERADO PL	1.00	RESIDENTIAL	62,603.00	149,018.00	211,621.00	99.14	99.15
511-422-011-000	1469 SILVERADO PL	1.00	RESIDENTIAL	60,261.00	127,918.00	188,179.00	99.14	99.15
511-422-012-000	1468 SILVERADO PL	1.00	RESIDENTIAL	63,886.00	178,190.00	242,076.00	99.14	99.15
511-422-013-000	1460 SILVERADO PL	1.00	RESIDENTIAL	117,941.00	257,327.00	375,268.00	99.14	99.15
511-422-014-000	1452 SILVERADO PL	1.00	RESIDENTIAL	105,000.00	185,000.00	290,000.00	99.14	99.15
511-422-015-000	1442 SILVERADO PL	1.00	RESIDENTIAL	126,140.00	212,861.00	339,001.00	99.14	99.15
511-422-016-000	3165 LITTLE POND ST	1.00	RESIDENTIAL	128,663.00	235,883.00	364,546.00	99.14	99.15
511-422-017-000	3145 LITTLE POND ST	1.00	RESIDENTIAL	130,191.00	149,129.00	279,320.00	99.14	99.15
511-422-018-000	1443 FRONTIER AVE	1.00	RESIDENTIAL	145,656.00	202,878.00	348,534.00	99.14	99.15
511-422-019-000	1453 FRONTIER AVE	1.00	RESIDENTIAL	118,357.00	175,169.00	293,526.00	99.14	99.15
511-422-020-000	1461 FRONTIER AVE	1.00	RESIDENTIAL	145,656.00	192,474.00	338,130.00	99.14	99.15
511-422-021-000	1469 FRONTIER AVE	1.00	RESIDENTIAL	61,375.00	129,673.00	203,418.00	99.14	99.15
511-422-022-000	1477 FRONTIER AVE	1.00	RESIDENTIAL	60,662.00	192,934.00	253,596.00	99.14	99.15
511-422-023-000	1485 FRONTIER AVE	1.00	RESIDENTIAL	60,926.00	133,463.00	194,389.00	99.14	99.15
511-422-024-000	3150 BONANZA ST	1.00	RESIDENTIAL	109,363.00	246,069.00	355,432.00	99.14	99.15
511-422-025-000	3140 BONANZA ST	1.00	RESIDENTIAL	187,272.00	208,340.00	395,612.00	99.14	99.15
511-423-001-000	3130 LITTLE POND ST	1.00	RESIDENTIAL	148,523.00	160,901.00	309,424.00	99.14	99.15
511-423-002-000	3120 LITTLE POND ST	1.00	RESIDENTIAL	59,079.00	107,831.00	166,910.00	99.14	99.15
511-423-003-000	3110 LITTLE POND ST	1.00	RESIDENTIAL	49,397.00	115,281.00	164,678.00	99.14	99.15
511-423-004-000	3100 LITTLE POND ST	1.00	RESIDENTIAL	49,397.00	115,281.00	164,678.00	99.14	99.15
511-423-005-000	3080 LITTLE POND ST	1.00	RESIDENTIAL	40,659.00	91,060.00	131,719.00	99.14	99.15
511-423-006-000	3070 LITTLE POND ST	1.00	RESIDENTIAL	125,158.00	103,540.00	228,698.00	99.14	99.15
511-423-007-000	3060 LITTLE POND ST	1.00	RESIDENTIAL	90,476.00	128,064.00	218,540.00	99.14	99.15
511-423-008-000	3061 LITTLE POND ST	1.00	RESIDENTIAL	124,848.00	191,433.00	316,281.00	99.14	99.15
511-423-009-000	1443 HORRELL AVE	1.00	RESIDENTIAL	44,196.00	156,293.00	200,489.00	99.14	99.15
511-423-010-000	1453 HORRELL AVE	1.00	RESIDENTIAL	44,196.00	93,713.00	137,909.00	99.14	99.15
511-423-011-000	1461 HORRELL AVE	1.00	RESIDENTIAL	100,394.00	189,636.00	290,030.00	99.14	99.15
511-423-012-000	1469 HORRELL AVE	1.00	RESIDENTIAL	111,550.00	203,580.00	315,130.00	99.14	99.15
511-423-013-000	1477 HORRELL AVE	1.00	RESIDENTIAL	144,868.00	96,577.00	241,445.00	99.14	99.15
511-423-014-000	1485 HORRELL AVE	1.00	RESIDENTIAL	110,000.00	120,000.00	230,000.00	99.14	99.15
511-423-015-000	3068 BONANZA ST	1.00	RESIDENTIAL	117,822.00	124,889.00	242,711.00	99.14	99.15
511-423-016-000	3070 BONANZA ST	1.00	RESIDENTIAL	69,975.00	123,297.00	193,272.00	99.14	99.15
511-423-017-000	1484 WINCHESTER AVE	1.00	RESIDENTIAL	51,996.00	121,343.00	173,339.00	99.14	99.15
511-423-018-000	1476 WINCHESTER AVE	1.00	RESIDENTIAL	118,357.00	173,985.00	292,342.00	99.14	99.15
511-423-019-000	1468 WINCHESTER AVE	1.00	RESIDENTIAL	59,079.00	117,803.00	176,882.00	99.14	99.15
511-423-020-000	1460 WINCHESTER AVE	1.00	RESIDENTIAL	57,164.00	127,416.00	184,580.00	99.14	99.15
511-423-021-000	1452 WINCHESTER AVE	1.00	RESIDENTIAL	60,261.00	115,863.00	176,124.00	99.14	99.15
511-423-022-000	1442 WINCHESTER AVE	1.00	RESIDENTIAL	110,000.00	170,000.00	280,000.00	99.14	99.15
511-423-023-000	3071 LITTLE POND ST	1.00	RESIDENTIAL	117,941.00	219,800.00	337,741.00	99.14	99.15
511-423-024-000	3105 LITTLE POND ST	1.00	RESIDENTIAL	102,402.00	230,977.00	333,379.00	99.14	99.15
511-423-025-000	1443 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-423-026-000	1453 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-423-027-000	1461 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-423-028-000	1469 WINCHESTER AVE	1.00	RESIDENTIAL	60,261.00	117,522.00	177,783.00	99.14	99.15
511-423-029-000	1477 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-423-030-000	1485 WINCHESTER AVE	1.00	RESIDENTIAL	117,822.00	142,566.00	260,388.00	99.14	99.15
511-423-031-000	3110 BONANZA ST	1.00	RESIDENTIAL	109,363.00	194,668.00	304,031.00	99.14	99.15
511-423-032-000	3124 BONANZA ST	1.00	RESIDENTIAL	117,822.00	182,624.00	300,446.00	99.14	99.15
511-423-033-000	1484 FRONTIER AVE	1.00	RESIDENTIAL	76,554.00	153,120.00	229,674.00	99.14	99.15
511-423-034-000	1476 FRONTIER AVE	1.00	RESIDENTIAL	109,317.00	198,147.00	307,464.00	99.14	99.15
511-423-035-000	1468 FRONTIER AVE	1.00	RESIDENTIAL	118,357.00	153,864.00	272,221.00	99.14	99.15
511-423-036-000	1460 FRONTIER AVE	1.00	RESIDENTIAL	220,000.00	255,000.00	475,000.00	99.14	99.15
511-423-037-000	1452 FRONTIER AVE	1.00	RESIDENTIAL	59,079.00	128,511.00	187,590.00	99.14	99.15
511-423-038-000	1442 FRONTIER AVE	1.00	RESIDENTIAL	78,086.00	200,330.00	278,416.00	99.14	99.15
511-423-039-000	3115 LITTLE POND ST	1.00	RESIDENTIAL	142,800.00	198,900.00	341,700.00	99.14	99.15
511-424-001-000	3151 BONANZA ST	1.00	RESIDENTIAL	61,338.00	144,486.00	205,824.00	99.14	99.15
511-424-002-000	3141 BONANZA ST	1.00	RESIDENTIAL	63,274.00	150,086.00	213,360.00	99.14	99.15
511-424-003-000	3131 BONANZA ST	1.00	RESIDENTIAL	61,375.00	148,172.00	209,547.00	99.14	99.15
511-424-004-000	3121 BONANZA ST	1.00	RESIDENTIAL	224,400.00	255,000.00	479,400.00	99.14	99.15
511-424-005-000	3111 BONANZA ST	1.00	RESIDENTIAL	115,628.00	168,187.00	283,815.00	99.14	99.15
511-424-006-000	3101 BONANZA ST	1.00	RESIDENTIAL	61,338.00	126,723.00	188,061.00	99.14	99.15
511-424-007-000	3091 BONANZA ST	1.00	RESIDENTIAL	166,464.00	199,756.00	366,220.00	99.14	99.15
511-424-008-000	3081 BONANZA ST	1.00	RESIDENTIAL	44,196.00	105,203.00	149,399.00	99.14	99.15
511-424-009-000	3071 BONANZA ST	1.00	RESIDENTIAL	59,615.00	110,258.00	169,873.00	99.14	99.15
511-424-010-000	1521 HORRELL ST	1.00	RESIDENTIAL	200,000.00	200,000.00	400,000.00	99.14	99.15
511-424-011-000	1531 HORRELL AVE	1.00	RESIDENTIAL	43,329.00	117,880.00	161,209.00	99.14	99.15
511-424-012-000	1541 HORRELL AVE	1.00	RESIDENTIAL	59,079.00	162,493.00	221,572.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-424-013-000	1551 HORRELL AVE	1.00	RESIDENTIAL	117,822.00	159,533.00	277,355.00	99.14	99.15
511-424-014-000	1561 HORRELL AVE	1.00	RESIDENTIAL	66,467.00	140,331.00	206,798.00	99.14	99.15
511-424-015-000	1571 HORRELL AVE	1.00	RESIDENTIAL	128,663.00	162,973.00	291,636.00	99.14	99.15
511-424-016-000	1581 HORRELL ST	2.00	RESIDENTIAL	66,642.00	116,477.00	183,119.00	198.28	198.30
511-424-017-000	3080 CENTRAL AVE	2.00	RESIDENTIAL	28,684.00	171,800.00	200,484.00	198.28	198.30
511-424-018-000	1580 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	114,809.00	186,840.00	99.14	99.15
511-424-019-000	1570 CAMINO WAY	1.00	RESIDENTIAL	126,140.00	251,231.00	377,371.00	99.14	99.15
511-424-020-000	1560 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	135,604.00	195,865.00	99.14	99.15
511-424-021-000	1550 CAMINO WAY	1.00	RESIDENTIAL	63,886.00	170,242.00	234,128.00	99.14	99.15
511-424-022-000	1540 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	146,152.00	206,413.00	99.14	99.15
511-424-023-000	1530 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	120,384.00	180,645.00	99.14	99.15
511-424-024-000	1510 CAMINO WAY	1.00	RESIDENTIAL	128,663.00	230,522.00	359,185.00	99.14	99.15
511-424-025-000	1500 CAMINO WAY	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-424-026-000	1490 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	136,207.00	196,468.00	99.14	99.15
511-424-027-000	1480 CAMINO WAY	1.00	RESIDENTIAL	109,317.00	209,078.00	367,664.00	99.14	99.15
511-424-028-000	1470 CAMINO WAY	1.00	RESIDENTIAL	132,795.00	175,051.00	307,846.00	99.14	99.15
511-424-029-000	1460 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	124,792.00	185,053.00	99.14	99.15
511-424-030-000	1450 CAMINO WAY	1.00	RESIDENTIAL	109,363.00	248,845.00	358,208.00	99.14	99.15
511-424-031-000	1440 CAMINO WAY	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-424-032-000	3160 CENTRAL AVE	1.00	RESIDENTIAL	41,833.00	128,439.00	170,272.00	99.14	99.15
511-424-033-000	1465 CAMINO WAY	1.00	RESIDENTIAL	125,768.00	177,188.00	302,956.00	99.14	99.15
511-424-034-000	1581 CAMINO WAY	1.00	RESIDENTIAL	131,236.00	218,727.00	349,963.00	99.14	99.15
511-424-035-000	1571 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	122,493.00	182,754.00	99.14	99.15
511-424-036-000	1561 CAMINO WAY	1.00	RESIDENTIAL	60,261.00	120,384.00	180,645.00	99.14	99.15
511-424-037-000	1551 CAMINO WAY	1.00	RESIDENTIAL	141,609.00	190,867.00	332,476.00	99.14	99.15
511-424-038-000	1475 CAMINO WAY	1.00	RESIDENTIAL	40,573.00	197,900.00	238,473.00	99.14	99.15
511-424-039-000	3186 CENTRAL AVE	1.00	RESIDENTIAL	106,519.00	71,012.00	177,531.00	99.14	99.15
511-424-040-000	3180 CENTRAL AVE	2.00	RESIDENTIAL	221,653.00	149,596.00	371,249.00	198.28	198.30
511-431-002-000	1112 KILLDEER RD	1.00	RESIDENTIAL	59,479.00	166,557.00	226,036.00	99.14	99.15
511-431-004-000	1082 KINGLET LN	1.00	RESIDENTIAL	53,266.00	161,439.00	214,705.00	99.14	99.15
511-431-006-000	1076 KINGLET LN	1.00	RESIDENTIAL	166,464.00	186,231.00	352,695.00	99.14	99.15
511-431-007-000	3089 HALFWAY AVE	1.00	RESIDENTIAL	142,674.00	152,600.00	295,274.00	99.14	99.15
511-431-008-000	3101 HALFWAY AVE	1.00	RESIDENTIAL	65,164.00	112,960.00	178,124.00	99.14	99.15
511-431-009-000	3105 HALFWAY AVE	1.00	RESIDENTIAL	115,628.00	215,490.00	331,118.00	99.14	99.15
511-431-010-000	3111 HALFWAY AVE	1.00	RESIDENTIAL	56,865.00	105,006.00	161,871.00	99.14	99.15
511-431-011-000	1100 KILLDEER RD	1.00	RESIDENTIAL	142,674.00	148,878.00	291,552.00	99.14	99.15
511-431-012-000	1106 KILLDEER RD	1.00	RESIDENTIAL	68,311.00	148,293.00	216,604.00	99.14	99.15
511-431-013-000	1108 KILLDEER RD	1.00	RESIDENTIAL	115,628.00	235,851.00	351,479.00	99.14	99.15
511-431-014-000	1110 KILLDEER RD	1.00	RESIDENTIAL	204,000.00	304,980.00	508,980.00	99.14	99.15
511-431-018-000	1103 KILLDEER RD	1.00	RESIDENTIAL	187,272.00	210,160.00	397,432.00	99.14	99.15
511-431-019-000	1109 KILLDEER RD	2.00	RESIDENTIAL	141,609.00	227,810.00	369,419.00	198.28	198.30
511-431-020-000	3075 HALFWAY AVE	1.00	RESIDENTIAL	102,484.00	65,158.00	167,642.00	99.14	99.15
511-431-021-000	1070 KINGLET LN	1.00	RESIDENTIAL	94,255.00	124,715.00	218,970.00	99.14	99.15
511-431-022-000	1111 KILLDEER RD	1.00	RESIDENTIAL	128,663.00	201,036.00	329,699.00	99.14	99.15
511-431-023-000	1113 KILLDEER RD	1.00	RESIDENTIAL	59,079.00	122,608.00	181,687.00	99.14	99.15
511-431-024-000	1115 KILLDEER RD	1.00	RESIDENTIAL	62,603.00	117,394.00	179,997.00	99.14	99.15
511-431-025-000	1117 KILLDEER RD #A	2.00	RESIDENTIAL	111,550.00	234,257.00	345,807.00	198.28	198.30
511-431-026-000	1119 KILLDEER RD	1.00	RESIDENTIAL	47,477.00	134,966.00	182,443.00	99.14	99.15
511-431-027-000	1121 KILLDEER RD	1.00	RESIDENTIAL	83,516.00	170,521.00	254,037.00	99.14	99.15
511-431-028-000	1125 KILLDEER RD	1.00	RESIDENTIAL	133,860.00	262,145.00	396,005.00	99.14	99.15
511-431-029-000	1127 KILLDEER RD	1.00	RESIDENTIAL	72,637.00	146,908.00	219,545.00	99.14	99.15
511-431-030-000	1131 KILLDEER RD	1.00	RESIDENTIAL	120,000.00	210,000.00	330,000.00	99.14	99.15
511-431-031-000	1130 KILLDEER RD	2.00	RESIDENTIAL	244,800.00	306,000.00	550,800.00	198.28	198.30
511-431-032-000	1128 KILLDEER RD	1.00	RESIDENTIAL	61,375.00	117,653.00	179,028.00	99.14	99.15
511-431-033-000	1126 KILLDEER RD	1.00	RESIDENTIAL	228,888.00	253,857.00	482,745.00	99.14	99.15
511-431-034-000	1124 KILLDEER RD	1.00	RESIDENTIAL	58,310.00	146,627.00	204,937.00	99.14	99.15
511-431-035-000	1122 KILLDEER RD	1.00	RESIDENTIAL	73,807.00	145,294.00	219,101.00	99.14	99.15
511-431-036-000	1120 KILLDEER RD	1.00	RESIDENTIAL	204,000.00	223,380.00	427,380.00	99.14	99.15
511-431-037-000	1118 KILLDEER RD	1.00	RESIDENTIAL	100,394.00	189,636.00	290,030.00	99.14	99.15
511-431-038-000	1116 KILLDEER RD	1.00	RESIDENTIAL	148,523.00	178,106.00	326,629.00	99.14	99.15
511-431-039-000	1114 KILLDEER RD	1.00	RESIDENTIAL	120,723.00	123,137.00	243,860.00	99.14	99.15
511-431-040-000	3040 SHAMBERGER CT	1.00	RESIDENTIAL	156,060.00	171,666.00	327,726.00	99.14	99.15
511-431-041-000	3050 SHAMBERGER CT	1.00	RESIDENTIAL	88,819.00	170,815.00	259,634.00	99.14	99.15
511-431-042-000	3060 SHAMBERGER CT	1.00	RESIDENTIAL	144,868.00	144,868.00	289,736.00	99.14	99.15
511-431-043-000	3070 SHAMBERGER CT	2.00	RESIDENTIAL	106,519.00	213,045.00	319,564.00	198.28	198.30
511-431-044-000	1088 KINGLET LN	1.00	RESIDENTIAL	132,795.00	240,243.00	373,038.00	99.14	99.15
511-431-045-000	3076 SHAMBERGER CT	1.00	RESIDENTIAL	57,164.00	153,391.00	210,555.00	99.14	99.15
511-431-046-000	3078 SHAMBERGER CT	1.00	RESIDENTIAL	160,901.00	191,844.00	352,745.00	99.14	99.15
511-431-047-000	3082 SHAMBERGER CT	1.00	RESIDENTIAL	141,609.00	141,609.00	283,218.00	99.14	99.15
511-431-048-000	3090 SHAMBERGER CT	1.00	RESIDENTIAL	58,800.00	138,854.00	197,654.00	99.14	99.15
511-431-049-000	3095 SHAMBERGER CT	1.00	RESIDENTIAL	58,800.00	161,754.00	220,554.00	99.14	99.15
511-431-050-000	3085 SHAMBERGER CT	1.00	RESIDENTIAL	58,800.00	132,318.00	191,118.00	99.14	99.15
511-431-051-000	3075 SHAMBERGER CT	1.00	RESIDENTIAL	111,550.00	178,482.00	290,032.00	99.14	99.15
511-431-052-000	3065 SHAMBERGER CT	1.00	RESIDENTIAL	128,663.00	239,635.00	368,298.00	99.14	99.15
511-431-053-000	3055 SHAMBERGER CT	1.00	RESIDENTIAL	60,261.00	114,508.00	174,769.00	99.14	99.15
511-431-054-000	3045 SHAMBERGER CT	1.00	RESIDENTIAL	55,535.00	129,050.00	184,585.00	99.14	99.15
511-431-055-000	3035 SHAMBERGER CT	2.00	RESIDENTIAL	81,809.00	163,627.00	245,436.00	198.28	198.30
511-431-056-000	3074 SHAMBERGER CT	1.00	RESIDENTIAL	54,882.00	139,640.00	194,522.00	99.14	99.15
511-431-057-000	3072 SHAMBERGER CT	1.00	RESIDENTIAL	48,423.00	125,913.00	174,336.00	99.14	99.15
511-431-058-000	1064 COACH WAY	1.00	RESIDENTIAL	102,402.00	223,579.00	325,981.00	99.14	99.15
511-431-059-000	1058 COACH WAY	2.00	RESIDENTIAL	61,375.00	142,721.00	204,096.00	198.28	198.30
511-431-060-000	1056 COACH WAY	1.00	RESIDENTIAL	34,467.00	49,981.00	84,448.00	99.14	99.15
511-431-061-000	NO SITUS AVAILABLE	0.33	VACANT	34,467.00	-	34,467.00	33.04	33.05
511-431-063-000	1199 ALLIE CT	1.00	RESIDENTIAL	103,962.00	184,825.00	288,787.00	99.14	99.15
511-431-064-000	1193 ALLIE CT	1.00	RESIDENTIAL	103,962.00	207,929.00	311,891.00	99.14	99.15
511-431-065-000	1187 ALLIE CT	1.00	RESIDENTIAL	102,402.00	208,220.00	310,622.00	99.14	99.15
511-431-066-000	1181 ALLIE CT	1.00	RESIDENTIAL	103,962.00	225,736.00	329,698.00	99.14	99.15
511-431-067-000	1175 ALLIE CT	1.00	RESIDENTIAL	220,000.00	245,000.00	465,000.00	99.14	99.15
511-431-068-000	1170 ALLIE CT	1.00	RESIDENTIAL	102,402.00	173,949.00	276,351.00	99.14	99.15
511-431-069-000	1174 ALLIE CT	1.00	RESIDENTIAL	111,550.00	178,482.00	290,032.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-431-070-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	155,080.00	156,074.00	311,154.00	99.14	99.15
511-431-071-000	1186 ALLIE CT	1.00	RESIDENTIAL	109,363.00	235,022.00	344,385.00	99.14	99.15
511-431-072-000	1192 ALLIE CT	1.00	RESIDENTIAL	103,962.00	213,706.00	317,668.00	99.14	99.15
511-431-073-000	1198 ALLIE CT	1.00	RESIDENTIAL	244,800.00	265,200.00	510,000.00	99.14	99.15
511-441-003-000	1211 WINCHESTER AVE	1.00	RESIDENTIAL	183,600.00	219,300.00	402,900.00	99.14	99.15
511-441-004-000	1221 WINCHESTER AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
511-441-005-000	1243 WINCHESTER AVE	1.00	RESIDENTIAL	83,516.00	180,823.00	264,339.00	99.14	99.15
511-441-006-000	1253 WINCHESTER AVE	1.00	RESIDENTIAL	58,310.00	146,627.00	204,937.00	99.14	99.15
511-441-007-000	1265 WINCHESTER AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
511-441-008-000	1275 WINCHESTER AVE	1.00	RESIDENTIAL	58,310.00	114,968.00	173,278.00	99.14	99.15
511-441-009-000	1295 WINCHESTER AVE	1.00	RESIDENTIAL	62,603.00	133,053.00	195,656.00	99.14	99.15
511-441-010-000	1305 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-441-011-000	1315 WINCHESTER AVE	1.00	RESIDENTIAL	111,550.00	226,449.00	337,999.00	99.14	99.15
511-441-012-000	1325 WINCHESTER AVE	1.00	RESIDENTIAL	132,795.00	150,903.00	283,698.00	99.14	99.15
511-441-013-000	1335 WINCHESTER AVE	1.00	RESIDENTIAL	62,603.00	135,401.00	198,004.00	99.14	99.15
511-441-014-000	1345 WINCHESTER AVE	1.00	RESIDENTIAL	109,363.00	263,021.00	372,384.00	99.14	99.15
511-441-015-000	1355 WINCHESTER AVE	1.00	RESIDENTIAL	187,272.00	264,261.00	451,533.00	99.14	99.15
511-441-016-000	1365 WINCHESTER AVE	1.00	RESIDENTIAL	88,819.00	235,329.00	324,148.00	99.14	99.15
511-441-017-000	1375 WINCHESTER AVE	1.00	RESIDENTIAL	102,402.00	204,807.00	307,209.00	99.14	99.15
511-441-018-000	1385 WINCHESTER AVE	1.00	RESIDENTIAL	127,066.00	271,463.00	398,529.00	99.14	99.15
511-441-019-000	1395 CHAPARRAL DR	1.00	RESIDENTIAL	58,310.00	149,798.00	208,108.00	99.14	99.15
511-441-020-000	1396 WINCHESTER AVE	1.00	RESIDENTIAL	117,822.00	164,951.00	282,773.00	99.14	99.15
511-441-021-000	1394 WINCHESTER AVE	1.00	RESIDENTIAL	117,941.00	210,150.00	328,091.00	99.14	99.15
511-441-022-000	1386 WINCHESTER AVE	1.00	RESIDENTIAL	60,819.00	170,752.00	231,571.00	99.14	99.15
511-441-023-000	1384 WINCHESTER AVE	1.00	RESIDENTIAL	53,310.00	178,905.00	232,215.00	99.14	99.15
511-441-024-000	1376 WINCHESTER AVE	1.00	RESIDENTIAL	142,674.00	173,692.00	316,366.00	99.14	99.15
511-441-025-000	1366 WINCHESTER AVE	1.00	RESIDENTIAL	118,357.00	124,273.00	242,630.00	99.14	99.15
511-441-026-000	1356 WINCHESTER AVE	1.00	RESIDENTIAL	117,941.00	203,717.00	321,658.00	99.14	99.15
511-441-027-000	1346 WINCHESTER AVE	1.00	RESIDENTIAL	58,800.00	140,110.00	198,910.00	99.14	99.15
511-441-028-000	1336 WINCHESTER AVE	1.00	RESIDENTIAL	141,609.00	141,606.00	283,215.00	99.14	99.15
511-441-029-000	1326 WINCHESTER AVE	1.00	RESIDENTIAL	58,310.00	142,883.00	201,193.00	99.14	99.15
511-441-030-000	1316 WINCHESTER AVE	1.00	RESIDENTIAL	65,164.00	154,093.00	219,257.00	99.14	99.15
511-441-031-000	1306 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-441-032-000	1296 WINCHESTER AVE	1.00	RESIDENTIAL	58,310.00	99,968.00	158,278.00	99.14	99.15
511-441-033-000	1286 WINCHESTER AVE	1.00	RESIDENTIAL	110,000.00	205,000.00	315,000.00	99.14	99.15
511-441-034-000	1266 WINCHESTER AVE	1.00	RESIDENTIAL	57,164.00	123,333.00	180,497.00	99.14	99.15
511-441-035-000	1260 WINCHESTER AVE	1.00	RESIDENTIAL	109,363.00	169,513.00	278,876.00	99.14	99.15
511-441-036-000	1254 WINCHESTER AVE	1.00	RESIDENTIAL	115,628.00	215,490.00	331,118.00	99.14	99.15
511-441-037-000	1244 WINCHESTER AVE	1.00	RESIDENTIAL	58,310.00	148,129.00	206,439.00	99.14	99.15
511-441-038-000	1242 WINCHESTER AVE	1.00	RESIDENTIAL	147,164.00	262,793.00	409,957.00	99.14	99.15
511-441-039-000	1230 WINCHESTER AVE	1.00	RESIDENTIAL	60,270.00	237,507.00	297,777.00	99.14	99.15
511-441-040-000	1220 WINCHESTER AVE	1.00	RESIDENTIAL	117,822.00	176,735.00	294,557.00	99.14	99.15
511-441-042-000	3100 BARNETT AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
511-441-043-000	1252 CHAPARRAL DR	1.00	RESIDENTIAL	66,467.00	124,083.00	190,550.00	99.14	99.15
511-441-044-000	1262 CHAPARRAL DR	1.00	RESIDENTIAL	103,962.00	195,222.00	299,184.00	99.14	99.15
511-441-045-000	1272 CHAPARRAL DR	1.00	RESIDENTIAL	117,822.00	208,842.00	326,664.00	99.14	99.15
511-441-046-000	1282 CHAPARRAL DR	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-441-047-000	1292 CHAPARRAL DR	1.00	RESIDENTIAL	61,375.00	140,419.00	201,794.00	99.14	99.15
511-441-048-000	1302 CHAPARRAL DR	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-441-049-000	1312 CHAPARRAL DR	1.00	RESIDENTIAL	60,261.00	128,070.00	188,331.00	99.14	99.15
511-441-050-000	1322 CHAPARRAL DR	1.00	RESIDENTIAL	110,000.00	205,000.00	315,000.00	99.14	99.15
511-441-051-000	1332 CHAPARRAL DR	1.00	RESIDENTIAL	115,628.00	247,025.00	362,653.00	99.14	99.15
511-441-052-000	1342 CHAPARRAL DR	1.00	RESIDENTIAL	61,375.00	134,895.00	196,270.00	99.14	99.15
511-441-053-000	1352 CHAPARRAL DR	1.00	RESIDENTIAL	183,000.00	410,000.00	593,000.00	99.14	99.15
511-441-054-000	1362 CHAPARRAL DR	1.00	RESIDENTIAL	120,299.00	224,196.00	344,495.00	99.14	99.15
511-441-055-000	1393 CHAPARRAL DR	1.00	RESIDENTIAL	90,476.00	187,923.00	278,399.00	99.14	99.15
511-441-056-000	1391 CHAPARRAL DR	1.00	RESIDENTIAL	59,079.00	125,562.00	184,641.00	99.14	99.15
511-441-057-000	1387 CHAPARRAL DR	1.00	RESIDENTIAL	103,962.00	310,740.00	414,702.00	99.14	99.15
511-441-058-000	1383 CHAPARRAL DR	1.00	RESIDENTIAL	66,467.00	177,264.00	243,731.00	99.14	99.15
511-441-059-000	1373 CHAPARRAL DR	1.00	RESIDENTIAL	95,650.00	283,558.00	379,208.00	99.14	99.15
511-441-060-000	1363 CHAPARRAL DR	1.00	RESIDENTIAL	147,164.00	231,258.00	378,422.00	99.14	99.15
511-441-061-000	1353 CHAPARRAL DR	1.00	RESIDENTIAL	66,467.00	132,944.00	199,411.00	99.14	99.15
511-441-062-000	1343 CHAPARRAL DR	1.00	RESIDENTIAL	117,822.00	183,804.00	301,626.00	99.14	99.15
511-441-063-000	1333 CHAPARRAL DR	1.00	RESIDENTIAL	120,299.00	191,387.00	311,686.00	99.14	99.15
511-441-064-000	1323 CHAPARRAL DR	1.00	RESIDENTIAL	62,603.00	148,706.00	211,309.00	99.14	99.15
511-441-065-000	1313 CHAPARRAL DR	1.00	RESIDENTIAL	57,921.00	139,754.00	197,675.00	99.14	99.15
511-441-066-000	1303 CHAPARRAL DR	1.00	RESIDENTIAL	187,272.00	286,110.00	473,382.00	99.14	99.15
511-441-067-000	1293 CHAPARRAL DR	1.00	RESIDENTIAL	111,550.00	201,906.00	313,456.00	99.14	99.15
511-441-068-000	1283 CHAPARRAL DR	1.00	RESIDENTIAL	136,651.00	227,053.00	363,704.00	99.14	99.15
511-441-069-000	1273 CHAPARRAL DR	1.00	RESIDENTIAL	62,603.00	142,444.00	205,047.00	99.14	99.15
511-441-070-000	1263 CHAPARRAL DR	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-441-071-000	1253 CHAPARRAL DR	1.00	RESIDENTIAL	100,000.00	180,000.00	280,000.00	99.14	99.15
511-441-072-000	1250 SILVERADO AVE	1.00	RESIDENTIAL	100,000.00	170,000.00	270,000.00	99.14	99.15
511-441-073-000	1260 SILVERADO AVE	1.00	RESIDENTIAL	59,079.00	154,404.00	213,483.00	99.14	99.15
511-441-074-000	1270 SILVERADO AVE	1.00	RESIDENTIAL	60,261.00	140,123.00	200,384.00	99.14	99.15
511-441-075-000	1280 SILVERADO AVE	1.00	RESIDENTIAL	156,060.00	254,898.00	410,958.00	99.14	99.15
511-441-076-000	1290 SILVERADO AVE	1.00	RESIDENTIAL	62,603.00	137,751.00	200,354.00	99.14	99.15
511-441-077-000	1300 SILVERADO AVE	1.00	RESIDENTIAL	60,662.00	139,702.00	200,364.00	99.14	99.15
511-441-078-000	1310 SILVERADO AVE	1.00	RESIDENTIAL	111,550.00	223,101.00	334,651.00	99.14	99.15
511-441-079-000	1320 SILVERADO AVE	1.00	RESIDENTIAL	90,476.00	214,375.00	304,851.00	99.14	99.15
511-441-080-000	1330 SILVERADO AVE	1.00	RESIDENTIAL	103,962.00	254,137.00	358,099.00	99.14	99.15
511-441-081-000	1340 SILVERADO AVE	1.00	RESIDENTIAL	136,651.00	229,577.00	366,228.00	99.14	99.15
511-441-082-000	1350 SILVERADO AVE	1.00	RESIDENTIAL	102,402.00	249,181.00	351,583.00	99.14	99.15
511-441-083-000	1360 SILVERADO AVE	1.00	RESIDENTIAL	128,663.00	327,020.00	455,683.00	99.14	99.15
511-441-084-000	1370 SILVERADO AVE	1.00	RESIDENTIAL	103,962.00	206,773.00	310,735.00	99.14	99.15
511-441-085-000	1380 SILVERADO AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
511-441-086-000	1390 SILVERADO AVE	1.00	RESIDENTIAL	100,000.00	260,000.00	401,800.00	99.14	99.15
511-442-001-000	1211 SILVERADO AVE	1.00	RESIDENTIAL	141,609.00	249,973.00	391,582.00	99.14	99.15
511-442-002-000	1221 SILVERADO AVE	1.00	RESIDENTIAL	59,079.00	184,500.00	243,579.00	99.14	99.15
511-442-003-000	1231 SILVERADO AVE	1.00	RESIDENTIAL	155,080.00	266,123.00	421,203.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-442-004-000	1241 SILVERADO AVE	1.00	RESIDENTIAL	136,651.00	245,837.00	382,488.00	99.14	99.15
511-442-005-000	1251 SILVERADO AVE	1.00	RESIDENTIAL	61,375.00	158,115.00	219,490.00	99.14	99.15
511-442-006-000	1261 SILVERADO AVE	1.00	RESIDENTIAL	240,000.00	327,500.00	567,500.00	99.14	99.15
511-442-007-000	1271 SILVERADO AVE	1.00	RESIDENTIAL	57,921.00	160,753.00	218,674.00	99.14	99.15
511-442-008-000	1281 SILVERADO AVE	1.00	RESIDENTIAL	110,000.00	180,000.00	290,000.00	99.14	99.15
511-442-009-000	1291 SILVERADO PL	1.00	RESIDENTIAL	60,662.00	146,734.00	207,396.00	99.14	99.15
511-442-010-000	1301 SILVERADO AVE	1.00	RESIDENTIAL	65,164.00	134,540.00	199,704.00	99.14	99.15
511-442-011-000	1311 SILVERADO AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
511-442-012-000	1321 SILVERADO AVE	1.00	RESIDENTIAL	102,402.00	294,696.00	397,098.00	99.14	99.15
511-442-013-000	1331 SILVERADO AVE	1.00	RESIDENTIAL	151,493.00	248,074.00	399,567.00	99.14	99.15
511-442-014-000	1341 SILVERADO AVE	1.00	RESIDENTIAL	90,476.00	240,823.00	331,299.00	99.14	99.15
511-442-015-000	1351 SILVERADO AVE	1.00	RESIDENTIAL	66,467.00	169,878.00	236,345.00	99.14	99.15
511-442-016-000	1361 SILVERADO AVE	1.00	RESIDENTIAL	117,822.00	163,775.00	281,597.00	99.14	99.15
511-442-017-000	1371 SILVERADO AVE	1.00	RESIDENTIAL	76,554.00	187,923.00	264,477.00	99.14	99.15
511-442-018-000	1381 SILVERADO AVE	1.00	RESIDENTIAL	224,400.00	357,000.00	581,400.00	99.14	99.15
511-442-019-000	1391 SILVERADO AVE	1.00	RESIDENTIAL	115,628.00	245,975.00	361,603.00	99.14	99.15
511-443-002-000	1201 SILVERADO AVE	1.00	RESIDENTIAL	111,550.00	239,834.00	351,384.00	99.14	99.15
511-443-003-000	1191 SILVERADO AVE	1.00	RESIDENTIAL	66,467.00	124,818.00	191,285.00	99.14	99.15
511-443-004-000	1181 SILVERADO AVE	1.00	RESIDENTIAL	66,467.00	128,364.00	194,831.00	99.14	99.15
511-443-005-000	1171 SILVERADO AVE	1.00	RESIDENTIAL	120,299.00	273,409.00	393,708.00	99.14	99.15
511-443-006-000	1161 SILVERADO AVE	1.00	RESIDENTIAL	115,515.00	225,256.00	340,771.00	99.14	99.15
511-443-009-000	1203 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-443-010-000	1193 WINCHESTER AVE	1.00	RESIDENTIAL	113,781.00	178,636.00	292,417.00	99.14	99.15
511-443-011-000	1163 WINCHESTER AVE	1.00	RESIDENTIAL	109,363.00	235,133.00	344,496.00	99.14	99.15
511-443-012-000	1153 WINCHESTER AVE	1.00	RESIDENTIAL	183,600.00	336,600.00	520,200.00	99.14	99.15
511-443-013-000	1173 WINCHESTER AVE	1.00	RESIDENTIAL	103,962.00	225,256.00	329,218.00	99.14	99.15
511-443-014-000	1183 WINCHESTER AVE	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-443-015-000	3089 MCKINLEYVILLE AVE	6.00	RESIDENTIAL	426,564.00	93,636.00	520,200.00	594.84	594.90
511-443-016-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	142,674.00	179,894.00	322,568.00	99.14	99.15
511-443-017-000	1184 WINCHESTER AVE	1.00	RESIDENTIAL	220,000.00	261,500.00	481,500.00	99.14	99.15
511-450-001-000	2930 LITTLE POND ST	1.00	RESIDENTIAL	111,550.00	246,527.00	358,077.00	99.14	99.15
511-450-002-000	2920 LITTLE POND ST	1.00	RESIDENTIAL	110,000.00	180,000.00	290,000.00	99.14	99.15
511-450-003-000	2910 LITTLE POND ST	1.00	RESIDENTIAL	142,674.00	214,635.00	357,309.00	99.14	99.15
511-450-004-000	2900 LITTLE POND ST	1.00	RESIDENTIAL	135,450.00	184,708.00	320,158.00	99.14	99.15
511-450-005-000	2884 LITTLE POND ST	1.00	RESIDENTIAL	126,140.00	247,025.00	373,165.00	99.14	99.15
511-450-006-000	2880 LITTLE POND ST	1.00	RESIDENTIAL	114,831.00	219,821.00	334,652.00	99.14	99.15
511-450-007-000	2870 LITTLE POND ST	1.00	RESIDENTIAL	129,605.00	205,013.00	334,618.00	99.14	99.15
511-450-008-000	2860 LITTLE POND ST	1.00	RESIDENTIAL	220,000.00	230,000.00	450,000.00	99.14	99.15
511-450-009-000	2850 LITTLE POND ST	1.00	RESIDENTIAL	244,800.00	316,200.00	561,000.00	99.14	99.15
511-450-010-000	2840 LITTLE POND ST	1.00	RESIDENTIAL	154,712.00	226,503.00	381,215.00	99.14	99.15
511-450-011-000	2830 LITTLE POND ST	1.00	RESIDENTIAL	109,317.00	251,443.00	360,760.00	99.14	99.15
511-450-012-000	2820 LITTLE POND ST	1.00	RESIDENTIAL	109,317.00	228,209.00	337,526.00	99.14	99.15
511-450-013-000	2810 LITTLE POND ST	1.00	RESIDENTIAL	61,338.00	195,341.00	256,679.00	99.14	99.15
511-450-014-000	2800 LITTLE POND ST	1.00	RESIDENTIAL	128,663.00	251,966.00	380,629.00	99.14	99.15
511-450-015-000	2927 LITTLE POND ST	1.00	RESIDENTIAL	57,164.00	173,161.00	230,325.00	99.14	99.15
511-450-016-000	2925 LITTLE POND ST	1.00	RESIDENTIAL	145,656.00	198,716.00	344,372.00	99.14	99.15
511-450-017-000	2915 LITTLE POND ST	1.00	RESIDENTIAL	83,516.00	194,882.00	278,398.00	99.14	99.15
511-450-018-000	2905 LITTLE POND ST	1.00	RESIDENTIAL	147,368.00	241,154.00	388,522.00	99.14	99.15
511-450-019-000	2901 LITTLE POND ST	1.00	RESIDENTIAL	62,071.00	180,476.00	242,547.00	99.14	99.15
511-450-020-000	2895 LITTLE POND ST	1.00	RESIDENTIAL	118,357.00	229,617.00	347,974.00	99.14	99.15
511-450-021-000	2885 LITTLE POND ST	1.00	RESIDENTIAL	128,663.00	233,739.00	362,402.00	99.14	99.15
511-450-022-000	2875 LITTLE POND ST	1.00	RESIDENTIAL	100,000.00	250,000.00	350,000.00	99.14	99.15
511-450-023-000	2865 LITTLE POND ST	1.00	RESIDENTIAL	180,000.00	280,000.00	460,000.00	99.14	99.15
511-450-024-000	2855 LITTLE POND ST	1.00	RESIDENTIAL	117,822.00	273,941.00	391,763.00	99.14	99.15
511-450-025-000	2845 LITTLE POND ST	1.00	RESIDENTIAL	132,795.00	229,377.00	362,172.00	99.14	99.15
511-450-026-000	2835 LITTLE POND ST	1.00	RESIDENTIAL	62,603.00	148,706.00	211,309.00	99.14	99.15
511-450-027-000	2825 LITTLE POND ST	1.00	RESIDENTIAL	111,550.00	211,946.00	323,496.00	99.14	99.15
511-450-028-000	2815 LITTLE POND ST	1.00	RESIDENTIAL	57,164.00	198,485.00	255,649.00	99.14	99.15
511-450-029-000	2805 LITTLE POND ST	1.00	RESIDENTIAL	75,332.00	293,069.00	368,401.00	99.14	99.15
511-461-001-000	3107 CONCORDE DR	2.27	COMMERCIAL	1,802,865.00	7,941,276.00	10,587,121.00	224.54	224.57
511-461-002-000	3105 CONCORD DR	0.33	VACANT	330,919.00	-	330,919.00	33.04	33.05
511-461-003-000	3103 CONCORD DR	1.00	COMMERCIAL	226,552.00	858,262.00	1,084,814.00	99.14	99.15
511-461-005-000	3115 BOEING AVE	0.33	VACANT	77,006.00	-	77,006.00	33.04	33.05
511-461-006-000	3125 BOEING AVE	0.33	VACANT	75,658.00	-	75,658.00	33.04	33.05
511-461-007-000	3205 BOEING AVE	0.33	VACANT	77,007.00	-	77,007.00	33.04	33.05
511-461-008-000	3215 BOEING AVE	0.33	VACANT	77,007.00	-	77,007.00	33.04	33.05
511-461-009-000	3110 BOEING AVE	0.33	VACANT	97,590.00	-	97,590.00	33.04	33.05
511-461-010-000	3120 BOEING AVE	0.33	VACANT	79,710.00	-	79,710.00	33.04	33.05
511-461-011-000	3200 BOEING AVE	0.33	VACANT	75,659.00	-	75,659.00	33.04	33.05
511-461-012-000	3210 BOEING AVE	0.33	VACANT	75,659.00	-	75,659.00	33.04	33.05
511-461-013-000	3220 BOEING AVE	0.33	VACANT	77,007.00	-	77,007.00	33.04	33.05
511-461-014-000	3220 BOEING AVE	0.33	VACANT	77,007.00	-	77,007.00	33.04	33.05
511-461-015-000	3240 BOEING AVE	0.33	VACANT	120,215.00	-	120,215.00	33.04	33.05
511-461-016-000	3235 BOEING AVE	0.33	VACANT	117,394.00	-	117,394.00	33.04	33.05
511-461-019-000	3135 BOEING AVE	1.00	COMMERCIAL	56,457.00	1,143,301.00	1,199,758.00	99.14	99.15
511-461-020-000	3145 BOEING AVE	0.33	VACANT	77,629.00	-	77,629.00	33.04	33.05
511-461-021-000	3165 BOEING AVE	0.33	VACANT	77,629.00	-	77,629.00	33.04	33.05
511-461-022-000	3185 BOEING AVE	0.33	VACANT	70,570.00	-	70,570.00	33.04	33.05
511-461-023-000	NO SITUS AVAILABLE	0.33	VACANT	70,570.00	-	70,570.00	33.04	33.05
511-461-024-000	3130 BOEING AVE	0.33	VACANT	345,000.00	-	345,000.00	33.04	33.05
511-461-027-000	3152 BOEING CT	0.33	VACANT	46,176.00	-	46,176.00	33.04	33.05
511-461-028-000	3156 BOEING CT	0.33	VACANT	314,058.00	-	314,058.00	33.04	33.05
511-461-029-000	3159 BOEING CT	0.33	VACANT	64,654.00	-	64,654.00	33.04	33.05
511-461-030-000	3160 BOEING AVE	0.33	VACANT	46,176.00	-	46,176.00	33.04	33.05
511-461-031-000	3170 BOEING AVE	0.33	VACANT	64,654.00	-	64,654.00	33.04	33.05
511-461-032-000	3176 BOEING AVE	0.33	VACANT	55,412.00	-	55,412.00	33.04	33.05
511-461-033-000	3178 BOEING AVE	0.33	VACANT	46,176.00	-	46,176.00	33.04	33.05
511-461-034-000	3180 BOEING AVE	0.33	VACANT	161,721.00	-	161,721.00	33.04	33.05
511-461-035-000	3190 BOEING AVE	0.33	VACANT	46,176.00	-	46,176.00	33.04	33.05
511-461-036-000	3140 BOEING AVE	2.13	COMMERCIAL	1,205,999.00	3,541,975.00	4,747,974.00	210.66	210.69

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-461-037-000	3101 CONCORD DR #A	1.00	COMMERCIAL	60,064.00	442,430.00	502,494.00	99.14	99.15
511-461-038-000	3101 CONCORD DR #B-F	1.00	COMMERCIAL	16,076.00	1,360,649.00	1,376,725.00	99.14	99.15
511-461-039-000	NO SITUS AVAILABLE	1.00	COMMERCIAL	57,543.00	57,561.00	115,104.00	99.14	99.15
511-471-001-000	2808 SAND POINTE DR	1.00	RESIDENTIAL	227,810.00	303,801.00	531,611.00	99.14	99.15
511-471-002-000	2822 SAND POINTE DR	1.00	RESIDENTIAL	292,332.00	472,857.00	765,189.00	99.14	99.15
511-471-003-000	2838 SAND POINTE DR	0.33	VACANT	433,500.00	-	433,500.00	33.04	33.05
511-471-004-000	2852 SAND POINTE DR	0.33	VACANT	289,494.00	-	289,494.00	33.04	33.05
511-471-005-000	2868 SAND POINTE DR	1.00	RESIDENTIAL	250,000.00	400,000.00	650,000.00	99.14	99.15
511-471-006-000	2882 SAND POINTE DR	1.00	RESIDENTIAL	496,275.00	578,160.00	1,074,435.00	99.14	99.15
511-471-007-000	2898 SAND POINTE DR	1.00	RESIDENTIAL	510,000.00	765,000.00	1,275,000.00	99.14	99.15
511-471-008-000	2912 SAND POINTE DR	1.00	RESIDENTIAL	500,000.00	900,000.00	1,400,000.00	99.14	99.15
511-471-009-000	2928 SAND POINTE DR	0.33	VACANT	55,934.00	-	55,934.00	33.04	33.05
511-471-010-000	2942 SAND POINTE DR	1.00	RESIDENTIAL	58,872.00	791,968.00	850,840.00	99.14	99.15
511-471-011-000	2988 SAND POINTE DR	0.33	VACANT	58,872.00	-	58,872.00	33.04	33.05
511-471-012-000	3002 SAND POINTE DR	0.33	VACANT	187,923.00	-	187,923.00	33.04	33.05
511-471-013-000	3018 SAND POINTE DR	0.33	VACANT	350,713.00	-	350,713.00	33.04	33.05
511-471-014-000	3032 SAND POINTE DR	1.00	RESIDENTIAL	230,000.00	500,000.00	730,000.00	99.14	99.15
511-471-015-000	3048 SAND POINTE DR	1.00	RESIDENTIAL	368,894.00	441,182.00	810,076.00	99.14	99.15
511-471-016-000	3062 SAND POINTE DR	0.33	VACANT	500,000.00	-	500,000.00	33.04	33.05
511-471-017-000	3078 SAND POINTE DR	0.33	VACANT	58,872.00	-	58,872.00	33.04	33.05
511-471-018-000	3077 SAND POINTE DR	0.33	VACANT	52,997.00	-	52,997.00	33.04	33.05
511-471-019-000	3061 SAND POINTE DR	1.00	RESIDENTIAL	293,806.00	490,174.00	783,980.00	99.14	99.15
511-471-020-000	3057 SAND POINTE DR	0.33	VACANT	52,997.00	-	52,997.00	33.04	33.05
511-471-021-000	3041 SAND POINTE DR	1.00	RESIDENTIAL	239,292.00	-	239,292.00	99.14	99.15
511-471-022-000	3017 SAND POINTE DR	1.00	RESIDENTIAL	223,101.00	383,179.00	606,280.00	99.14	99.15
511-471-023-000	3011 SAND POINTE DR	1.00	RESIDENTIAL	180,000.00	350,000.00	530,000.00	99.14	99.15
511-471-024-000	2987 SAND POINTE DR	0.33	VACANT	52,997.00	-	52,997.00	33.04	33.05
511-471-025-000	2971 SAND POINTE DR	0.33	VACANT	52,997.00	-	52,997.00	33.04	33.05
511-471-026-000	2967 SAND POINTE DR	0.33	VACANT	372,300.00	-	372,300.00	33.04	33.05
511-471-027-000	2951 SAND POINTE DR	0.33	VACANT	276,877.00	-	276,877.00	33.04	33.05
511-471-028-000	2911 SAND POINTE DR	0.33	VACANT	262,473.00	-	262,473.00	33.04	33.05
511-471-029-000	2897 SAND POINTE DR	1.00	RESIDENTIAL	190,000.00	340,000.00	530,000.00	99.14	99.15
511-471-030-000	2947 SAND POINTE DR	1.00	RESIDENTIAL	341,700.00	-	341,700.00	99.14	99.15
511-471-031-000	779 BEACHWOOD CT	0.33	VACANT	52,997.00	-	52,997.00	33.04	33.05
511-471-032-000	783 BEACHWOOD CT	1.00	RESIDENTIAL	283,560.00	-	283,560.00	99.14	99.15
511-471-033-000	796 BEACHWOOD CT	0.33	VACANT	187,923.00	-	187,923.00	33.04	33.05
511-471-034-000	780 BEACHWOOD CT	1.00	RESIDENTIAL	250,568.00	73,074.00	323,642.00	99.14	99.15
511-471-035-000	776 BEACHWOOD CT	1.00	RESIDENTIAL	261,698.00	659,940.00	921,638.00	99.14	99.15
511-471-036-000	760 BEACHWOOD CT	1.00	RESIDENTIAL	321,660.00	482,490.00	804,150.00	99.14	99.15
511-471-037-000	756 BEACHWOOD CT	0.33	VACANT	52,997.00	-	52,997.00	33.04	33.05
511-481-001-000	1151 SILVERADO AVE	2.00	RESIDENTIAL	135,450.00	217,957.00	353,407.00	198.28	198.30
511-481-002-000	1141 SILVERADO AVE	1.00	RESIDENTIAL	142,674.00	186,099.00	328,773.00	99.14	99.15
511-481-003-000	1131 SILVERADO AVE	1.00	RESIDENTIAL	138,832.00	144,868.00	283,700.00	99.14	99.15
511-481-004-000	1121 SILVERADO AVE	1.00	RESIDENTIAL	118,357.00	156,233.00	274,590.00	99.14	99.15
511-481-005-000	1111 SILVERADO AVE	1.00	RESIDENTIAL	88,819.00	181,745.00	270,564.00	99.14	99.15
511-481-006-000	1101 SILVERADO AVE	1.00	RESIDENTIAL	88,819.00	160,827.00	249,646.00	99.14	99.15
511-481-007-000	1091 SILVERADO AVE	1.00	RESIDENTIAL	110,000.00	185,000.00	295,000.00	99.14	99.15
511-481-008-000	1081 SILVERADO AVE	2.00	RESIDENTIAL	136,651.00	248,710.00	385,361.00	198.28	198.30
511-481-009-000	1071 SILVERADO AVE	1.00	RESIDENTIAL	126,140.00	264,896.00	391,036.00	99.14	99.15
511-481-010-000	3185 HALFWAY AVE	1.00	RESIDENTIAL	224,400.00	342,720.00	567,120.00	99.14	99.15
511-481-011-000	3181 HALFWAY AVE	2.00	RESIDENTIAL	147,766.00	207,798.00	355,564.00	198.28	198.30
511-481-012-000	1050 SILVERADO AVE	1.00	RESIDENTIAL	164,119.00	239,744.00	403,863.00	99.14	99.15
511-481-013-000	1060 SILVERADO AVE	1.00	RESIDENTIAL	118,357.00	158,598.00	276,955.00	99.14	99.15
511-481-014-000	1070 SILVERADO AVE	1.00	RESIDENTIAL	109,317.00	198,519.00	307,836.00	99.14	99.15
511-481-015-000	1080 SILVERADO AVE	1.00	RESIDENTIAL	88,819.00	182,907.00	271,726.00	99.14	99.15
511-481-016-000	1090 SILVERADO AVE	1.00	RESIDENTIAL	88,819.00	181,745.00	270,564.00	99.14	99.15
511-481-017-000	1100 SILVERADO AVE	1.00	RESIDENTIAL	111,550.00	250,989.00	362,539.00	99.14	99.15
511-481-018-000	1110 SILVERADO AVE	1.00	RESIDENTIAL	88,819.00	181,745.00	519,024.00	99.14	99.15
511-481-019-000	1120 SILVERADO AVE	2.00	RESIDENTIAL	97,435.00	209,918.00	307,353.00	198.28	198.30
511-481-020-000	1130 SILVERADO AVE	1.00	RESIDENTIAL	122,985.00	192,994.00	315,979.00	99.14	99.15
511-481-021-000	1140 SILVERADO AVE	1.00	RESIDENTIAL	103,962.00	254,137.00	358,099.00	99.14	99.15
511-481-022-000	1150 SILVERADO AVE	1.00	RESIDENTIAL	100,000.00	195,000.00	295,000.00	99.14	99.15
511-481-023-000	3163 HALFWAY AVE	1.00	RESIDENTIAL	220,000.00	152,800.00	372,800.00	99.14	99.15
511-481-024-000	3169 SOPHIE LN	1.00	RESIDENTIAL	80,858.00	109,736.00	190,594.00	99.14	99.15
511-481-025-000	3165 SOPHIE LN	1.00	RESIDENTIAL	96,714.00	146,405.00	243,119.00	99.14	99.15
511-481-026-000	3174 SOPHIE LN	1.00	RESIDENTIAL	86,842.00	257,240.00	344,082.00	99.14	99.15
511-481-027-000	3160 SOPHIE LN	1.00	RESIDENTIAL	80,638.00	145,341.00	225,979.00	99.14	99.15
511-481-028-000	3146 SOPHIE LN	1.00	RESIDENTIAL	107,219.00	230,522.00	337,741.00	99.14	99.15
511-481-029-000	3159 SOPHIE LN	1.00	RESIDENTIAL	96,498.00	222,480.00	318,978.00	99.14	99.15
511-481-030-000	3155 SOPHIE LN	0.33	VACANT	45,000.00	-	45,000.00	33.04	33.05
511-481-031-000	3151 SOPHIE LN	1.00	RESIDENTIAL	126,760.00	181,086.00	307,846.00	99.14	99.15
511-481-032-000	3147 SOPHIE LN	1.00	RESIDENTIAL	93,636.00	208,080.00	301,716.00	99.14	99.15
511-491-001-000	2200 ELIZABETH RD	0.33	VACANT	60,307.00	-	60,307.00	33.04	33.05
511-491-002-000	2220 ELIZABETH RD	1.00	RESIDENTIAL	18,275.00	188,280.00	206,555.00	99.14	99.15
511-491-003-000	NO SITUS AVAILABLE	1.00	RESIDENTIAL	80,015.00	475,302.00	555,317.00	99.14	99.15
511-491-004-000	NO SITUS AVAILABLE	0.33	VACANT	26,666.00	-	26,666.00	33.04	33.05
511-491-005-000	2291 ELIZABETH RD	1.00	RESIDENTIAL	378,996.00	33,969.00	412,965.00	99.14	99.15
511-491-006-000	2287 ELIZABETH RD	1.00	RESIDENTIAL	246,168.00	277,177.00	523,345.00	99.14	99.15
511-491-007-000	2238 ELIZABETH RD	1.00	RESIDENTIAL	334,654.00	379,273.00	713,927.00	99.14	99.15
511-491-008-000	2227 ELIZABETH RD	1.00	RESIDENTIAL	117,170.00	50,061.00	167,231.00	99.14	99.15
511-491-009-000	2219 ELIZABETH RD	1.00	RESIDENTIAL	167,240.00	262,317.00	441,657.00	99.14	99.15
511-491-010-000	2250 ARTHUR RD	1.00	RESIDENTIAL	97,071.00	209,887.00	306,958.00	99.14	99.15
511-491-012-000	2396 ARTHUR RD	1.00	RESIDENTIAL	87,214.00	239,430.00	326,644.00	99.14	99.15
511-491-013-000	2480 ARTHUR RD	1.00	RESIDENTIAL	319,475.00	464,251.00	783,726.00	99.14	99.15
511-491-014-000	2500 ARTHUR RD	1.00	RESIDENTIAL	328,140.00	8,832.00	345,972.00	99.14	99.15
511-491-015-000	2525 ARTHUR RD	1.00	RESIDENTIAL	113,002.00	144,161.00	257,163.00	99.14	99.15
511-491-016-000	2585 SUSAN RD	1.00	RESIDENTIAL	224,196.00	202,342.00	426,538.00	99.14	99.15
511-491-017-000	2745 ARTHUR RD	1.00	RESIDENTIAL	158,292.00	426,119.00	584,411.00	99.14	99.15
511-491-018-000	2740 ARTHUR RD	1.00	RESIDENTIAL	112,720.00	131,920.00	244,640.00	99.14	99.15
511-491-019-000	2584 ARTHUR RD	1.00	RESIDENTIAL	133,471.00	25,316.00	158,787.00	99.14	99.15

McKinleyville CSD
Measure B MAD
Fiscal Year 2026/27 Preliminary Assessment Roll
(Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	EBU	Land Use	Assessed Land	Assessed Structure	Assessed Total	FY 2026/27 Charge	Maximum Assessment
511-491-020-000	2461 ELIZABETH RD	1.00	RESIDENTIAL	113,000.00	398,862.00	511,862.00	99.14	99.15
511-491-022-000	2457 ELIZABETH RD	1.00	RESIDENTIAL	307,852.00	215,493.00	523,345.00	99.14	99.15
511-491-023-000	2473 ELIZABETH RD	1.00	RESIDENTIAL	191,011.00	379,149.00	570,160.00	99.14	99.15
511-491-024-000	2524 LIBBY LN	1.00	RESIDENTIAL	407,185.00	473,297.00	1,017,982.00	99.14	99.15
511-491-025-000	2523 LIBBY LN	1.00	RESIDENTIAL	262,793.00	44,148.00	306,941.00	99.14	99.15
511-491-026-000	2900 ARTHUR RD	2.00	RESIDENTIAL	216,541.00	-	216,541.00	198.28	198.30
511-491-027-000	2861 ARTHUR RD	0.33	VACANT	119,474.00	-	119,474.00	33.04	33.05
511-491-028-000	2865 ARTHUR RD	0.33	VACANT	191,598.00	-	191,598.00	33.04	33.05
511-491-029-000	3025 ARTHUR RD	1.00	RESIDENTIAL	188,515.00	706,952.00	895,467.00	99.14	99.15
511-491-030-000	2869 ARTHUR RD	1.00	RESIDENTIAL	400,000.00	525,000.00	925,000.00	99.14	99.15
511-491-031-000	3200 ARTHUR RD	1.00	RESIDENTIAL	183,553.00	262,733.00	446,286.00	99.14	99.15
511-491-032-000	3226 ARTHUR LN	0.33	VACANT	416,160.00	-	416,160.00	33.04	33.05
511-491-033-000	2701 ARTHUR LN	1.00	RESIDENTIAL	187,547.00	190,018.00	377,565.00	99.14	99.15
511-491-034-000	2326 ELIZABETH RD	1.00	RESIDENTIAL	187,740.00	119,358.00	307,098.00	99.14	99.15
511-491-035-000	2323 ELIZABETH RD	1.00	RESIDENTIAL	477,886.00	284,456.00	762,342.00	99.14	99.15
511-491-036-000	2331 ELIZABETH RD	1.00	RESIDENTIAL	292,263.00	161,775.00	454,038.00	99.14	99.15
511-491-037-000	NO SITUS AVAILABLE	2.00	RESIDENTIAL	-	-	-	198.28	198.30
511-491-038-000	NO SITUS AVAILABLE	0.33	VACANT	-	-	-	33.04	33.05
511-501-001-000	2346 ELIZABETH RD	1.00	RESIDENTIAL	103,858.00	159,961.00	263,819.00	99.14	99.15
511-501-002-000	2361 ELIZABETH RD	1.00	RESIDENTIAL	104,207.00	520,919.00	625,126.00	99.14	99.15
511-501-003-000	2378 ELIZABETH RD	1.00	RESIDENTIAL	60,825.00	259,102.00	319,927.00	99.14	99.15
511-501-004-000	2421 ROBIN LN	1.00	RESIDENTIAL	558,173.00	187,347.00	800,520.00	99.14	99.15
511-501-005-000	2324 DAVID RD	1.00	RESIDENTIAL	370,342.00	372,205.00	742,547.00	99.14	99.15
511-501-006-000	2425 DAVID LN	1.00	RESIDENTIAL	353,736.00	176,868.00	530,604.00	99.14	99.15
511-501-007-000	2551 DAVID RD	1.00	RESIDENTIAL	307,852.00	184,708.00	492,560.00	99.14	99.15
511-501-008-000	2555 DAVID RD	1.00	RESIDENTIAL	231,034.00	138,619.00	369,653.00	99.14	99.15
511-501-009-000	2747 DAVID RD	1.00	RESIDENTIAL	329,391.00	376,450.00	705,841.00	99.14	99.15
511-501-010-000	2757 DAVID RD	1.00	RESIDENTIAL	352,799.00	390,150.00	742,949.00	99.14	99.15
511-501-011-000	2851 DAVID RD	1.00	RESIDENTIAL	161,457.00	366,630.00	528,087.00	99.14	99.15
511-501-013-000	2744 ELIZABETH RD	1.00	RESIDENTIAL	28,859.00	509,599.00	538,458.00	99.14	99.15
511-501-014-000	2626 ELIZABETH RD	1.00	RESIDENTIAL	278,298.00	183,114.00	461,412.00	99.14	99.15
511-501-015-000	2677 ELIZABETH RD	1.00	RESIDENTIAL	285,892.00	142,895.00	428,787.00	99.14	99.15
511-501-016-000	2695 ELIZABETH RD	1.00	RESIDENTIAL	180,220.00	442,554.00	622,774.00	99.14	99.15
511-501-017-000	2853 DAVID RD	1.00	RESIDENTIAL	290,145.00	540,466.00	830,611.00	99.14	99.15
511-501-018-000	2827 ELIZABETH RD	1.00	RESIDENTIAL	254,941.00	365,654.00	620,595.00	99.14	99.15
511-501-019-000	2805 ELIZABETH RD	1.00	RESIDENTIAL	510,000.00	892,500.00	1,402,500.00	99.14	99.15
511-501-020-000	2500 LIBBY LN	1.00	RESIDENTIAL	169,962.00	342,722.00	512,684.00	99.14	99.15
511-501-021-000	3240 MURRAY RD	0.33	VACANT	7,938.00	-	7,938.00	33.04	33.05
511-501-022-000	NO SITUS AVAILABLE	0.33	VACANT	6,642.00	-	6,642.00	33.04	33.05
511-501-023-000	2750 ELIZABETH RD	1.00	RESIDENTIAL	32,993.00	584,030.00	617,023.00	99.14	99.15
511-501-024-000	2746 ELIZABETH RD	1.00	RESIDENTIAL	65,732.00	285,143.00	350,875.00	99.14	99.15
Total*		**7,650.04**		**$695,590,776.00**	**$1,180,728,236.00**	**$1,889,103,941.00**	**$758,422.64**	**$758,501.84**
Parcels								**5,801**

* Slight variances due to rounding

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.1 **Consider Approval of Draft Minutes of the Board of Directors Regular Meeting on April 1, 2026**

PRESENTED BY: **Joey Blaine, Board Secretary**

TYPE OF ACTION: **Roll Call Vote – Consent Calendar**

Recommendation:

Staff recommends the approval of the Draft Minutes of the Board of Directors Regular Meeting on April 1, 2026

The Draft minutes are attached for the above listed meeting(s). A reminder that the minutes are approved by the legislative body that is the Board of Directors, not individual members of the Board who were present at a meeting.

Alternatives:

Staff analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – Draft Minutes from April 1, 2026

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MINUTES OF THE REGULAR MEETING OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT HELD ON WEDNESDAY, APRIL 1, 2026 at 6:00 P.M.
IN PERSON AT AZALEA HALL – 1620 PICKETT ROAD, MCKINLEYVILLE, CALIFORNIA
and
TELECONFERENCE Via ZOOM & TELEPHONE:
ZOOM MEETING ID: 859 4543 6653 (https://us02web.zoom.us/j/85945436653) and
TOLL FREE: 1-888-788-0099

AGENDA ITEM A. CALL TO ORDER:

A.1 Roll Call: The meeting was called to order at 6:00 p.m. with following Directors and Staff in attendance in person at Azalea Hall:

Scott Binder, Director
James Biteman, Director
David Couch, Vice President
Dennis Mayo, President
Greg Orsini, Director

Pat Kaspari, General Manager
Joey Blaine, Board Secretary
James Henry, Operations Director
Samantha Howard, Finance Director
Kirsten Messmer, Parks & Recreation Director

A.2 Pledge of Allegiance: The Pledge of Allegiance was led by President Mayo.

A.3 Additions to the Agenda: There were no additions or changes to the agenda.

A.4 Approval of the Agenda:

Motion: It was moved to approve the agenda.
Motion by: Director Couch; **Second:** Director Orsini
There were no comments from the Board or public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

A.5 Closed Session Discussion

There was no closed session scheduled.

AGENDA ITEM B. PUBLIC HEARINGS:

There were no public hearings scheduled.

AGENDA ITEM C. PUBLIC COMMENT AND WRITTEN COMMUNICATIONS:

There was no public comment.

AGENDA ITEM D. CONSENT CALENDAR:

D.1 Consider Approval of Draft Minutes of the Board of Directors Regular Meeting on March 4, 2026

D.2 Consider Approval of February 28, 2026 Treasurer's Report

D.3 Compliance With State Double Check Valve (DCV) Law

D.4 Consider Adoption of Resolution 2026-10 Authorizing the General Manager to Sign and File on behalf of MCSD a Financial Assistance Application for a Financing Agreement from the State Water Resources Control Board for the Planning, Design, and Construction of Fischer, B Street, Kelly, and Letz Lift Station Upgrades including associated Force Mains, an Alternative Disinfection Study and the Office Seismic Retrofit

Director Orsini requested to pull item D.4.

Motion: It was moved to approve the Consent Calendar sans item D.4.
Motion by: Director Orsini; **Second:** Director Binder
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

D.4 Consider Adoption of Fixed Asset Policy

GM Kaspari presented the item.

Directors discussed and asked clarifying questions.

There was no public comment.

Motion: It was moved to adopt Resolution 2026-10.
Motion by: Director Orsini; **Second:** Director Biteman
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

AGENDA ITEM E. CONTINUED AND NEW BUSINESS:

E.1 Regional Housing Need Assessment (RHNA) Presentation by John Ford, Director of Humboldt County Building and Planning

President Mayo welcomed Director Ford to the meeting.

Director Ford proceeded with a presentation on RHNA numbers and the County's progress on developing the updated housing element.

Directors commented, asked questions, and held a robust discussion with Director Ford regarding the material presented.

Director Orsini requested the County communicate with GM Kaspari regarding any plans for densification in McKinleyville.

Public comment was given by Evan Schwartz, McKinleyville resident.

This was an information only item. No action was taken.

E.2 Consider Appointment of Christopher Collier for a Voting Member Seat on McKinleyville Community Forest Committee (MCFC)

Parks and Recreation Director Messmer presented the item.

Directors held a brief discussion

The was no public comment.

Motion: It was moved to appoint Christopher Collier as a voting member to the MCFC for a term of two years.
Motion by: Director Orsini; **Second:** Director Biteman
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

E.3 Consider First Reading of Ordinance 2026-01 Amending Regulation 46 Community Forest Committee of the McKinleyville Community Services District Rules and Regulations

Parks and Recreation Director Messmer presented the item.

There was no public comment.

Motion: It was moved to approve the first reading of Ordinance 2026-01.
Motion by: Director Orsini; **Second:** Director Biteman
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

E.4 Consider Adoption of Resolution 2026-14 Supporting Assembly Concurrent Resolution (ACR) No. 161 and Proclaiming April 5-11, 2026 Special Districts Week

Board Secretary Blaine presented the item.

There was no public comment.

Motion: It was moved to approve the first reading of adopt Resolution 2026-14.
Motion by: Director Binder; **Second:** Director Orsini
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

E.5 Consider Adopting Resolutions 2026-11 & 2026-12 Initiating Proceedings for the Measure B Maintenance Assessment District -- Renewal for Parks, Open Space, and Recreational Facilities Annual Levy and Collection of Assessments for Fiscal Year 2026/2027; Declaring Intention to Levy and Collect the Fiscal Year 2026/2027 Annual Assessments for the Measure B Maintenance Assessment District -- Renewal for Parks, Open Space, and Recreational Facilities, Accepting and Approving the Engineer's Report and Setting the Public Hearing

Finance Director Howard presented the item.

There was no public comment.

Motion: It was moved to adopt Resolutions 2026-11 and 2026-12
Motion by: Director Orsini **Second:** Director Binder
There were no comments from the Board or public.
Roll Call: Ayes: Binder, Biteman, Couch, and Orsini Nays: Mayo Absent: None
Motion Summary: Motion passed.

E.6 Review Operational Data and Cost Savings for the Microgrid System Installed at the Wastewater Management Facility

General Manager Kaspari overviewed the item and led the Board through a presentation.

Directors engaged in the presentation, discussed and asked clarifying questions.

There was no public comment.

This was an information only item. No action was taken.

E.7 Initiate Process for General Manager's Annual Performance Evaluation

Board Secretary Blaine presented the item.

President Mayo appointed Director Biteman to consolidate the completed evaluations.

There was no public comment.

This item was a Board President appointment. No action was taken.

E.8 Review Parks & General Fund DRAFT Operating Budget, FY2026-27

Finance Director Howard presented the item.

Directors commented and asked clarifying questions.

There was no public comment.

This was an information only item. No action was taken.

E.9 Consider Adoption of Ordinance 2026-02 Amending the District's Rules and Regulations Regarding Collection of Delinquent Water and Sewer Charges

Finance Director Howard presented the item.

Directors commented and asked clarifying questions.

There was no public comment.

Motion: It was moved to approve the first reading of Ordinance 2026-02.
Motion by: Director Orsini; **Second:** Director Binder
There were no comments from the Board or Public.

Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

E.10 Consider Adoption of Resolution 2026-13, Adopting the Restated Budgeted FY2025-2026 Appropriation Limits Based On Recalculations Beginning with FY2009-2010

Finance Director Howard presented the item.

Directors commented and asked clarifying questions.

There was no public comment.

Motion: It was moved to adopt Resolution 2026-13.
Motion by: Director Orsini; **Second:** Director Binder
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

E.11 Consider Call for Nominations for District Board Members to Serve on Humboldt Local Agency Formation Commission (LAFCo) for the 2026-2030 Term

Board Secretary Blaine presented the item.

Directors commented on Director Couch's previous and ongoing service to Humboldt LAFCo.

There was no public comment.

Motion: It was moved nominated Director Couch for both the regular voting seat and alternate seat on Humboldt LAFCo.
Motion by: Director Orsini; **Second:** Director Binder
There were no comments from the Board or Public.
Roll Call: Ayes: Binder, Biteman, Couch, Mayo, and Orsini Nays: None Absent: None
Motion Summary: Motion passed.

AGENDA ITEM F. REPORTS

F.1 ACTIVE COMMITTEE REPORTS

a. Standing Committees

1. Parks and Recreation Committee (Binder/Biteman) Did not meet.

2. Audit and Finance Committee (Orsini/Biteman) Director Orsini gave a report from the March 24 and April 1 meetings of the committee.

3. Employee Negotiations Committee (Couch/Mayo) Did not meet.

4. McKinleyville Community Forest Committee (Orsini/Biteman) Director Orsini gave a brief report of the March 17, 2026 meeting.

b. Ad-Hoc Committees

1. Cyber Security Governance Ad-Hoc Committee (Binder/Orsini) Did not meet.

c. Board Liasons

1. McKinleyville Area Fund (John Kulstad/Binder) Director Binder reported that the McKinleyville Area Fund is continuing preparation for this years round of funding for projects.

2. Redwood Region Economic Development Commission (Biteman/Mayo) Director Biteman gave a brief report of the March meeting.

3. McKinleyville Municipal Advisory Committee (Binder/Orsini) Director Binder gave a brief report of the February 25, 2026 meeting.

4. McKinleyville Senior Center (Binder/Couch) Director Binder gave a report on the ongoing activities of the Senior Center.

F.2 LEGISLATIVE AND REGULATORY REPORTS

President Mayo announced that he and Directors Binder, Couch, and Orsini will be attending California Special Districts Association's Legislative Days event April 7 and 8. Board Secretary Blaine gave a brief summary of planning logistics.

Director Biteman reported that Assemblymember Chris Rogers has introduced AB 1866, the California Disaster Act, and noted that letters of support are being requested.

Humboldt County 5th District Supervisor Madrone gave a brief update from the County.

F.3 STAFF REPORTS

a. **Finance and Administration Department:** Finance Director Howard had nothing further to add to her written report.

b. **Operations Department (James Henry):** Operations Director Henry had nothing further to add to his report.

c. **Parks & Recreation Department (Kirsten Messmer):** Parks and Recreation Director Messmer had nothing further to add to her written report.

d. **General Manager (Patrick Kaspari):** General Manager Kaspari reported the Board of the Humboldt County Association of Governments (HCOAG) approved a non-voting seat for the District on the Technical Advisory Committee (TAC) and the first meeting attending as such would be on April 2.

F.4 PRESIDENT'S REPORT

President Mayo had nothing further to add.

F.5 BOARD MEMBER COMMENTS, ANNOUNCEMENTS, REPORTS AND AGENDA ITEM REQUESTS

There were no announcements.

G. Meeting Adjourned at 8:51 p.m.

_____

Joseph Blaine, CMC, Board Secretary

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.2 Consider Approval of March 31, 2026 Treasurer's Report

PRESENTED BY: Samantha Howard, Finance Director

TYPE OF ACTION: Roll Call Vote- Consent Calendar

Recommendation

Staff recommends the Board review and approves the March 31, 2026 Treasurer's Report.

Discussion

The March Treasurer's Report is the Expanded Report providing a full financial overview of all funds, projects, and long-term debt.

Some highlights from the March 2026 report are as follows:

- Days of Cash on Hand is showing 193 days, however this number only considers the funds held at Columbia Bank and does not include the additional $25,011,766 held with California Class.
- Measure B Fund Balance has a deficit of ($286,089.39). This is an improvement compared to FY2025 which was, ($352,275).
- Wastewater had Interest Income of $211,547, of which $165,060 was interest earned on the Microgrid rebate while with the IRS.
- Capital Expenditure Quarterly Report shows all CIP expenditures for the current fiscal year compared to the annual approved budget. A 2025/2026 CIP Budget Revision is included with this board packet.
- Summary of Project Funding report lists all major projects currently underway along with each source of funding, reimbursable expenditures to date, and remaining funds available. Applicable notes state which phase each project is in.

Alternatives:

Staff's analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

Exhibits/Attachments

Attachment 1- March 31, 2026 Treasurer's Report

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McKinleyville Community Services District
Quarterly Expanded Treasurer's Report
March 31, 2026

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Page 2	Investments & Cash Flow Report
Page 3	Consolidated Balance Sheet by Fund
Page 4	Activity Summary by Fund with Selected Graphic Comparisons
Page 11	Capital Expenditure Report
Page 15	Summary of Project Funding
Page 16	Summary of Long-Term Debt
Page 17	March 2026 Cash Disbursement Report

Ratios

As of March 31, 2026

- Utility Accounts Receivable Turnover Days	**11**
- YTD Breakeven Revenue, Enterprise Funds:	**$ 6,222,034**
- YTD Actual Enterprise Operating Revenue:	**$ 7,061,321**
- Days of Cash on Hand-All Operations Checking/MM	**193**

McKinleyville Community Services District
Quarterly Investments & Cash Flow Report
As of March 31, 2026

Petty Cash & Change Funds		8,822.46
Cash		
Operating & Money Market - Beginning Balance		2,549,506.13
Cash Receipts:		
Utility Billings & Other Receipts	5,518,277.88	
Interest Earned-All Accounts/All Funds	411,955.79	
Transfers from County Funds #2560, #4240, CalCLASS, Meas. B	-	
Other Cash Receipts (Grants/Other Receivables)	1,011,202.25	
Other MISC monthly adjustments		
Total Cash Receipts		6,941,435.92
Cash Disbursements:		
Payroll Related Expenditures (incl. CalPERS UAL pmt)	(964,525.59)	
Transfer to California CLASS	-	
Debt Service	(193,535.82)	
Accounts Payable & Other/Misc Expenditures	(3,823,438.77)	
Total Cash Disbursements		(4,981,500.18)
Operating & Money Market - Ending Balance		4,509,441.87
Total Cash		4,518,264.33
Investments *(Interest and Market Valuation will be re-calculated as part of the year-end close, if material)*		
LAIF - Beginning Balance	157,236.49	
Net Quarterly Activity	1,662.56	
LAIF - Ending Balance		158,899.05
Humboldt Co. #2560 - Beginning Balance	863,204.53	
Property Taxes and Assessments	-	
Transfer to/from Operating Cash Acct or CalCLASS	(863,204.53)	
Interest Income	-	
Administration Fees	-	
Humboldt Co. #2560 - Ending Balance		-
Market Valuation Account (updated annually at year end)		612.47
BNY COPS Series A & B - Beginning Balance	2,740,851.92	
Bond Draws for Capital Projects	(335,623.11)	
Bond Earned Interest	17,501.67	
BNY COPS Series A & B - Ending Balance		2,422,730.48
Section 115 Trust Beginning Balance	3,390,945.09	
Net Transfer to/from Designated Reserves: OPEB	-	
Net: Interest Income/Unrealized Gain/Loss	20,731.14	
Admin & Investment Expenses	(596.34)	
		3,411,079.89
CalCLASS - Beginning Balance	23,026,833.25	
Net Transfer to/from Checking	1,776,720.00	
Net Transfer to/from Designated Reserves: PERS/OPEB	-	
Net Transfer to/from Capacity Fees/Catastrophe/Other Reserves	-	
Net: Interest Income/Unrealized Gain/Loss	208,213.15	
CalCLASS - Ending Balance		25,011,766.40
Total Investments		31,005,088.29
Total Cash & Investments - Current Quarter		35,523,352.62

McKinleyville Community Services District
Consolidated Balance Sheet by Fund
As of March 31, 2026

	Governmental Funds			Proprietary Funds		
ASSETS	Parks & General	Measure B	Streetlights	Water	Wastewater	Total (Memorandum Only)
Current Assets						
Unrestricted cash & cash equivalents	$ 688,960.96	$ (278,044.24)	$ 184,486.50	$ 10,162,654.91	$ 18,931,009.12	$ 29,689,067.25
Accounts receivable	849,819.19	-	4,282.18	1,594,433.57	705,460.88	3,153,995.82
Prepaid expenses & other current assets	22,966.58	-	1,648.28	132,371.23	52,543.63	209,529.72
Total Current Assets	1,561,746.73	(278,044.24)	190,416.96	11,889,459.71	19,689,013.63	33,052,592.79
Noncurrent Assets						
Restricted cash & cash equivalents	213,506.10	-	-	105,343.85	2,317,386.63	2,636,236.58
Other noncurrent assets	-	-	-	255,011.00	307,632.00	562,643.00
Capital assets (net)	-	-	-	24,273,138.09	30,269,154.62	54,542,292.71
Total Noncurrent Assets	213,506.10	-	-	24,633,492.94	32,894,173.25	57,741,172.29
TOTAL ASSETS	$ 1,775,252.83	$ (278,044.24)	$ 190,416.96	$ 36,522,952.65	$ 52,583,186.88	$ 90,793,765.08
LIABILITIES & FUND BALANCE/NET ASSETS						
Current Liabilities						
Accounts payable & other current liabilities	$ 186,330.28	$ 8,045.15	$ 53.28	$ 560,973.53	$ 84,938.78	$ 840,341.02
Accrued payroll & related liabilities	206,319.21	-	-	183,162.09	183,548.40	573,029.70
Total Current Liabilities	392,649.49	8,045.15	53.28	744,135.62	268,487.18	1,413,370.72
Noncurrent Liabilities						
Long-term debt	-	-	-	5,680,308.00	18,989,535.89	24,669,843.89
Other noncurrent liabilities	-	-	-	2,792,607.08	3,365,851.08	6,158,458.16
Total Noncurrent Liabilities	-	-	-	8,472,915.08	22,355,386.97	30,828,302.05
TOTAL LIABILITIES	392,649.49	8,045.15	53.28	9,217,050.70	22,623,874.15	32,241,672.77
Fund Balance/Net Assets						
Fund balance	(2,692,968.80)	(286,089.39)	190,363.68	-	-	(2,788,694.51)
Net assets	4,075,572.14	-	-	8,713,071.86	18,679,694.00	31,468,338.00
Investment in captial assets, net of related debt	-	-	-	18,592,830.09	11,279,618.73	29,872,448.82
Total Fund Balance/Net Assets	1,382,603.34	(286,089.39)	190,363.68	27,305,901.95	29,959,312.73	58,552,092.31
TOTAL LIABILITIES & FUND BALANCE/NET ASSETS	$ 1,775,252.83	$ (278,044.24)	$ 190,416.96	$ 36,522,952.65	$ 52,583,186.88	$ 90,793,765.08
	-	-	-	-	-	-
Difference in Reclass from Cap Assets to Net Assets:				-	-	
Investment in General Capital Assets	$ 9,103,067.80					
General Long-term Liabilities						
Meas. B Loan: Teen/Community Center	462,583.00			Non-debt Long-term Liabilities (included in Other Non-current Liabilities above		
OPEB Liability	1,140,863.00	OPEB Liability		827,693.00	998,484.00	2,967,040.00
CalPERS Pension Liability/Deferred Inflows-Outflows	1,139,282.79	CalPERS Pension Liability		823,130.08	992,997.08	2,955,409.95
Accrued Compensated Absences	89,433.30					
TOTAL GENERAL LONG-TERM LIABILITIES	$ 2,832,162.09					

McKinleyville Community Services District
Activity Summary by Fund, Approved Budget
March 31, 2026

Department Summaries	July	August	September	October	November	December	January	February	March	% of Year 75.00% YTD	Approved YTD Budget	Over (Under) YTD Budget	Over (Under) YTD Budget %	% Year Remaining: 25.00% Total Budget	Remaining Budget	Remaining Budget %	Notes
Water																	
Water Sales	481,406	420,625	428,380	423,499	349,298	345,035	382,925	359,853	354,291	3,545,310	3,345,000	200,310	5.99%	4,460,000	914,690	20.51%	
Other Revenues	21,621	21,242	19,722	18,341	37,386	7,090	5,627	13,919	10,864	155,812	176,894	(21,082)	-11.92%	235,858	80,046	33.94%	No Capacity Fee Revenue in Dec & January
Total Operating Revenues	503,027	441,866	448,102	441,840	386,684	352,125	388,553	373,771	365,155	3,701,122	3,521,894	179,228	5.09%	4,695,858	994,736	21.18%	
Salaries & Benefits	234,052	96,039	105,340	128,169	106,782	113,259	127,091	112,254	125,523	1,148,508	1,177,719	(29,211)	-2.48%	1,570,292	421,784	26.86%	
Water Purchased	109,472	115,631	114,415	114,948	112,288	110,500	109,998	109,766	112,078	1,009,095	1,038,844	(29,749)	-2.86%	1,385,125	376,030	27.15%	
Other Expenses	148,833	41,449	60,728	53,763	87,825	80,713	59,603	56,594	57,302	646,810	793,612	(146,802)	-18.50%	1,058,149	411,339	38.87%	Other Expenses high in July due to Section 115 Contribution
Depreciation	38,083	38,083	38,083	38,083	38,083	38,083	38,083	38,083	38,083	342,749	342,750	(1)	0.00%	457,000	114,251	25.00%	
Total Operating Expenses	530,440	291,202	318,565	334,963	344,978	342,555	334,776	316,697	332,986	3,147,162	3,352,925	(205,763)	-6.14%	4,470,566	1,323,404	29.60%	
Net Operating Income	(27,414)	150,664	129,536	106,877	41,706	9,570	53,777	57,075	32,168	553,960	168,969	384,991		225,292	(328,668)		
Grants	-	510	-	85,462	-	623,783	-	-	108,176	817,930	1,312,500	(494,570)		1,750,000	932,070	53.26%	
Interest Income	25,619	25,649	24,100	24,501	22,876	23,005	21,597	20,233	21,648	209,228	150,000	59,228	39.49%	200,000	(9,228)	-4.61%	
Loss(Gain) on Disposal						(56,576)	-	-	-	(56,576)	2,250	(58,826)		3,000	59,576	1985.86%	Disposal of all assets below allowable threshold or no longer in existence.
Interest Expense	13,857	-	-	-	93	11,227	75,115	-	-	100,292	144,407	(44,115)	30.55%	192,542	92,250	47.91%	Jan 2026-Ibank Loan Payment and 2021A COP Interest Only Payment
Total Non-Operating Income	11,762	26,159	24,100	109,962	22,784	578,985	(53,518)	20,233	129,824	870,291	1,320,343	(450,052)		1,760,458	890,167		
Net Income (Loss)	**(15,652)**	**176,823**	**153,637**	**216,840**	**64,489**	**588,555**	**259**	**77,308**	**161,992**	**1,424,251**	**1,489,312**	**(65,061)**		**1,985,750**	**561,499**		
Wastewater																	
Wastewater Service Charges	415,455	390,131	392,804	401,657	385,853	370,967	387,760	386,981	384,404	3,516,011	3,337,500	178,511	5.35%	4,450,000	933,989	20.99%	
Other Revenues	24,379	28,618	38,564	27,476	91,196	29,226	11,041	26,062	14,541	291,104	199,779	91,325	45.71%	266,372	(24,732)	-9.28%	
Total Operating Revenues	439,834	418,749	431,367	429,133	477,049	400,194	398,801	413,043	398,945	3,807,115	3,537,279	269,836	7.63%	4,716,372	909,257	19.28%	
Salaries & Benefits	251,183	120,551	132,187	124,600	119,079	134,472	134,105	118,848	120,237	1,255,262	1,240,595	14,667	1.18%	1,654,127	398,865	24.11%	July expense is higher than normal due to large one-time annual payments such as prepaid health insurance and UAL payment.
Other Expenses	155,264	41,421	74,169	58,741	145,404	87,482	67,929	67,378	79,260	777,048	1,076,111	(299,063)	-27.79%	1,434,814	657,766	45.84%	
Depreciation	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	129,167	1,162,500	1,162,500	0	0.00%	1,550,000	387,500	25.00%	
Total Operating Expenses	535,614	291,139	335,523	312,508	393,649	351,120	331,200	315,393	328,664	3,194,810	3,479,206	(284,396)	-8.17%	4,638,941	1,444,131	31.13%	
Net Operating Income	(95,780)	127,611	95,844	116,625	83,400	49,073	67,601	97,650	70,281	612,304	58,073	554,231		77,431	(534,873)		
Grants	(2,755)	510	-	26,310	-	154,852	-	-	171,688	350,604	2,625,000	(2,274,396)	-86.64%	3,500,000	3,149,396	89.98%	Receipt of grant revenue is less than anticipated at this point in the fiscal year.
Interest Income	49,647	51,373	48,559	50,393	45,851	45,559	42,642	39,302	211,547	584,872	187,500	397,372	211.93%	250,000	(334,872)	-133.95%	Microgrid Rebate earned $165,060 in interest revenue while with the IRS.
Loss(Gain) on Disposal						(145,813)	-	-	-	(145,813)	-	(145,813)		-	145,813		Disposal of all assets below allowable threshold or no longer in existence.
Interest Expense	(223,797)	269,011	-	-	42,661	-	-	38,590	25,966	152,432	282,172	(129,740)	45.98%	376,229	223,797	59.48%	
Total Non-Operating Income	270,689	(217,128)	48,559	76,703	3,189	54,598	42,642	713	357,269	637,232	2,530,328	(1,893,096)		3,373,771	2,590,726	76.79%	
Net Income (Loss)	**174,909**	**(89,517)**	**144,403**	**193,328**	**86,589**	**103,671**	**110,242**	**98,362**	**427,550**	**1,249,536**	**2,588,401**	**(1,338,865)**		**3,451,202**	**2,055,853**		Wastewater is tracking Net Income as under budget due to less grant revenue YTD than anticipated.
Enterprise Funds Net Income (Loss)	**159,256**	**87,305**	**298,040**	**410,167**	**151,078**	**692,226**	**110,501**	**175,670**	**589,543**	**2,673,787**	**4,077,713**	**(1,403,926)**		**5,436,952**	**2,617,352**		

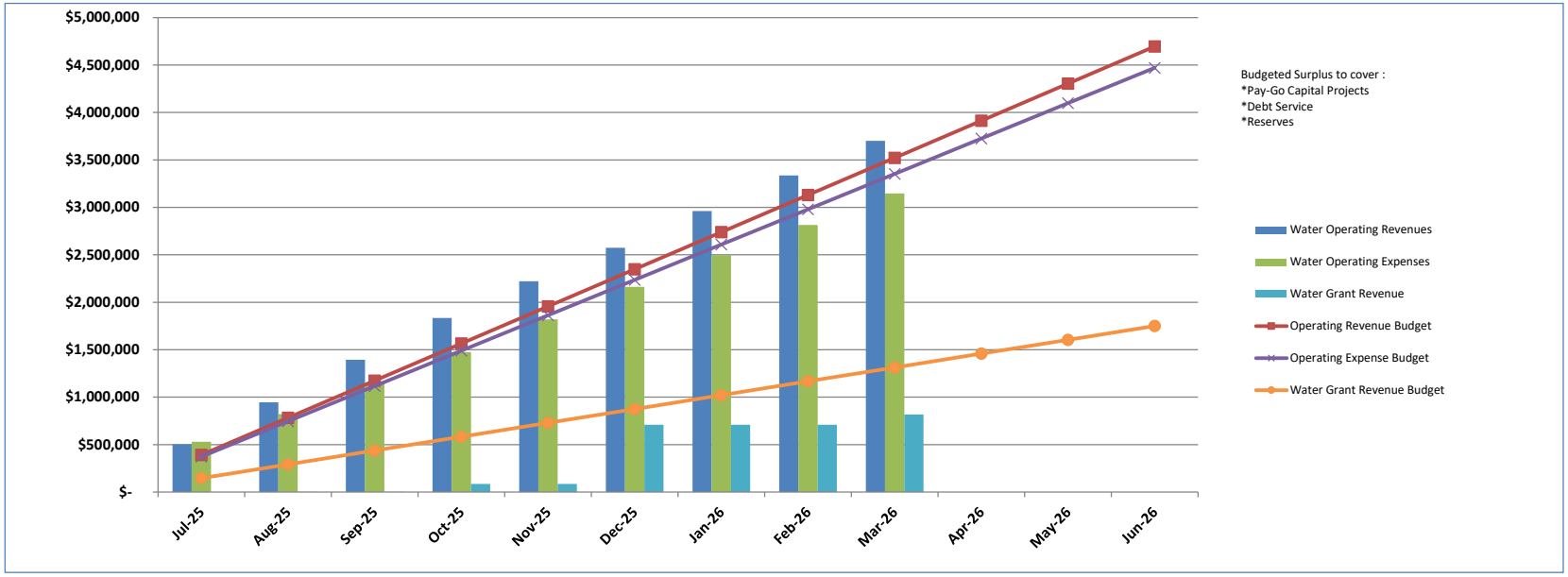
McKinleyville Community Services District
Activity Summary by Fund, Approved Budget
March 31, 2026

Department Summaries	July	August	September	October	November	December	January	February	March	% of Year 75.00% YTD	Approved YTD Budget	Over (Under) YTD Budget	Over (Under) YTD Budget %	Total Budget	Remaining Budget	Remaining Budget %	Notes
														% Year Remaining:		25.00%	
***Parks & Recreation**																	
Program Fees	44,212	62,265	112,740	11,858	109,222	56,945	68,165	13,685	45,769	524,861	277,388	247,473	89.22%	369,850	(155,011)	-41.91%	Program revenue is much higher than expected due to the new agreement with Kids Club
Rents & Facility Related Fees	2,971	8,197	8,975	5,575	6,824	3,233	25,652	7,792	7,458	76,679	69,131	7,548	10.92%	92,175	15,496	16.81%	
Property Taxes	-	-	-	-	-	456,939	-	-	-	456,939	574,321	(117,382)	-20.44%	765,761	308,822	40.33%	Property tax revenue received in Dec, April, June
Other Revenues	22,220	12,795	15,912	12,899	13,277	13,867	13,003	13,561	12,115	129,650	147,889	(18,239)	-12.33%	197,185	67,535	34.25%	Budget spread evenly across 12 months, but actuals vary by schedule
Interest Income	13,635	16,769	16,085	16,357	15,276	18,791	14,673	13,408	14,358	139,351	131,250	8,101	6.17%	175,000	35,649	20.37%	
Total Revenues	83,038	100,026	153,712	46,689	144,600	549,774	121,493	48,447	79,700	1,327,480	1,199,979	127,501	10.63%	834,210 1,599,971	272,491	17.03%	
Salaries & Benefits	217,225	120,857	109,402	95,697	100,781	104,565	112,300	103,581	112,816	1,077,223	879,284	197,939	22.51%	1,172,378	95,155	8.12%	Salary budget difference is specifically due to the increase in Kids Club salaries. These will be offset with Kids Club revenue. Budgeted amounts will be corrected with May revise.
Other Expenditures	54,741	18,967	23,932	19,930	27,262	31,890	22,403	17,711	28,079	244,913	245,010	(97)	-0.04%	326,680	81,767	25.03%	Other Expenses high in July due to Section 115 Contribution
Total Expenditures	271,966	139,824	133,334	115,626	128,043	136,455	134,703	121,292	140,895	1,322,137	1,124,294	197,843	17.60%	1,499,058	176,921	11.80%	Budget spread evenly across 12 months, but actuals vary by project schedule
Other Financing Sources:	-	-	-	-													
Capital Contributions	103	147	147	184	2,874	158	92	139	142	3,986	1,125	2,861	254.34%	1,500	(2,486)	-165.75%	
Grant Revenues	-	-	-	-	8,496	839,285	-	6,865	-	854,646	1,050,000	(195,354)	-18.61%	1,400,000	545,354	38.95%	Final Azalea Hall Grant Reimbursement
Capital Expenditures	5,951	253,111	6,173	203,107	18,901	209,092	15,415	144,549	109,890	966,189	1,126,500	(160,311)	-14.23%	1,502,000	535,811	35.67%	Budget spread evenly across 12 months, but actuals vary by project schedule
Excess (Deficit)	**(194,776)**	**(292,761)**	**14,352**	**(271,860)**	**9,026**	**1,043,671**	**(28,532)**	**(210,391)**	**(170,943)**	**(102,213)**	**310**	**(102,523)**		**413**			
***Measure B Assessment**																	
Total Revenues	2,098	4,738	4,572	4,773	4,345	419,519	4,477	3,813	3,601	451,936	577,887	(125,951)	-21.80%	770,516	318,580 -	41.35%	Budgeted revenue includes assessments and interest revenue. Assessments received in Dec, April, June.
Salaries & Benefits	12,534	17,136	12,862	38,596	16,871	17,797	22,962	22,556	24,572	185,887	150,363	35,524	23.63%	200,484	14,597	7.28%	
Other Expenditures	14,253	11,662	13,234	24,588	8,081	10,047	10,821	9,860	9,410	111,955	212,178	(100,223)	-47.24%	282,904	170,949	60.43%	
Capital Expenditures/Loan Repayment	4,003	-	1,971	53,917	3,983	1,743	12,555	9,735	-	87,908	204,000	(116,092)	-56.91%	272,000	184,092	67.68%	Jan 2026 replaced cabinets at Activity Center
Total Expenditures	30,790	28,798	28,068	117,101	28,935	29,587	46,339	42,151	33,982	385,750	566,541	(180,791)	-31.91%	755,388	369,638	48.93%	
Excess (Deficit)	**(28,692)**	**(24,060)**	**(23,495)**	**(112,328)**	**(24,589)**	**389,932**	**(41,861)**	**(38,338)**	**(30,382)**	**66,186**	**11,346**	**54,840**		**15,128**	**(51,058)**		
***Street Lights**																	
Total Revenues	12,677	12,481	12,501	12,699	12,403	12,473	12,451	13,100	13,191	113,975	110,063	3,912	3.55%	146,750	32,775	22.33%	
Salaries & Benefits	7,492	3,411	3,540	3,789	3,712	5,003	4,559	3,834	4,361	39,703	45,066	(5,363)	-11.90%	60,088	20,385	33.93%	
Other Expenditures	14,941	4,593	5,223	4,626	6,805	6,582	7,558	5,642	4,407	60,377	49,965	10,412	20.84%	66,620	6,243	9.37%	
Capital Expenditures/Loan Repayment	-	-	-	-	-	-	-	1,581	-	1,581	3,750	(2,169)	-57.84%	5,000	3,419	68.38%	
Total Expenditures	22,434	8,004	8,763	8,415	10,517	11,586	12,117	11,057	8,769	101,661	98,781	2,880	2.92%	131,708	30,047	22.81%	
Excess (Deficit)	**(9,757)**	**4,477**	**3,738**	**4,284**	**1,886**	**887**	**334**	**2,043**	**4,422**	**12,314**	**11,282**	**1,032**		**15,042**	**2,728**		
Governmental Funds Excess (Deficit)	**(233,225)**	**(312,343)**	**(5,406)**	**(379,904)**	**(13,677)**	**1,434,490**	**(70,059)**	**(246,686)**	**(196,902)**	**(23,713)**	**22,938**	**(46,651)**		**30,583**	**(48,330)**		

*Governmental Funds use a modified accrual basis of accounting per GASB

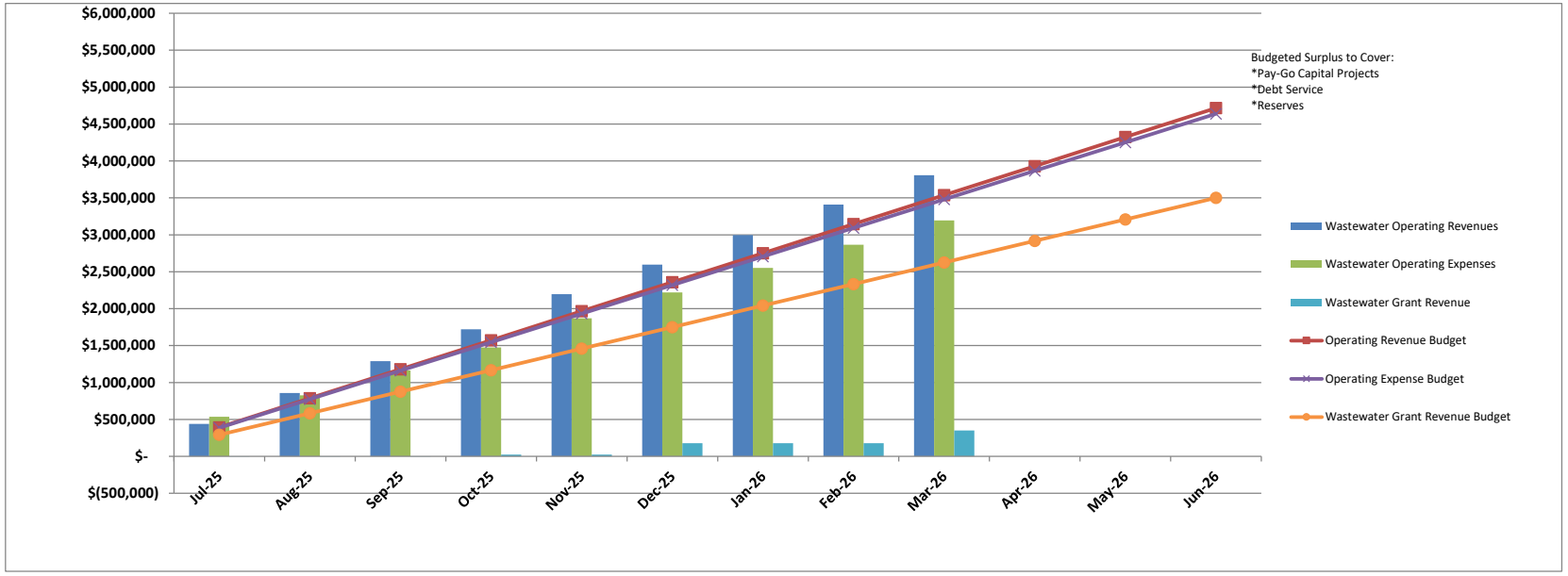
McKinleyville Community Services District
As of March 31, 2026

Comparison of Water Fund Operating Revenues & Expenses to Budget



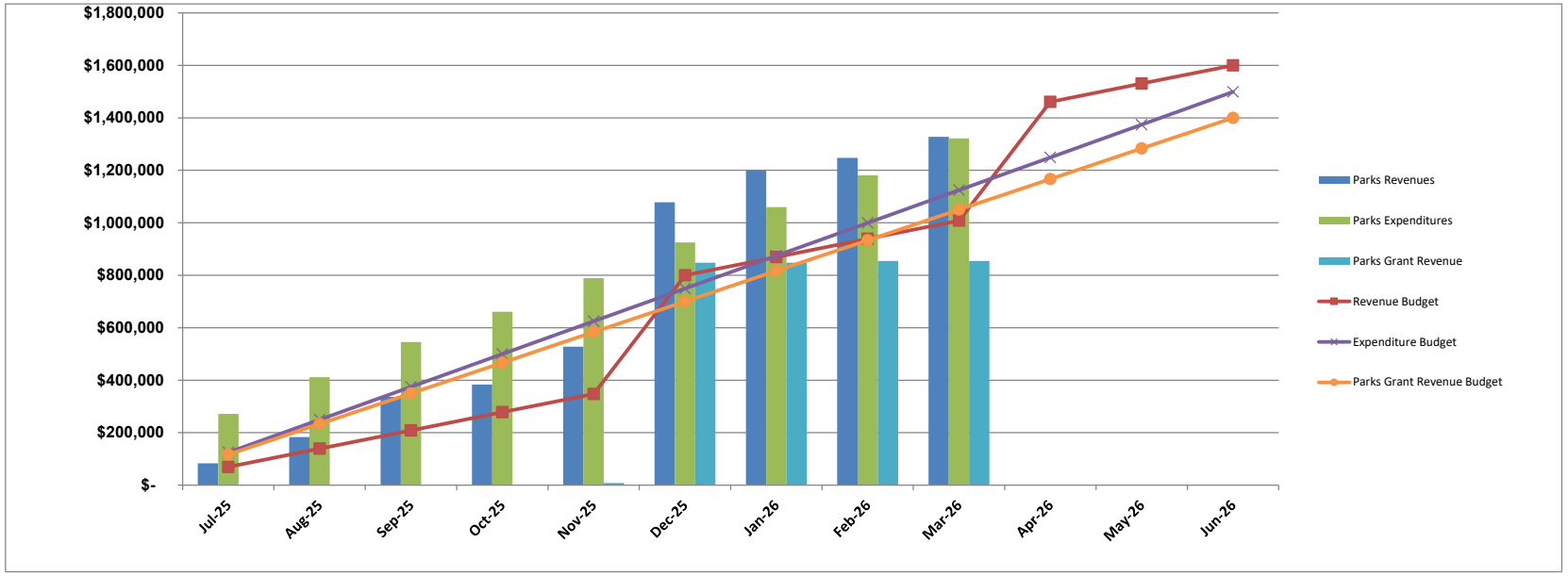
McKinleyville Community Services District
As of March 31, 2026

Comparison of Wastewater Fund Operating Revenues & Expenses to Budget



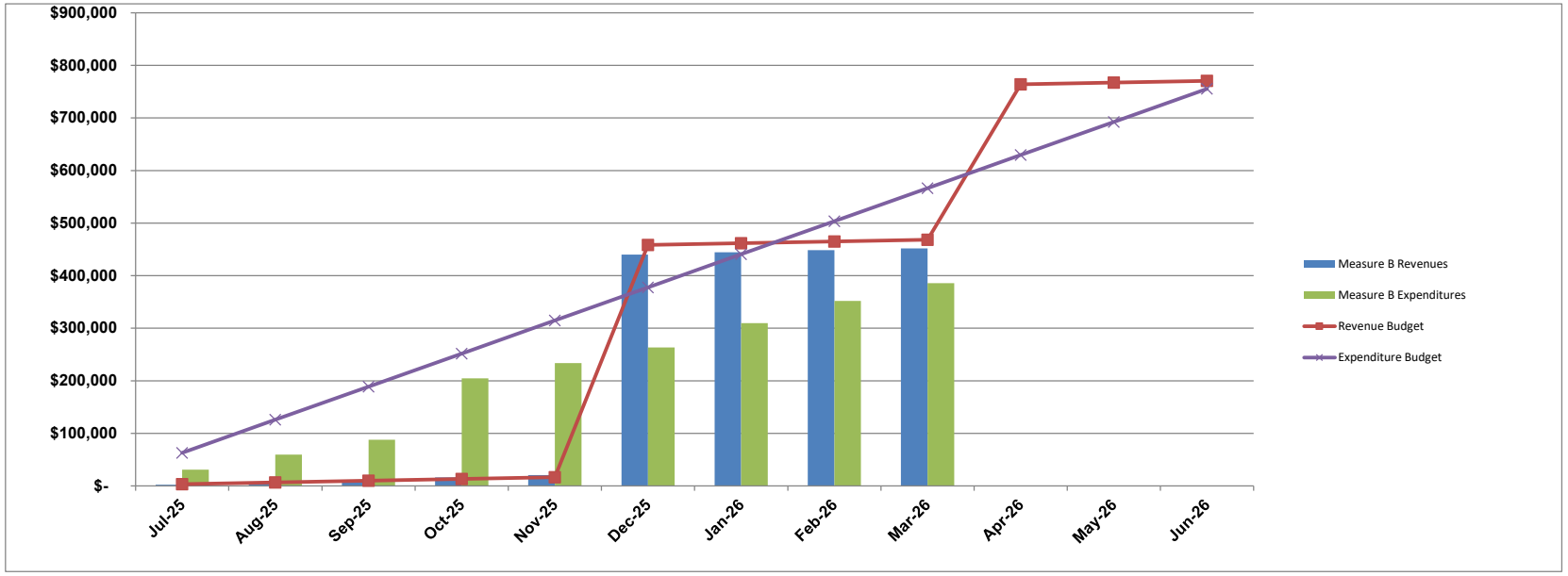
McKinleyville Community Services District
As of March 31, 2026

Comparison of Parks & Recreation Total Revenues & Expenditures to Budget



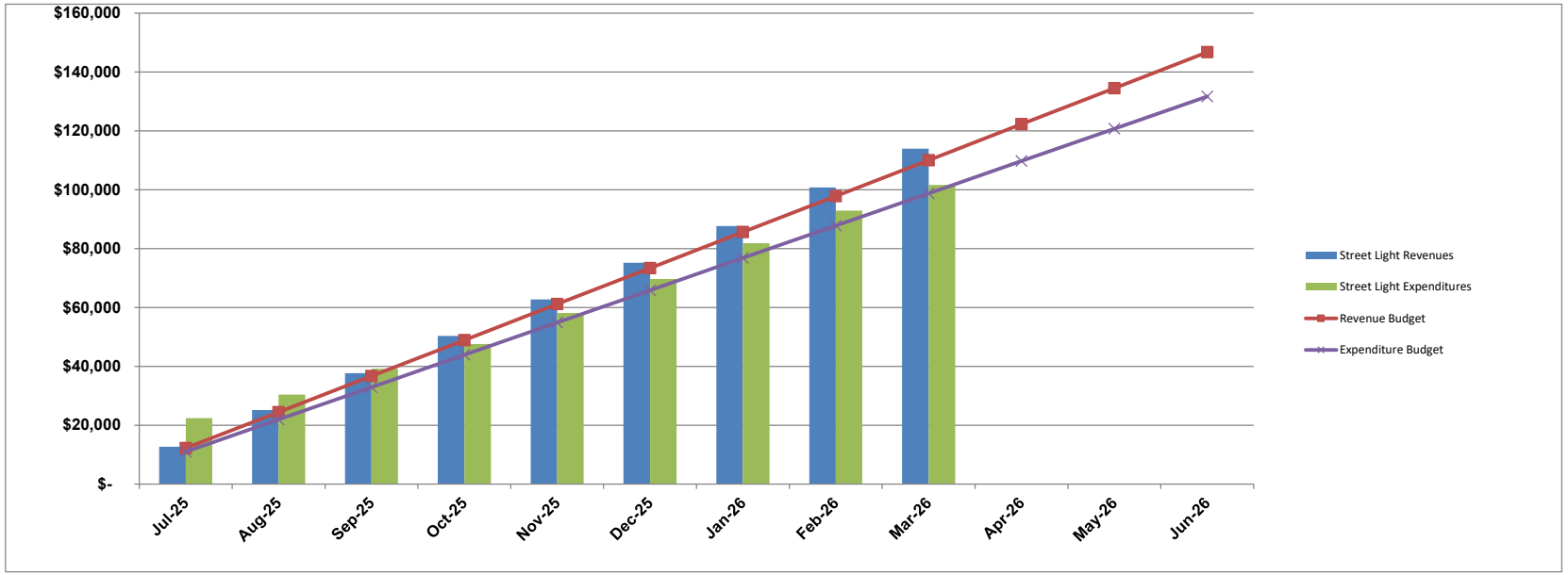
McKinleyville Community Services District
As of March 31, 2026

Comparison of Measure B Fund Total Revenues & Expenditures to Budget



McKinleyville Community Services District
As of March 31, 2026

Comparison of Street Light Fund Total Revenues & Expenditures to Budget



McKinleyville Community Services District
Capital Expenditure Quarterly Report
As of March 31, 2026

	July	August	September	October	November	December	January	February	March	YTD Total	FY 25-26 Budget	Remaining Budget $	Remaining Budget %	Notes
ENTERPRISE FUND &STREELIGHT CIP														
Heavy Equipment														
Bobcat plus Attachments	-	12,345	-	-	-	-	-	-	-	12,345	20,000	7,655	38%	Single purchase
Air Compressor and Appurtenances	-	-	-	-	-	-	-	-	-	-	22,000	22,000	100%	Single purchase
Subtotal	**-**	**12,345**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**12,345**	**42,000**	**29,655**		
Utility Vehicles														
3/4 or 1-Ton Pickup	-	-	-	-	-	-	134,890	559	-	135,449	160,000	24,551	15%	Single purchase
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**134,890**	**559**	**-**	**135,449**	**160,000**	**24,551**		
Water System														
4.5 Million Gallon Tank	-	86,449	59,742	310,176	35,554	1,270,894	-	13,933	286,741	2,063,489	1,000,000	(1,063,489)	-106%	
Water Tank Painting	-	-	-	-	-	-	-	-	-	-	750,000	750,000	100%	
Emergency Water Supply-Mad River Crossing	-	-	-	-	-	-	18,646	39,537	53,841	112,024	250,000	137,976	55%	
McCluski Tank 3 Replacement	-	-	-	-	-	-	-	-	36,207	36,207	500,000	463,793	93%	
McCluski Pipeline Assessment & Replacement	-	-	-	-	-	-	-	-	-	-	30,000	30,000	100%	
Fire Hydrant System Upgrade	-	-	-	-	-	-	-	-	-	-	7,000	7,000	100%	
Water Main Rehabilitation and Replacement	-	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000	100%	
Subtotal	**-**	**86,449**	**59,742**	**310,176**	**35,554**	**1,270,894**	**18,646**	**53,470**	**376,790**	**2,211,721**	**3,537,000**	**1,325,279**		
Sewer System														
WWMF Pumps & Motors	-	-	-	-	-	-	-	-	-	-	16,000	16,000	100%	
WWMF Pond Armoring	-	-	-	-	-	-	-	-	-	-	80,000	80,000	100%	
WWMF Sudge Disposal & Handling	-	-	-	-	-	-	-	-	-	-	240,000	240,000	100%	
Hwy Sewer Undercrossing Project	-	8,525	32,958	67,246	104,730	38,531	71,607	500	143,509	467,606	2,000,000	1,532,394	77%	
Sewer Main Rehap & Replacement	18,018	5,962	1,535	958	21,773	6,528	12,887	107,464	12,405	187,529	1,000,000	812,471	81%	
Fischer Generator Replacement	-	-	-	-	-	-	-	-	-	-	40,000	40,000	100%	
Underground Pipe Locater & Camera	-	-	-	-	-	-	-	-	-	-	5,000	5,000	100%	
Sewer Main Camera Unit	-	-	-	-	-	-	-	-	-	-	50,000	50,000	100%	
SCNA Apparatus & Bottles	-	-	-	-	-	-	-	-	-	-	6,000	6,000	100%	Single purchase
Fischer Lift Station Upgrades	1,874	-	-	656	-	-	11,708	4,036	2,062	20,334	500,000	479,666	96%	
WWMF Fencing & Gate	-	-	-	-	-	-	-	-	-	-	10,000	10,000	100%	
Subtotal	**19,891**	**14,487**	**34,492**	**68,860**	**126,503**	**45,059**	**96,202**	**111,999**	**157,975**	**675,469**	**3,947,000**	**3,271,531**		
Office, Corporation Yard and Shops														
Facility Upgrades & Sealcoat	-	-	-	-	-	-	-	-	-	-	10,000	10,000	100%	
Property Purchase -Behind Main Office	-	-	-	-	-	-	-	-	-	-	450,000	450,000	100%	If the option presents itself
Office Building	13,332	15,880	23,070	7,690	7,690	7,690	4,614	3,076	3,076	86,118	1,000,000	913,882	91%	Main office remodel
Major Building Repairs	-	-	-	-	-	-	-	-	-	-	20,000	20,000	100%	
Subtotal	**13,332**	**15,880**	**23,070**	**7,690**	**7,690**	**7,690**	**4,614**	**3,076**	**3,076**	**86,118**	**1,480,000**	**1,393,882**		

McKinleyville Community Services District
Capital Expenditure Quarterly Report
As of March 31, 2026

	July	August	September	October	November	December	January	February	March	YTD Total	FY 25-26 Budget	Remaining Budget $	Remaining Budget %	Notes
Computers, Software, and Equipment														
Computers, Printers, File Server Upgrades	9,545	-	-	-	-	-	3,489	-	5,838	18,873	20,000	1,127	6%	
MOM Upgrade & Replacement ERP Eval	-	-	-	-	-	-	61,562	435	-	61,997	450,000	388,003	86%	
Office Equipment (Non-computer)	-	-	-	-	-	-	-	-	-	-	5,000	5,000	100%	
GIS/SEMS/CADD Equipment and Software	-	-	-	-	-	-	-	-	-	-	8,000	8,000	100%	
Subtotal	**9,545**	**-**	**-**	**-**	**-**	**-**	**65,051**	**435**	**5,838**	**80,870**	**483,000**	**402,130**		
Reclamation (Fischer/Pialorsi Ranches)														
Barn, Fence, House upgrades	-	693	215	81	23,380	-	-	-	-	24,369	15,000	(9,369)	-62%	$23,380 reimbursed by insurance
Irrigation Pipe and Fittings	-	-	-	-	-	-	-	-	-	-	10,000	10,000	100%	
Recycled Water Project	172	258	2,120	408	-	873	308	3,884	-	8,023	1,000,000	991,977	99%	
Underground valving & Piping	-	-	-	-	-	-	-	-	-	-	20,000	20,000	100%	
Subtotal	**172**	**951**	**2,336**	**489**	**23,380**	**873**	**308**	**3,884**	**-**	**32,392**	**1,045,000**	**1,012,608**		
Small Equipment & Other														
Misc/Emergency Equipment Replacement	-	-	-	-	-	-	-	-	-	-	20,000	20,000	100%	
GPS Surveying Equipment	-	-	-	-	-	-	-	-	5,217	5,217	20,000	14,783	74%	Single Purchase
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**5,217**	**5,217**	**40,000**	**34,783**		
Streetlights														
Pole Replacement	-	-	-	-	-	-	-	1,581	-	1,581	5,000	3,419	68%	Do we need anymore poles this year?
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,581**	**-**	**1,581**	**5,000**	**3,419**		
ENTERPRISE & STREETLIGHT CIP TOTAL	**42,940**	**130,111**	**119,640**	**387,216**	**193,127**	**1,324,516**	**319,711**	**175,005**	**548,896**	**3,241,161**	**10,739,000**	**7,497,839**		

McKinleyville Community Services District
Capital Expenditure Quarterly Report
As of March 31, 2026

	July	August	September	October	November	December	January	February	March	YTD Total	FY 25-26 Budget	Remaining Budget $	Remaining Budget %	Notes
PARKS AND RECREATION CIP														
Hiller Park & Sports Complex Project														
Park Landscaping & Signage	-	-	-	-	-	-	-	-	-	-	5,000	5,000	100%	
Back Stops	-	-	-	-	-	-	-	-	-	-	30,000	30,000	100%	
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**35,000**	**35,000**		
Pierson Park Upgrades														
Gazebo Rehabilitation/Replacement	-	-	-	-	-	-	8,254	352	-	8,606	15,000	6,394	43%	
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**8,254**	**352**	**-**	**8,606**	**15,000**	**6,394**		
Azalea Hall Upgrades														
Major Appliance Replacement	-	2,760	-	1,811	246	-	-	-	-	4,817	10,000	5,183	52%	In the event replacement is needed.
Replace Flooring	-	-	-	-	-	-	-	-	-	-	15,000	15,000	100%	Replace AH Flooring
Parking Lot Resurfacing	-	-	-	-	-	-	-	-	-	-	16,000	16,000	100%	
Subtotal	**-**	**2,760**	**-**	**1,811**	**246**	**-**	**-**	**-**	**-**	**4,817**	**41,000**	**36,183**		
McKinleyville Activity Center Upgrades														
Landscaping & Signage	-	-	-	-	-	-	-	-	-	-	5,000	5,000	100%	
Major Appliance Replacement	-	-	-	-	-	-	12,555	-	-	12,555	32,000	19,445	61%	In the event replacement is needed.
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**12,555**	**-**	**-**	**12,555**	**37,000**	**24,445**		
Other Parks Projects & Equipment														
Light Duty Utility Truck/Van/Car	-	-	-	-	-	-	-	-	11,000	11,000	11,000	-	0%	
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**11,000**	**11,000**	**11,000**	**-**		
Law Enforcement Facility Improvements														
LEF/Library Parking Sealing/Paving/Fencing	-	-	-	-	-	-	-	-	-	-	14,000	14,000	100%	
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**14,000**	**14,000**		
McKinleyville Library Projects														
Floor Replacement	-	-	-	-	-	-	-	-	-	-	25,000	25,000	100%	
Furnace Replacement	-	-	-	-	-	-	-	-	-	-	10,000	10,000	100%	
Fire Suppression System	-	-	-	-	-	-	-	-	-	-	20,000	20,000	100%	
ADA Compliance	-	-	-	-	-	-	-	9,735	-	9,735	50,000	40,265	81%	
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**9,735**	**-**	**9,735**	**105,000**	**95,265**		
Teen & Community Center														
Flooring	-	-	-	-	-	-	-	-	-	-	18,000	18,000	100%	
Kitchen Equipment & Appliances	-	-	-	-	-	-	-	-	-	-	8,000	8,000	100%	
Equipment Rehabilitation/Replacement	-	-	-	-	-	-	-	-	-	-	10,000	10,000	100%	
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**36,000**	**36,000**		

McKinleyville Community Services District
Capital Expenditure Quarterly Report
As of March 31, 2026

	July	August	September	October	November	December	January	February	March	YTD Total	FY 25-26 Budget	Remaining Budget $	Remaining Budget %	Notes
Projects funded by Grant Funds & Quimby														
BMX Track and Park	5,951	250,351	6,173	201,295	18,655	209,092	7,161	144,197	96,090	938,966	1,400,000	461,034	33%	
Subtotal	**5,951**	**250,351**	**6,173**	**201,295**	**18,655**	**209,092**	**7,161**	**144,197**	**96,090**	**938,966**	**1,400,000**	**461,034**		
Community Forest														
MISC Community Forest Upgrades/Projects	4,003	-	1,971	-	3,983	1,743	-	-	-	11,701	80,000	68,299	85%	
Subtotal	**4,003**	**-**	**1,971**	**-**	**3,983**	**1,743**	**-**	**-**	**-**	**11,701**	**80,000**	**68,299**		
PARKS & REC CIP TOTAL	**9,955**	**253,111**	**8,144**	**203,107**	**22,884**	**210,836**	**27,970**	**154,284**	**107,090**	**997,380**	**1,774,000**	**776,620**	**44%**	
All Funds Total	**52,895**	**383,222**	**127,784**	**590,323**	**216,011**	**1,535,351**	**347,681**	**329,289**	**655,986**	**4,238,541**	**12,513,000**	**8,274,459**	**66%**	

McKinleyville Community Services District
Summary of Project Funding
As of March 31, 2026

Project	District Funding Sources	Initial Funding Amount	Required District Match	Reimbursable Expenditures to Date	Remaining Funds Available	Notes
4.5 Million Gallon Tank	CalOES Hazard Mitigation Grant	$ 9,617,085	$ 2,404,271	$ 9,617,085	$ -	The 4.5 Million Gallon Tank is expected to be complete soon.
	CalOES Subrecipient Management Costs Grant	$ 11,494	$ -		$ 11,494	
	Northcoast Resource Partnership Grant	$ 879,209	$ -	$ 791,639	$ 87,570	The remainder of this grant will be claimed at close-out
	COP 2021A Water Bond	$ 4,335,000	$ -	N/A	$ 105,344	
Sewer Undercrossings	CalOES Hazard Mitigation Grant-Phase 1	$ 135,000	$ 45,000	$ 132,803	$ -	Phase 1 funding is complete and the District was just awarded $5.2 million in FEMA funding to complete this project.
	CalOES Hazard Mitigation Grant-Phase 2	$ 5,321,062	$ 1,330,266	$ 491,221	$ -	Phase 2 funding has ended.
	COP 2021B Sewer Bond	3,894,965			2,317,387	
Fischer Lift Station Upgrade	CalOES Hazard Mitigation Grant	$ 230,760	$ 23,076	$ 226,593	$ -	Period of performance for Phase 1 has ended.
	CalOES Subrecipient Management Costs Grant	$ 12,820	$ -	$ 5,504	$ -	Period of performance for Phase 1 has ended.
McCluski & Hewit Tanks	CalOES Hazard Mitigation Grant-Phase 1	$ 116,812.45	$ 29,203.11	$ 116,812.45	$ -	Phase 1 is complete. Next phase funding not yet secured.
	CalOES Hazard Mitigation Grant-Phase 2	$ 962,225.55	$ 240,556.39	$ 140,929.17	$ 821,296.38	Phase 2 has started.
	CalOES Subrecipient Management Costs-Phase 2	$ 54,780.88	$ -	$ -	$ 54,780.88	
BMX Track	State of CA Prop 68 Grant	$ 2,331,375	$ -	$ 1,318,084	$ 1,013,291	BMX project is in progress.
Recycles Water Project	State Water Resource Control Board Grant	$ 150,000	$ -	$ 139,011	$ -	Phase 1 is complete. The District is in the process of applying for Phase 2 funding.
Cyber Security Project	CalOES	$ 250,000	$ -	$ 91,208.00	$ 158,792	This grant was award in December 2024. Project has begun.
Mad River Crossing	CalOES Hazard Mitigation Grant-Phase 1	$ 953,601.94	$ 238,400.49	$ 111,874.44	$ 841,727.50	Phase 1 funding awarded in July 2025. Project planning has begun.
	CalOES Subrecipient Management Costs Grant	$ 63,573.50	$ -	$ 150.00	$ 63,423.50	

McKinleyville Community Services District
Summary of Long-Term Debt Quarterly Report
As of March 31, 2026

Principal Maturities and Scheduled Interest

	%	Maturity Date		Balance- Dec 31, 2025	Balance- March 31, 2026	FY-26	Thereafter
Water Fund:							
I-Bank		8/1/30	P	312,460.67	312,460.67	56,515.15	312,460.70
Interest	3.37%		I			11,482.20	27,028.73
State of CA Energy Commission (ARRA)		12/22/26	P	12,358.06	12,358.06	12,296.51	6,194.07
Interest	1.0%		I			154.33	31.06
State of CA (Davis Grunsky)		1/1/33	P	788,867.91	788,867.91	101,972.10	788,867.91
State of CA (Davis Grunsky) Deferred Interest		1/1/33	P	119,240.49	119,240.49	17,035.12	119,240.49
Interest	2.5%		I			22,271.00	80,833.72
COPS - Series 2021A, Water Fund		8/1/51	P	4,447,380.87	4,447,380.87	95,000.00	4,000,000.00
Interest	2.93%	8/1/51	I			141,600.00	2,120,037.50
Total Water Fund-Principal				5,680,308.00	5,680,308.00	282,818.88	5,226,763.17
Total Water Fund-Interest						175,507.53	2,227,931.01
Total Water Fund				**5,680,308.00**	**5,680,308.00**	**458,326.41**	**7,454,694.18**
Wastewater Fund:							
WWMF SRF Loan		7/31/47	P	12,214,608.33	12,214,608.33	461,264.59	12,213,578.33
Interest	1.6%		I			202,797.49	2,372,097.43
Chase Bank (Pialorsi Property)		3/8/35	P	1,007,200.00	958,600.00	96,800.00	958,600.00
Interest	2.9%		I			19,594.70	88,825.00
COPS - Series 2021B, Wastewater Fund		9/15/51	P	3,596,611.69	3,596,611.69	80,000.00	3,576,759.63
Interest	2.93%	9/15/51	I			111,175.00	1,715,525.00
Microgrid SRF Loan		12/31/38	P	2,291,715.87	2,291,715.87	150,366.98	2,219,715.87
Interest	1.80%		I			42,661.49	289,654.31
Total Wastewater Fund-Principal				19,110,135.89	19,061,535.89	788,431.57	18,968,653.83
Total Wastewater Fund-Interest						376,228.68	4,466,101.74
Total Sewer Fund				**19,110,135.89**	**19,061,535.89**	**1,164,660.25**	**23,434,755.57**
Meas. B Fund: Teen/Comm Center Loan		11/1/29	P	462,583.00	462,583.00	109,764.00	406,736.00
	3.55%		I			17,690.41	30,019.26
Total Principal				25,253,026.89	25,204,426.89	1,181,014.45	24,602,153.00
Total Interest						569,426.62	6,724,052.01
Total				**25,253,026.89**	**25,204,426.89**	**1,750,441.07**	**31,326,205.01**

Non-debt Long Term Liabilities, District-wide

OPEB Liability		2,967,040.00
CalPERS Pension Liability		2,955,409.95

McKinleyville Community Services District
Cash Disbursement Detail Report
For the Period March 1st through March 31st, 2026

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
Accounts Payable Disbursements						
22177	3/27/2026	PUB01	Public Employees PERS	(29,908.97)	C60228u	Ck# 022177 Reversed
044804	3/19/2026	*0058	CUSTOMER	(35.00)	C60122u	Ck# 044804 Reversed
044975	3/9/2026	*0065	CUSTOMER	85.00	C60309	REFUND
044976	3/9/2026	*0066	CUSTOMER	104.00	C60309	REFUND
044977	3/9/2026	10102	101 NETLINK	80.00	0260301-1	BACKUP INTERNET SERVICES
044978	3/9/2026	ACW01	CB&T/ACWA-JPIA	17,508.75	0708635	GRP. HEALTH INSURANCE
044979	3/9/2026	ATT07	AT&T ACCT 9391081626	186.93	024873467	PHONE LINES
044980	3/9/2026	BAD01	BADGER METER, Inc.	426.37	80228809	MONTHLY FEE
044981	3/9/2026	COA01	COASTAL BUSINESS SYSTEMS	178.50	41389419	LEXMARK XM3250 COPIERS
044982	3/9/2026	CRA01	CRAWFORD & ASSOCIATES, INC	42,899.25	44421	WATERMAIN MAD RIVER CROSS.
				(42,899.25)	44421u	Ck# 044982 Reversed
			Check Total:	-		
044983	3/9/2026	GHD01	GHD	12,730.14	0-0086856	LETZ AVENUE SEWER FORCE
				3,884.38	0-0086857	SWSRF GRANT APP RECYCLED
				502.50	0-0086859	ON-CALL ENGINEERING & ENV.
				4,035.50	0-0086869	FISCHER LIFT STATION UPGRADE
			Check Total:	21,152.52		
044984	3/9/2026	HAR13	The Hartford - Priority A	550.80	188189164	GRP. HEALTH INSURANCE
044985	3/9/2026	HEA01	HEALTHEQUITY	17.70	8T9W25Z	MONTHLY FEES (MARCH 2026)
044986	3/9/2026	HUM01	HUMBOLDT BAY MUNICIPAL WTR	109,765.68	C60309	WTR PURCHASED
044987	3/9/2026	HUM08	HUMBOLDT SANITATION	786.30	62X01731	1620 PICKETT RD TRASH SERVICE
				1,488.00	62X01732	1656 SUTTER TRASH SERVICE
				774.80	62X01733	1705 GWIN RD TRASH SERVICE
				498.30	62X01734	675 HILLER RD TRASH SERVICE
			Check Total:	3,547.40		
044988	3/9/2026	INF02	INFOSEND	3,846.90	305571	MAILING AND POSTAGE
044989	3/9/2026	KEN02	KENNEDY/JENKS CONSULTANTS	13,556.20	186288	4.5MG TANK
044990	3/9/2026	LDA01	LDA PARTNERS	3,076.00	29/635022	ARCHITECTURAL SERVICES
044991	3/9/2026	MIT01	MITCHELL LAW FIRM	323.50	10330	LEGAL SERVICES
044992	3/9/2026	MUD01	MUDDY WATERS COFFEE CO.,INC	90.00	340593291	COFFEE
044993	3/9/2026	NOR13	NORTHERN CALIFORNIA SAFETY	120.00	31040	MONTHLY FEE

044994	3/9/2026	NOR35	NORTHERN HUMBOLDT	770.32	ES26-097	WEEDING AND MULCHING CENT.
				1,472.27	ES26-098	GROUNDS WORK PIERSON PARK
			Check Total:	2,242.59		
044995	3/9/2026	PAC01	PACIFIC UNION SCHOOL PTO	775.64	C60309	MIDDLE SCHOOL DANCE 02/13/26
044996	3/9/2026	PGE01	PG & E (Office & Field)	26,487.06	C60309	GAS & ELECTRIC
044997	3/9/2026	PGE11	PGE STREETLIGHTS	22.83	C60309	GAS & ELECTRIC SEWER PUMP
044998	3/9/2026	PGE12	PGE	78.94	C60309	GAS & ELECTRIC HILLER SPORTS
044999	3/9/2026	PGE13	PGE	6.06	C60309	GAS & ELECTRIC OPEN SPACE
045000	3/9/2026	ROJ01	ROJAS COMMUNICATIONS GROU	1,000.00	202709	GOVERNMENT RELATIONS/LOBBY
045001	3/9/2026	SIX03	SIX RIVERS MECHANICAL	972.82	I9797	PROFESSIONAL SERVICES
045002	3/9/2026	SOL01	SOLO SPORTS	95.48	26-0020	YOUTH SPORTS SHIRTS
045003	3/9/2026	STR01	STREAMLINE	555.10	F9E7-0065	SUBSCRIPTIONS
045004	3/9/2026	VAL01	VALLEY PACIFIC PETROLEUM	1,040.83	26-964593	GAS/OIL/LUBE
045005	3/9/2026	VAL02	VALLEY PACIFIC	2,786.03	26-964105	GAS/OIL/LUBE
045006	3/9/2026	VER01	VERIZON WIRELESS	109.12	136614052	PAGING/ALARMS
045007	3/9/2026	\D017	MCSD CUSTOMER	56.67	000C60301	CUSTOMER REFUND
045008	3/9/2026	\M024	MERCER-FRASER CO.	292.64	000C60301	CUSTOMER REFUND
045009	3/9/2026	\P019	MCSD CUSTOMER	39.81	000C60301	CUSTOMER REFUND
045010	3/9/2026	\S043	MCSD CUSTOMER	13.78	000C60301	CUSTOMER REFUND
045011	3/9/2026	\W014	MCSD CUSTOMER	42.22	000C60301	CUSTOMER REFUND
045012	3/9/2026	\W021	MCSD CUSTOMER	64.91	000C60301	CUSTOMER REFUND
045013	3/12/2026	AMA01	AMAZON CAPITAL SERVICES	1,215.90	Y634K19FM	AMAZON PURCHASES
045014	3/12/2026	ANE01	AN ELECTRICIAN INC.	250.00	20021	PROFESSIONAL SERVICES
045015	3/12/2026	BLU01	BLUE STAR GAS	794.79	542257	FUEL
				962.56	542272	FUEL
				192.42	542277	FUEL
			Check Total:	1,949.77		
045016	3/12/2026	CJB01	C.J. BROWN & COMPANY CPAS	13,062.00	C60312	ACCT. / AUDIT (FY 24/25)
045017	3/12/2026	COL04	COLUMBIA BANK COMMERCIAL	3,486.10	0326BD	CREDIT CARD PURCHASES
				3,274.45	0326JH	CREDIT CARD PURCHASES
				121.16	0326KM	CREDIT CARD PURCHASES
				1,426.51	0326LF	CREDIT CARD PURCHASES
				2,067.37	0326PK	CREDIT CARD PURCHASES
				161.12	0326SH	CREDIT CARD PURCHASES
				598.21	0326PARKS	CREDIT CARD PURCHASES
			Check Total:	11,134.92		
045018	3/12/2026	EUR06	EUREKA READY MIX	1,870.52	107623	REPAIRS/SUPPLY

045019	3/12/2026	HOW01	FINANCE DIRECTOR	380.00	C60312	FLEX SPENDING
045020	3/12/2026	IND02	INDUSTRIAL ELECTRIC SERVICES	333.12	IN56126	REPAIRS/SUPPLY
				373.48	IN56144	REPAIRS/SUPPLY
			Check Total:	706.60		
045021	3/12/2026	INF03	INFINITE CONSULTING SERVICES	14,843.75	13767	CYBER SECURITY GRANT WORK
045022	3/12/2026	LES01	LES SCHWAB TIRE CENTER	148.85	600689290	TIRE REPAIR (UNIT #22)
045023	3/12/2026	LUB01	LUBE CENTRAL	104.17	27226	PARTS & LABOR (UNIT #5)
				104.17	27231	PARTS & LABOR (UNIT #4)
				104.17	27234	PARTS & LABOR (UNIT #9)
				104.17	27356	PARTS & LABOR (UNIT #20)
				104.17	27366	PARTS & LABOR (UNIT #25)
			Check Total:	520.85		
045024	3/12/2026	MCB02	MCSD Employee	39.69	C60312	REIMBURSEMENT
045025	3/12/2026	MCK04	MCK ACE HARDWARE	886.98	C60312	REPAIRS/SUPPLY
045026	3/12/2026	MEN01	MENDES SUPPLY CO.	193.16	C60312	REPAIRS/SUPPLY
045027	3/12/2026	MIL01	Miller Farms Nursery	49.86	C60312	REPAIRS/SUPPLY
045028	3/12/2026	NAP02	NAPA AUTO PARTS	158.23	814724	REPAIRS/SUPPLY
045029	3/12/2026	ORE01	O'REILLY AUTOMOTIVE, INC.	17.57	37-309308	REPAIRS/SUPPLY
045030	3/12/2026	THO02	Thomas Home Center	265.22	C60312	REPAIRS/SUPPLY
				460.66	P96944743	LONG SHANK PADLOCKS
			Check Total:	725.88		
045031	3/12/2026	TIM01	TIMES-STANDARD	342.14	001468135	ADS/MARKETING
045032	3/12/2026	USA01	USA BLUEBOOK	187.77	V00969811	PARTS AND SUPPLIES
045033	3/12/2026	WIL09	WILLDAN FINANCIAL SERVICE	2,150.00	010-65204	REVENUE COP 2021A & 2021B
045034	3/19/2026	*0058	MCSD Employee	35.00	C60319	REISSUE LIVE SCAN FEE
045035	3/19/2026	ADV01	ADVANCED SECURITY SYSTEM	1,249.50	774101	SECURITY ALARMS - MULT
045036	3/19/2026	ADV02	ADVEXURE LLC	5,216.88	SP-322523	EQUIPMENT
045037	3/19/2026	COA01	COASTAL BUSINESS SYSTEMS	1,326.79	41483281	OFFC EQUIP LEAS (SHARP)
045038	3/19/2026	CRA01	CRAWFORD & ASSOCIATES, INC	13,825.75	44471	MCCLUSKI TANKS
				33,498.00	44421R	WATERMAIN MAD RIVER CROSS.
			Check Total:	47,323.75		
045039	3/19/2026	GHD01	GHD	141,402.70	0-0087897	SEWER HIGHWAY CROSSINGS
045040	3/19/2026	IND04	INDUSTRIAL CONTROL	4,743.87	SD1126	PROFESSIONAL SERVICES
045041	3/19/2026	INF03	INFINITE CONSULTING SERVICES	6,485.00	13747	MONTHLY HOSTING FEE
045042	3/19/2026	KEN02	KENNEDY/JENKS CONSULTANTS	20,343.46	186426	MAD RIVER WATERMAIN CROSS.
045043	3/19/2026	MCK01	MCKINLEYVILLE CHAMBER	650.00	7923	2026 MEMBER'S CHOICE AWARD

045044	3/19/2026	MES01	PARKS AND REC. DIRECTOR	59.13	C60319	REIMBURSEMENT 03/2026
045045	3/19/2026	MIC02	MICROBAC LABORATORIES, INC	4,120.00	C60319	LAB TESTS
045046	3/19/2026	NOR35	NORTHERN HUMBOLDT	665.49	ES26-111	WEEDING AND MULCHING CENT.
				1,057.49	ES26-112	GROUNDS WORK PIERSON PARK
			Check Total:	1,722.98		
045047	3/19/2026	PGE10	PGE STREETLIGHTS	5.98	C60319	GAS & ELECTRIC S.L.- ZONE
045048	3/19/2026	STE01	MCSD EMPLOYEE	271.82	C60319	SAFETY ALLOWANCE (BOOTS)
045049	3/19/2026	THR01	THRIFTY SUPPLY COMPANY	17,719.00	047373-01	REPAIRS/SUPPLY
045050	3/26/2026	*0067	CUSTOMER	100.00	C60326	DEPOSIT REFUND
045051	3/26/2026	*0068	CUSTOMER	100.00	C60326	DEPOSIT REFUND
045052	3/26/2026	ATT04	ATT	865.91	895512113	TELEMETRY
045053	3/26/2026	BIN02	SCOTT BINDER	215.00	C60326	TRAVEL ADV. (CSDA)
045054	3/26/2026	COR01	CORBIN WILLITS SYSTEMS, Inc	1,218.70	00C603151	SUBSCRIPTIONS
045055	3/26/2026	COU07	DAVID COUCH	215.00	C60326	TRAVEL ADV (CSDA)
045056	3/26/2026	HOO01	HOOVEN & CO., INC.	13,800.00	18356	PROFESSIONAL SERVICES
				100.00	C60326	DEPOSIT REFUND
			Check Total:	13,900.00		
045057	3/26/2026	KEN02	KENNEDY/JENKS CONSULTANTS	8,632.95	186824	4.5MG TANK
045058	3/26/2026	LES01	LES SCHWAB TIRE CENTER	65.89	600691376	REPAIRS/SUPPLY
045059	3/26/2026	MAY02	DENNIS MAYO	125.00	C60326	DIRECTORS FEES FOR 03/04/26
045060	3/26/2026	MAY03	DENNIS MAYO	215.00	C60326	TRAVEL ADV (CSDA)
045061	3/26/2026	MCK01	MCKINLEYVILLE CHAMBER	80.00	7986	2026 MEMBER'S CHOICE AWARD
045062	3/26/2026	NOR02	NORTH COAST JOURNAL, INC.	375.00	26-147778	WEDDING GUIDE
045063	3/26/2026	NOR13	NORTHERN CALIFORNIA SAFETY	436.00	31053	HAZWOPER
045064	3/26/2026	ORE01	O'REILLY AUTOMOTIVE, INC.	62.87	37-313318	REPAIRS/SUPPLY
045065	3/26/2026	ORS03	GREG ORSINI	301.00	C60326	TRAVEL ADV (CSDA)
045066	3/26/2026	PGE04	PG&E	8.10	C60326	GAS & ELECTRIC S.L.- ZONE
045067	3/26/2026	PGE05	PGE	633.43	C60326	GAS & ELECTRIC S.L.- ZONE
045068	3/26/2026	PGE06	PG&E-STREETLIGHTS	28.75	C60326	GAS & ELECTRIC S.L.- ZONE
045069	3/26/2026	PGE07	PG&E STREETLIGHTS	1,820.59	C60326	GAS & ELECTRIC S.L.- ZONE
045070	3/26/2026	PGE08	PGE STREETLIGHTS	27.83	C60326	GAS & ELECTRIC S.L.- ZONE
045071	3/26/2026	PGE09	PGE-STREETLIGHTS	139.48	C60326	GAS & ELECTRIC S.L.- ZONE

045072	3/26/2026	PGE14	PG&E	10.22	C60326	GAS & ELECTRIC S.L.- ZONE
045073	3/26/2026	PGE18	PG&E	7.57	C60326	GAS & ELECTRIC S.L.- ZONE
045074	3/26/2026	PPG01	THE PITTSBURGH PAINTS CO.	81.14	920030386	REPAIRS/SUPPLY
045075	3/26/2026	SMA01	MCSD EMPLOYEE	293.57	C60326	SAFETY ALLOWANCE (BOOTS)
045076	3/26/2026	TPX01	TPx COMMUNICATIONS	2,249.28	9931043-0	INTERNET SERVICES
045077	3/27/2026	PUB01	Public Employees PERS	29,325.93	C60327	AP REISSUE OF PR CH# 2217
D00115	3/26/2026	BIN01	BINDER, SCOTT	125.00	C60326	DIRECTORS FEES FOR 03/04/26
		BIT01	BITEMAN, JAMES	125.00	C60326	DIRECTORS FEES FOR 03/04/26
		COU09	COUCH , DAVID	125.00	C60326	DIRECTORS FEES FOR 03/04/26
		ORS01	ORSINI, GREG	125.00	C60326	DIRECTORS FEES FOR 03/04/26
			Check Total:	500.00		
			Total Disbursements, Accounts payable:	**546,899.32**		

Payroll Related Disbursements

22122-22170	3/10/2026		MCSD Employees	20,825.14		PAYROLL PAYMENT
22171	3/6/2026	CAL12	CalPERS 457 Plan	7,775.54	C60306	RETIREMENT
				769.77	1C60306	PERS 457 LOAN PMT
				200.64	2C60306	ROTH 457
			Check Total:	8,745.95		
22172	3/6/2026	DIR01	DIRECT DEPOSIT VENDOR- US	52,030.93	C60306	Direct Deposit
22173	3/6/2026	EMP01	Employment Development	7.87	C60224	STATE INCOME TAX
				2,368.38	C60306	STATE INCOME TAX
				14.89	1C60224	SDI
				1,351.51	1C60306	SDI
			Check Total:	3,742.65		
22174	3/6/2026	HEA01	HEALTHEQUITY	225.00	C60306	HSA
22175	3/6/2026	HUM29	BANK--PAYROLL DEP.	92.01	C60224	FEDERAL INCOME TAX
				9,489.88	C60306	FEDERAL INCOME TAX
				142.00	1C60224	FICA
				12,845.70	1C60306	FICA
				33.22	2C60224	MEDICARE
				3,004.22	2C60306	MEDICARE
			Check Total:	25,607.03		
22176	3/6/2026	ACW01	CB&T/ACWA-JPIA	73,095.75	C60228	MED-DENTAL-EAP INSUR
22177	3/6/2026	PUB01	Public Employees PERS	29,908.97	C60228	PERS PAYROLL REMITTANCE
22178	3/10/2026		MCSD Employees	22,627.81		PAYROLL PAYMENT
22179-22223	3/25/2026		MCSD Employees	22,627.81		PAYROLL PAYMENT
22224	3/23/2026	CAL12	CalPERS 457 Plan	7,807.49	C60322	RETIREMENT
				769.77	1C60322	PERS 457 LOAN PMT
				145.92	2C60322	ROTH 457
			Check Total:	8,723.18		
22225	3/23/2026	DIR01	DIRECT DEPOSIT VENDOR- US	51,515.99	C60322	Direct Deposit

22226	3/23/2026	EMP01	Employment Development	42.31	C60306A	STATE INCOME TAX
				2,347.29	C60322	STATE INCOME TAX
				26.24	1C60306A	SDI
				1,359.76	1C60322	SDI
			Check Total:	3,775.60		
22227	3/23/2026	HEA01	HEALTHEQUITY, ATTN: CLIEN	225.00	C60322	HSA
22228	3/23/2026	HUM29	BANK--PAYROLL DEP.	225.68	C60306A	FEDERAL INCOME TAX
				9,545.48	C60322	FEDERAL INCOME TAX
				250.28	1C60306A	FICA
				13,041.32	1C60322	FICA
				58.54	2C60306A	MEDICARE
				3,050.02	2C60322	MEDICARE
			Check Total:	26,171.32		
22229	3/26/2026		MCSD Employees	914.60		PAYROLL PAYMENT
22230	3/27/2026		MCSD Employees	2,770.26		PAYROLL PAYMENT
22231	3/30/2026	EMP01	Employment Development	-	C60326	STATE INCOME TAX
				286.80	C60327	STATE INCOME TAX
				12.87	1C60326	SDI
				56.49	1C60327	SDI
			Check Total:	356.16		
22232	3/30/2026	HUM29	BANK--PAYROLL DEP.	-	C60326	FEDERAL INCOME TAX
				956.01	C60327	FEDERAL INCOME TAX
				122.80	1C60326	FICA
				538.84	1C60327	FICA
				28.72	2C60326	MEDICARE
				126.02	2C60327	MEDICARE
			Check Total:	1,772.39		
			Total Disbursements, Payroll:	**355,661.54**		
			TOTAL CHECK DISBURSEMENTS	**902,560.86**		

McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.3 **Compliance with State Double Check Valve (DCV) Law**

PRESENTED BY: **James Henry, Operations Director**

TYPE OF ACTION: **Roll Call Vote – Consent Calendar**

Recommendation:

Staff recommends that the Board authorize staff to provide the listed customers with formal notice that their water service will be discontinued in one month if they have not come into compliance with state law regarding water service cross-connection in accordance with MCSD Rules 7 and 10.

Discussion:

Customers listed below are currently not in compliance with State Law regarding cross connection control for water customers with an alternate water supply. These customers have been notified of their respective violations, as noted, and have been provided notification of this meeting.

1st Notice	March 25 2026
10 Day Notice	*April 22 2026*
Board Meeting	*May 6 2026*
Lock Day	June 8 2026

Account #	**Address**
5-517-060	5065 Boyd Rd K
5-249-983	1551 Nursery Way
5-516-500	5073 Boyd Rd
5-556-000	2026 Saint Maru

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.4 **Consider Approval of Hiller Sports Complex Facility Use Agreement Contracts Between MCSD and the Mad River Youth Soccer League (MRYSL)**

PRESENTED BY: **Kirsten Messmer, Parks & Recreation Director**

TYPE OF ACTION: **Roll Call Vote – Consent Calendar**

Recommendation:

Staff recommends that the Board approve the 2026 Facility Use Agreement Contract and Supplemental Maintenance Agreement for use of Hiller Sports Complex by the Mad River Youth Soccer League and authorize the Board President to sign the contract.

Discussion:

Mad River Youth Soccer League (MRYSL) has requested the use of fields at the Hiller Sports Complex for the fall season of 2026. The District requires organizations using HSC annually to complete and sign a Facility Use Agreement Contract prior to the start of their season.

Additionally, MRYSL has requested to perform field maintenance to help off-set their field use fees. A Supplemental Maintenance Agreement has been drafted outlining the type of maintenance to be performed and the hours allotted to the organization for this maintenance.

Attached, please find a copy of the 2026 Facility Use Agreement and Supplemental Maintenance Agreement.

- **Attachment 1**: HSC Agreement between MCSD and Mad River Youth Soccer League
- **Attachment 2:** Supplemental Maintenance Agreement. Between MCSD and Mad River Youth Soccer League

Alternatives:

Staff analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

In February 2026, the MCSD Board set a fee schedule for HSC of $16.75 per hour for all youth sports organizations. That fee includes a portion of the cost of turf maintenance, and janitorial supplies used at the site. Organizations are responsible for shared cleaning of the facility (restrooms, bleachers, parking lot, etc.) based on their percentage of use.

The organization will also be charged for the cost of re-keying the facility and a percentage of utilities (propane & PG&E) at the end of the season. These percentages are based on field usage.

Each user group is responsible for cleaning their own dugouts and bleacher areas after each use.

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – HSC Agreement between MCSD and Mad River Youth Soccer League
- Attachment 2 - Supplemental Maintenance Agreement Between MCSD and Mad River Youth Soccer League

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

HILLER SPORTS COMPLEX FACILITY USE AGREEMENT

This HILLER SPORTS COMPLEX FACILITY USE AGREEMENT (this "AGREEMENT"), is made and entered into this 6th day of May 2026, by and between the McKinleyville Community Services District (DISTRICT), a Community Services District formed under the laws of the State of California, and the Mad River Youth Soccer League (ORGANIZATION), a non-profit youth sports organization, reference to the following facts, which are acknowledged as true and correct by each of the parties:

Recitals

(a) DISTRICT is the owner of Hiller Sports Complex located at 880 Columbus Road in McKinleyville; and

(b) DISTRICT desires to maximize financial self-sufficiency of the maintenance of Hiller Sports Complex; and

(c) DISTRICT desires to maximize community access to recreation programs at Hiller Sports Complex; and

(d) ORGANIZATION desires to offer recreation programs to the community at Hiller Sports Complex; and

(e) ORGANIZATION proposes to operate recreation programs, in accordance with the terms and conditions of this AGREEMENT, which supersedes all other previous documents; and

(f) ORGANIZATION and DISTRICT each desire to secure and enter into an AGREEMENT in accordance with the foregoing; and

(g) The documents which are part of the AGREEMENT, and each of which are incorporated herein by this reference as though full, are the following:

1. Cover Page: Facility Use AGREEMENT
2. Exhibit A: Hiller Sports Complex Map
3. Exhibit B: Article IV – Rules and Regulations
4. Exhibit C: Hiller Sports Complex Master Facility Fee Schedule
5. Exhibit D: Operation & Maintenance Responsibilities
6. Exhibit E: Guidelines for Field Cancellations

7. Exhibit F: "In Kind Work" & Field Modification Request Form

Definitions

As used in this AGREEMENT, the following terms shall have the following definitions:

1. "AGREEMENT" shall mean Hiller Sports Complex Facility Use AGREEMENT.

2. "DISTRICT" shall mean the McKinleyville Community Services District.

3. "ORGANIZATION" shall mean Mad River Youth Soccer League.

4. "Hiller Sports Complex" shall mean the nineteen-acre parcel of property located at 880 Columbus Road on the east side of the entry way into Hiller Park. Such property contains two (2) little league fields, a regulation softball field, a practice softball field, a Senior League baseball field, two collegiate size soccer fields, batting cages, concession stand, restrooms, bleachers, drinking fountains, walkways, and a parking lot.

5. "Park And Recreation Committee" shall be the said committee operating under the jurisdiction of the McKinleyville Community Services District Board of Directors.

6. "Facility Use Request" shall mean all periods of time, including practices, games, assessment days, tournaments, etc., for which a party desires to utilize Hiller Sports Complex and requested via the DISTRICT Hiller Sports Complex Facility Use Reservation Form.

7. "Facility Use Schedule" shall mean the most current schedule for use of Hiller Sports Complex.

8. "Board of Directors" shall mean the five members of the McKinleyville Community Service District Board of Directors.

9. "Parks & Recreation Director" shall mean the individual employed in said position with the McKinleyville Community Services District.

10. "Article IV- Rules and Regulations" shall mean the portion of the document containing the Rules and Regulations of the McKinleyville Community Services District as adopted by the Board of Directors.

NOW, THEREFORE, in consideration of their mutual covenants and promises set forth herein and incorporating the foregoing recitals of fact, the parties hereto agree as follows:

AGREEMENT

Section 1. Facility Development

The DISTRICT and ORGANIZATION agree to collaborate, assist, and support one another and individual efforts in maintaining Hiller Sports Complex.

Section 2. Grant of Field Use

2.1 Grant of Use. The DISTRICT grants the ORGANIZATION field use for recreational and sports activities at Hiller Sports Complex. ORGANIZATION shall be responsible for: (a) setup of Hiller Sports Complex for ORGANIZATION's use, unless otherwise specified; (b) storing any equipment following ORGANIZATION's use; and (c) restoring Hiller Sports Complex to the appropriate condition as found prior to ORGANIZATION's use. ORGANIZATION shall not utilize Hiller Sports Complex prior to the start of the contracted time set forth in the most current Facility Use Schedule and shall vacate the playing area by the end of the contracted time set forth in said schedule.

2.2 Facility Use Schedule. ORGANIZATION shall provide DISTRICT with ORGANIZATION's most current field use schedule including team names, coaches/managers & names of individuals to contact in the case of game cancellations; list of official representatives of the organization; game, practice, tournament dates and times; and other scheduled use.

2.3 Cancellation. Provided cancellation of use by inclement weather or other unforeseen conditions, DISTRICT shall endeavor to make the decision of said cancellation by 3:00 p.m. of the day for which cancellation shall take place.

2.4 Additional Field Use Request. Provided cancellation of use by inclement weather or other unforeseen conditions, ORGANIZATION must notify the DISTRICT of said cancellation and request of additional field use (if needed) within twenty-four (24) hours. DISTRICT shall be responsible to administer and coordinate all additional facility use requests provided such requests do not conflict with the most current Facility Use Schedule of other approved users.

2.5. Access
DISTRICT shall provide the ORGANIZATION with one (1) set of keys to Hiller Sports Complex. It is the responsibility of the ORGANIZATION to produce copies and issue keys.

Section 3. Scheduling of Facility

3.1 Site Development, Management and Scheduling:
All development, scheduling, maintenance, and use of Hiller Sports Complex shall be coordinated with the Parks & Recreation Director.

3.2 Facility Use Requests
ORGANIZATION is responsible to submit a District Facility Use Reservation Form to the Parks & Recreation Director. The Parks & Recreation Director

shall compile a draft Facility Use Schedule resulting from such requests. Parties currently having and maintaining an AGREEMENT with DISTRICT shall be designated for priority use when said schedule is drafted. The draft Facility Use Schedule shall delineate any dates and times with facility scheduling conflicts. The Parks & Recreation Director shall be charged with resolving any scheduling conflicts, in his or her discretion.

ORGANIZATION shall have first priority of turf fields 3, 4, 5, & 6 based on schedules submitted in advance to MCSD, from August 15 through October 24, 2026.

3.3 Facility Use Scheduling Protests

ORGANIZATION and those parties granted facility use by the DISTRICT shall retain the right to protest the facility use. For all protests, refer to Section 16: Resolution of Disputes.

Section 4. Operational Standards

4.1 Conduct and Disorderly Persons

ORGANIZATION agrees to uphold and remain in compliance, at all times, with the current rules and regulations of the recreation and park system as established by the DISTRICT and outlined in Article IV of the DISTRICT's Rules and Regulations.

4.2 Staffing

ORGANIZATION agrees to ensure that an official representative(s) of ORGANIZATION shall be present at all times and shall be responsible for overseeing all use at all times on those dates and times for which use of Hiller Sports Complex is being conducted by ORGANIZATION.

4.3 Equipment and Supplies Storage

Storage of ORGANIZATION's equipment at Hiller Sports Complex shall be at the DISTRICT'S approval and at the ORGANIZATION's sole risk, DISTRICT will not warrant security of stored materials. ORGANIZATION shall unilaterally bear all risks of loss, theft, damage and other casualty incidental to using and/or storing equipment at the Hiller Sports Complex, and will indemnify and defend the DISTRICT from and against all losses arising out of using and/or storing equipment at the Hiller Sports Complex.

4.4 Safety

ORGANIZATION agrees to comply with the DISTRICT's established facility use guidelines, as defined in Article IV of the DISTRICT's Rules and Regulations and attached as Exhibit B, and incorporated by reference herein.

4.5 Use of Equipment

ORGANIZATION agrees not to use equipment owned by others and stored at Hiller Sports Complex without first obtaining written approval from the owner of

said equipment. A copy of written approval must be provided to the DISTRICT.

ORGANIZATION agrees not to remove or replace equipment provided at Hiller Sports Complex by DISTRICT without the prior written consent of the Parks & Recreation Director.

4.6 Entry by DISTRICT

ORGANIZATION shall permit DISTRICT, and DISTRICT's agents and assigns, at all reasonable times, to enter the premises, for the purposes of inspection, compliance with the terms of this AGREEMENT, exercise of all rights under this AGREEMENT, posting notices, and all other lawful purposes.

4.7 Environmental Sensitivity

ORGANIZATION agrees that all use by ORGANIZATION shall be conducted in a manner within the intended use of Hiller Sports Complex and with respect to the surrounding neighborhood and community. ORGANIZATION shall abide by all rules and regulations established by the DISTRICT stating that the use of pesticides, herbicides and related products at the Hiller Sports Complex and surrounding areas are strictly prohibited.

4.8 Equal Opportunity and Non-Discrimination Clause

ORGANIZATION shall not discriminate in its offering of programs at Hiller Sports Complex and all duties related to such offering on the basis of race, color, national origin, religious creed, ancestry, sex, age, or physical handicap and shall comply with all applicable state and federal statutes and regulations prohibiting discriminatory practices and/or conduct.

DISTRICT has zero tolerance for harassment or any other form of discriminatory behavior, as set forth in this Policy Against Discrimination. The DISTRICT will not tolerate discrimination or harassment based on gender, pregnancy, childbirth (or related medical conditions), race, color, religion, national origin, ancestry, age, physical disability, mental disability, medical condition, marital status, sexual orientation, family care or medical leave status, military or veteran status, or any other status protected by federal, state, or local law. MCSD requires that all patrons of facilities adhere to MCSD policy. MCSD will respond to any discriminatory behavior in an appropriate manner, including, but not limited to, termination of facility agreement and/or future facility use, reporting to appropriate legal authorities or other appropriate responses. All incidences of discriminatory behavior are to be reported to the MCSD General Manager immediately.

For all communications, both written and electronic, DISTRICT does not tolerate any correspondence that degenerates into improper use. DISTRICT's technology resources are governed by District policies. Under no circumstances may anyone use DISTRICT's technology resources to transmit, receive, or store any information that is discriminatory, harassing, or

defamatory in any way, such as sexually explicit or racially disparaging messages, jokes, or cartoons.

4.9 Americans with Disabilities Act Compliance

DISTRICT shall indemnify, defend, and hold harmless ORGANIZATION from any fines or penalties which may be imposed upon it pursuant to the Americans with Disabilities Act as a result of DISTRICT's failure to make any required improvements to the premises as required by the Americans with Disabilities Act.

ORGANIZATION shall be responsible for compliance with any and all requirements of the Americans with Disabilities Act with respect to the operation of recreation programs for which ORGANIZATION is responsible. ORGANIZATION shall indemnify, defend, and hold harmless DISTRICT from and against any and all claims, causes of action, damages, fines and/or penalties pursuant to the Americans with Disabilities Act arising, in whole or in part, as a result of the ORGANIZATION's failure or alleged failure to comply with any requirements of the Americans with Disabilities Act with respect to operation of recreation programs which ORGANIZATION is responsible.

4.10. Compliance with Law

ORGANIZATION and DISTRICT shall comply with and conform to all laws and regulations, state and federal, and any and all requirements and orders of any state or federal board or authority, present or future, in any way relating to the condition or use of Hiller Sports Complex throughout the entire term of this AGREEMENT.

4.11. District Coordination

DISTRICT shall employ a Parks & Recreation Director who shall be the primary contact person with the ORGANIZATION.

Section 5. Prohibited Actions

ORGANIZATION shall not:

a) Use of Hiller Sports Complex for any purpose other than as authorized in this AGREEMENT and as authorized in the most current Facility Use Schedule; or

b) Do or permit to be done anything which may interfere with the effectiveness or accessibility of Hiller Sports Complex, nor do or permit to be done anything which may interfere with free access and passage in Hiller Sports Complex or the public areas adjacent thereto, or in the streets or trails adjoining Hiller Sports Complex, or hinder police, fire fighting, or other emergency personnel in the discharge of their duties; or

c) Interfere with the public's enjoyment and use of Hiller Sports Complex for any purpose which is not essential to public safety; or

d) Rent, sell, lease, or offer any space for any articles whatsoever within or on Hiller Sports Complex without the written consent of the DISTRICT; or

e) Place any additional lock of any kind upon any door, cabinet, or storage bin, unless a key therefore is provided to the DISTRICT, and upon expiration or termination of this AGREEMENT; or

f) Erect, construct, or place any permanent structure upon any portion of the premises without written authorization from DISTRICT; or

g) Use or allow Hiller Sports Complex to be used for any improper or unlawful purposes or for purposes in violation of Article IV of the McKinleyville Community Services District's Rules and Regulations; or

h) Allow vehicles access to the concession area via the 10-foot sidewalk driveway access point except for loading and unloading only. The sidewalk driveway area must be kept clear for access to emergency vehicles. All vehicles must park in the parking area.

Section 6. Insurance

6.1. Minimum Scope
ORGANIZATION shall obtain and maintain throughout the term of this AGREEMENT, at ORGANIZATION's cost, comprehensive general public liability insurance issued by insurance carriers acceptable to DISTRICT naming the ORGANIZATION as insured and the DISTRICT as an additional insured against any injuries or damages to persons or property caused by or arising out of ORGANIZATION's occupation and use of Hiller Sports Complex under this AGREEMENT in amounts of not less $1,000,000.00 for any individual claimant and $2,000,000.00 per occurrence.

6.2. Proof of Insurance
ORGANIZATION shall cause DISTRICT to be given written notification, prior to the commencement of this AGREEMENT, from the insurance carrier of the existence of such policies and shall provide a certificate of insurance and separate endorsement in the amounts listed in 6.1 prior to the inception of the term which shall provide that coverage provided by the policy shall not be canceled or amended until the DISTRICT is first provided with at least thirty (30) days written notice concerning such cancellation or notice.

Section 7. Hold Harmless, Indemnity and Release Forms

7.1. Hold Harmless and Indemnity
Except for the active negligence or willful misconduct of DISTRICT, ORGANIZATION undertakes and agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless DISTRICT and all its officers, agents, assigns, and employees from and against any and all suits, actions

and causes of action, claims, liens, demands, obligations, proceedings, loss or liability of every kind and nature in connection with or arising directly or indirectly out of this AGREEMENT whatsoever and/or ORGANIZATION's use of the Hiller Park Complex (and surrounding areas), for death or injury to any person including DISTRICT's officers, agents, assigns, and employees, or damage or destruction of any property of either party hereto or of third parties arising out of or in any manner by reason of, or incident to, the performance of this AGREEMENT on part of ORGANIZATION and/or ORGANIZATION's use of the Hiller Park Complex (and surrounding areas), by its officers, agents, assigns, program participants and employees of any tier.

7.2. Participant Liability Release Forms
ORGANIZATION shall provide to DISTRICT a master copy of the liability release form used for ORGANIZATION's program defending, indemnifying, and holding harmless, DISTRICT, its officers, agents, assigns, and employees from and against any and all suits, actions and causes of action, claims, liens, demands, obligations, proceedings, loss or liability of every kind and nature whatsoever, for death or injury to any person including DISTRICT's officers, agents, assigns, and employees, or damage or destruction of any property of either party hereto or of third parties arising out of or in any manner by reason of, or incident to, the program or programs sponsored by ORGANIZATION and conducted at the Hiller Sports Complex.

Section 8. Utilities

8.1. Water
The DISTRICT shall be responsible for all water and sewer related expenses at the site.

8.2. Gas and Electric
ORGANIZATION shall be required to pay a fee based on gas and electrical use for the concession stand, low site lighting, and/or any other type of sporting equipment, which utilizes electricity. This cost will be remitted at the end of the season, based on a percentage of field use.

Section 9. Maintenance

9.1 Ongoing Facility Maintenance
DISTRICT shall provide for all ongoing maintenance of Hiller Sports Complex. ORGANIZATION shall be required to pay a fee based on expenses related to ongoing maintenance as approved by the MCSD Board of Directors. ORGANIZATION may be allowed to decrease their portion of the maintenance fee through the use of in-kind labor or materials that assists with maintenance of the site within the scope of the DISTRICT's maintenance plan or Capital Improvement Plan for the site. Financial credit for approved in kind donation of labor or materials shall be granted only for labor or donations completed for facility maintenance as per the required steps outlined in Exhibit F. Credit shall not be granted for volunteer labor or materials pertaining to field

preparation for games. DISTRICT shall assign specific financial value to one volunteer labor hour and or donated materials based on the value of cost saved in DISTRICT paid labor and/or materials. DISTRICT shall base ORGANIZATION's field use fees on the total financial value of approved in-kind labor and/or materials subtracted from the total financial value of site use. The financial value of in-kind labor or material donations, if in excess of the total field use fee, is not allowed to be placed as a credit toward future facility use.

Should ORGANIZATION perform in-kind labor, all said volunteers must attend a facility maintenance orientation seminar. Designated ORGANIZATION representative must attend a facility maintenance orientation seminar organized and presented by DISTRICT staff. In addition, ORGANIZATION's designated representative must attend facility maintenance meetings as arranged by the DISTRICT.

Furthermore, volunteers of ORGANIZATION are not to be considered volunteers or employees of DISTRICT.

ORGANIZATION agrees to perform general maintenance of the field site, including but not limited to, field preparation before games, grounds cleanup, restroom cleanup, re-stocking janitorial supplies, general cleanup of the concession stand & parking lot, and trash disposal. These operation and maintenance responsibilities are further explained in Exhibit D, and will not be considered as in-kind labor for the purposes of reducing fees for field and concession use during the period of August 15 through October 24, 2026

9.2. Facility Damages and Repairs

The ORGANIZATION shall be held responsible for all damage or vandalism to District facilities occurring during the ORGANIZATION'S use of the facilities. Upon notification by the DISTRICT, the ORGANIZATION is responsible to repair all damages immediately, or within a schedule approved by the DISTRICT. If ORGANIZATION is unable or unwilling to repair damage immediately, the DISTRICT reserves the right to make the necessary repairs and bill ORGANIZATION for all costs. The ORGANIZATION is responsible to reimburse the DISTRICT within thirty days (30) of presentation of the bill. Exception: The concession and snack bar area is the sole responsibility of the ORGANIZATION during the entire period of this AGREEMENT. Repair of any and all damage occurring to the concession stand during the AGREEMENT period is the sole responsibility of the ORGANIZATION.

Damaged and unsafe fields shall be unavailable for use until repairs are completed. The assignment of other fields during such time is at the discretion of the DISTRICT.

9.3. Site Improvements

Any ORGANIZATION desiring to perform site improvements must first obtain written approval from the DISTRICT for such improvements and pay for all costs related to approved improvements.

It is understood and agreed between the parties that all installations, additions, and improvements erected or installed at any time at Hiller Sports Complex during the term of this AGREEMENT shall immediately become the property of and belong to the DISTRICT upon such erection or installation; provided, however, this provision does not apply to participant playing equipment and concession equipment installed and belonging to ORGANIZATION. ORGANIZATION must remove all participant playing equipment and concession equipment prior to the expiration or other termination of this AGREEMENT. Any portion of the premises affected by removal shall be immediately restored and repaired.

Section 10. Purchasing

10.1 DISTRICT shall have the responsibility to purchase all grounds maintenance and field preparation supplies needed to maintain Hiller Sports Complex.

10.2 ORGANIZATION shall be fully responsible for all expenses related to purchase of all supplies needed to operate the programs including supplies needed for field preparation, should ORGANIZATION choose to prepare fields for their use, and of any supplies needed for operations conducted in the concession stand.

Section 11. Sales

11.1. Participant Registration
ORGANIZATION shall be allowed to retain all revenue related to participant registration fees.

DISTRICT shall provide space for applications and flyers provided by ORGANIZATION at DISTRICT's office and at the McKinleyville Activity Center. DISTRICT shall not otherwise register applicants or provide directions regarding ORGANIZATION's program.

ORGANIZATION shall be responsible for promotion and sale of ORGANIZATION's program to customers. Upon provision by ORGANIZATION, DISTRICT shall provide copies of flyers and promotional materials to customers.

11.2. Advertising
DISTRICT recognizes the importance of advertising revenue to ORGANIZATION and desires to afford ORGANIZATION opportunities to obtain revenue for support of ORGANIZATION's program. However, ORGANIZATION shall first obtain written permission from DISTRICT and allow DISTRICT to review any such advertising prior to installation, placement, distribution, or maintenance of any type of advertising or AGREEMENT with any other vendor involving promotion or advertising of their products or services on and at Hiller Sports Complex. All such advertising placed in accordance with the aforementioned must be removed upon the conclusion of ORGANIZATION's program at a time agreed to by both parties.

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11.3. Concessions

ORGANIZATION shall be allowed to retain all proceeds related to operation of a concession stand during granted facility use hours provided concession use fees are paid in full.

Approval for requests for use of the concession stand by ORGANIZATION will be granted only when said request is concurrent with the most current facility use schedule as approved. ORGANIZATION shall not utilize the concession stand prior to the start of the contracted time set forth in the most current facility use schedule and shall vacate the concession stand by the end of the contracted time set forth in said schedule.

Upon issuance of the most current Facility Use Schedule and concession stand use request approvals, should additional concession stand use be available during scheduled events, those ORGANIZATION's having and maintaining a current AGREEMENT with DISTRICT shall be given priority for additional concession stand use requests. Such requests will be awarded on a first come, first serve basis.

Section 12. Licenses and Permits

12.1 ORGANIZATION shall apply for, obtain, and maintain all licenses, permits, and other accreditations required in connection with the management and operation of programs, site improvements as approved per 9.3., and as needed for development of the facility. ORGANIZATION shall be responsible to pay the cost of all such licenses and permits.

Section 13. Unavoidable Delays

13.1 The provisions of this Section shall be applicable if there shall occur, during the term of this AGREEMENT, any (a) inability to obtain labor or materials, or reasonable substitutes (other than lack of funds); or (b) acts of God, governmental restrictions, regulations or controls, enemy or hostile government, civil commotion, fire, or other casualty; or (c) other conditions similar to those enumerated in this Section beyond the reasonable control of the party obligated to perform (other than lack of funds). If DISTRICT or ORGANIZATION shall, as the result of any of the above-described events, fail to provide or to perform any obligation on its part under this AGREEMENT, then upon written notification to the other within ten (10) days of such event, such failure shall be excused and not be a breach of this AGREEMENT by the party claiming unavoidable delay, but only to the extent occasioned by such event. Notwithstanding anything contained herein to the contrary, this Section shall not be applicable to the obligation of the DISTRICT or ORGANIZATION to pay any sums, monies, costs, charges, or expenses required paid pursuant to the terms of this AGREEMENT, or to fulfill any hold harmless and/or indemnity obligations created by Section 7.1 or elsewhere in this AGREEMENT.

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Section 14. Amendments and Assignments

14.1 This AGREEMENT contains the complete and final AGREEMENT between the DISTRICT and the ORGANIZATION. No AGREEMENT or other understanding in any way purporting to modify, add to, or supersede the terms and conditions hereof shall be binding upon either party unless made in writing and duly executed by authorized representatives.

14.2 This AGREEMENT may not be assigned or transferred, in whole or in part, by ORGANIZATION without first obtaining the written consent of DISTRICT which may be withheld, for any reason, in the DISTRICT's sole discretion.

Section 15. Taxes

15.1 ORGANIZATION shall be solely responsible for the payment when due of any possessory interest or other unsecured tax levied by any governmental authority with respect to the use and occupancy of Hiller Sports Complex by ORGANIZATION.

Section 16. Resolution of Disputes

16.1. Process for Resolution

Any dispute arising under the terms of this AGREEMENT, which is not resolved within a reasonable period of time by authorized representatives of the DISTRICT and the ORGANIZATION shall be brought to the attention of the General Manager (or designated representative) of the DISTRICT and the Board President (or designated representative) of the ORGANIZATION for joint resolution.

If joint resolution of the dispute through these means is pursued without success, ORGANIZATION shall seek to resolve the dispute by filing a written grievance with the General Manager (or designated representative). Upon receipt of a written grievance, the General Manager (or designated representative) shall research and investigate the grievance and set an agenda item for the next DISTRICT Board of Director's meeting. At the meeting, the ORGANIZATION or a representative thereof can appear and be heard. The DISTRICT Board of Directors shall consider the item and act thereon, and may adopt, reject, or amend the recommendation.

If resolution of the dispute as adopted by the DISTRICT Board of Directors is not satisfactory, ORGANIZATION may seek resolution employing whatever remedies exist in law or equity beyond this AGREEMENT. Despite an unresolved dispute, the DISTRICT and ORGANIZATION hereto shall continue without delay to perform its obligations under this AGREEMENT.

In the event of any breach or violation of this AGREEMENT by ORGANIZATION, the DISTRICT may employ whatever remedies that exist in

law or equity to enforce this AGREEMENT, without resorting to the dispute resolution protocol described above.

16.2. Attorney's Fees

In the event of any litigation arising between the parties regarding the terms of this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorney's fees in addition to other relief provided by law.

Section 17. Notices

17.1 Any notice, demand, or communication under, or in connection with, this AGREEMENT, may be served upon DISTRICT by personal service, or by mailing the same by certified mail in the United States Post Office, postage prepaid, and directed to the DISTRICT as follows:

General Manager
McKinleyville Community Services District
P.O. Box 2037
McKinleyville, CA 95519

and may likewise be served on ORGANIZATION by personal service or by so mailing the same addressed to ORGANIZATION as follows:

Mad River Youth Soccer League
P.O. Box 103
Arcata, CA 95518

Either DISTRICT or ORGANIZATION may change such address by notifying the other party in writing as to such new address as DISTRICT or ORGANIZATION may desire to be used and which address shall continue as the address until further written notice.

Section 18. Compensation

18.1. Funding for Facility Development

Should ORGANIZATION grant DISTRICT monies for development in an amount of more than $5,000, said monies shall be dedicated to the development of facilities illustrated in Parks & Recreation Master Plan, which would fulfill the needs of ORGANIZATION. Monies granted by ORGANIZATION for development in amount less than $5,000 shall be dedicated to the general overall development of facilities illustrated in Parks & Recreation Master Plan.

18.2. Facility Use and Additional Fees

ORGANIZATION shall pay DISTRICT fees in accordance to Hiller Sports Complex Master Facility Fee Schedule as adopted by the Board of Directors and outlined in Exhibit C.

ORGANIZATION agrees to pay a Cleaning/Damage deposit in the amount of $1,500.00 to MCSD for the use of Hiller Sports Complex. MCSD may use the

Cleaning/Damage deposit for reimbursement of any costs related to additional cleaning requirements, additional turf maintenance, and/or field & turf damages during the use of ORGANIZATION (see Exhibit D). This deposit must be paid in full prior to the start of the season.

ORGANIZATION is responsible for the cost for propane use, PG&E and the cost to change the locks at the end of each season. This cost will be remitted at the end of the season, based on a percentage of field use.

In the event DISTRICT shall provide maintenance at the expense of ORGANIZATION, or the DISTRICT is required to respond to a call-out at a time outside the DISTRICT'S regular business hours, the ORGANIZATION agrees to reimburse the DISTRICT according to the following rates:

Labor:	$45.00/hour
Mower:	$25.00/hour
Utility Vehicle:	$35.00/hour
Tractor:	$40.00/hour
Backhoe:	$70.00/hour
Dump Truck:	$50.00/hour
Boom Truck:	$85.00/hour
Call out Fee	$150 per occurrence + labor cost if time spent exceeds 2 hours

18.3. Delinquent Payment
In the event ORGANIZATION shall be delinquent by more than fifteen (15) days in the payment of any sums due under the terms of section 18.2, DISTRICT shall cancel all future scheduled and yet to be scheduled use of DISTRICT-owned facilities until past due payments are paid in full.

Section 19. Law Governing

This AGREEMENT shall be governed exclusively by the provisions hereof and by the laws of the State of California.

Section 20. Term

20.1. Term and Extensions
Subject to the provisions of this AGREEMENT, the term of this AGREEMENT shall commence on the date herein and shall continue through and including the 24th day of October 2026.

Opportunities shall be granted for ORGANIZATION and DISTRICT to review this AGREEMENT on a yearly basis to enact amendments and assignments to AGREEMENT as provided in Section 14 of this AGREEMENT. Any proposed amendments and assignments may be refused by ORGANIZATION or DISTRICT at said parties own discretion.

20.2. Termination by DISTRICT
Notwithstanding the foregoing, DISTRICT, in the case of ORGANIZATION breaches, may terminate this AGREEMENT, with thirty (30) days notification,

by giving the ORGANIZATION written notice of any material breach under this AGREEMENT, if:

a) said breach is curable by the payment of money and remains uncured thirty (30) days after said notice; or

b) said breach is not curable by the payment of money but is otherwise curable within thirty (30) days after said notice and remains uncured after said thirty (30) days; or

c) said breach is neither curable by the payment of money nor otherwise reasonably curable within thirty (30) days after said notice and ORGANIZATION fails both to commence said cure within said thirty (30) days and to prosecute diligently said cure to completion thereafter; or

d) ORGANIZATION files a voluntary petition in bankruptcy or insolvency or otherwise seeks relief as a debtor, or, if an involuntary petition therefore is filed against ORGANIZATION and such petition is not dismissed within ninety (90) days; or

e) ORGANIZATION fails to remain in compliance with any and all terms of this AGREEMENT; or

f) ORGANIZATION shall disband.

In the event this AGREEMENT is so terminated, it shall be lawful for DISTRICT immediately hereafter to remove all persons and property from the premises.

20.3. Termination by ORGANIZATION

Notwithstanding the foregoing, ORGANIZATION, in the case of DISTRICT breaches, may terminate this AGREEMENT by giving the DISTRICT written notice of any material breach under this AGREEMENT, if:

a) said breach is curable by the payment of money and remains uncured thirty (30) days after said notice; or

b) said breach is not curable by the payment of money but is otherwise curable within thirty (30) days after said notice and remains uncured after said thirty (30) days; or

c) said breach is neither curable by the payment of money nor otherwise reasonably curable within thirty (30) days after said notice and DISTRICT fails both to commence said cure within said thirty (30) days and to prosecute diligently said cure to completion thereafter; or

d) DISTRICT fails to remain in compliance with any and all terms of this AGREEMENT.

20.4. Disposition of Certain Property

ORGANIZATION hereby acknowledges and agrees that any and all equipment and all DISTRICT purchased equipment and materials used in connection with Hiller Sports Complex shall remain the property of the DISTRICT, and

ORGANIZATION acknowledges that it shall not be entitled to remove such property from Hiller Sports Complex upon the expiration or termination of this AGREEMENT, regardless of reason.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT as of the day and year as written herein.

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

_____

Dennis Mayo, President of the Board of Directors

ATTEST:_____

Joseph Blaine, Secretary to the Board of Directors

Mad River Youth Soccer League

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President of Mad River Youth Soccer League

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The Facility Use AGREEMENT Checklist

Please note: This contract is not considered complete until the user ORGANIZATION submits the following information to MCSD.

Item:	Completed:	Date:
Completed District Facility Use Form		
League Schedule		
Tournament Schedule (if applicable)		
Practice Schedule		
Proof of Insurance		
Phone List of Managers and Board Members		
Facility (emergency) Cell Phone #		
All Other Field Usage Requests		
Coach/Manager Contact Information		
Organization Liability Release Form		

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Hiller Sports Site Maintenance Agreement Between
McKinleyville Community Services District and Mad River Youth Soccer League

The Hiller Sports Site Maintenance Agreement is a supplemental agreement to the Hiller Sports Complex Facility Use Agreement, by and between the McKinleyville Community Services District (DISTRICT), and the Mad River Youth Soccer League (ORGANIZATION), and does not supersede or negate any of the sections in the HSC Facility Use Agreement.

Recitals

(a) DISTRICT is the owner of Hiller Sports Complex located at 880 Columbus Road in McKinleyville; and

(b) DISTRICT desires to maximize financial self-sufficiency of the maintenance of Hiller Sports Complex; and

(c) ORGANIZATION desires to provide turf and grounds maintenance at Hiller Sports Complex for turf fields 3, 4, 5 and 6 in order to reduce the maintenance expense of the DISTRICT thereby reducing the Field Use expense of the ORGANIZATION; and

(d) ORGANIZATION and DISTRICT each desire to secure and enter into an AGREEMENT in accordance with the foregoing; and

(g) The documents which are part of the AGREEMENT, and each of which are incorporated herein by this reference as though full, are the following:

1. Cover Page: Maintenance AGREEMENT
2. Exhibit A: Hiller Sports Complex Map
3. Exhibit B: Volunteer Labor Log and Time Sheet
4. Exhibit C: “In Kind Work” & Field Modification Request Form

Background

The DISTRICT and ORGANIZATION both wish to provide sustainable and equitable services to the community in a coordinated and collaborative manner.

As the cost of labor for maintaining the turf and grounds at Hiller Sports Complex is the largest maintenance expense incurred by the DISTRICT as owner, and the field use fees charged to users is set at a rate to recover some of the cost related to maintenance. The ORGANIZATION wishes to lower their portion of field use fees by providing consistent volunteer labor for maintaining the turf and grounds at Hiller Sports Complex.

Labor associated with the ongoing and consistent maintenance of the turf and grounds performed by the ORGANIZATION can provide a significant savings to the DISTRICT and as such is eligible for monetary credit to be used toward field use fees.

ORGANIZATION has a vested interest in the maintenance and health of the turf and grounds at Hiller Sports Complex, and owns or has access to all necessary equipment for the provision of necessary maintenance tasks.

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Agreement

1. ORGANIZATION agrees to provide ongoing and consistent turf and grounds maintenance according to an agreed upon schedule outlined in **Attachment 1**, within the duration of the contract period (August 15 – October 24).

2. DISTRICT agrees to provide monetary credit at the rate of $16.75 per hour of eligible labor performed as described in 2.a toward the field use fees encumbered by the ORGANIZATION within the contract period. Labor hours will not be credited in excess of 16 hours per week. (4 Labor hours per field, per week per field for filling in holes.)

    2.a) Gopher Abatement & Repair: defined as the trapping and removal of gophers and filling in holes and uneven turf with dirt as provided by the District.

3. ORGANIZATION agrees that credit will only be applied for eligible labor hours documented as required by the DISTRICT on the "Volunteer Labor Log and Time Sheet" (EXHIBIT B). Credit will not be given for any labor performed on tasks not included In 2.a of this agreement and/or for any labor performed that is not documented as required by the DISTRICT.

4. ORGANIZATION agrees that any labor credit earned in excess of the encumbered field use fees will be forfeited and will not be eligible for use in subsequent contract periods.

5. DISTRICT shall base ORGANIZATION's field use fees on the total financial value of approved in-kind labor and/or materials subtracted from the total financial value of site use

6. DISTRICT agrees to provide and apply all fertilizers and nutrients necessary for appropriate turf maintenance.

7. DISTRICT agrees to ensure adequate irrigation of turf.

8. ORGANIZATION shall abide by all rules and regulations established by the DISTRICT stating that the use of pesticides, herbicides and related products at the Hiller Sports Complex and surrounding areas are strictly prohibited.

9. ORGANIZATION shall agree that the DISTRICT reserves the right to close fields and prohibit mowing due to wet conditions or any other condition that would otherwise put the integrity of the turf at risk.

10. ORGANIZATION agrees that any field modifications and/or desired credit requests for volunteer labor not included in the "Turf and Grounds Maintenance Scope of Work" or donated materials must be pre-approved through the submission of the "In Kind Work" & Field Modification Request Form" (EXHIBIT C)

11. ORGANIZATION agrees that any maintenance or tasks not explicitly described in this agreement and not included in the "Hiller Sports Complex Facility Use Agreement" is the responsibility of the DISTRICT and not to be undertaken by the ORGANIZATION without written permission from the DISTRICT.

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MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

_____

Dennis Mayo, President of the Board of Directors

ATTEST:_____

Joseph Blaine, Secretary to the Board of Directors

MAD RIVER YOUTH SOCCER LEAGUE

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President of Mad River Youth Soccer League

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.5 **Consider Approval of the 2025 Consumer Confidence Report (CCR)**

PRESENTED BY: **James Henry, Operations Director**

TYPE OF ACTION: **Roll Call Vote – Consent Calendar**

Recommendation:

Staff recommends that the Board approve the Consumer Confidence Report for distribution in the Summer/Fall Newsletter.

Discussion:

In 1996, Congress amended the Safe Drinking Water Act, adding a requirement that water systems deliver to their customers a brief annual water quality report, similar to the Annual Water Quality Report (AWQR) that California water systems began distributing in 1990. However, the Consumer Confidence Report (CCR) regulatory requirements are more specific and detailed in terms of content and format than those for the AWQR. These CCRs summarize information that our water system already collects to comply with regulations.

The CCR includes information on source water, levels of any detected contaminants, and compliance with drinking water regulations (including monitoring requirements), plus some educational information. As usual, this year's CCR details the high quality of our drinking water and it's conformance with all regulatory requirements.

MCSD is required to deliver the annual CCR to consumers by July 1 of each year. This CCR is based on data collected between January and December 2025. The CCR will be distributed as part of the MCSD Summer Newsletter.

MCSD's 2025 CCR is compliant with Title 22, Chapter 15, Article 20 and the California Health and Safety Code, section 116470 and was drafted using the 2025 CCR Guidance Template.

As part of the federal drinking water program, United States Environmental Protection Agency (USEPA) issues a list of currently unregulated contaminants to be tested by Public Water Systems throughout the nation. This process occurs every five years pursuant the Unregulated Contaminant Monitoring Rule (UCMR). The purpose of the UCMR program is to determine the prevelence of unregulated contaminants in drinking water. Results of this testing help USEPA determine whether or not to regulate new contaminants for protection of public health.

The District participated in the current UCMR 5 testing in 2024. **Attachment 1** is the complete 2025 CCR for MCSD.

Alternatives:

Staff analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – 2025 Consumer Confidence Report

2025 Consumer Confidence Report

Water System Name:	**McKinleyville Community Services District (MCSD)**	Report Date:	4/15/2026

The District tests drinking water quality for many constituents as required by state and federal regulations. This report shows the results of our monitoring for the period of January 1 to December 31, 2025 and may include earlier monitoring data. Last year, as in years past, your tap water met all United State Environmental Protection Agency (USEPA) and State drinking water health standards. MCSD vigilantly safeguards its water infrastructure and once again, we are proud to report that our system did not violate a maximum contaminant level or any other water quality standard in 2025.

Este informe contiene información muy importante sobre su agua para beber. Favor de comunicarse McKinleyville Community Services District a 1656 Sutter Road McKinleyville, Ca. 95519 (707) 839-3251 para asistirlo en español.

Type of water source(s) in use:	Drinking water delivered by the McKinleyville Community Services District (MCSD) is supplied by the Humboldt Bay Municipal Water District (HBMWD). The District's source water has been classified by the State Water Resources Control Board (SWRCB) as groundwater <u>not</u> under the direct influence of surface water. The classification is important with respect to the regulations that a water system must follow to ensure water quality.
Name & general location of source(s):	The Humboldt Bay Municipal Water District is a regional water wholesaler that supplies the drinking water to MCSD. Drinking water delivered to the District is drawn from wells below the bed of the Mad River northeast of Arcata. This water-bearing ground below the river is called an aquifer. These wells, called Ranney Wells, draw water from the sands and gravel of the aquifer at depths of 60 to 90 feet, thereby providing a natural filtration process. During the summer, this naturally filtered water is disinfected via chlorination and delivered to the District. During the winter, it is further treated at a regional Turbidity Reduction Facility which reduces the occasional turbidity (cloudiness) in the District's source water. While turbidity itself is not a health concern, SWRCB is concerned that at elevated levels, turbidity could potentially interfere with the disinfection process.

Drinking Water Source Assessment information:	HBMWD performed a Drinking Water Source Assessment that was conducted by the Department of Health Services in August 2002. A copy of this assessment can be obtained at their District office at 828 7th Street Eureka, CA. This assessment found that the source water of the Ranney Wells may be vulnerable to activities that contribute to the release of aluminum and barium. Aluminum is associated with some surface water treatment processes and erosion of natural deposits. Barium is associated with the discharges of oil drilling waste or metal refineries and erosion of natural deposits. HBMWD treats its water and performs annual monitoring and testing, in accordance with SWRCB regulations and requirements, to ensure its water is safe to drink. MCSD performs separate monitoring and testing, in accordance with the USEPA and the State Board regulations and requirements, to ensure that the water quality remains high within the MCSD storage and distribution systems. The results from both the HBMWD's and the MCSD's 2025 monitoring and testing programs indicate that our water quality is very high, as has consistently been the case in past years. The tables below list the drinking water contaminants detected during 2025. A detected contaminant is any contaminant detected at or above its Detection Limit for Purposes of Reporting (DLR) (limit is established by SWRCB) or for unregulated contaminants, the Minimum Reporting Level (MRL). The tables show the level of detected contaminants. Contaminants that are not detected, or are detected below the DLR or MRL, are not required to be reported. The tables also show the maximum contaminant levels (MCL) and public health goals (PHG). Definitions for terms used in this report are listed on the next page.

Time and place of regularly scheduled board meetings for public participation:	First Wednesday of each month at 6:00 p.m. at Azalea Hall, 1620 Pickett Road, McKinleyville, Ca. 95519. Board meeting will be held via Zoom and in-person meetings during the regular scheduled meeting time.

For more information, contact:	Patrick Kaspari, General Manager	Phone:	(707) 839-3251

Definitions of Terms Used in This Report:

You will find many terms and abbreviations in the table below. To help you understand these terms, the following definitions are provided:

- **Public Health Goal (PHG):** The level of a contaminant in drinking water, below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.
- **Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency.
- **Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs cover the aesthetic quality of the water such as odor, taste and appearance.
- **Primary Drinking Water Standard (PDWS):** MCLs for contaminants that affect health along with monitoring, reporting requirements and water treatment requirements.
- **Maximum Residual Disinfectant Level (MRDL)**: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Residual Disinfectant Level Goal (MRDLG)**: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Regulatory Action Level (RAL):** The concentration of a contaminant which, when exceeded, triggers treatment or other requirements that a water system must follow.
- **Treatment Technique (TT):** A Required process intended to reduce the level of a contaminant in drinking water.
- **Variances and Exemptions:** State Board permission to exceed an MCL or not comply with a treatment technique under certain conditions.
- **n/a:** not applicable
- **ND:** not detectable at testing limit
- **ppb:** parts per billion or micrograms per liter **(µg/L)**
- **ppm:** parts per million or milligrams per liter **(mg/L)**
- **ppt:** parts per trillion or nanograms per liter **(ng/L)**
- **ppq:** parts per quadrillion or picogram per liter **(pg/L)**
- **pCi/l:** picocuries per liter **(a measure of radiation)**
- **mg$CaCO_3$/L:** milligrams of calcium carbonate per liter **(a measure of hardness)**
- **microseimens/cm :** a measure of specific conductance **(µS/cm)**
- **NTU:** Nephelometric Turbidity Units
- **Detection Limit for Purposes of Reporting (DLR):** The DLR is a parameter that is set by state regulation for each reportable contaminant. The presence of these contaminants in the drinking water at its DLR does not necessarily indicate that the water poses a health risk and can be below its MCL.
- **Minimum Reporting Level (MRL):** The MRL is defined by the USGS National Water Quality Laboratory as the smallest measured concentration of a substance that can be reliably measured by using a given analytical method.
- **Secondary Drinking Water Standards (SDWS):** MCLs for contaminants that affect taste, odor or appearance of the drinking water. Contaminants with SDWSs do not affect the health at the MCL levels.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- Inorganic contaminants such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Radioactive contaminants that can be naturally-occurring or be the result of oil and gas production and mining activities.
- Organic chemical contaminants including synthetic and volatile organic chemicals, that are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, agriculture application, and septic systems.

Water Quality Testing Results

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency and the State Water Resources Control Board (State Board) prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. State Board regulations also established limits for contaminants in bottled water that provide the same protection for public health. The MCSD testing for Fecal Coliform produced zero results. Test results for disinfection byproducts have been below the Maximum Contaminant Level (MCL).

The tables enclosed in the newsletter list all the drinking water contaminants that were monitored during 2025. Additionally, the State requires that both Districts monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Therefore, results from prior years are included if such a contaminant was detected. There are very few entries in the tables because very few contaminants were detected in prior years. It is once again important to note that the presence of these contaminants does not necessarily indicate that the water poses a health risk.

Additional General Information on Drinking Water

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water hotline (1-800-426-4791)

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, persons with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA and the Center for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbial contaminants are available from the USEPA's Safe Drinking Water Hotline (1-800-426-4791)

HBMWD consistently and frequently monitors for the presence of giardia and cryptosporidium in its drinking water. Since the mid-1990s, when the EPA approved the testing technique for these contaminants, HBMWD has never had a confirmed detection of either contaminant.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. MCSD is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at (http://www.epa.gov/lead).

TABLE 1 – SAMPLING RESULTS SHOWING THE DETECTION OF COLIFORM BACTERIA

Microbiological Contaminants (complete if bacteria detected)	**Highest No. of Detections**	**No. of Months in Violation**	**MCL**	**MCLG**	**Typical Source of Bacteria**
Total Coliform Bacteria (state Total Coliform Rule)	(In a month) 0	0	0 positive monthly sample	0	Naturally present in the environment.
Fecal Coliform or *E. coli* (state Total Coliform Rule)	(In the year) 0	0	A routine sample and a repeat sample are total coliform positive, and one of these is also fecal coliform or *E. coli* positive	0	Human and animal fecal waste
E. coli (federal Revised Total Coliform Rule)	(In the year) 0	0	(a)	0	Human and animal fecal waste

(a) Routine and repeat samples are total coliform-positive and either is *E. coli*-positive or system fails to take repeat samples following *E. coli*-positive routine sample or system fails to analyze total coliform-positive repeat sample for *E. coli*.

TABLE 2 – SAMPLING RESULTS SHOWING THE DETECTION OF LEAD AND COPPER

Lead and Copper (complete if lead or copper detected in the last sample set)	**Sample Date**	**No. of Samples Collected**	**90th Percentile Level Detected**	**No. Sites Exceeding AL**	**AL**	**PHG**	**No. of Schools Requesting Lead Sampling**	**Typical Source of Contaminant**
Lead (ppb)	2025	32	1.8	0	15	0.2	A total of 4 Schools were tested for lead in 2019. Up to 3 samples collected per school	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits
Copper (ppm)	2025	32	.97	1	1.3	0.3	Not applicable	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives

TABLE 3 – SAMPLING RESULTS FOR SODIUM AND HARDNESS

Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**MCL**	**PHG (MCLG)**	**Typical Source of Contaminant**
Sodium (ppm)	2007	3.7	N/A	None	None	Salt present in the water and is generally naturally occurring
Hardness (ppm)	2005	67	57-80	None	None	Sum of polyvalent cations present in the water, generally magnesium and calcium, and are usually naturally occurring

TABLE 4 – DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected (Average)**	**Range of Detections**	**MCL [MRDL]**	**PHG (MCLG) [MRDLG]**	**Typical Source of Contaminant**
TTHMs (µg/L) – (Total Trihalomethanes)	2025	29.5	0-30	80	N/A	Byproduct of drinking water disinfection
HAA5 (µg/L) (Haloacetic Acids)	2025	13.8	0-18	60	N/A	Byproduct of drinking water disinfection
Chlorine (mg/L)	2025	Average=0.69	0.40-1.10	[MRDL = 4.0 (as Cl_2)]	[MRDLG = 4.0 (as Cl_2)]	Drinking water disinfectant added for treatment
Asbestos	2019	ND	ND	7	7	Some people who drink water containing asbestos in excess of the MCL over many years may have an increased risk of developing benign intestinal polyps.

Unregulated Contaminant Monitoring Rule (UCMR) 4 – 2019 Testing Results

As part of the federal drinking water program, USEPA issues a list of currently unregulated contaminants to be tested by Public Water Systems throughout the nation. This process occurs every five years pursuant the Unregulated Contaminanat Monitoring Rule (UCMR). The purpose of the UCMR program is to determine the prevelence of unregualted contaminants in drinking water. Results of this testing help USEPA determine whether or not to regulate new contaminants for protection of public health.

The District participated in the current UCMR 4 testing in 2019. The UCMR 4 consists of testing for 20 additional contaminants, and 2 indicators. Below are the constituents within the previous five years that were detected above the minimum reporting level in the most recent tests. Information on the potential health effects are also included.

DETECTION OF UNREGULATED CONTAMINANTS

Chemical or Constituent (and reporting units)	**Sample Date**	**Level Detected**	**Range of Detections**	**Notification Level**	**Health Effects Language**
HAA6 (µg/L) [Sum of 6 Haloacetic Acids]	2019	4.84	0-4.84	N/A	Some people who drink water containing haloacetic acids in excess over many years may have an increased risk of getting cancer.
HAA9 (µg/L) [Sum of 9 Haloacetic Acids]	2019	8.92	0-8.92	N/A	Some people who drink water containing haloacetic acids in excess over many years may have an increased risk of getting cancer.
Manganese, Total (µg/L)	2019	0.44	0.44	500	Manganese exposures resulted in neurological effects. High levels of manganese in people have been shown to result in adverse effects to the nervous system.

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **Action**

ITEM: D.6 **Consider Adoption of Proclamation: May 3 through May 9, 2026 Professional Municipal Clerks Week**

PRESENTED BY: **Patrick Kaspari, General Manager**

TYPE OF ACTION: **Roll Call - Consent**

Recommendation:

Staff recommends that Board review the information provided and Adopt the Proclamation proclaiming May 3 through May 9, 2026 as Professional Municipal Clerks Week.

Discussion:

The purpose of Professional Municipal Clerks Week is to recognize the vital services provided by Municipal clerks serving the changing needs of their community.

2026 will be the 57th Annual Professional Municipal Clerks Week, initiated in 1969 by the International Institute of Municipal Clerks, an international, professional association of city, town, township, village, borough, special district, and county clerks, to highlight the importance of the essential role municipal clerks play in local government and the impact the office has on the public. The District has two employees that serve in this capacity: Board Secretary/Administrative Assistant, Joey Blaine and Environmental Programs Coordinator, Jess Elm. Both do an exceptional job in this role, and Board Secretary Blaine is widely recognized as an expert in the regulatory aspects of the position. As is the case with all MCSD Staff, the District is lucky and privileged to have such exceptional Staff.

Alternatives:

Staff analysis consists of the following potential alternative: Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 - Proclamation

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Proclamation

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3 - 9, 2026

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

WHEREAS, The Office of the Professional Municipal Clerk is the oldest among public servants, and

WHEREAS, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

WHEREAS, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

WHEREAS, The Professional Municipal Clerk serves as the information center on functions of local government and community.

WHEREAS, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW, THEREFORE, BE IT PROCLAIMED the McKinleyville Community Services District Board of Directors do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerks, Joey Blaine and Jess Elm, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

_____
Dennis Mayo, Board President

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McKinleyville Community Services District

BOARD OF DIRECTORS
May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.7 **Consider Approval of Agreement Between McKinleyville Union School District (MUSD) and the McKinleyville Community Services District (MCSD) for the Provision of After School Leaders to the 21st Century Community Learning Center After School Program at McKinleyville Union School District Schools**

PRESENTED BY: **Kirsten Messmer, Parks & Recreation Director**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends the Board review the information provide, take public comment, and authorize the Board President to execute the agreement.

Discussion:

In 2018 McKinleyville Union School District (MUSD) received a 21st Century Community Learning Center After School Program grant and took over the administration of after school programming for Dows Prairie and Morris Elementary schools, which had previously been administered by the District's Park & Recreation Department. MUSD entered into a Memorandum of Understanding with the District for the 2018-19 to subcontract with MCSD for the provision of part-time After School Leaders to facilitate the 21st CCLC program activities and has renewed the MOU annually since then. At this time, it is desired to renew the MOU for the 2026-27 school year. The MOU for the 2026-27 school year can be reviewed in **Attachment 1**

The original Memorandum of Understanding (MOU) for the 2018-19 school year was reviewed and approved by District counsel. As this is a renewal MOU with changes only to dates and compensation amounts, this iteration was not submitted for legal review.

Alternatives:

Staff's analysis includes the following potential alternative:

- Take no action

Fiscal Analysis:

This agreement will be cost neutral. The 2025-26 Agreement allowed all District costs to be recouped as per the compensation formula stated in the MOU. The 2026-27 Agreement has accounted for cost increases and will also allow all costs to be recouped.

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – MUSD and MCSD Memorandum of Understanding 2026-27

McKinleyville Union School District Agreement with McKinleyville Community Services District

For 21st Century Community Learning Center After School & Summer Programs

This Agreement is made and executed on this _____ day of _____ 2026 (the "Effective Date"), by and between McKinleyville Union School District, ("MUSD" or "District") and the McKinleyville Community Services District ("MCSD" or "Contractor").

Recitals

A. WHEREAS, MUSD provides after school programs for its students known as the 21st Century Community Learning Center program ("CCLC" or "Program"); and

B. WHEREAS, MCSD is willing to provide staffing for the 21st CCLC program through and in coordination with MCSD's Recreation Division; and

C. WHEREAS, it is to the mutual benefit of MUSD and MCSD, MUSD students, and the community for MUSD and MCSD to enter into this Agreement to facilitate the provision of services as stated herein; and

D. WHEREAS, the Program services will be operated at the following location:
(the "Site").

NOW, THEREFORE, MUSD and MCSD hereby agree as follows:

Agreement

1. MUSD Services. MUSD agrees to provide the following services:

- On-site supervision of MCSD staff at the Site during Program hours by either MUSD's Coordinator and/or Site-specific Leader.
- Provide Site-specific training and orientation by MUSD staff to properly train and support MCSD staff.
- Provide adequate supplies and facilities to operate all programming during Program hours.
- Provide adequate training, supplies and supervision to ensure that the student-to-staff ratio will not exceed twenty-to-one (20:1) in compliance with California Education Code Section 8483.4.)

2. MCSD agrees to the following:

A. Qualified Personnel:

Work under this Agreement shall be performed by competent personnel under the supervision of and in the employment of MCSD and in compliance with the 21st Century Community Learning Center Grant. Contractor will comply with MUSD's reasonable requests regarding assignment of personnel.

B. Criminal Background and Health Screening Checks

1) For each MCSD employee assigned by MCSD to work in/at the Program, MCSD, as Contractor, will comply with the criminal background check provisions of California Education Code Section 45125.1. Contractor will conduct criminal background checks

through the California Department of Justice (CDOJ), including both CDOJ and Federal Bureau of Investigation (FBI) background checks for all Contractor employees and volunteers assigned to the Program, and will certify that no employee (or volunteer) assigned by MCSD to work at the Program who has been convicted of serious or violent felonies as specified, will have contact with District pupils pursuant to this Agreement.
2) Contractor will be responsible for the costs of the criminal background checks.
3) Contractor will ensure that all its employees or volunteers assigned to work at the Program whose functions require frequent or prolonged contact with students will complete tuberculosis examination (TB screening) in accordance with California Education Code Section 49406. Contractor shall ensure that all of its employees or volunteers who have a written clearance certification have undergone the foregoing examination at least once every four years if the Contractor is still rendering services to the District.
4) Contractor will provide the District with a list of all employees and volunteers who have cleared the criminal background check and required TB screening.

C. Staffing

1) Subject to the compensation requirements recited in Section 5, below, Contractor shall provide the Program staff (AKA Recreation Leader) hours for the 180-day school year, for up to 12,236 hours for regular day schedules. As well as provide Program staff for out of school time ELP Break Week programs to the extent possible not to exceed 640 hours and out of school time ELP Summer programs to the extent possible not to exceed 5732 hours. For all additional required hours, including training or meetings or other required obligations, MCSD will be compensated at $35.15/hr for all Afterschool Leaders at step 1 hours, $38.38 per hour for all Afterschool Leaders at step 4 and $30.49 for all Recreation Leader hours.
2) Contractor must ensure that all MCSD staff members who directly supervise students meet the minimum qualifications for an instructional aide, pursuant to the policies of the District. (California Education Code Section 8483.4.)
3) Contractor must comply with the Child Abuse and Neglect Reporting Act (CANRA) guidelines as Mandated Reporters to report suspicions of possible child abuse to the reporting agency as stated in California Penal Code Sections 11164-11174.
4) Contractor will participate in technical assistance, training, orientation, monthly meetings, and other support and resource development activities provided by the District, HCOE, Region 1 System of Support for Expanded Learning, CDE and other collaborative partners in conducting program planning, implementation and evaluation. These include required regular meetings with the school principal or principal's designee to ensure collaboration with the school's programs. Subject to the compensation requirements recited in Section 5, below, Contractor understands and agrees to participate in all meetings facilitated by the District to address program success, areas of concern, contractual issues, and general troubleshooting. (California Education Code 8483.3(c)(4).
5) MCSD's staff shall follow the dress code and management standards established by the District/School, regarding personal use of cell phones, headsets, recording/listening devices etc., during Program hours.
6) Contractor shall notify District immediately upon receipt of a verbal or written complaint regarding a MCSD employee or volunteer performing services in the Program.

D. Proprietary or Confidential Information

1) Contractor understands and agrees that, in connection with this Agreement, the Contractor may have access to proprietary and/or confidential information which may be owned or controlled by the District, the disclosure of which to third parties may be damaging to the District, its employees, students and/or their families. Contractor also understands and agrees that the disclosure of such information may violate state and/or federal law and may subject the Contractor to civil liability. Consequently, Contractor agrees that all information disclosed by the District to the Contractor shall be held in strict confidence and used only in

performance of the Agreement, unless law or court order requires disclosure. Contractor shall exercise the same standard of care to protect such information as is used to protect its own proprietary and/or confidential information and in no case less than a reasonable standard of care.

2) Contractor shall comply at all times with the requirements of the Family Educational Records Privacy Act ("FERPA") and relevant state law regarding the confidentiality and handling of student records, including, but not limited to California Education Code Sections 49073 and sequential. Contractor shall only access and use confidential student information for the performance of duties on behalf of MUSD under this Agreement upon obtaining prior written parental consent, or other provision of federal and state law permitting access to confidential student information. Contractor shall not use confidential student data for any purpose other than providing services to the District pursuant to this Agreement. Contractor shall not re-disclose confidential student information to any third party without the prior written consent of the District and any such re-disclosure shall be consistent with state and federal law.
3) Use of Student Data for Studies. Consistent with state and federal law as detailed in the prior section, Contractor understands and acknowledges that use of student data by Contractor for purposes other than those authorized under this Agreement, such as for Contractor's own research studies or program evaluation, requires prior written approval by the District.

3. Ownership of Results

Any plans, specifications, studies, reports, memoranda, computation sheets, data files and other materials in any form or media prepared by Contractor in connection with services performed under this Agreement shall be the property of and be promptly transmitted to the District.

4. Use of Name; Marketing

Excluding a simple statement or acknowledgement that Contractor has a written agreement with the District, Contractor will not use the name, marks or logos of the District in any planned advertisement, press release or other planned publicity or marketing materials, in any form or media, without the prior written approval of the District. Notwithstanding the foregoing provisions of this Section, nothing in this Section shall infringe upon the First Amendment rights of either party.

5. Compensation:

As full compensation for all services contemplated by this Agreement, MCSD shall receive the sum of $632,426.24 reflecting the following charges and assumptions: $35.15 shall be paid by MUSD to MCSD for each Afterschool Leader step 1 worker hour, $38.38 for each Afterschool Leader step 4 worker hour provided to the Program by MCSD staff/employees between the months of August 16, 2026 (which at this time will provide three (3) days of training prior to the start of school), through August 15, 2027, for up to 9060 hours regular day and mid-year break schedules (step 1 hours of 6780; step 4 hours of 2280); and 3620 hours (2916 hours for step 1 Afterschool Leaders and 704 hours for step 4 Afterschool Leaders) for summer day schedules for an annual total up to $455,340.32, and $30.49 shall be paid by MUSD to MCSD for each Recreation Leader worker hour provided to the program by MCSD staff/employees between the months of August 16, 2026 (which at this time will provide three (3) days of training prior to the start of school), through August 15, 2027, for up to 3696 hours regular day schedules and 2112 hours for summer day schedules for a total up to $177,085.92 (i.e., 5808 hours multiplied by $30.49).

For all additional required hours in excess of 12,500 for After School Leaders and/or hours in excess of 5,808 for Recreation Leaders, including any hours required for training or meetings, will be compensated at $38.38, $35.15 or $30.49 respectively based on the employee classification of the worker, by MUSD to MCSD for each worker hour provided to the Program by MCSD staff/employees.

If state funding or the length of the school year is reduced due to budget changes or any other reason during the term of this Agreement, the District has the right to unilaterally reduce the number of staff or days worked by MCSD staff/employees, subject to the obligation to pay for all such time provided prior to provision of written notice of the reduction by MUSD to MCSD.

MCSD will invoice the District on a monthly basis based on actual MCSD staff time worked as recited above. The District will pay MCSD within 30 days of the invoice date.

6. Term- of Agreement:

The term of this Agreement shall be from August 16, 2026, through August 15, 2027, inclusive, subject to the provisions of Section 7, the General Provisions.

The District may terminate this Agreement with or without cause by giving thirty (30) calendar days written notice to MCSD. In the event District elects to terminate the Agreement without cause, it shall pay the MCSD for all services satisfactorily rendered up and to expiration of the 30 day notice date.

7. General Provisions.

a) Assignment/Delegation: Neither party hereto shall assign, sublet or transfer any interest in this Agreement or any duty hereunder without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.

b) Status of McKinleyville Community Services District (MCSD): The parties intend that the MCSD, in performing the services herein specified, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. The MCSD is not to be considered an agent or employee of the District and is not entitled to participate in any pension plans, insurance, bonus or similar benefits the District provides to MUSD employees.

c) Indemnification:

a. MCSD shall defend, indemnify, and hold harmless District, its officers, officials, employees, and volunteers from and against all claims, damages, losses, and expenses, including attorney fees arising out of the performance of the work described herein, to the extent caused in whole or in part as determined by a court of law, by any negligent act or omission of MCSD, its agents or employees, except to the extent caused by the negligence, whether active or passive, of the District, its agents or employees.

b. District shall defend, indemnify, and hold harmless MCSD, its officers, officials, employees, and volunteers from and against all claims, damages, losses, and expenses, including attorney fees arising out of the performance of the work described herein, to the extent caused in whole or in part as determined by a court of law, by any negligent act or omission of the District, its agents or employees, except to the extent caused by the negligence, whether active or passive, of the MCSD, its agents or employees.

d) Amendment: This Agreement may be modified or amended at any time only by the written mutual agreement of the parties.

e) Compliance with all Laws: The parties shall comply with and meet all applicable requirements of federal, state and local law including, but not limited to, the Uniform Building Code, the Education Code, Title 19 and 21 of the California Code of Regulations, and all requirements prescribed by the California Department of General Services.

f) Merger: This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. No modification of this Agreement shall be effective unless and until such modifications in evidenced by a writing signed by both parties.

g) Nondiscrimination: The parties shall comply with all applicable federal, state and local laws, rules and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, handicap or other prohibited basis. All nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated by this reference.

h) Extra (Changed) Work: Only the MUSD Superintendent or designee may authorize extra (and/or changed) work beyond that designated for compensation in Section 5, above. The parties expressly recognize that District and school personnel are without authorization to either order extra (and/or changed) work or waive contract requirements.

The MCSD waives any and all right or remedy by way of restitution and quantum merit for any and all extra work performed by MCSD without the express and prior written authorization of the Superintendent or designee.

Exceptions: Failure of the MCSD to secure proper authorization for extra work prior to performance will not constitute an automatic waiver of any and all rights to adjustment in the contract price or contract time if there is an emergency in which the MCSD must act for the health and safety of the students in the Program. By way of example, an emergency shall be defined as occurrences such as natural disasters or the threat thereof; acts or threats of terrorism; or, threats to the safety of students by a third party or relation. In such instances, the MCSD and District agree to enter into good faith negotiations for the payment of any extra work.

i) MCSD's Performance: Without limiting the District's training and supervision obligations recited in this Agreement, District has relied upon the professional ability and training of the MCSD and its Recreation Division as a material inducement to enter into this Agreement. MCSD hereby warrants that all its work will be performed in accordance with generally accepted professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of MCSD's work by District shall not operate as a waiver or release.

j) Taxes: MCSD agrees to file federal and state tax returns and pay all applicable state and federal taxes, as required, on amounts paid pursuant to this Agreement. In case District is audited for compliance regarding any applicable taxes, MCSD will cooperate with District by providing proof of payment of taxes on those earnings.

k) Due Performance: Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect with the performance of either party, the other may, in writing, demand adequate assurance of due performance and until such written assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received.

l) No Third-Party Beneficiaries: There are no intended third-party beneficiaries of this Agreement.

m) No Waiver of Breach: The waiver by District or MCSD of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or promise or any subsequent breach of the same or any other term or promise contained in this Agreement.

n) Insurance: With respect to the performance of work under this Agreement, the MCSD shall maintain and shall require all of its subcontractors to maintain insurance as described below:

(a) Worker's compensation insurance with statutory limits as required by the Labor Code of the State of California. Said policy shall be endorsed with the following specific language: "this policy shall not be canceled or materially changed without first giving thirty (30) days prior written notice to the District."

(b) Commercial or Comprehensive General Liability insurance covering bodily injury and property damage utilizing an occurrence policy form, in an amount no less than $1,000,000 combined single limit for each occurrence; $2,000,000 aggregate. Said insurance shall include, but not be limited to: premises and operations liability, independent contractors' liability, and personal injury liability.

(c) Each said comprehensive or commercial general liability policy shall be endorsed with the following specific language:

(1) District, its officers and employees, is named as additional insured for all liability arising out of the operations by or on behalf of the named insured in the performance of this Agreement.

(2) The inclusion of more than one insured shall not operate to impair the rights of one insured against another insured, and the coverage afforded shall apply as though separate policies had been issued to each insured, but the inclusion of more than one insured shall not operate to increase the limits of the company's liability.

In Witness hereof, the parties hereto have executed this Agreement on the day and year first written above.

McKinleyville Union School District

By: _____ Date: _____

Print Name: _____

MUSD Superintendent, Julie Giannini-Previde

McKinleyville Community Services District

By _____ Date: _____

Board President, Dennis Mayo

ATTEST:_____

Joseph Blaine, Secretary to the Board of Directors

McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: D.8 **Consider Adoption of a Notice of Exemption as required for the Financial Assistance Application from the State Water Resources Control Board for the Planning and Design of the Fischer, B Street, Kelly, and Letz Lift Station Upgrades including associated Force Mains, an Alternative Disinfection Study for the Wastewater Management Facility, and the Office Seismic Retrofit Projects**

PRESENTED BY: **Patrick Kaspari, General Manager**

TYPE OF ACTION: **Roll Call – Consent Calendar**

Recommendation:

Staff recommends that the Board review the information, take public comment, and adopt a Notice of Exemption to satisfy the planning grant application for a Clean Water State Revolving Fund grant application for the upgrades to the Fischer, B Street, Kelly and Letz sewer lift stations and forcemains, an alternative disinfection study and the seismic retrofit of the MCSD Office building.

Discussion:

As the Board is aware and had approved at the December 2022 and April 1, 2026 Board meetings, the District is seeking planning and design funding through the Clean Water State Revolving Fund (CWSRF) for several upgrade projects to improve the efficiency and reliability of the wastewater system. The proposed projects will include pump, motor, piping, and electrical and control upgrades to the Fischer, B Street, Letz, and Kelly lift stations and the replacement of the existing force mains from each station. The Board had approved the Fischer and B Street application at the regular December 2022 Board meeting. At the April 1, 2026 Board meeting, the Board reaffirmed their support for the lift station upgrades and approved the submittal of the application for an alternative disinfection study for the wastewater treatment plant and an seismic upgrade of the District's main office.

The grant application was submitted to the State Water Resources Control Board (SWRCB) after the April 2026 Board meeting, and the SWRCB reviewed it and came back with a request for some additional items they require, including the submittal of a Notice of Exemption (NOE) for the Planning Grant. Planning and design projects are categorically exempt from CEQA under Section 15306 since they consist of information gathered to determine what the eventual "Project" will be under CEQA. Typically, the District would not file a NOE for these proposed

studies, as it is well established that they are exempt from CEQA. However, since the SWRCB requires an NOE for the application, Staff recommends that the Board approve the NOE. A final CEQA document will also be required once the design is completed and prior to the construction of the project when the exact "Project" has been determined.

Alternatives:

Take No Action

Fiscal Analysis:

The planning grant application is for $2,894,000. McKinleyville meets the Disadvantaged Community requirements of the CWSRF grants and the SWRCB should fund the entire amount in grant funds. As part of the design, the selected engineer will also prepare a cost estimate for the construction of the upgrades. It is the District's intent to pursue grant funding for the construction of the project as well, once the design is completed.

Environmental Requirements:

The project will require CEQA permitting, likely a Negative Declaration, prior to construction.

Exhibits/Attachments:

- Attachment 1 – Notice of Exemption for Projects detailed in CWSRF Planning Grant Application

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Humboldt

From: (Public Agency): McKinleyville Community Services District

1656 Sutter Road, McKinleyville CA 95519

(Address)

Project Title: Sewer Infrastructure and Resilience Planning

Project Applicant: McKinleyville Community Services District

Project Location - Specific:

McKinleyville Community Services District service area, Humboldt County, California

Project Location - City: McKinleyville Project Location - County: Humboldt

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of planning-level activities to support future sewer infrastructure improvements within the McKinleyville Community Services District service area. Activities include feasibility analysis, evaluation of project alternatives, engineering design, environmental studies, and preparation of planning-level environmental documentation to support evaluation of alternatives and inform potential future CEQA compliance for five potential sewer projects. The planning portion of the project covered by this NOE does not include construction, ground disturbance, or physical modifications to the environment. The purpose of the project is to inform future decision-making and support potential funding applications for sewer infrastructure improvements. Beneficiaries include McKinleyville Community Services District customers, residents, and businesses through improved long-term wastewater system planning and infrastructure reliability.

Name of Public Agency Approving Project: McKinleyville Community Services District

Name of Person or Agency Carrying Out Project: McKinleyville Community Services District

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15306 - Information Collection
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project qualifies for a Class 6 (Information Collection) categorical exemption under CEQA Guidelines Section 15306. The approved action is limited to planning-level studies to support future sewer infrastructure decision-making. The project does not include construction, ground disturbance, geotechnical investigations, or physical modification of the environment, and does not commit the District to any future site-specific projects. Any future implementation activities would be subject to separate CEQA review.

Lead Agency Contact Person: Pat Kaspari Area Code/Telephone/Extension: (707) 839-3251

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ▪ No

Signature: _____ Date: _____ Title: General Manager

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **Action**

ITEM: D.9 **Consider Supporting Life Plan Humboldt Application for Simpson Family Fund Grant**

PRESENTED BY: **Patrick Kaspari, General Manager**

TYPE OF ACTION: **Roll Call - Consent**

Recommendation:

Staff recommends that Board review the information provided and direct the General Manager to authorize Life Plan Humboldt to list McKinleyville Community Services District as a supporter on their application for the Simpson Family Fund Grant.

Discussion:

Life Plan Humboldt will be a non-profit resident-led senior "aging in place" community in Humboldt County providing a continuum of services in a safe, secure and environmentally responsible setting that supports independence, socialization, personal growth, community involvement, and intellectual stimulations. As the Board may be aware, their project, Humboldt Commons, will be constructed on a 14.6 acre parcel off Hiller Avenue in McKinleyville. Humboldt Commons will include approximately 109 independent living homes, including apartments and cottages. The community is expected to include roughly a 60/40 mix of apartments and cottages. Construction is anticipated to start in 2027 and be completed in 2029.

The head of Life Plan Humboldt Board President, Ann Lindsay M.D., has requested the District support their application for $150,000 to the Simpson Family Fund Grant that will assist in funding the construction of the sidewalks and bike trail along the property's frontage on Hiller Road.

Alternatives:

Staff analysis consists of the following potential alternative: Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

None

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.1 **Consider Adoption of Resolution 2026-18 Recognizing, Honoring, and Thanking Erik Jones for His 23 Years of Service Upon His Retirement**

PRESENTED BY: **Lesley Frisbee, Human Resources Director**

TYPE OF ACTION: **Roll Call**

Recommendation:

Staff recommends that the Board of Directors consider adoption of Resolution 2026-18 honoring Erik Jones for his 23 years of service to the McKinleyville Community Services District and the community of McKinleyville.

Discussion:

Erik Jones is retiring from the District effective May 18, 2026. We would like to honor him for his dedication, commitment and service to the District.

Erik was hired as a Maintenance Worker in June of 2002. After showing his good work ethic and dedication, he was promoted to Utility 1 Worker in April of 2003. From there he accrued all certifications required to move up to Utility 2 Worker in 2006. Erik worked in that position for 8 years, when he was promoted to the Leadperson, and has held that position up until now.

Attached for the Board of Directors' review is Resolution 2026-18 recognizing, honoring, and thanking Erik Jones for his 23 years of service. Please join us in presenting Erik Jones with the Resolution, which Staff would like to read into the record and join us in acknowledging his outstanding service to McKinleyville Community Services District.

The District would like to thank Erik for the 23 years of dedicated service he provided for McKinleyville Community Services District and wish him well on his retirement.

Alternatives:

Staff analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – Resolution 2026-18

RESOLUTION 2026-18

A RESOLUTION RECOGNIZING, HONORING, COMMENDING AND THANKING ERIK JONES ON THE ADVENT OF HIS RETIREMENT FOR SERVING MCKINLEYVILLE COMMUNITY SERVICES DISTRICT FOR OVER 23 CONTINUOUS YEARS

WHEREAS, Erik Jones, having faithfully served over twenty-three (23) continuous years as an employee of the McKinleyville Community Services District (the "District") from June 3, 2002 to May 18, 2026; and

WHEREAS, throughout his years of service, Erik has demonstrated unwavering loyalty, commitment, and dedication to the District and Community of McKinleyville; and

WHEREAS, Erik lends his talents, experience, and leadership to the development and service of the District having served in a variety of positions, such as Maintenance Person, Utility Person, Backhoe Operator, Treatment Plant Operator, Backflow Prevention Tester and lastly as the Lead Person;

WHEREAS, Erik has trained staff on DCV testing, equipment operation, woodworking, roofing, fence building, SCADA, troubleshooting and class B driving test preparation; and

WHEREAS, Erik's versatile skills has benefitted the District in many ways such as troubleshooting station failures, fabricating parts, supervising a crew and overseeing miscellaneous projects such as the Teen Center, Pavilion, Library Expansion, and North Bank pump awning, which have resulted in significant cost savings to the District; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the McKinleyville Community Services District hereby confers upon Erik Jones its highest commendation for the dedicated service he has performed for the District and the community, and further marks his historic accomplishment as a McKinleyville Community Services District employee for twenty (23) years, and acknowledging that he will be impossible to replace and wishes him nothing but good things in his retirement.

ADOPTED, SIGNED AND APPROVED at a duly called meeting of the Board of Directors of the McKinleyville Community Services District on May 6, 2026 by the following polled vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Dennis Mayo, Board President

Attest:

_____
Joseph Blaine, CMC, Board Secretary

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **INFORMATIONAL**

ITEM: E.2 **Water and Wastewater Bond Financing Update**

PRESENTED BY: **Samantha Howard, Finance Director**

TYPE OF ACTION: **None**

Recommendation:

Staff recommend that the Board listen to the information provided, take public comment, ask questions, and discuss the upcoming Bond Financing for Water and Wastewater projects.

Discussion:

As the Board is aware, the District has been in discussion of issuing bonds to finance several water and wastewater projects for quite some time. At the March 4, 2026 regular Board meeting, the Board approved Resolution 2025-05 and 2026-06 directing staff to proceed with planning for the issuance of financing and declaring the District's official intent to reimburse itself with proceeds of tax-exempt financing for water projects.

In an Audit and Finance Committee meeting held on April 1, 2026, the Committee identified specific projects to be funded (**Attachment 1**) and directed the District's financing team to move forward with seeking financing for $4,588,000 for water projects and $3,939,000 for wastewater projects. This is reflected in the Financing Summary dated April 27, 2026, **Attachment 2**.

The next steps in the financing process include an S&P credit presentation **Attachment 3**, to receive an updated S&P rating taking place in May 11, 2026, legal and financing documents to come to the full Board to approve and authorize the sale of COPs at the June 3, 2026 board meeting, and a goal of closing July 9, 2026. There are other items taking place throughout this timeline that are detailed on the Time and Responsibility Schedule, which is **Attachment 10**.

Attachments 4-9 are all the documents that relate to the sale of the Water bond; the Wastewater bond will have corresponding documents that are very similar. Staff highly recommend the Board review all documents as soon as possible and pose any questions to staff prior to the June 3, 2026 regular Board Meeting.

Alternatives:

Take Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 –Identified Projects to be Funded
- Attachment 2 – April 27, 2026 Financing Summary
- Attachment 3 – DRAFT S&P Credit Presentation
- Attachment 4 – DRAFT District Resolution
- Attachment 5 – DRAFT Water Installment Purchase Contract
- Attachment 6 – DRAFT Water Trust Agreement
- Attachment 7 – DRAFT Water Certificate Purchase Agreement
- Attachment 8 – DRAFT Official Statement
- Attachment 9 – DRAFT Continuing Disclosure Certificate
- Attachment 10 – Time and Responsibility Schedule

MCSD 5YEAR FORCAST OF CIP OVER $500,000-FINANCING RECOMMENDATION												
WATER SYSTEM	Current Milestone	YR1-26/27	YR2-27/28	YR3-28/29	YR4-29/30	YR5-30/31	total project $	Grant Award	**to be financed**			
Norton Water Tank Rehabilitation	to did then perform work	1,000,000					1,000,000		1,000,000			
Emergency Water Supply: MR	Phase 1 design	1,000,000			2,500,000	2,500,000	6,000,000	1,020,000	250,000			
McCluski Tank 3 Replacement	Phase 2 final design,bid,construct	3,000,000	1,000,000				4,000,000	962,000	3,038,000			
Office Building-Water Portion	Put on hold	300,000					300,000		300,000			
		5,300,000	1,000,000	-	-	-			**4,588,000**	→	Water Fund Financing	
		Water 3 Year % =		100%								
SEWER SYSTEM												
WWMF Sludge Disposal & handling	to bid then perform work			1,000,000			1,000,000		1,000,000			
Mid & South-Hwy Undercrossings	Bid, build	4,000,000					4,000,000		4,000,000			
Letz FM Replacement	Letz FM construct by District	250,000					250,000		-			
Sewer Lift Station Upgrades-B Street	Design, permit, bid then build				250,000	550,000	800,000		-			
Fischer Lift Station Upgrades	Waiting on Phase 2 funding	1,250,000					1,250,000		1,250,000			
Office Building-Sewer Portion	Put on hold						-		-			
		5,250,000	-	1,000,000	250,000	550,000	7,300,000		6,250,000			
							Remaining 2021 Bonds		(2,311,000)			
		Sewer 3 Year %=		100.00%					**3,939,000**	→	Sewer Fund Financing	
							TOTAL FINANCING=		**8,527,000**			

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McKinleyville CSD

2026 Water and Wastewater Revenue COPs

For Discussion Purposes Only

As of April 27, 2026

Financing Summary	WATER Level Debt Service	WASTEWATER Level Debt Service
Par Amount	$4,520,000	$3,890,000
Premium	$242,158	$211,074
Project Fund	**$4,588,000**	**$3,939,000**
Cost of Issuance[1]	$174,158	$162,074
True Interest Cost [2]	4.63%	4.63%
All-in True Interest Cost [2]	4.87%	4.88%
Final Maturity	8/1/2056	9/15/2056
Debt Service		
Average Annual Debt Service	$290,772	$250,133
Total Debt Service	$8,850,061	$7,636,908
Projected Debt Service Coverage		
FYE 2027	2.85x	2.20x
FYE 2028	2.09x	1.96x
FYE 2029	1.93x	1.91x
FYE 2030	1.77x	1.85x

[1] *Estimated cost of issuance includes Bond and Disclosure Counsel, Municipal Advisor, Underwriter's discount, rating, trustee, printer, bond insurance, and misc.*

[2] *Interest rates are preliminary and subject to change with market conditions.*

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CREDIT PRESENTATION

McKinleyville Community Services District

Revenue Certificates of Participation
$4.52 Million* Series 2026A (Water Project – Bank Qualified)
$3.89 Million* Series 2026B (Wastewater Project – Bank Qualified)

May 15, 2026

FIELDMAN
EXPERIENCE | INTEGRITY | SERVICE

*Preliminary; subject to change

Table of contents

1 Introduction

2 Overview of the District

3 The Water System

4 Water System Financial Profile & CIP

5 The Wastewater System

6 Wastewater System Financial Profile & CIP

7 2026 COPs

1

Introduction



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Financing Team

Team Role	Organization	Contact
Issuer	McKinleyville Community Services District	Patrick Kaspari, P.E, *General Manager* Samantha Howard, *Finance Director*
Bond / Disclosure Counsel	Kutak Rock LLP	Albert Reyes, *Partner* Cyrus Torabi, *Partner* Matthias M. Edrich, *Partner*
Municipal Advisor	Fieldman	Jim Fabian, *Principal* Un Chu Reardon, *Senior Vice President* Dan Shaw, *Vice President*
Underwriter	Oppenheimer & Co. Inc.	Rick Brandis, *Managing Director* Nicki Tallman, *Managing Director* Michael Garcia, *Director*

Executive Summary

$4.52M*

*Preliminary, subject to change

Revenue Certificates of Participation, Series 2026A (Water Project)

- Proceeds will finance:
  - ✓ Water mainline rehabilitations and replacements
  - ✓ Replacement of the McCluski Tank 3 Water Storage Reservoir
  - ✓ Other improvements to the Water System
- Secured by a pledge of and first priority lien on Water System Net Revenues
- Rate Covenant of 120%

$3.89M*

*Preliminary, subject to change

Revenue Certificates of Participation, Series 2026B (Wastewater Project)

- Proceeds will finance:
  - ✓ Collection System upgrades
  - ✓ Sewer main rehabilitations and replacement
  - ✓ Sewer lift station upgrades
  - ✓ Other improvements to the Wastewater System
- Secured by a pledge of and first priority lien on Wastewater System Net Revenues
- Rate Covenant of 120%

Note: Net Revenues are not cross-collateralized between the two systems.

2

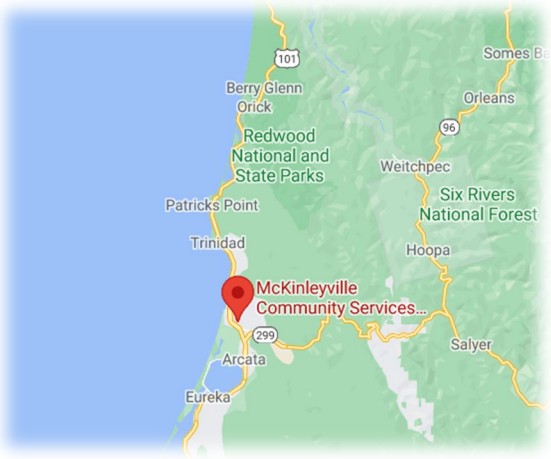
Overview of the District

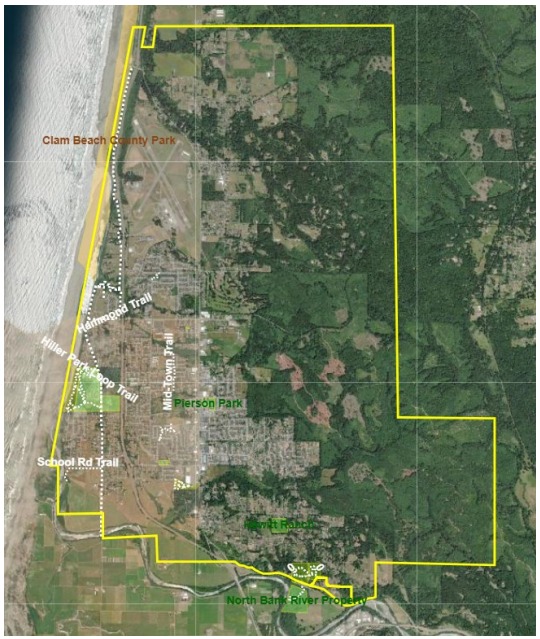


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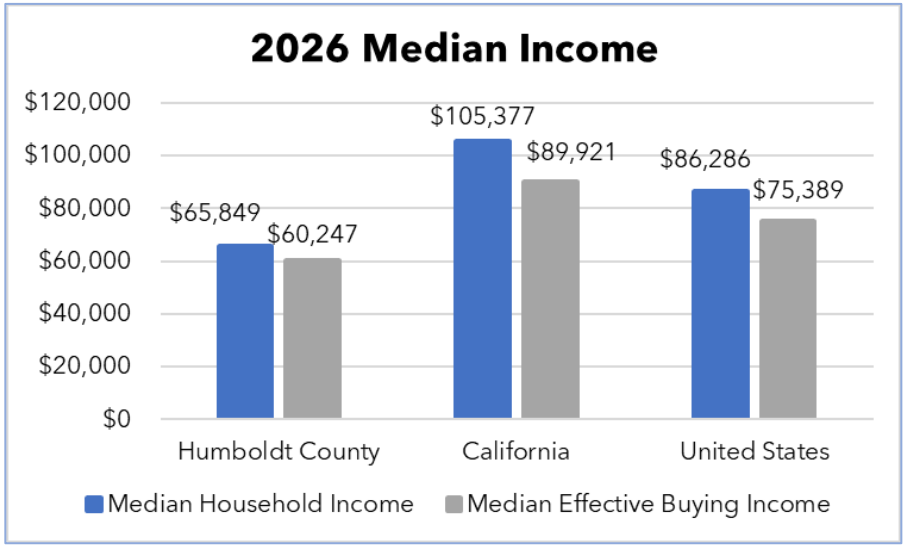
District Overview

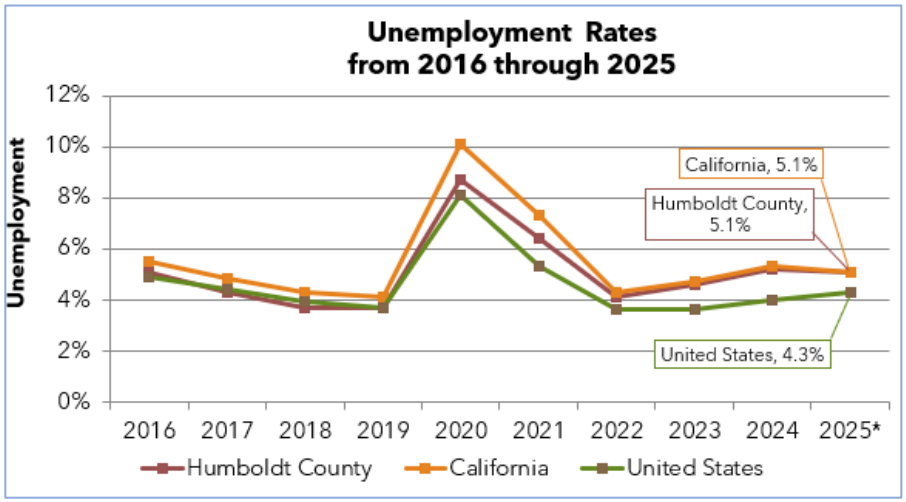
- Formed in 1970, and operates under the Community Services District Law
- Governed by five-member Board of Directors
  - ✓ Elected for four-year terms
- Service area estimated population of approximately 17,400
- District boundary encompasses 12,140 acres
- Fastest growing community in Humboldt County, with a growth rate of 5.8% since 2020
- Location
  - ✓ Located on the northwestern coast of Humboldt County
  - ✓ Home to the full-service Arcata-Eureka Airport
  - ✓ Easily accessible via US 101 or State Route 299
- Home to the Hammond Trail, over 5 miles of hiking, biking, and equestrian trails that link McKinleyville to other communities





Humboldt County Demographics





Humboldt County
Major Employers as of June 2025

Employer Name	Location	Industry
Arcata Forest Products	Arcata	Lumber-Wholesale
Bettendorf Trucking	Arcata	Trucking and Logistics
Blue Lake Casino & Hotel	Blue Lake	Casinos
California Department of Forestry	Fortuna	Fire Department
Columbia Bank	Eureka	Financial Services
Costco Wholesale	Eureka	Wholesale Clubs
County of Humboldt	Eureka	Government
Danco Property Management	Arcata	Construction Companies
Eureka City Clerk	Eureka	Government
Eureka High School	Eureka	Schools
Green Diamond Resource Co.	Korbel	Forestry
Humboldt County Dept. of Health	Eureka	Government
Humboldt County Mental Health	Eureka	Hospitals
Humboldt County Sheriff Dept.	Eureka	Law Enforcement
Humboldt County Social Svc	Eureka	Government
Newmarket International Inc.	Eureka	Hospitality Training
North Coast Co-op	Arcata	Grocers-Wholesale
Providence St. Joseph Hospital	Eureka	Hospitals
Redwood Memorial Hospital	Fortuna	Hospitals
Schmidbauer Lumber Inc.	Eureka	Logging
St Joseph Hospital	Eureka	Hospitals
Sun Valley Floral Farms	Arcata	Greenhouses
Target	Eureka	Department Stores
United States Post Office	Eureka	Post Offices
Winco Foods	Eureka	Grocers-Retail

Source: US Dept. of Labor, Bureau of Labor Statistics, Claritas, and California Employment Department.

District Management

Key Management Personnel

Board of Directors

Member	Term Expiration
Dennis Mayo, President	Dec. 2026
David Couch, Vice President	Dec. 2026
Scott Binder, Director	Dec. 2028
James Biteman, Director	Dec. 2026
Gregory Orsini, Director	Dec. 2028

Patrick Kaspari, PE
General Manager
40 total years experience

Samantha Howard
Finance Director

Staffing

For Fiscal Year 2026, the District has **31 full-time employees** and 48 part-time and seasonal employees

Financial Management Overview

Adopted Policies

- Reserves Policy
  - ✓ Adopted in 2020 and covers reserves for working capital, investments, pension and other
- Debt Management Policy
  - ✓ Adopted in 2017 and compliant with SB 1045
- Investment Policy
  - ✓ Adopted in July 2025, compliant with Government Code of California

District Planning

- 5-year Strategic Plan, 10-Year Capital Improvement Plan
- 20-year Wastewater Facility Plan
- Water and Wastewater Mainline Replacement and Rehabilitation Plan

Budget Process

- The Finance Director prepares and submits a proposed budget to the District Board for approval each year

District's Pension Obligations

- The District has Miscellaneous Pension Plans administered by CalPERS
  - ✓As of June 30, 2024, total Unfunded Accrued Liability is $3.24 million
- In FY 2025, the District contributed $422,896 in UAL annual and normal cost payments
  - ✓For FY 2026, the cost is budgeted at $389,131

Source: California Public Employees' Retirement System Report dated July 2025

District's OPEB Obligations

- District administers a single-employer defined-benefit post-employment healthcare plan
- Retirees are eligible for medical benefits if they retire directly from the District at least age 50 with 5 years of service
- As of Dec. 31, 2025, the District had:
  - ✓ Total OPEB Liability of $5,930,394
  - ✓ Net Position of $3,390,945, or 57.2% funded
- In FY 2025, the District made a net contribution of $259,179 to fund its OPEB obligations
  - ✓ District budgets net contributions of $262,942 and $303,187 in Fiscal Years 2026 and 2027, respectively
- As of FY 2025, there were 36 employees covered by the benefit terms
  - ✓ 9 inactive employees
  - ✓ 27 active employees
- District established Section 115 Trust in 2023

Source: District.

3

The Water System



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Water System Overview

Approximately 5,852 active water service connections

- As of FY 2024-25, 5,606 Residential and 246 Commercial
- Approximately 80% of the District's total water demand is from residential users

Operates seven storage tanks, three booster stations, and approximately 91 miles of water transmission and distribution mains

District purchases its wholesale water supply from the Humboldt Bay Municipal Water District ("HBMWD")

- HBMWD has been the sole source of water for the District since 1970
- HBWD's source of water is Ruth Lake
  - ✓ Reliable and consistent source – reservoir filled multiple times during drought years

Water System Overview (cont.)

Supply Contract with HBMWD

- Dated July 1, 2017, effective until June 30, 2037
  - ✓ District can extend term by 10 years

HBMWD Ordinance 16

- Establishes the water sales rates, charges and conditions of service

Additionally, HBMWD has 20-year water supply contracts with the following wholesale municipal customers:

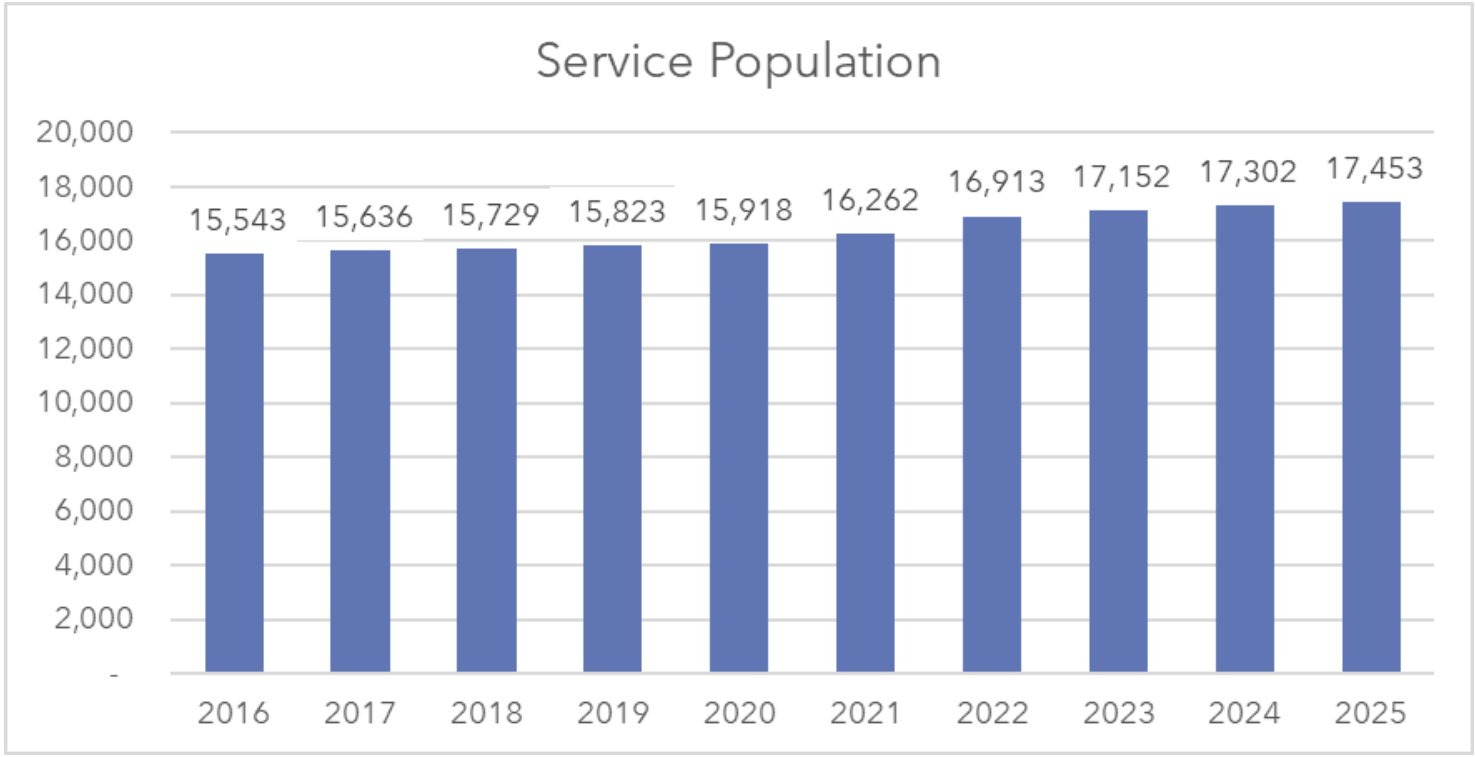
- City of Arcata, City of Blue Lake, City of Eureka, Fieldbrook-Glendale Community Services District, Humboldt Community Services District, and Manila Community Services District

Water System Facilities

7	Seven storage tanks with a total capacity of 9.75 million gallons
3	Three booster stations to move water to different elevations within the District's four pressure zones
91	91 miles of water transmission and distribution mains

Service Area Population Stability

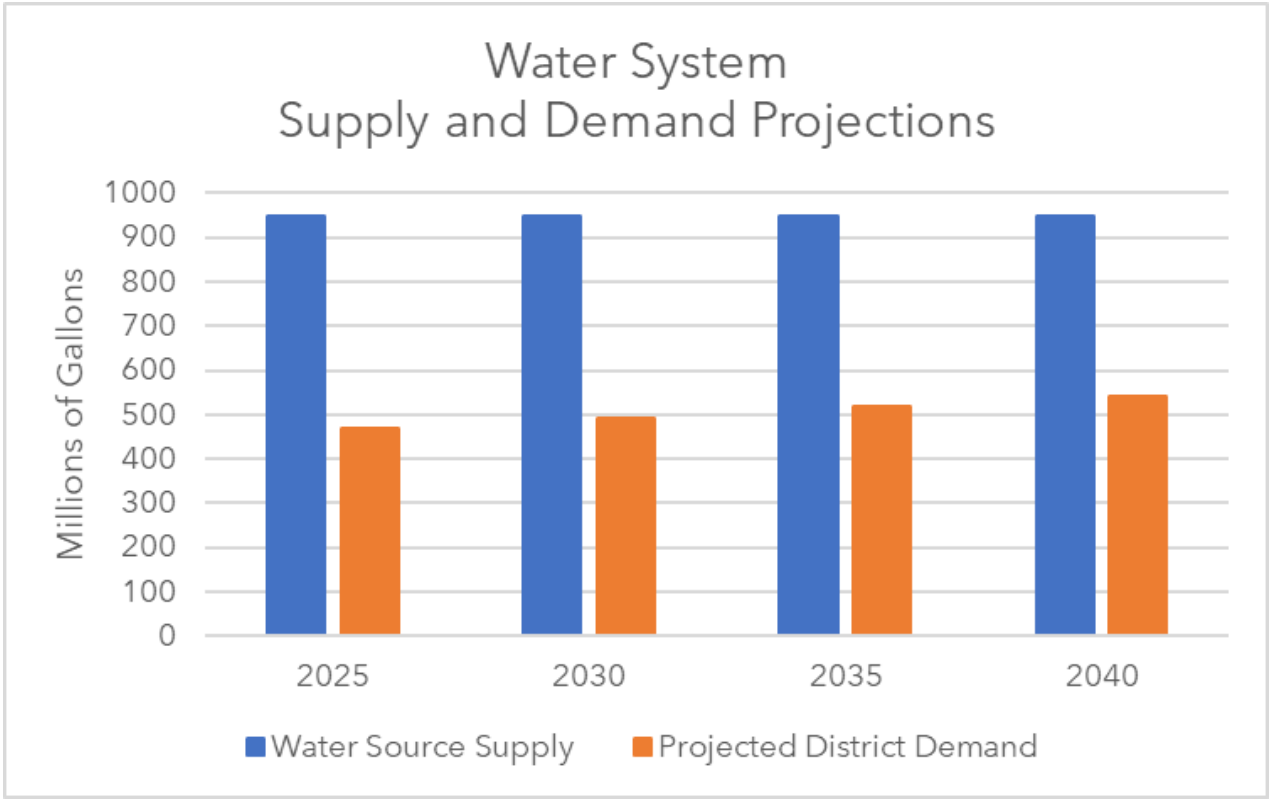
- Population has remained stable over the past ten years



Note: Applies to the District's Water and Wastewater System.
Source: District.

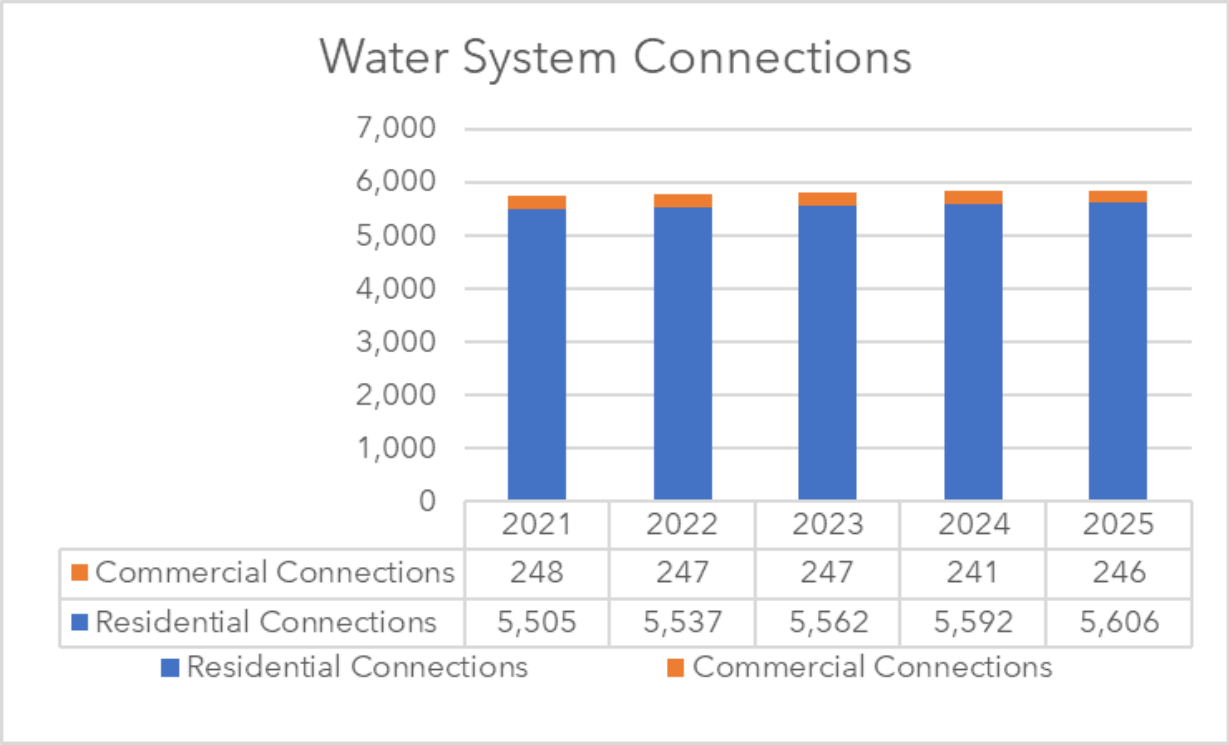
Projected Water Supply and Demand

- Ample capacity to meet long-term water needs



Source: McKinleyville CSD 2020 Urban Water Management Plan.

Water System Connections



District comprised of:

- ✓ Mostly residential dwellings served by a small commercial urban area
- ✓ U.S. Coast Guard Air Station, Federal Courthouse, and a Regional Airport
- ✓ There are no heavy industrial zoned parcels or accounts

Source: District.

Top Water System Customers

- Top 10 water system customers represented approximately 4.69% of total water sales in FY 2024-25
  - ✓ No single user is responsible for more than 1.2% of the total water revenue

McKinleyville CSD
Ten Largest Water System Customers
(as of June 30, 2025)

Customer	Customer Class	Water Consumption[1]	Percent of Total[2]	Water System Gross Revenues	Percent of Total[3]
1	Residential	7,890	1.75%	$48,894	1.10%
2	Residential	4,749	1.06%	28,005	0.63%
3	Commercial	3,712	0.83%	23,632	0.53%
4	Residential	3,514	0.78%	21,245	0.48%
5	Residential	3,257	0.72%	19,130	0.43%
6	Residential	2,475	0.55%	14,049	0.32%
7	Residential	2,469	0.55%	15,304	0.35%
8	Residential	2,196	0.49%	15,276	0.34%
9	Residential	2,017	0.45%	12,834	0.29%
10	Residential	1,353	0.30%	9,209	0.21%
Total		33,632	7.48%	$207,578	4.69%

(1) In centrum cubic feet (100 cubic fee).
(2) Based on total of approximately 449,750 centrum cubic feet delivered in Fiscal Year 2025.
(3) Based on Fiscal Year 2025 Water Revenues of $4,428,404, which is net of refunds/rebates, bad debts, and customer adjustments.
Source: District.

Water System Rate Policy

- District periodically reviews water rates every five years to determine if they are sufficient to cover operation and maintenance costs, capital improvement expenditures, and debt service requirements
  - ✓ Last rate study completed in 2022
    - ✓ Rate increase recommendations through FY 2027
  - ✓ Next rate study will begin in early 2027
- Neither the District nor the Water System is subject to the jurisdiction of the CPUC or any other regulatory body in connection with the establishment of charges and fees related to the Water System

Water System Rates and Charges

- Monthly charge for water service is calculated by:
  - ✓ Adding a fixed monthly charge based on the size of the customer's water meter
  - ✓ A consumption charge based on the amount of water consumed by the customer
  - ✓ A drought surcharge in the event of a drought, to ensure stability of revenues
- Average rate increases of approximately 4% for Fiscal Year 2026-27

McKinleyville CSD
Water System Rates and Charges

Fixed Monthly Water Service Charges

Meter Size	1/1/2026	1/1/2027
5/8"	$24.13	$25.10
3/4"	33.50	34.85
1"	52.24	54.34
1.5"	99.08	103.06
2"	155.29	161.54
3"	286.46	297.97
4"	473.83	492.88
6"	942.27	980.15
8"	1,504.40	1,564.87

Water Commodity Charges

Water Use Tier	1/1/2026	1/1/2027
Tier 1 (0-8 hcf)	$2.92	$3.04
Tier 2 (8+ hcf)	3.91	4.07
HBMWD Pass-Through Charge	2.03	(1)

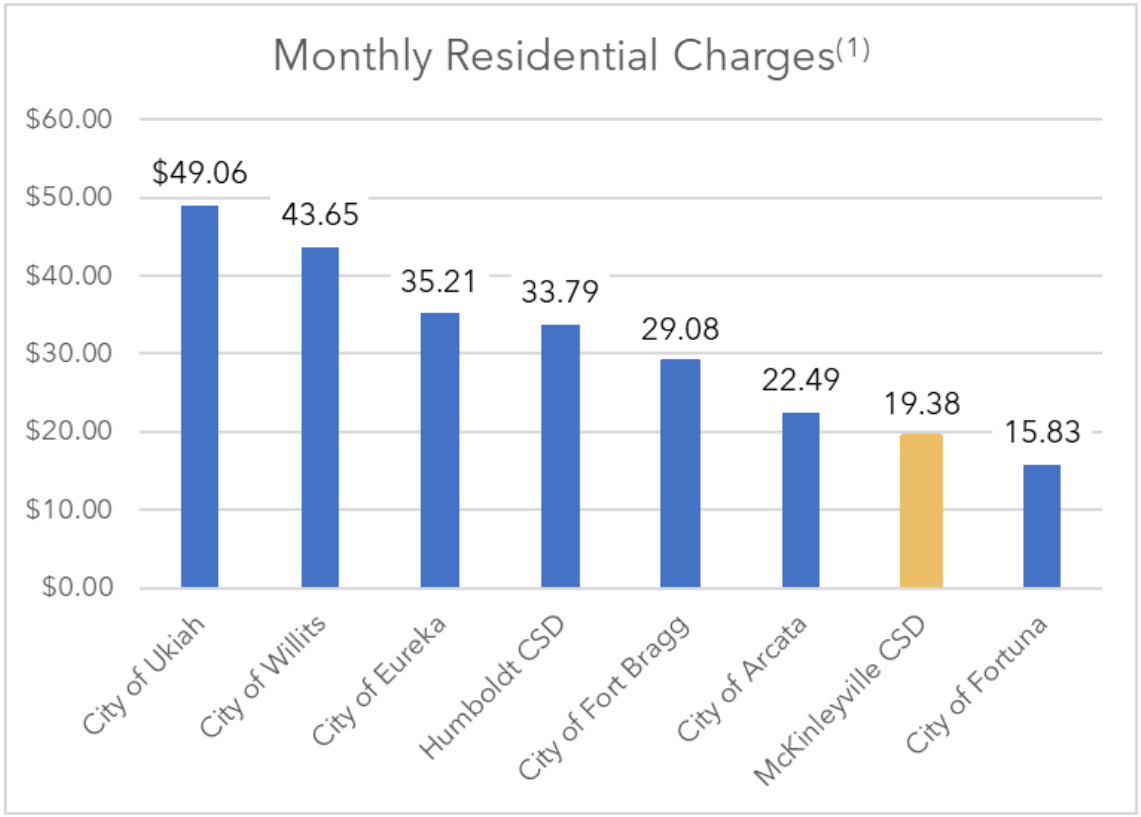
Drought Surcharges(2)

Water Use Tier	1/1/2026	1/1/2027
Tier 1 (0-8 hcf)	$0.56	$0.58
Tier 2 (8+ hcf)	0.67	0.70

(1) The amount of this charge is expected to be determined in or about November 2026, when HBMWD provides its 2027 wholesale rates to the District.
(2) Payable in hcf in addition to water commodity charges.
Source: McKinleyville Community Services District

Comparative Rates and Charges

- Single family residential monthly charges comparable to neighboring agencies



(1) Reflects rate for single-family residential customer with 5/8" water meter using 5 hcf of water per month.

Source: The District. Based on rate information reported by the respective utility systems as of January 1, 2026.

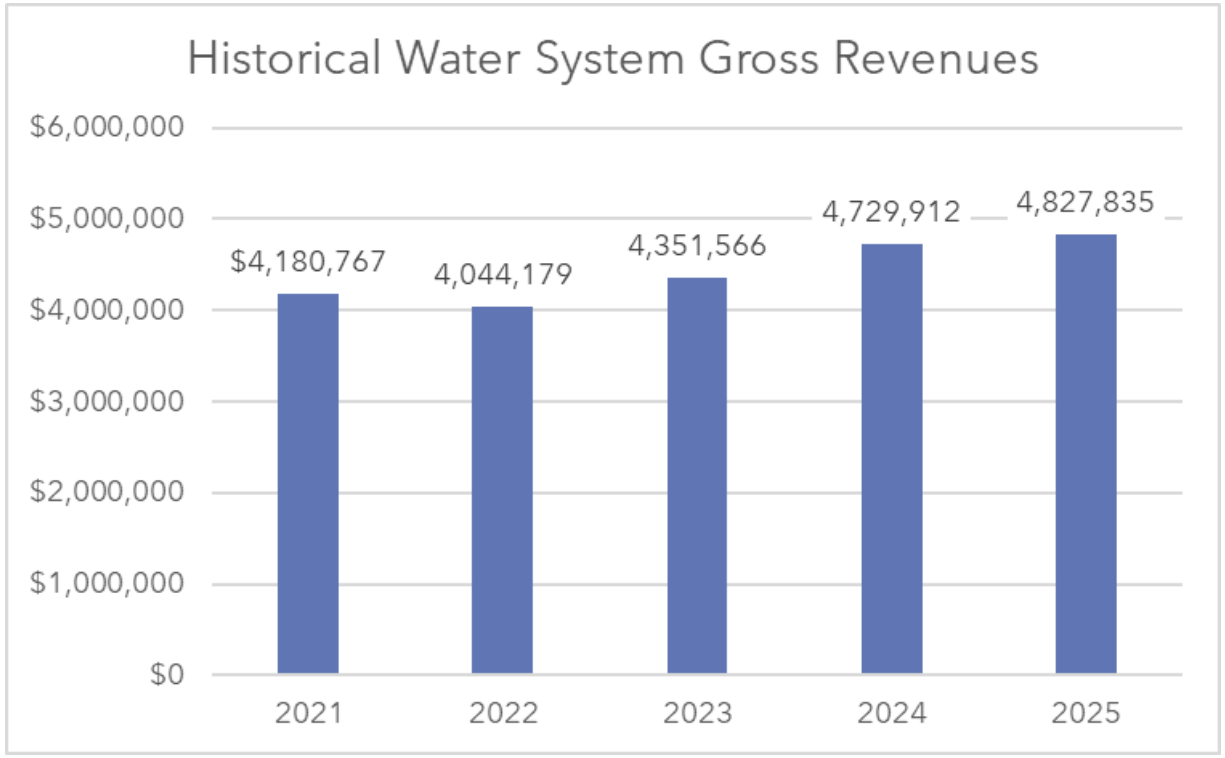
4

Water System Financial Profile and CIP



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Water System Revenues



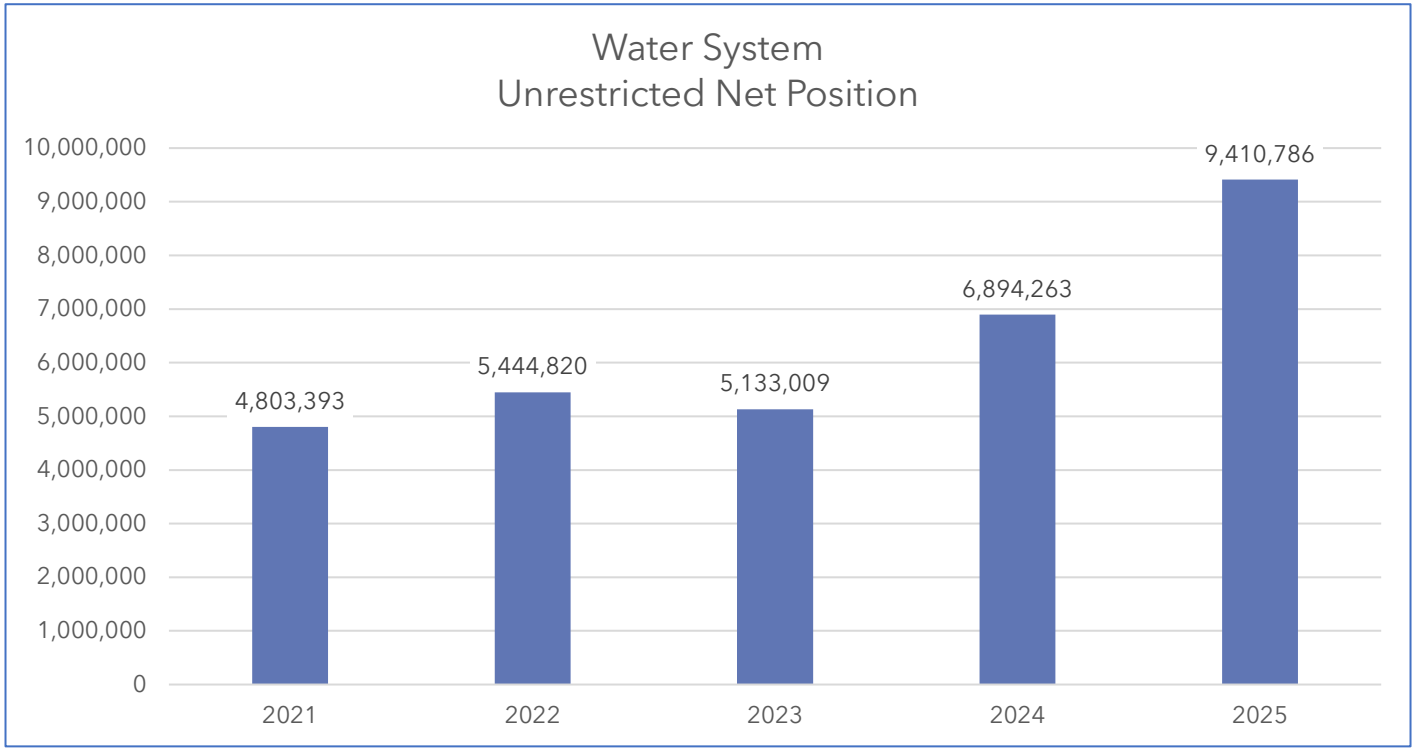
McKinleyville CSD % Change in Revenues		
Fiscal Year	**Gross Revenues**	**% Change**
2021	$4,180,767	N/A
2022	4,044,179	(3.27%)
2023	4,351,566	7.60%
2024	4,729,912	8.69%
2025	4,827,835	2.07%

Note: Decrease in FY 2021-22 is a result of coming out of COVID and people going back to work, and drought conservation measures.

Source: District.

Water System Reserves

- $9.4 million unrestricted net position in FY 2024-25, equal to 1,084 days of operating expenses



Source: The District.

Historical Debt Service Coverage

	Audited FY 2021	Audited FY 2022	Audited FY 2023	Audited FY 2024	Audited FY 2025
REVENUES [1]					
Operating Revenues					
Water Revenue	$4,000,025	$3,849,907	$4,007,971	$4,242,268	$4,394,319
Other Revenues	132,508	146,915	122,046	136,244	107,070
Investment Earnings [2]	48,234	47,357	221,549	351,400	326,446
TOTAL REVENUES	**$4,180,767**	**$4,044,179**	**$4,351,566**	**$4,729,912**	**$4,827,835**
EXPENSES [1] **(excludes depreciation)**					
Operating Expenses					
Water Purchase	$1,147,401	$1,218,070	$1,230,774	$1,278,435	$1,298,741
Salaries and Related Expenses	544,665	552,521	610,632	713,739	801,505
Employee Benefits, net of GASB 68 & 75 [3]	408,629	349,879	794,827	501,375	533,620
Services and Supplies	16	133	76	20,432	28,861
Professional Services	58,637	56,300	52,439	57,305	61,415
Utilities	66,113	69,877	80,145	108,857	105,141
Insurance Expense	52,321	51,526	52,870	60,037	69,857
Other Operating Expenses	286,074	320,214	323,293	338,000	269,320
TOTAL EXPENSES	**$2,563,856**	**$2,618,520**	**$3,145,056**	**$3,078,180**	**$3,168,460**
NET REVENUE FOR DEBT SERVICE	**$1,616,911**	**$1,425,659**	**$1,206,510**	**$1,651,732**	**$1,659,375**
DEBT SERVICE					
1971 Davis-Grunsky Act Loan	$141,279	$141,278	$141,278	$141,279	$141,278
2011 ARRA Loan	12,390	12,390	12,332	12,332	12,332
2012 California IBank Loan	70,018	68,116	68,088	68,058	68,026
2021A Water Revenue COPs			233,811	233,800	235,300
TOTAL DEBT SERVICE	**$223,687**	**$221,784**	**$455,509**	**$455,469**	**$456,936**
DEBT SERVICE COVERAGE RATIO	**7.23x**	**6.43x**	**2.65x**	**3.63x**	**3.63x**
REMAINING NET REVENUES	**$1,393,224**	**$1,203,875**	**$751,001**	**$1,196,263**	**$1,202,439**

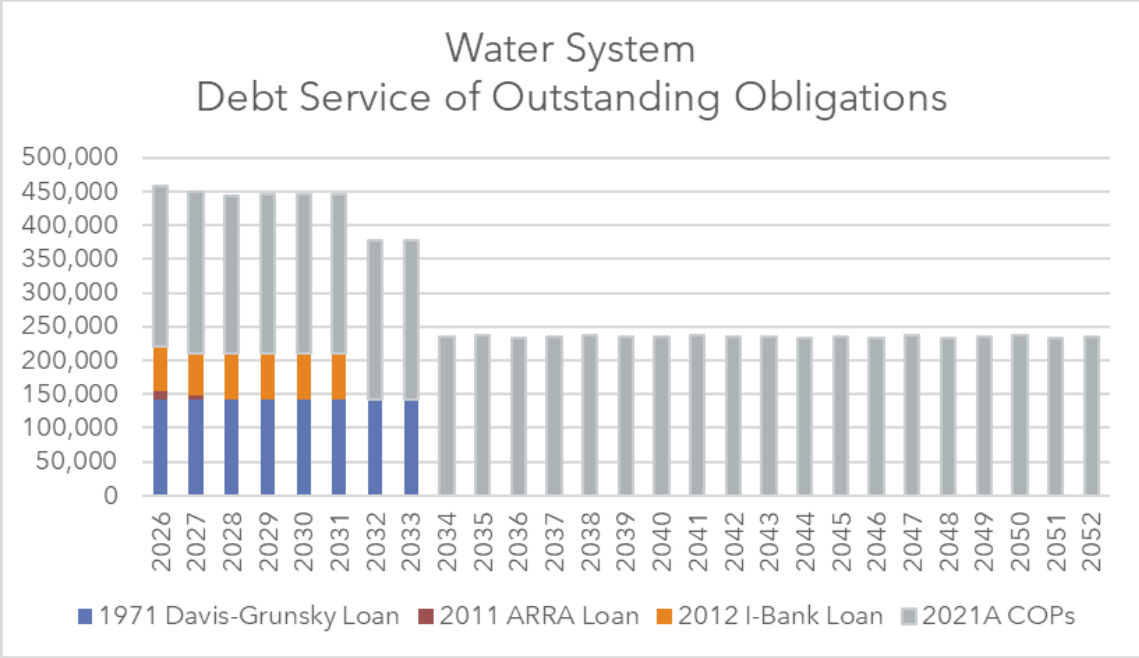
(1) Sourced from the District's audits.
(2) Investment earnings are net of unrealized gains/losses.
(3) Excludes Pension and OPEB expenses. High levels in FY 2022-23 due to $353k auditor adjustment to group health insurance.

Projected Debt Service Coverage

	Est. Actuals[1] FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030
REVENUES [2]					
Operating Revenues					
Water Revenue	$4,762,047	$4,952,529	$4,952,529	$4,952,529	$4,952,529
Other Revenues	113,777	113,777	113,777	113,777	113,777
Investment Earnings	224,794	224,794	224,794	224,794	224,794
TOTAL REVENUES	**$5,100,618**	**$5,291,100**	**$5,291,100**	**$5,291,100**	**$5,291,100**
EXPENSES [3] (excludes depreciation)					
Operating Expenses					
Water Purchase	$1,345,525	$1,385,891	$1,427,468	$1,470,292	$1,514,401
Salaries and Related Expenses	$880,826	907,250	934,468	962,502	991,377
Employee Benefits, net of GASB 68 & 75	$653,653	673,263	693,460	714,264	735,692
Other Operating Expenses[4]	$662,283	682,152	702,616	723,695	745,405
TOTAL EXPENSES	**$3,542,287**	**$3,648,556**	**$3,758,012**	**$3,870,753**	**$3,986,875**
NET REVENUE FOR DEBT SERVICE	**$1,558,331**	**$1,642,545**	**$1,533,088**	**$1,420,348**	**$1,304,225**
DEBT SERVICE					
1971 Davis-Grunsky Act Loan	$141,278	$141,279	$141,279	$141,278	$141,278
2011 ARRA Loan	12,332	6,343			
2012 California IBank Loan	67,997	63,685	68,949	68,950	68,949
2021A Water Revenue COPs	236,600	237,700	233,700	234,600	235,300
Proposed 2026A Water Revenue COPs[5]		$126,811	$289,375	$291,000	$292,375
TOTAL DEBT SERVICE	**$458,207**	**$575,818**	**$733,303**	**$735,828**	**$737,902**
DEBT SERVICE COVERAGE RATIO	**3.40x**	**2.85x**	**2.09x**	**1.93x**	**1.77x**
REMAINING NET REVENUES	**$1,100,124**	**$1,066,727**	**$799,785**	**$684,520**	**$566,323**

(1) Based on the District's FY 2025-26 Estimated Actuals. Based on data through Feb. 28, 2026, and projected to a complete year.
(2) 4% increase in Water Sales projected in FY 2027. All other revenues held constant.
(3) Expenses are projected to increase 3% annually.
(4) Services & supplies, professional services, utilities, and insurance are combined into Other Operating Expenses.
(5) Preliminary.

Water System's Debt Profile



Water System Debt Profile				
Obligation	Original Par Amount	Outstanding Par Amount	Interest Rate	Final Maturity
1971 Davis-Grunsky Act Loan	$3,673,000	$1,027,116	2.50%	2033
2011 ARRA Loan	165,100	18,491	1.00%	2027
2012 I-Bank Loan	956,034	368,976	3.37%	2030
2021A Water Revenue COPs	4,335,000	4,000,000	2.25% - 4.00%	2051

Water System's Capital Needs

Anticipated improvements over the next five years:

Proposed Improvement	Estimated Cost
Mad River Crossing Emergency Supply Project	$4,250,000
Replacement of McCluski Water Strorage Tanks	4,000,000
Rehabilitation of Existing Water Storage Tanks	1,000,000
Water Main Rehabilitation and Replacement	1,000,000

- The District anticipates funding the Water System capital improvement plan with:
  - 2026A COPs
  - Grant proceeds
  - Connection fees
  - Funds on hand

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The Wastewater System



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Wastewater System Overview

Approximately 5,175 active wastewater service connections

- As of FY 2024-25, 4,989 Residential and 186 Commercial

All wastewater is treated at the Wastewater Management Facility

- Recently upgraded in 2019

73 miles of sewer mains and five sewer lift stations

- Treats an annual flow of just over 1 million gallons

Wastewater Management Facility

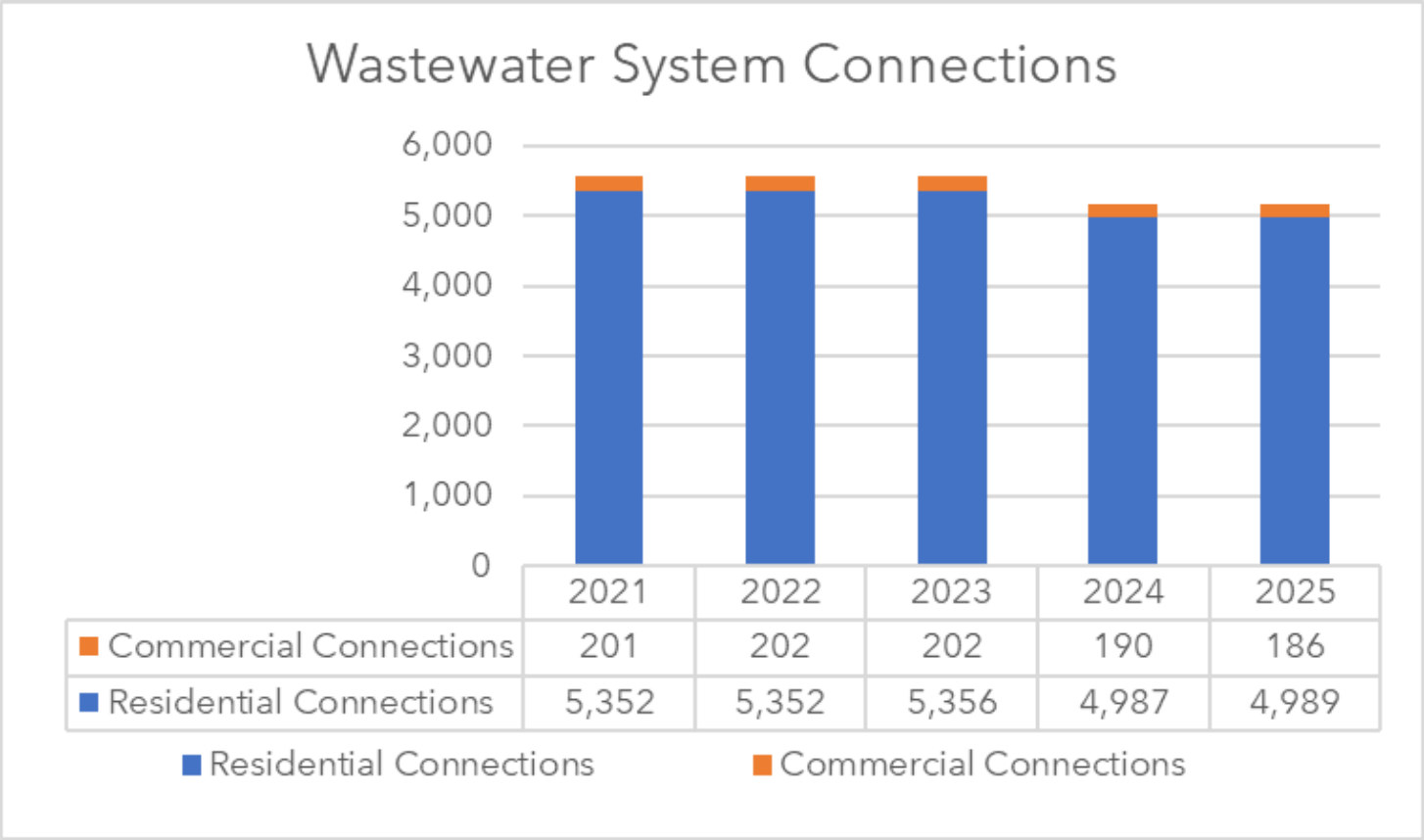
Advanced secondary disinfected treatment process facility

- Average dry weather design flow of 1.37 mgd
- Wet weather peak capacity of 3.08 mgd

Treated wastewater is discharged to the Mad River during winter months when the river flow rate surpasses 200 cubic feet per second

During the summer months and low flow periods of the Mad River, treated wastewater is discharged into two percolation ponds located adjacent to the river and is irrigated on nearby dairy pastures

Wastewater System Connections



Source: District.

Top Wastewater System Customers

- Top 10 wastewater system customers represented approximately 7.9% of total water sales in FY 2024-25
  - ✓ No single user is responsible for more than 2% of the total wastewater revenue

McKinleyville CSD
Ten Largest Wastewater System Customers
(as of June 30, 2025)

Customer	Customer Class	Wastewater System Gross Revenues	Percent of Total[(1)]
1	Residential	$84,641	1.91%
2	Residential	53,697	1.21%
3	Commercial	39,585	0.90%
4	Residential	35,138	0.79%
5	Residential	33,138	0.75%
6	Residential	26,911	0.61%
7	Commercial	24,138	0.55%
8	Commercial	18,625	0.42%
9	Residential	16,512	0.37%
10	Residential	15,426	0.35%
Total		$347,811	7.87%

(1) Based on Fiscal Year 2025 Wastewater Revenues of $4,421,391, which is net of refunds/rebates, bad debts, and customer adjustments.
Source: District.

Wastewater System Rate Policy

- District periodically reviews wastewater rates every five years to determine if they are sufficient to cover operation and maintenance costs, capital improvement expenditures, and debt service requirements
  - ✓ Last rate study completed in 2022
    - ✓ Rate increase recommendations through FY 2027
  - ✓ Next rate study will begin in early 2027
- Neither the District nor the Wastewater System is subject to the jurisdiction of the CPUC or any other regulatory body in connection with the establishment of charges and fees related to the Wastewater System

Wastewater System Rates and Charges

- Monthly charge for wastewater service is calculated by:
  - ✓ Adding a fixed monthly charge based on the volume of water consumed
  - ✓ No residential customer is charged in excess of 1,200 cubic feet of water consumption in a month
- Average rate increases of approximately 5% for Fiscal Year 2026-27

McKinleyville CSD
Wastewater System Rates and Charges

Fixed Monthly Wastewater Service Charges

Customer Type	1/1/2026	1/1/2027
All	$40.93	$42.98

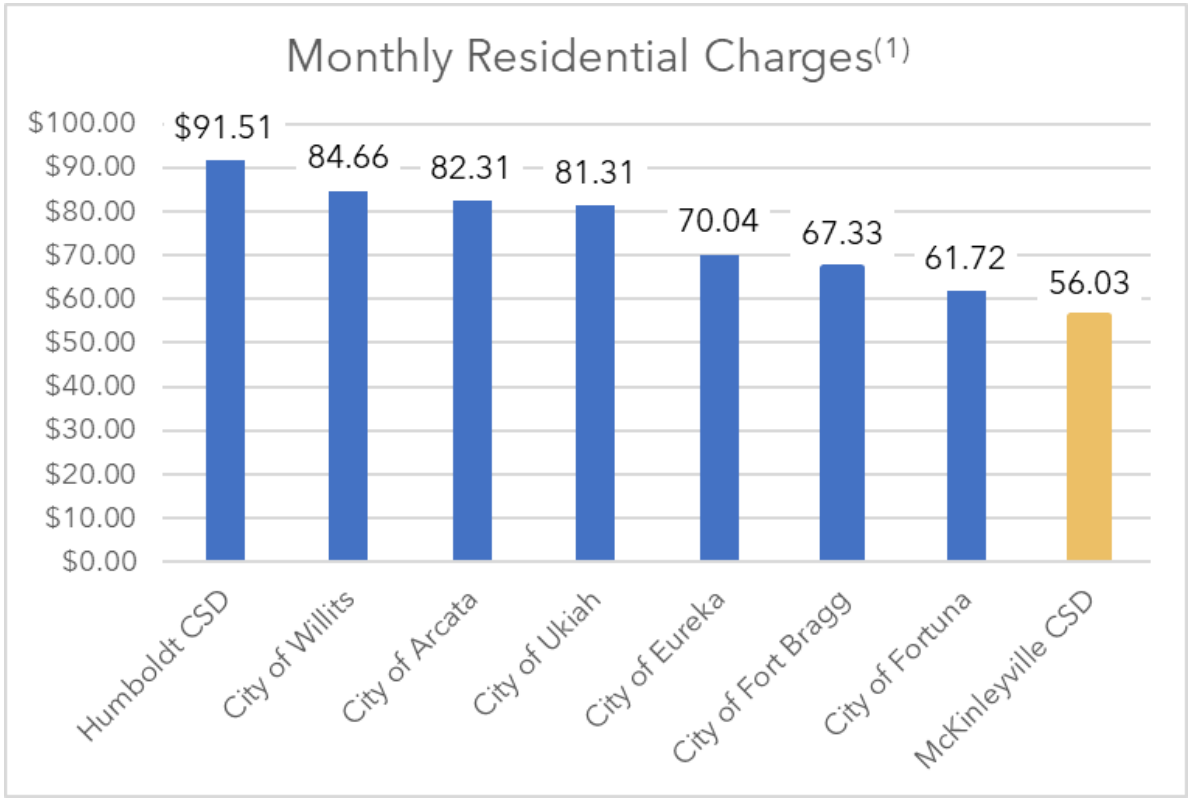
Wastewater Commodity Charges

Customer Type	1/1/2026	1/1/2027
Two Sewer Units/Commercial	$3.58	$3.76
Apartment/Multi-Unit (Per Unit)	3.58	3.76
Bakery	4.87	5.11
Barber/Beauty Shop	3.58	3.76
Car Wash	3.33	3.50
Church and Residence	3.58	3.76
Church and Residence	3.58	3.76
Coast Guard Station/Airport	3.58	3.76
Dialysis Clinic	3.52	3.70
Fire Station/School	3.40	3.57
Gas Station (No Market)	3.65	3.83
Laundromat	3.43	3.60
Market	4.88	5.12
Metered Septage Vault	4.06	4.12
Mobile Home	3.58	3.76
Motel/Hotel	4.34	4.56
Office Building/Post Office	3.58	3.76
Restaurant/Tavern	4.87	5.11
Retail/Bank/Theater/Other	3.58	3.76
Round Table/Market	4.60	4.84
Sewer Unit/Commercial	3.65	3.83
Single Family Residential	3.58	3.76
Two Sewer Units/Business	3.58	3.76
Two Sewer Units/Daycare	3.58	3.76
Brewery	12.81	13.45

Source: McKinleyville Community Services District

Comparative Rates and Charges

- Single family residential monthly charges comparable to neighboring agencies



(1) Reflects rate for single-family residential customer with 5/8" water meter using 5 hcf of water per month.

Source: The District. Based on rate information reported by the respective utility systems as of January 1, 2026.

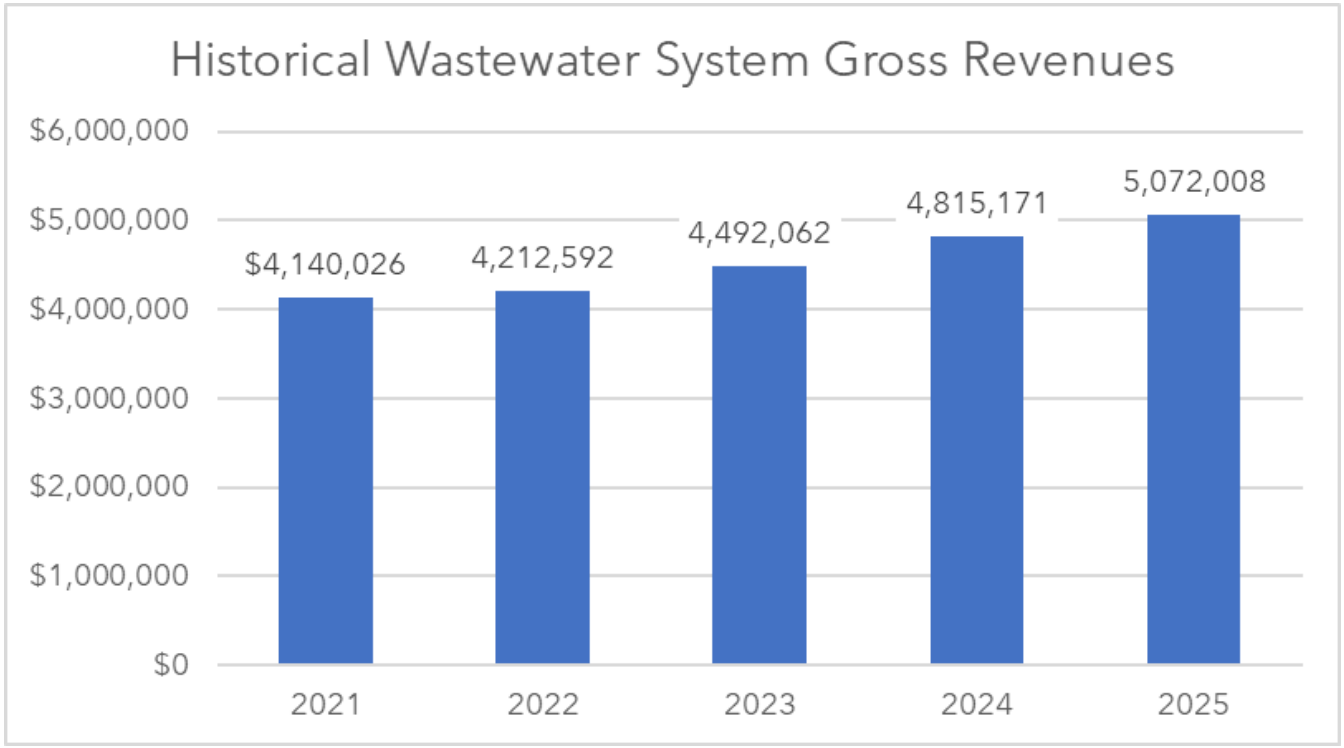
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Wastewater System Financial Profile and CIP



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Wastewater System Revenues

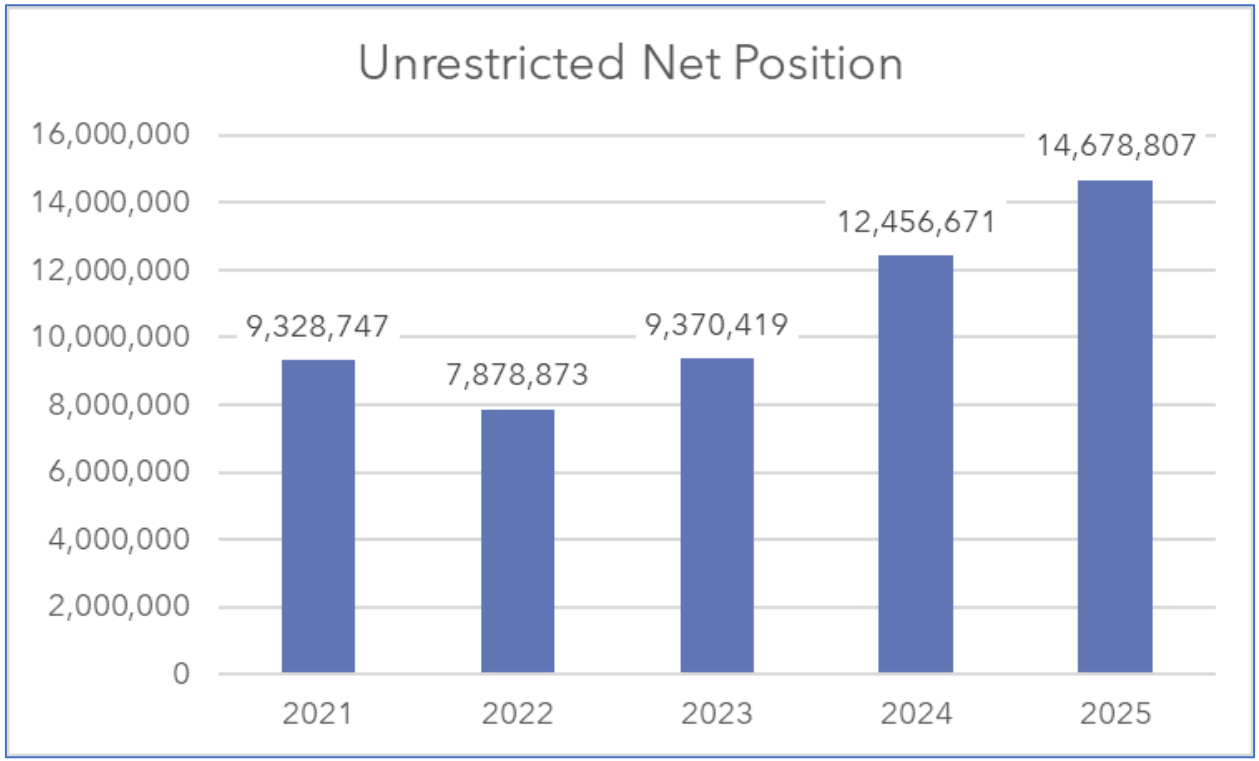


Fiscal Year	Gross Revenues	% Change
2021	$4,140,026	N/A
2022	4,212,592	1.75%
2023	4,492,062	6.63%
2024	4,815,171	7.19%
2025	5,072,008	5.33%

Source: District.

Wastewater System Reserves

- $14.67 million unrestricted net position in FY 2024-25, equal to 2,245 days of operating expenses



Source: The District.

Historical Debt Service Coverage

	Audited FY 2021	Audited FY 2022	Audited FY 2023	Audited FY 2024	Audited FY 2025
REVENUES [1]					
Operating Revenues					
Sewer Revenue	$3,938,438	$3,999,791	$4,096,582	$4,286,859	$4,402,186
Other Revenues	117,989	144,185	135,215	122,392	120,743
Investment Earnings [2]	83,599	68,616	260,265	405,920	549,079
TOTAL REVENUES	**$4,140,026**	**$4,212,592**	**$4,492,062**	**$4,815,171**	**$5,072,008**
EXPENSES [1] (excludes depreciation)					
Operating Expenses					
Salaries and Related Expenses	$663,536	$665,819	$736,518	$891,793	$947,375
Employee Benefits, net of GASB 68 & 75 [3]	522,539	483,256	945,081	638,643	649,541
Services and Supplies	3,126	2,844	886	2,789	10,548
Professional Services	44,822	55,711	55,480	54,713	61,468
Utilities	$216,511	$218,874	$194,417	$235,419	$242,390
Insurance Expense	$52,321	51495	57714	$70,543	$69,857
Other Operating Expenses	$370,902	$362,510	$427,114	$447,025	$405,461
TOTAL EXPENSES	**$1,873,757**	**$1,840,509**	**$2,417,210**	**$2,340,925**	**$2,386,640**
NET REVENUE FOR DEBT SERVICE	**$2,266,268**	**$2,372,082**	**$2,074,852**	**$2,474,246**	**$2,685,368**
DEBT SERVICE					
1982 USDA Sewer Revenue Bonds	$89,250	$85,250	$66,625		
2015 State Revolving Fund Loan No. 3	663,032	663,032	663,032	663,032	663,032
2018 State Revolving Fund Microgrid Loan					193,028
2020 Installment Purchase Contract	110,553	116,447	116,333	116,388	116,408
2021B Wastewater Revenue COPs		27,831	193,150	190,900	193,575
Proposed 2026B Wastewater Revenue COPs[5]					
TOTAL DEBT SERVICE	**$862,835**	**$892,560**	**$1,039,140**	**$970,320**	**$1,166,043**
DEBT SERVICE COVERAGE RATIO	**2.63x**	**2.66x**	**2.00x**	**2.55x**	**2.30x**
REMAINING NET REVENUES	**$1,403,433**	**$1,479,522**	**$1,035,712**	**$1,503,926**	**$1,519,325**

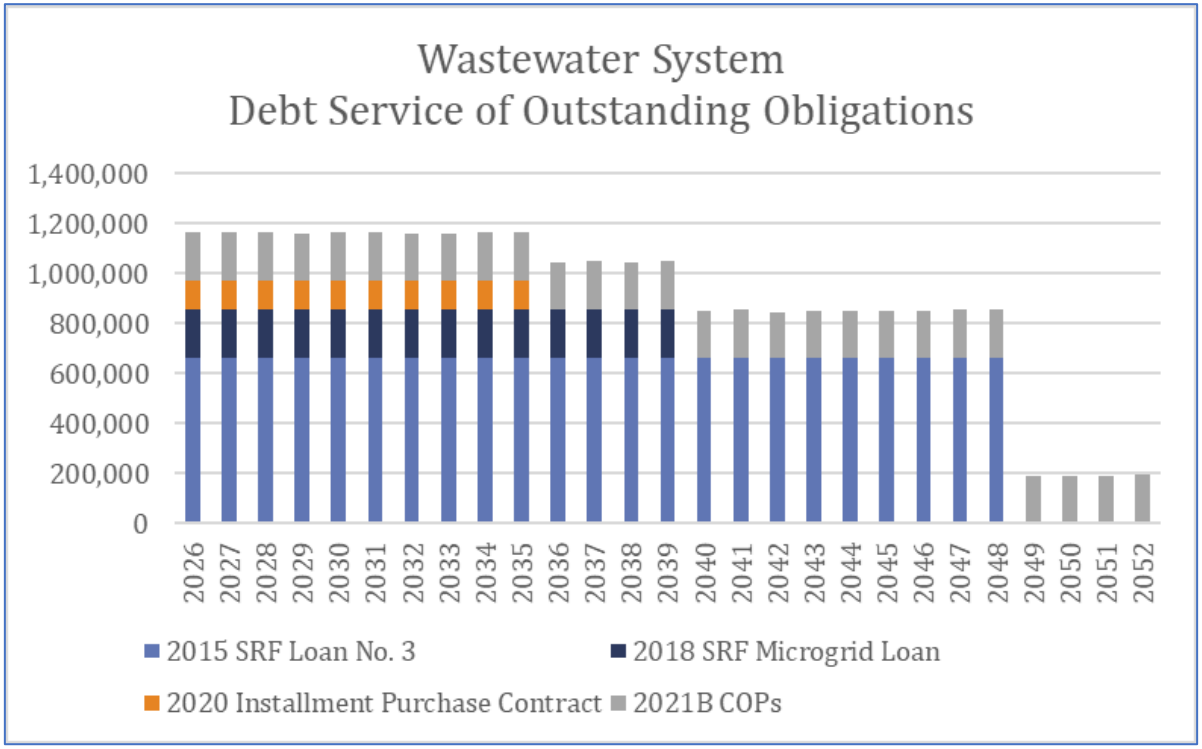
(1) Sourced from the District's audits.
(2) Investment earnings are net of unrealized gains/losses.
(3) Excludes Pension and OPEB expenses. High levels in FY 2022-23 due to $418k auditor adjustment to group health insurance.

Projected Debt Service Coverage

	Est. Actuals[1] FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030
REVENUES [2]					
Operating Revenues					
Sewer Revenue	$4,678,607	$4,912,537	$4,912,537	$4,912,537	$4,912,537
Other Revenues	179,767	179,767	179,767	179,767	179,767
Investment Earnings	414,175	414,175	414,175	414,175	414,175
TOTAL REVENUES	**$5,272,548**	**$5,506,479**	**$5,506,479**	**$5,506,479**	**$5,506,479**
EXPENSES [3] (excludes depreciation)					
Operating Expenses					
Salaries and Related Expenses	984,988	1,014,537	1,044,974	1,076,323	1,108,612
Employee Benefits, net of GASB 68 & 75	717,550	739,076	761,249	784,086	807,609
Other Operating Expenses[4]	863,814	889,728	916,420	943,913	972,230
TOTAL EXPENSES	**$2,566,351**	**$2,643,342**	**$2,722,642**	**$2,804,321**	**$2,888,451**
NET REVENUE FOR DEBT SERVICE	**$2,706,197**	**$2,863,137**	**$2,783,837**	**$2,702,157**	**$2,618,028**
DEBT SERVICE					
1982 USDA Sewer Revenue Bonds					
2015 State Revolving Fund Loan No. 3	663,032	663,032	663,032	663,032	663,032
2018 State Revolving Fund Microgrid Loan	193,028	193,029	193,029	193,029	193,028
2020 Installment Purchase Contract	116,395	116,447	116,363	116,444	116,288
2021B Wastewater Revenue COPs	191,175	193,806	191,363	188,813	191,188
Proposed 2026B Wastewater Revenue COPs[5]		132,908	253,000	250,000	251,875
TOTAL DEBT SERVICE	**$1,163,630**	**$1,299,222**	**$1,416,787**	**$1,411,318**	**$1,415,411**
DEBT SERVICE COVERAGE RATIO	**2.33x**	**2.20x**	**1.96x**	**1.91x**	**1.85x**
REMAINING NET REVENUES	**$1,542,567**	**$1,563,915**	**$1,367,050**	**$1,290,840**	**$1,202,617**

(1) Based on the District's FY 2025-26 Estimated Actuals. Based on data through Feb. 28, 2026, and projected to a complete year.
(2) 5% increase in Wastewater Sales projected in FY 2027. All other revenues held constant.
(3) Expenses are projected to increase 3% annually.
(4) Services & supplies, professional services, utilities, and insurance are combined into Other Operating Expenses.
(5) Preliminary.

Wastewater System's Debt Profile



Obligation	Original Par Amount	Outstanding Par Amount	Interest Rate	Final Maturity
2015 SRF Loan No. 3	15,569,506	12,674,873	1.60%	2048
2018 SRF Microgrid Loan	2,484,590	2,370,083	1.80%	2039
2020 Installment Purchase Contract	1,508,500	1,055,400	1.90%	2035
2021B Wastewater Revenue COPs	3,560,000	3,250,000	2.25% - 4.00%	2051

Wastewater System's Capital Needs

Anticipated improvements over the next five years:

Proposed Improvement	Estimated Cost
Replacement of Highway Sewer Crossings	$4,000,000
Fischer Lift Station Upgrade	1,250,000
Sewer Main Rehabilitation and Replacement	1,000,000
Sludge Handling	1,000,000

- The District anticipates funding the Wastewater System capital improvement plan with:
  - 2026B COPs
  - Grant proceeds
  - Connection fees
  - Funds on hand

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2026 COPs



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Legal Structure and Terms(1)

Security

- Revenue Pledge, Installment payments payable from Net Revenues
- Net Revenues = Gross Revenues less O&M expenses

Rate Covenant

- Net Revenues must be ≥ 120% of annual debt service

Additional Bonds Test

- Parity Bonds allowed
- Net Revenues must be ≥ 120% of debt service on outstanding bonds

Structure

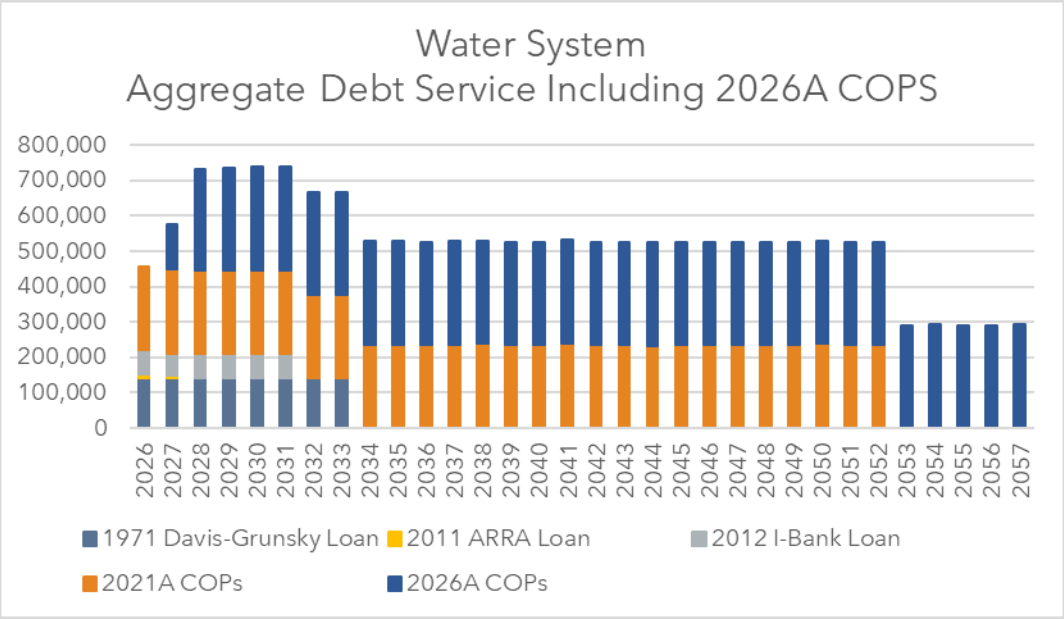
- Tax-exempt fixed rate, structured to achieve
- COPs structured to achieve level debt service
- COPs will not be structured with a debt service reserve fund

(1) Applies to both the 2026A and 2026B COPs. Preliminary.

2026A COPs – Preliminary Structure(1)

Sources	
Par Amount	$4,520,000
Premium	$242,158
	$4,762,158

Uses	
Project Fund	$4,588,000
Issuance Expenses	$174,158
	$4,762,158



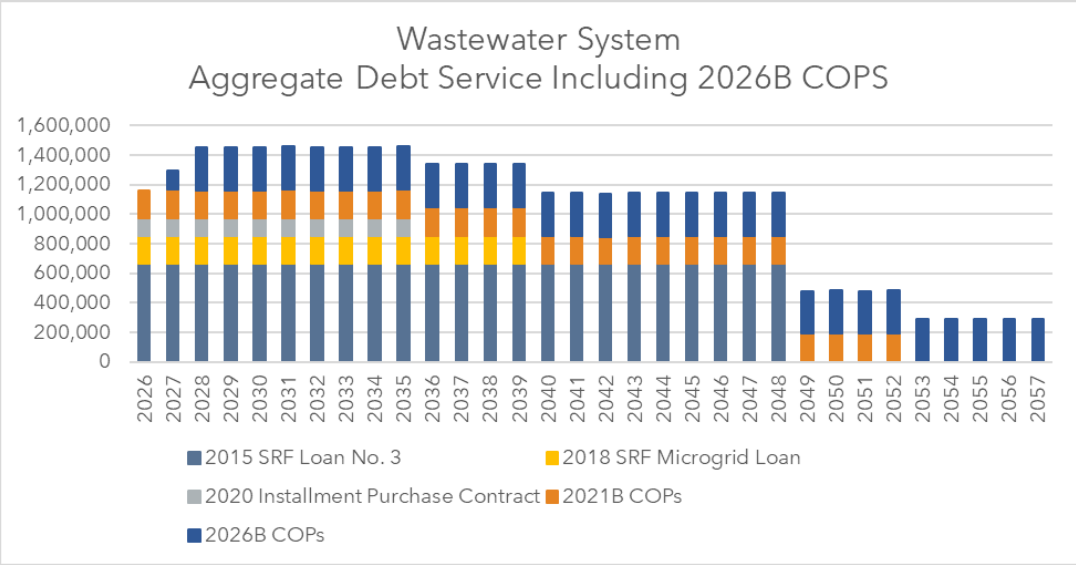
FY	Principal	Interest	Total
2027	$0	$126,811	$126,811
2028	65,000	224,375	289,375
2029	70,000	221,000	291,000
2030	75,000	217,375	292,375
2031	80,000	213,500	293,500
2032	80,000	209,500	289,500
2033	85,000	205,375	290,375
2034	90,000	201,000	291,000
2035	95,000	196,375	291,375
2036	100,000	191,500	291,500
2037	105,000	186,375	291,375
2038	110,000	181,000	291,000
2039	115,000	175,375	290,375
2040	120,000	169,500	289,500
2041	130,000	163,250	293,250
2042	135,000	156,625	291,625
2043	140,000	149,750	289,750
2044	150,000	142,500	292,500
2045	155,000	134,875	289,875
2046	165,000	126,875	291,875
2047	170,000	118,500	288,500
2048	180,000	109,750	289,750
2049	190,000	100,500	290,500
2050	200,000	90,750	290,750
2051	210,000	80,500	290,500
2052	220,000	69,750	289,750
2053	230,000	58,500	288,500
2054	245,000	46,625	291,625
2055	255,000	34,125	289,125
2056	270,000	21,000	291,000
2057	285,000	7,125	292,125
Total	**$4,520,000**	**$4,330,061**	**$8,850,061**

(1) Preliminary.

2026B COPs – Preliminary Structure(1)

Sources	
Par Amount	$3,890,000
Premium	$211,074
	$4,101,074

Uses	
Project Fund	$3,939,000
Issuance Expenses	$162,074
	$4,101,074



FY	Principal	Interest	Total
2027	$0	$132,908	$132,908
2028	60,000	193,000	253,000
2029	60,000	190,000	250,000
2030	65,000	186,875	251,875
2031	65,000	183,625	248,625
2032	70,000	180,250	250,250
2033	75,000	176,625	251,625
2034	80,000	172,750	252,750
2035	80,000	168,750	248,750
2036	85,000	164,625	249,625
2037	90,000	160,250	250,250
2038	95,000	155,625	250,625
2039	100,000	150,750	250,750
2040	105,000	145,625	250,625
2041	110,000	140,250	250,250
2042	115,000	134,625	249,625
2043	120,000	128,750	248,750
2044	125,000	122,625	247,625
2045	135,000	116,125	251,125
2046	140,000	109,250	249,250
2047	150,000	102,000	252,000
2048	155,000	94,375	249,375
2049	165,000	86,375	251,375
2050	170,000	78,000	248,000
2051	180,000	69,250	249,250
2052	190,000	60,000	250,000
2053	200,000	50,250	250,250
2054	210,000	40,000	250,000
2055	220,000	29,250	249,250
2056	230,000	18,000	248,000
2057	245,000	6,125	251,125
Total	**$3,890,000**	**$3,746,908**	**$7,636,908**

(1) Preliminary.

Financing Schedule(1)

Anticipated improvements over the next five years:



(1) Preliminary.

Conclusion

- Effective management with strong strategic and financial policies & procedures
- Historical financial stability
- Strong historical and projected debt service coverage
- Stable customer base that is primarily residential
- Very strong liquidity
  - Water System unrestricted net position of $9.4 million
  - Wastewater System unrestricted net position of $14.7 million

Disclaimer

The information contained in this communication is supplemental to the information contained in the offering documents with respect to the referenced municipal securities and does not purport to be comprehensive or definitive. All statements contained herein are qualified in their entirety by reference to the information, including any disclaimers set forth therein, contained in the offering documents including the draft preliminary official statement provided to the recipient of this information, and the "deemed final" official statement and the final official statement to be delivered to potential investors and the recipient of this information in connection with the offering of the municipal securities described herein.

RESOLUTION NO. _____

RESOLUTION OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT APPROVING INSTALLMENT PURCHASE CONTRACTS, TRUST AGREEMENTS, CERTIFICATE PURCHASE AGREEMENTS, A CONTINUING DISCLOSURE CERTIFICATE AND AN OFFICIAL STATEMENT; MAKING CERTAIN DETERMINATIONS RELATING THERETO; AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

W I T N E S S E T H:

WHEREAS, the McKinleyville Community Services District (the "District") is a community services district duly organized and validly existing under the laws of the State of California; and

WHEREAS, the District is authorized to sell and purchase its property to finance and refinance public capital improvements, including improvements to the District's water system and wastewater system, primarily consisting of water mainline rehabilitations and replacements, replacement of the McCluski Tank 3 water storage reservoir, wastewater system collection system upgrades, sewer main rehabilitations and replacements and sewer lift station upgrades (collectively, the "Project"); and

WHEREAS, in order to finance the Project, the District has determined to enter into two separate Installment Purchase Contracts with the CSDA Finance Corporation (the "Corporation") pursuant to which the Corporation will acquire the Project on behalf of the District and the District will purchase the Project from the Corporation; and

WHEREAS, under and pursuant to such Installment Purchase Contracts, the District will be obligated to make certain Installment Payments (as defined in each Installment Purchase Contract) and interest thereon to the Corporation; and

WHEREAS, the District has determined that it would be in the best interests of the District and the customers served by the District to authorize the preparation, execution and delivery of Revenue Certificates of Participation, Series 2026A (Water Project) (the "Series A Certificates"), and Revenue Certificates of Participation, Series 2026B (Wastewater Project) (the "Series B Certificates," and together with the Series A Certificates, the "Certificates"), in a principal amount sufficient to finance the Project, which Certificates shall be payable from the Installment Payments made by the District under and pursuant to the Installment Purchase Contracts and the other sources provided for in two separate Trust Agreements, all under and in accordance with the laws of the State of California; and

WHEREAS, Senate Bill 450 (Chapter 625 of the 2017-2018 Session of the California Legislature) ("SB 450") requires that the Board of Directors of the District (the "Board") obtain from an underwriter, municipal advisor or private lender and disclose, prior to authorization of the issuance of bonds, including debt instruments such as the Certificates, with a term of greater than 13 months, good faith estimates of the following information in a meeting open to the public: (a) the true interest cost of the Certificates; (b) the sum of all fees and charges paid to third parties

with respect to the Certificates; (c) the amount of proceeds of the Certificates expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the Certificates; and (d) the sum total of all debt service payments on the Certificates calculated to the final maturity of the Certificates plus the fees and charges paid to third parties not paid with the proceeds of the Certificates; and

WHEREAS, in compliance with SB 450, the Board obtained from the District's municipal advisor, the required good faith estimates and such estimates are disclosed and set forth on Exhibit A attached hereto; and

WHEREAS, there have been presented at this meeting forms of the Installment Purchase Contracts, Trust Agreements, Certificate Purchase Agreements, a Continuing Disclosure Certificate and a preliminary official statement.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT AS FOLLOWS:

Section 1. Approval of Installment Purchase Contracts. The forms of Installment Purchase Contracts, each to be dated as of the first day of the month in which the Certificates are executed and delivered (each, an "Installment Purchase Contract," and collectively, the "Installment Purchase Contracts"), between the District and the Corporation, as presented to the District at this meeting, are hereby approved. The President and Vice President of the Board of Directors, the General Manager, the Finance Director and the District Secretary or any other officers duly designated by the District (the "Officers") are hereby authorized and directed, for and on behalf of the District, to execute, acknowledge and deliver the Installment Purchase Contracts, in substantially the forms presented to the District at this meeting, with such changes therein as such Officers may require or approve, with the advice and approval of counsel to the District, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 2. Approval of Trust Agreements. The proposed forms of the Trust Agreement each to be dated as of the first day of the month in which each series of the Certificates are executed and delivered (each, a "Trust Agreement," and collectively, the "Trust Agreements"), among the Corporation, U.S. Bank Trust Company, National Association, as trustee (the "Trustee") and the District, as presented to the District at this meeting, are hereby approved. Each of the Officers is hereby authorized and directed, for and on behalf of the District, to execute, acknowledge and deliver the Trust Agreements, in substantially the forms presented to the District at this meeting, with such changes therein as such Officers may require or approve, with the advice and approval of counsel to the District, such approval to be conclusively evidenced by the execution and delivery thereof. In connection therewith, the District approves the execution and delivery of: (a) the Series A Certificates so long as: (i) the maturity thereof does not exceed August 1, 20[__]; (ii) the aggregate true interest cost thereof does not exceed [___]%; and (iii) the aggregate principal amount thereof does not exceed $[_____]; and (b) the Series B Certificates so long as: (i) the maturity thereof does not exceed September 15, 20[__]; (ii) the aggregate true interest cost thereof does not exceed [__]%; and (c) the aggregate principal amount does not exceed $[____].

Section 3. Approval of Certificate Purchase Agreements. The forms of Certificate Purchase Agreements (the "Certificate Purchase Agreements"), each between the District and

Oppenheimer & Co. Inc. (the "Underwriter"), as presented to the District at this meeting, are hereby approved. Each of the Officers is hereby authorized and directed, for and on behalf of the District, to execute, acknowledge and deliver the Certificate Purchase Agreements, in substantially the forms presented to the District at this meeting, with such changes therein as such Officers may require or approve, with the advice and approval of counsel to the District, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. Approval of Preliminary and Final Official Statement. The form of Preliminary Official Statement as presented to the District at this meeting is hereby approved. Each of the Officers is hereby authorized and directed, for and on behalf of the District, to execute all certificates necessary to deem final the Preliminary Official Statement as of its date within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934, with the exception of certain final pricing and related information. Each of the Officers is hereby authorized and directed, for and on behalf of the District, to execute and deliver the final Official Statement when completed. The use and distribution of said Preliminary Official Statement and use and distribution of the final Official Statement in connection with the sale of the Certificates is hereby ratified and approved.

Section 5. Approval of Continuing Disclosure Certificate. The proposed form of the Continuing Disclosure Certificate (the "Continuing Disclosure Certificate"), to be executed by the District, as presented to the District at this meeting, is hereby approved. Each of the Officers is hereby authorized and directed, for and on behalf of the District, to execute, acknowledge and deliver the Continuing Disclosure Certificate, in substantially the form presented to the District at this meeting, with such changes therein as such Officers may require or approve, with the advice and approval of counsel to the District, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 6. Municipal Bond Insurance. The Board of Directors of the District hereby authorizes the General Manager to select a municipal bond insurer to insure payments of principal of and interest on all or a portion of the Certificates so long as the General Manager determines that obtaining the municipal bond insurance policy provided thereby will result in a lower interest rate or yield to maturity with respect to such Certificates. Further, the Board of Directors of the District hereby authorizes the General Manager to select a municipal bond insurer to provide a reserve fund surety bond to be deposited into the reserve fund for one or both series of the Certificates, so long as the General Manager determines that obtaining the reserve fund surety will be cost effective to the District. Each of the Officers is hereby authorized to execute and deliver any customary agreement with the municipal bond insurer providing the reserve fund surety bond. Kutak Rock LLP, special counsel, is hereby directed to make all changes to the Trust Agreements, the Installment Purchase Contracts, the Preliminary Official Statement, the Certificate Purchase Agreements and the Continuing Disclosure Certificate as are necessary to reflect the selection of a municipal bond insurer and/or reserve fund surety bond provider and the reasonable comments thereof.

Section 7. Financial Covenants. Notwithstanding anything to the contrary in this Resolution, the District, with the advice of the municipal advisor, District Counsel and Kutak Rock LLP, special counsel, may modify the financial covenants and requirements set forth in the Installment Purchase Contracts and Trust Agreements, including, but not limited to, the parity obligations test, rate covenant and the necessity of a reserve fund for the Certificates, to the extent

that such revisions are deemed necessary or desirable by the District for the execution and delivery of the Certificates based on advice from the District's municipal advisor, District Counsel and Kutak Rock LLP, special counsel; provided, however, that any such modifications or revisions shall not materially increase the financial or operational risks to the District and shall otherwise be subject to the terms hereof.

Section 8. Other Acts. The Officers and staff of the District are hereby authorized and directed, jointly and severally, to do any and all things, to execute and deliver any and all documents, which in consultation with District Counsel and Kutak Rock LLP, special counsel, they may deem necessary or advisable in order to effectuate the purposes of this Resolution, including without limitation, obtaining insurance with respect to the payment of the interest and principal represented by the Certificates or ratings on the Certificates, and any and all such actions previously taken by such Officers or staff members are hereby ratified and confirmed.

Section 9. Effective Date. This Resolution shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2026, by the following vote:

AYES: _____
NAYS: _____
ABSENT: _____
VACANT: _____
ABSTAIN: _____

MCKINLEYVILLE COMMUNITY
SERVICES DISTRICT

By: _____
President

Attest:

By: _____
District Secretary

I hereby certify that the above Resolution No. _____ was duly introduced, read and adopted by the District at a special meeting held on June 3, 2026.

By: _____
District Secretary

EXHIBIT A

GOOD FAITH ESTIMATES

The following information was obtained from the District's municipal advisor, and is provided in compliance with Senate Bill 450 (Chapter 625 of the 2017-2018 Session of the California Legislature) with respect to the Certificates:

SERIES A CERTIFICATES

(a) All-In True Interest Cost of the Series A Certificates: [___]%.

(b) Finance Charge of the Series A Certificates: $[___].

(c) Amount of Proceeds to be received by the District: $[____].

(d) Total Payment Amount: $[____].

SERIES B CERTIFICATES

(a) All-In True Interest Cost of the Series B Certificates: [___]%.

(b) Finance Charge of the Series B Certificates: $[___].

(c) Amount of Proceeds to be received by the District: $[____].

(d) Total Payment Amount: $[____].

The foregoing constitute good faith estimates only. The principal amount of the Certificates, the true interest cost of the Certificates, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to: (a) the actual date of the execution of the Certificates being different than the date assumed for purposes of such estimates; (b) the actual principal amount of the Certificates being different from the estimated amount used for purposes of such estimates; (c) the actual amortization of the Certificates being different than the amortization assumed for purposes of such estimates; (d) the actual market interest rates at the time of sale of Certificates being different than those estimated for purposes of such estimates; (e) other market conditions; or (f) alterations in the District's financing plan, or a combination of such factors.

The actual date of execution of the Certificates and the actual principal amount of the Certificates will be determined by the District based on a variety of factors. The actual interest rates borne by the Certificates will depend on market interest rates at the time of sale thereof. The actual amortization of the Certificates will also depend, in part, on market interest rates at the time of sale thereof. Market interest rates are affected by economic and other factors beyond the control of the District.

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INSTALLMENT PURCHASE CONTRACT

between the

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

and the

CSDA FINANCE CORPORATION

Dated as of July 1, 2026

REVENUE CERTIFICATES OF PARTICIPATION, SERIES 2026A
(WATER PROJECT)

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EXHIBIT A COMPONENTS OF THE PROJECT
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INSTALLMENT PURCHASE CONTRACT

THIS INSTALLMENT PURCHASE CONTRACT, dated as of July 1, 2026 (the "Installment Purchase Contract"), by and between the **MCKINLEYVILLE COMMUNITY SERVICES DISTRICT**, duly organized and existing as community services district under and by virtue of the laws of the State of California (the "District"), and the **CSDA FINANCE CORPORATION**, a nonprofit public benefit corporation duly organized and validly existing under the laws of the State of California (the "Corporation");

W I T N E S S E T H:

WHEREAS, the District is authorized by the laws of the State of California to construct capital improvements for the benefit of the District and its Enterprise (defined below) (as further described in Exhibit A, the "Project") and to finance the construction of the Project through the execution of installment purchase contracts; and

WHEREAS, the District has determined that it is in the best interests of the District and its citizens, and it is necessary and proper for District purposes, that the District acquire the Project from the Corporation in the manner described herein for the purposes of financing the Project as described herein, and that the District pay the Corporation for the costs of acquiring the Project in the manner described herein; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into of this Installment Purchase Contract do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Installment Purchase Contract;

[WHEREAS, the District has obtained a commitment from [_____] (the "Certificate Insurer") to provide the Municipal Insurance Policy referenced herein and in the Trust Agreement; and]

NOW, THEREFORE, in consideration of the premises and of the mutual agreements and covenants contained herein and for other valuable consideration, the parties hereto do hereby agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions. Unless the context otherwise requires, the terms defined in this Section 1.01 shall for all purposes hereof, and of any amendment hereof, and of any opinion or report or other document mentioned herein or therein have the meanings defined herein, the following definitions to be equally applicable to both the singular and plural forms of any of the terms defined herein. All capitalized terms used in this Installment Purchase Contract and not defined herein shall have the meanings ascribed thereto in the Trust Agreement.

"*Accountant's Report*" means a report signed by an Independent Certified Public Accountant.

"*Acquisition,*" "*Acquire*" or "*Acquired*" means, with respect to the Project, the acquisition or perfection of an ownership or capacity interest in the Project, or the construction, refinancing or ownership of the Project.

"*Additional Revenues*" means, with respect to the issuance of any Parity Obligations, an allowance for Net Revenues: (a) arising from any increase in the charges made for service from the Enterprise adopted prior to the incurring of such Parity Obligations and effective within 18 months following the date of incurring such Parity Obligations, in an amount equal to the total amount by which the Net Revenues would have been increased if such increase in charges had been in effect during the whole of the most recent completed Fiscal Year or during any more recent 12-month period selected by the District; and (b) arising from any increase in service connections to the Enterprise prior to the incurring of such Parity Obligations, in an amount equal to the total amount by which the Net Revenues would have been increased if such connections had been in existence during the whole of the most recent completed Fiscal Year or during any more recent 12-month period selected by the District, all as shown by the certificate or opinion of an Independent Financial Consultant.

"*Alternate Project*" means an alternate or additional project designated by the District pursuant to Section 2.01 hereof.

"*ARRA Agreement*" means the Loan Agreement, dated June 15, 2010, by and between the District and the California Energy Resources Conservation and Development Commission.

"*Business Day*" means any day other than a Saturday, Sunday or legal holiday or a day on which banks are authorized to be closed for business in California and New York.

"*Certificate Year*" means the 12-calendar month period commencing on August 2 and terminating on August 1 of the following year; provided, that the first Certificate Year shall commence on the Closing Date and terminate on August 1, 2026.

"*Certificates*" means the District's Revenue Certificates of Participation, Series 2026A (Water Project).

"*Closing Date*" means July [__], 2026.

"*Code*" means the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder.

"*Davis-Grunsky Act Agreement*" means the Contract, dated November 1, 1971, by and between the District and the State of California.

"*Due Date*" means each January 15 and July 15, commencing January 15, 2027.

"*Enterprise*" means all water enterprise system facilities owned by the District, and all other properties, structures or works hereafter acquired and constructed by the District and determined to be a part of the water enterprise system, together with all additions, betterments, extensions or improvements to such facilities, properties, structures or works or any part thereof hereafter acquired and constructed; excluding all sewer and wastewater system facilities owned by the District, and all other properties, structures or works hereafter acquired and constructed by the District and determined to be part of the sewer and wastewater system.

"*Event of Default*" means an event of default described in Section 7.01.

"*Fiscal Year*" means the 12-calendar month period terminating on June 30 of each year, or any other annual accounting period hereafter selected and designated by the District as its Fiscal Year in accordance with applicable law.

"*Generally Accepted Accounting Principles*" means the uniform accounting and reporting procedures prescribed by the California State Controller or its successor for public agencies in the State of California, or failing the prescription of such procedures means generally accepted accounting principles as presented and recommended by the American Institute of Certified Public Accountants or its successor, or by the Governmental Accounting Standards Board or its successor, or by any other generally accepted authority on such principles.

"*Governmental Loan*" means a loan from the State or the United States of America, acting through any of its agencies, to finance improvements to the Enterprise, and the obligation of the District to make payments to the State or the United States of America under the loan agreement memorializing said loan on a parity basis with the payment of Installment Payments.

"*Independent Certified Public Accountant*" means any certified public accountant or firm of certified public accountants duly licensed and entitled to practice, and practicing as such, and appointed and paid by the District, and each of whom:

(a) is in fact independent and not under the domination of the District;

(b) does not have a substantial financial interest, direct or indirect, in the operations of the District; and

(c) is not connected with the District as a board member, officer or employee of the District, but may be regularly retained to audit the accounting records of and make reports thereon to the District.

"*Independent Financial Consultant*" means any financial consultant or firm of such consultants of national reputation generally recognized to be well qualified in financial matters relating to systems similar to the Enterprise, appointed and paid by the District, and who, or each of whom:

(a) is in fact independent and not under the control of the District;

(b) does not have a substantial financial interest, direct or indirect, in the District; and

(c) is not connected with the District as a board member, officer or employee of the District, but may be regularly retained to make reports to the District.

"*Installment Payments*" means the installment payments of principal and interest scheduled to be paid by the District under this Installment Purchase Contract plus amounts required to be paid by the District hereunder and pursuant to the Trust Agreement.

"*Insurance Consultant*" means any nationally recognized independent actuary, insurance company or broker who has actuarial personnel knowledgeable with respect to insurance carried by, required for and available to special districts operating facilities similar to the Enterprise, including a

pooled self-insurance program in which premiums are established on the basis of the recommendation of an actuary of national reputation.

"*Interest Payment Date*" means each February 1 and August 1, commencing on February 1, 2027.

"*Maintenance and Operation Costs*" of the Enterprise means the reasonable and necessary costs paid or incurred by the District for maintaining and operating the Enterprise, determined in accordance with Generally Accepted Accounting Principles, including water purchase costs, all reasonable expenses of management and repair and all other expenses necessary to maintain and preserve the Enterprise in good repair and working order, and including all administrative costs of the District that are charged directly or apportioned to the operation of the Enterprise, such as salaries and wages of employees, overhead, taxes (if any), the cost of permits and licenses to operate the Enterprise and insurance premiums, and including all other reasonable and necessary costs of the District or charges required to be paid by it to comply with the terms hereof; but excluding in all cases depreciation, replacement and obsolescence charges or reserves therefor and amortization of intangibles.

"*Maximum Annual Debt Service*" means, as of the date of any calculation, the maximum sum obtained for the current or any future Fiscal Year so long as any of the Certificates remain Outstanding by totaling the following amounts for such Fiscal Year:

(a) the principal amount of the Certificates and Parity Obligations coming due and payable by their terms in such Fiscal Year, including the principal amount of any term Certificates and term Parity Obligations which are subject to mandatory sinking fund redemption in such Fiscal Year; and

(b) the amount of interest (net of any interest subsidy with respect to the Installment Payments or any Parity Obligations, paid or payable to or for the account of the District by any governmental body or agency) which would be due during such Fiscal Year on the aggregate principal amount of the Certificates and Parity Obligations which would be Outstanding in such Fiscal Year if such Certificates and Parity Obligations are retired as scheduled.

"*Net Proceeds*" means, when used with respect to any insurance or condemnation award, the proceeds from such insurance or condemnation award remaining after payment of all reasonable expenses (including attorneys' fees) incurred in the collection of such proceeds.

"*Net Revenues*" means, for any period, all of the Revenues during such period less all of the Maintenance and Operation Costs during such period.

"*Outstanding*" has the same meaning as set forth in the Trust Agreement.

"*Outstanding Parity Obligations*" means the Davis-Grunsky Act Agreement, the ARRA Agreement, the 2011 Enterprise Fund Installment Sale Agreement and the 2021 Water Installment Purchase Contract.

"*Parity Obligations*" means all bonds, notes, loan agreements, installment sale agreements, leases or other obligations of the District, including the Outstanding Parity Obligations, payable from

and secured by a pledge of and lien upon any of the Net Revenues incurred on a parity with the payment of the Installment Payments pursuant to Section 4.03.

"*Project*" means the acquisition, installation and construction of certain improvements to the Enterprise, including but not limited to those improvements described in Exhibit A hereto, and any Alternate Project.

"*Rate Stabilization Fund*" means the Rate Stabilization Fund established pursuant to Section 3.06.

"*Reserve Requirement*" has the meaning provided in the Trust Agreement.

"*Revenue Fund*" means the fund maintained by the District into which it deposits Revenues.

"*Revenues*" means all gross income and revenue received or receivable by the District from the ownership and operation of the Enterprise, calculated in accordance with Generally Accepted Accounting Principles, including all rates, fees, and charges received by the District for water service, the proceeds of any standby water availability charges or connection fees collected by the District and all other income and revenue howsoever derived by the District from the Enterprise or arising from the Enterprise; provided, however, that the following are not Revenues and are not subject to the lien of this Installment Purchase Contract: (a) any specific charges levied for the express purpose of reimbursing others for all or a portion of the cost of the acquisition or construction of specific facilities; (b) customers' deposits or any other deposits subject to refund until such deposits have become the property of the District; (c) grants which are designated by the grantor for a specific purpose and are therefore not available; or (d) Net Proceeds of eminent domain proceedings and casualty insurance maintained by the District with respect to the Enterprise to the extent that such proceeds are not promptly applied by the District to the repair or replacement of the Enterprise; provided, however, that Revenues shall be increased by the amounts, if any, transferred in accordance with Section 3.07 during such Fiscal Year or other period from the Rate Stabilization Fund to the Revenue Fund and shall be decreased by the amount of Revenues, if any, transferred in accordance with Section 3.06 during such Fiscal Year or other period from the Revenue Fund to the Rate Stabilization Fund. Revenues shall include amounts on deposit in the Revenue Fund which have been previously released from the pledge and lien of this Installment Purchase Contract. Revenues shall also include interest with respect to any Parity Obligations reimbursed to or on behalf of the District by the United States of America pursuant to Section 54AA of the Internal Revenue Code of 1986, as amended (Section 1531 of Title I of Division B of the American Recovery and Reinvestment Act of 2009), or any future similar program.

"*Treasurer*" means the General Manager or the Finance Director of the District.

"*Trust Agreement*" means that Trust Agreement, dated as of July 1, 2026, among the District, the Corporation and the Trustee relating to the Certificates.

"*Trustee*" means U.S. Bank Trust Company, National Association, acting in its capacity as trustee under the Trust Agreement, or such successor as may be acting in such capacity pursuant to the Trust Agreement.

"*2011 Enterprise Fund Installment Sale Agreement*" means the Enterprise Fund Installment Sale Agreement (Agreement No. CIEDB-B08-098), dated September 16, 2011, between the District and the California Infrastructure and Economic Development Bank.

"*2021 Water Installment Purchase Contract*" means the Installment Purchase Contract, dated as of December 1, 2021, by and between the District and the Corporation, related to the District's Revenue Certificates of Participation, Series 2021A (Water Project).

ARTICLE II

ACQUISITION OF THE PROJECT

Section 2.01. Acquisition of the Project. The Corporation agrees to use or permit the use of the proceeds of the Certificates for the payment, as herein provided, of the costs and expenses of the Acquisition of the Project and the expenses incidental thereto (including reimbursement to the District for any such costs or expenses paid by it for the account of the Corporation, including costs and expenses paid by the District prior to the date hereof). To provide moneys for the Acquisition of the Project, the Corporation agrees to sell and hereby sells the Project to the District, and the District agrees to purchase and hereby purchases the Project from the Corporation.

The District may change the specifications of the Project, so long as such change does not substantially alter the nature of the Project; provided, however, that the District and the Corporation, may designate an Alternate Project but must first obtain an opinion of nationally recognized bond counsel to the effect that such Alternative Project will not affect the tax-exemption of the interest component of the Certificates. In the event that an Alternate Project is designated, the District shall certify in writing to the Trustee and the Corporation that Acquisition Costs shall not materially increase as a result from such change. In the event that Acquisition Costs shall materially increase as a result of the designation of an Alternate Project, prior to designating such Alternate Project the District shall either deposit in the Acquisition Fund an amount sufficient to pay such increase, or shall certify in writing to the Trustee and the Corporation that funds sufficient to pay such increase in Acquisition Costs are otherwise available to the District.

The Corporation agrees, upon the effective date hereof, to cause to be deposited with the Trustee the amounts set forth in the Trust Agreement. In the event that the money so deposited as first above provided is insufficient to pay all the costs of the Acquisition of the Project, the Corporation shall have no obligation whatsoever to use or provide any funds for the foregoing purposes other than the proceeds of the Certificates.

Upon the Closing Date, all of the Corporation's remaining interest in the Project, if any, shall be transferred to and vest in the District, without the necessity of any additional document or transfer. Nothing herein shall require the Corporation to perform any obligations of any purchaser with respect to any contract or purchase order with respect to the Project.

In the event that the Corporation fails to observe or perform any agreement, condition, covenant or term contained herein required to be observed or performed by it, the District may institute such action or proceeding against the Corporation as the District may deem necessary to compel the observance or performance of such agreement, condition, covenant or term, or to recover damages for the nonobservance or nonperformance thereof; provided, however, that the District shall have no right to terminate this Installment Purchase Contract as a remedy to such failures. The District may, at its own cost and expense and in its own name or in the name of the Corporation, prosecute or defend any action or proceeding or take any other action involving third persons which the District deems reasonably necessary in order to protect or secure its rights hereunder, and in such event the Corporation agrees to cooperate fully with the District and to take all action necessary to effect the

substitution of the District for the Corporation in any action or proceeding if the District shall so request.

Section 2.02. Indemnification and Expenses of Corporation. To the extent permitted by law, the District does hereby assume liability for, and agrees to defend, indemnify, protect, save and keep harmless the Corporation and its directors, officers, employees, successors and assigns from and against any and all liabilities, obligations, losses, damages (including consequential damages incurred by others), taxes and impositions, penalties, fines, claims, actions, suits, costs and expenses and disbursements (including legal fees and expenses) of whatsoever kind and nature imposed on, asserted against or incurred or suffered by the Corporation or its directors, officers or employees or its successors and assigns in any way relating to or arising out of the purchase or Acquisition of the Project or the District's use thereof, the execution and delivery or performance hereof or the assignment hereof (except with respect to any representations and warranties made by the Corporation therewith) or the Trust Agreement or any other agreements related thereto, or the enforcement of any of the terms thereof.

Section 2.03. District to Act As Agent; Corporation Not Liable. The Corporation hereby irrevocably appoints the District as its agent in connection with the Acquisition of the Project. The District, as the agent of the Corporation, shall cause such Acquisition of the Project to be completed as soon as is reasonably practicable and in accordance with this Installment Purchase Contract and the Trust Agreement and any applicable requirements of governmental authorities and law. The Corporation and its directors, officers and employees shall not be liable to the District or to any other party whomsoever for any death, injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about or relating to the Project, and in no event shall the Corporation be liable for any incidental, indirect, special or consequential damage in connection herewith or arising hereunder.

Section 2.04. Disclaimer of the Corporation. The District acknowledges and agrees that the Corporation makes no representation or warranty, express or implied, as to the Project, except as expressly set forth in this Installment Purchase Contract. The District acknowledges that all risks relating to the Project or the transactions contemplated hereby or by the Assignment Agreement or the Trust Agreement, are to be borne by the District, and the benefits of any and all implied warranties and representations of the Corporation are hereby waived by the District.

ARTICLE III

INSTALLMENT PAYMENTS, REVENUES AND ACCOUNTS

Section 3.01. Payment of the Installment Payments. The total principal amount of the Installment Payments owed and to be paid by the District to the Corporation hereunder for the Acquisition of the Project is $[_____], plus: (a) interest thereon, calculated at the interest rates set forth in Section 2.02 of the Trust Agreement; and (b) all amounts, if any, required to be paid by the Corporation or the District under the Trust Agreement. The Installment Payments shall, subject to any rights of prepayment of the District provided in Article VI, be due in installments in the amounts and on the dates described in Exhibit B attached hereto and in Section 4.01 hereof.

Each Installment Payment shall be payable to the Corporation in accordance with the terms hereof and at the times required by Section 4.01 hereof in lawful money of the United States of America. In the event that the District fails to make any of the payments required to be made by it

under this Section 3.01, such payment shall continue as an obligation of the District until such amount shall have been fully paid and the District agrees to pay the same with the stated interest thereon at the interest rates set forth in Section 2.02 of the Trust Agreement. In the event that an Installment Payment is insufficient to make the payments of principal and interest represented by the Certificates on the next succeeding Interest Payment Date, due to investment losses incurred while on deposit in the Installment Payment Fund or for any other reason, the District shall immediately pay to the Trustee upon notice therefrom additional amounts to cure such insufficiency.

The obligation of the District to make the Installment Payments is absolute and unconditional, whether or not the Project shall be acquired, and until such time as all Installment Payments shall have been fully paid and the Certificates are no longer Outstanding (or provision for the payment thereof shall have been made pursuant to Article IX of the Trust Agreement), the District will not, under any circumstances, discontinue, abate or suspend any Installment Payments required to be made by it under this Section 3.01 when due, whether or not the Enterprise, any part thereof or the Project is operating or operable or has been completed, or whether or not the Enterprise or the Project is condemned, damaged, destroyed or seized or its use is suspended, interfered with, reduced or curtailed or terminated in whole or in part, and such payments shall not be subject to reduction whether by offset, counterclaim, defense, recoupment, abatement, suspension, deferment or otherwise and shall not be conditional upon the performance or nonperformance by any party of any agreement or covenant contained herein for any cause whatsoever.

Section 3.02. Interest Component of the Installment Payments. The Installment Payments shall bear interest at the interest rates set forth in Section 2.02 of the Trust Agreement from the date of the execution and delivery of the Certificates until the payment of the principal thereof and the prepayment premiums, if any, thereon, shall have been made or provided for in accordance with the provisions of Article IX of the Trust Agreement, whether at maturity, upon prepayment or otherwise. Interest accrued on the Installment Payments from the date of the Certificates and from each Interest Payment Date to, but not including, the next succeeding Interest Payment Date shall be paid on each such succeeding Interest Payment Date and shall be computed on the basis of a year of 360 days and twelve 30-day months.

Section 3.03. Establishment of Accounts. The funds and accounts and flow of funds set forth in this Article III are hereby established and shall control to the extent inconsistent with any other terms of this Installment Purchase Contract or the Trust Agreement.

Section 3.04. Pledge of Net Revenues and Other Funds; Revenue Fund. The District hereby irrevocably pledges all of the Net Revenues to the punctual payment of the Installment Payments and such Net Revenues, except as otherwise permitted herein, shall not be used for any other purpose while any of the Certificates remain outstanding. This pledge shall, subject to Section 7.02 of the Trust Agreement, constitute a first lien on the Net Revenues for the payment of the Installment Payments and payments of all Parity Obligations in accordance with the terms hereof and thereof.

All of the Revenues, together with any interest earned thereon, shall, so long as any Certificates shall be Outstanding under the Trust Agreement, be deposited with the Treasurer as received by the District in the Revenue Fund, which fund the District hereby covenants and agrees to maintain with the Treasurer so long as any Certificates shall be Outstanding under the Trust Agreement. The Revenue Fund may contain such accounts and subaccounts as are necessary under applicable District rules and procedures.

Section 3.05. Receipt and Deposit of Revenues. The District covenants and agrees that all Revenues, when and as received, will be received and held by the District in trust hereunder and will be deposited by the District with the Treasurer in the Revenue Fund and will be accounted for through and held in trust in the Revenue Fund; provided that the District may withdraw such amounts in the Revenue Fund as may be necessary to make refunds for amounts paid in advance for services provided by the Enterprise, which such service was not thereafter made available or provided. All Net Revenues, whether held by the District as trustee or deposited with the Treasurer or the Trustee, shall nevertheless be disbursed, allocated and applied solely to the uses and purposes hereinafter in this Article III set forth, and shall be accounted for separately and apart from all other money, funds, accounts or other resources of the District.

Section 3.06. Establishment and Maintenance of Accounts for Revenues; Use and Withdrawal of Revenues. All Revenues in the Revenue Fund shall be set aside by the Treasurer or deposited by the Treasurer with the Trustee, or the trustee or fiscal agent with respect to Parity Obligations, as the case may be, as follows and in the following order of priority. Additionally, amounts may, from time to time as the District deems necessary or appropriate, be transferred from the Rate Stabilization Fund and deposited in the Revenue Fund, as provided in Section 3.07 hereof.

(a) ***Maintenance and Operation Costs***. In order to carry out and effectuate the pledge and lien contained herein, the District agrees and covenants to pay all Maintenance and Operation Costs of the Enterprise (including amounts reasonably required to be set aside in contingency or working capital reserves for Maintenance and Operation Costs of the Enterprise, the payment of which is not then immediately required) from the Revenue Fund as they become due and payable. Pursuant to Section 5.07 hereof, the District shall annually prepare a budget for Maintenance and Operation Costs.

(b) ***Debt Service Accounts***. The Installment Payments, and all other Parity Obligations, shall be paid in accordance with the terms hereof and the Trust Agreement, and of such Parity Obligations, without preference or priority, and in the event of any insufficiency of such moneys, ratably without any discrimination or preference.

(c) ***Reserve Funds***. Payments required with respect to Parity Obligations to replenish reserve accounts established therefor shall be made in accordance with the terms hereof and of such Parity Obligations, without preference or priority, and in the event of any insufficiency of such moneys, ratably without any discrimination or preference.

(d) ***General Expenditures/Rate Stabilization Fund***. All Revenues remaining in the Revenue Fund on February 1 and August 1 of each year, after withdrawing all of the sums required to be withdrawn therefrom by the Treasurer by the provisions of Sections 3.06 (a), (b) and (c) hereof, or in connection with any Parity Obligation, may be withdrawn by the Treasurer for expenditure for any lawful purpose of the District. From time to time the District may deposit in the Rate Stabilization Fund, from remaining Net Revenues described in this paragraph (d) or other available funds of the District, such amounts as the District shall determine. The District may withdraw amounts from the Rate Stabilization Fund: (i) for transfer to the Revenue Fund for inclusion in Revenues for any Fiscal Year; or (ii) for any other lawful use of the District. All interest or other earnings upon deposits in the Rate Stabilization Fund shall be withdrawn therefrom and accounted for as Revenues.

Section 3.07. Rate Stabilization Fund. There is hereby established a special fund designated as the "Rate Stabilization Fund" to be held by the District in trust, which fund the District agrees and

covenants to maintain and to hold separate and apart from other funds so long as any Installment Payments remain unpaid. Money transferred by the District from the Revenue Fund to the Rate Stabilization Fund in accordance with Section 3.06 shall be held in the Rate Stabilization Fund and applied in accordance with this Installment Purchase Contract.

The District may withdraw all or any portion of the amounts on deposit in the Rate Stabilization Fund and transfer such amounts to the Revenue Fund for application in accordance with Section 3.06 hereof or, in the event that all or a portion of the Installment Payments are discharged in accordance with Article VI hereof, transfer all or any portion of such amounts for application in accordance with said Article VI. Amounts transferred from the Rate Stabilization Fund to the Revenue Fund pursuant to this Section 3.07 during or within 270 days after a Fiscal Year may be taken into account as Revenues for purposes of the calculations in Section 5.14 in such Fiscal Year.

Section 3.08. Certain Necessary Transfers. The parties hereto acknowledge that although all Parity Obligations are secured equally and ratably by Net Revenues, debt service and other funds with respect to Parity Obligations other than the Certificates may be held by the Trustee or by trustees other than the Trustee under documents and agreements other than the Trust Agreement and this Installment Purchase Contract, and this Installment Purchase Contract and the Trust Agreement impose no obligations upon the Trustee with respect to such other obligations. The Treasurer is hereby authorized to make such transfers from the Revenue Fund necessary to effectuate such Parity Obligations' parity claim on the Net Revenues contemplated hereby.

ARTICLE IV

DEPOSITS; ADDITIONAL CONTRACTS AND PARITY OBLIGATIONS

Section 4.01. Deposits to Installment Payment Fund. On the Due Date next preceding each Interest Payment Date, the District shall deposit with the Trustee, for deposit in the Installment Payment Fund, from amounts legally available therefor on deposit in the Revenue Fund, a sum equal to the amount of interest becoming due hereunder on the next Interest Payment Date plus the amount of principal becoming due hereunder on such Interest Payment Date.

The District shall be entitled to receive as of each Due Date credit against Installment Payments in an amount equal to the amount of any balance contained in the Installment Payment Fund prior to the Due Date for such Installment Payments (excluding money designated for the prepayment of Certificates).

All money in the Installment Payment Fund shall be used and withdrawn by the Trustee in accordance with the Trust Agreement.

Section 4.02. Reserved.

Section 4.03. Parity Obligations.

(a) So long as any Certificates are Outstanding, the District shall not issue or incur any obligations payable from Net Revenues or the Revenue Fund senior or superior to the Installment Payments. The District may at any time issue Parity Obligations payable from Net Revenues on a parity with the Installment Payments to provide financing for the Enterprise in such principal amount as shall be determined by the District. The District may issue or incur any such Parity Obligations

subject to the following specific conditions which are hereby made conditions precedent to the issuance and delivery of such Parity Obligations:

(i) no Event of Default shall have occurred and be continuing; and

(ii) the Net Revenues, calculated in accordance with Generally Accepted Accounting Principles, either: (A) as shown by the books of the District for the latest Fiscal Year, as verified by a certificate of the District; or (B) as shown by the books of the District for any more recent 12-month period selected by the District ending not more than sixty (60) days prior to the adoption of the resolution pursuant to which such Parity Obligation is authorized, as verified by a certificate or opinion of an Independent Certified Public Accountant employed by the District, plus in either case (at the option of the District) the Additional Revenues, shall be at least equal to 120% of the amount of Maximum Annual Debt Service.

The provisions of Section 4.03(a)(ii) above shall not apply to any Parity Obligations if: (1) all of the proceeds of which (other than proceeds applied to pay costs of issuing such Parity Obligations and to make a deposit to any reserve fund established with respect to such Parity Obligations) shall be deposited in an irrevocable escrow held in cash or invested in Federal Securities for the purpose of paying the principal of and interest and premium, if any, on any Outstanding Certificates or on any outstanding Parity Obligations; (2) at the time of the incurring of such Parity Obligations, the District certifies in writing that maximum annual debt service on the refunding Parity Obligations will not exceed Maximum Annual Debt Service on the Outstanding Certificates or Parity Obligations being refunded; and (3) the final maturity of the refunding Parity Obligations is not later than the final maturity of the refunded Certificates or Parity Obligations.

The District may at any time execute contracts or issue bonds or other indebtedness payable from Net Revenues or the Revenue Fund payable on a subordinated basis to the payment of the Installment Payments.

(b) In order to maintain the parity relationship of the Installment Payments to all Parity Obligations permitted hereunder, the District covenants that all payments in the nature of principal and interest with respect to any Parity Obligations, except with respect to Governmental Loans, will be structured to occur semi-annually on the Due Dates and in each year as such payments are due with respect to the Installment Payments, and reserve account replenishment with respect to any Parity Obligations, except with respect to Governmental Loans, will be structured to occur monthly, and to otherwise structure the terms of such Parity Obligations to ensure that they are in all respects payable on a parity with the Installment Payments and not prior thereto; provided that the District shall not make a payment on such Governmental Loan to the extent that it would have the effect of causing the District to fail to pay Installment Payments on a timely basis. In such event, the District shall make Installment Payments and payments on such Governmental Loan on a pro rata basis.

ARTICLE V

REPRESENTATIONS, COVENANTS AND WARRANTIES

Section 5.01. Compliance with Installment Purchase Contract. The District will punctually pay the Installment Payments in strict conformity with the terms hereof, and will faithfully observe and perform all of the agreements, conditions, covenants and terms contained herein required

to be observed and performed by it, and will not terminate this Installment Purchase Contract for any cause whatsoever, including, without limiting the generality of the foregoing, any acts or circumstances that may constitute failure of consideration, destruction of or damage to the Project, condemnation of the Project by any governmental entity, commercial frustration of purpose, any change in the tax or other laws of the United States of America or of the State of California or any political subdivision of either or any failure of the Corporation to observe or perform any agreement, condition, covenant or term required to be observed and performed by it contained herein, whether express or implied, or any duty, liability or obligation arising out of or connected with this Installment Purchase Contract.

The District will faithfully observe and perform all of the agreements, conditions, covenants and terms contained in the Trust Agreement required to be observed and performed by it, and it is expressly understood and agreed by and among the parties to this Installment Purchase Contract and the Trust Agreement that each of the agreements, conditions, covenants and terms contained in the Trust Agreement and this Installment Purchase Contract is an essential and material term of the purchase of and any payment for the Project by the District.

The District will faithfully observe and perform all of the agreements, conditions, covenants and terms required to be observed and performed by it pursuant to all outstanding Parity Obligations as such may from time to time be amended.

Section 5.02. Against Encumbrances. The District hereby covenants that there is no pledge of or lien on Net Revenues senior to the pledge and lien securing the Installment Payments. The District will not make any further pledge of or place any lien on the Net Revenues; provided that the District may at any time, or from time to time, pledge or encumber the Net Revenues in connection with the issuance or execution of Parity Obligations or other obligations permitted by Section 4.03 hereof, or subordinate to the pledge of Net Revenues herein.

Section 5.03. Against Sale or Other Disposition of Property. The District will not sell, lease, encumber or otherwise dispose of the Enterprise or any part thereof in excess of 1/2 of 1% of the book value of the Enterprise in any Fiscal Year, unless a Treasurer certifies that such sale, lease, encumbrance or disposition will not materially adversely affect the operation of the Enterprise or the Net Revenues; provided, however, that any real or personal property which has become nonoperative or which is not needed for the efficient and proper operation of the Enterprise, or any material or equipment which has become worn out, may be sold or exchanged at not less than the fair market value thereof and the proceeds, if any, of such sale or exchange shall be deposited in the Revenue Fund.

The District will not enter into any agreement or lease which would impair the ability of the District to meet the covenant set forth in Section 5.14 hereof or which would otherwise impair the rights of the Certificate Owners or the operation of the Enterprise.

Section 5.04. Against Competitive Facilities. The District will not, to the extent permitted by law, acquire, maintain or operate and will not, to the extent permitted by law and its current contractual rights and obligations and within the reasonable scope of its powers, permit any other public or private agency, corporation, district or political subdivision or any person whomsoever to acquire, maintain or operate within the District any water system or sewer system competitive with the Enterprise.

Section 5.05. Tax Covenants. The District shall not take any action or permit to be taken any action within its control which would cause or which, with the passage of time if not cured would

cause, the interest with respect to the Certificates to become includable in gross income for federal income tax purposes. To that end, the District hereby makes the following specific covenants:

(a) The District hereby covenants that it shall not make or permit any use of the proceeds of the Certificates that may cause the Certificates (as defined in the Trust Agreement) to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended.

(b) The District covenants that the proceeds of the Certificates will not be used so as to cause the proceeds of the Certificates to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(c) The District covenants not to take any action or permit or suffer any action to be taken if the result of the same would be to cause the Certificates to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 5.06. Prompt Acquisition. The District will acquire the Project with all practicable dispatch and such Acquisition will be made in an expeditious manner and in conformity with law so as to complete the same as soon as possible.

Section 5.07. Maintenance and Operation of the Enterprise; Budgets. The District will maintain and preserve the Enterprise in good repair and working order at all times and will operate the Enterprise in an efficient and economical manner and will pay all Maintenance and Operation Costs of the Enterprise as they become due and payable. On or before the first day of each Fiscal Year, the District will file with the Trustee a budget setting forth the estimated Maintenance and Operation Costs of the Enterprise for such Fiscal Year. The Trustee shall not be required to review, and shall not be deemed to have knowledge of, the contents of such budget, it being understood that the Trustee shall receive and hold such budget as repository for examination and copying by any Owner at such Owner's expense.

Section 5.08. Payment of Claims. The District will pay and discharge any and all lawful claims for labor, materials or supplies which, if unpaid, might become a lien on the Net Revenues or any part thereof or on any funds in the control of the District or the Trustee prior or superior to the lien of the Installment Payments or which might impair the security of the Installment Payments.

Section 5.09. Compliance with Contracts. The District will comply with, keep, observe and perform all agreements, conditions, covenants and terms, expressed or implied, required to be performed by it contained in all contracts for the use of the Enterprise and all other contracts affecting or involving the Enterprise to the extent that the District is a party thereto.

Section 5.10. Insurance

(a) The District will procure and maintain insurance on the Enterprise and the Project with commercial insurers or through participation in a joint powers insurance authority, in such amounts, with such deductibles and against such risks (including accident to or destruction of the Enterprise) as are usually insurable in connection with similar enterprises.

In the event of any damage to or destruction of the Enterprise caused by the perils covered by such insurance, the proceeds of such insurance shall be applied either: (i) to the repair, reconstruction

or replacement of the damaged or destroyed portion of the Enterprise; or (ii) if the repair, reconstruction or replacement of the damaged or destroyed portion of the Enterprise is not essential to the efficient operation of the Enterprise and the maintenance of Net Revenues, to prepay, on a pro rata basis across maturities, the Certificates and any outstanding Parity Obligations. The District shall cause such repair, reconstruction or replacement to begin promptly after such damage or destruction shall occur and to continue and be properly completed as expeditiously as possible, and shall pay out of the proceeds of such insurance all costs and expenses in connection with such repair, reconstruction or replacement so that the same shall be completed and the Enterprise shall be free and clear of all liens and claims. If the proceeds received by reason of any such loss shall exceed the costs of such repair, reconstruction or replacement, the excess shall be applied to the prepayment of Installment Payments as provided in Article VI.

Alternatively, if the proceeds of such insurance are sufficient to enable the District to retire all outstanding Parity Obligations and the Certificates and all other amounts due hereunder and under the Trust Agreement, the District may elect not to repair, reconstruct or replace the damaged or destroyed portion of the Enterprise, and thereupon such proceeds shall be applied to the prepayment of the Installment Payments as provided in Article VI and to the payment of all other amounts due hereunder and under the Trust Agreement, and as otherwise required by the documents pursuant to which such Parity Obligations were issued.

(b) The District will procure and maintain public liability insurance covering claims against the District for bodily injury or death, or damage to property, occasioned by reason of the ownership or operation of the Enterprise, such insurance to afford protection in such amounts and against such risks as are usually covered in connection with similar enterprises.

(c) The District will procure and maintain workers' compensation insurance against liability for compensation under the Workers' Compensation Insurance and Safety Act of California, or any act hereafter enacted as an amendment or supplement or in lieu thereof, such insurance to cover all persons employed in connection with the Enterprise.

(d) All policies of insurance required to be maintained herein shall provide that the Trustee shall be given 30 days' written notice of any intended cancellation thereof or reduction of coverage provided thereby; provided, however, that the Trustee shall not be responsible for the sufficiency of any insurance herein required.

(e) In lieu of obtaining insurance coverage as required by this Section, such coverage may be maintained by the District in the form of self-insurance so long as the District certifies to the Trustee and the Corporation that: (i) the District has segregated amounts in a special insurance reserve meeting the requirements of this Section; (ii) an Insurance Consultant certifies annually, on or before May 1 of each year in which self-insurance is maintained, in writing to the Trustee and the Corporation that the District's general insurance reserves are actuarially sound and are adequate to provide the necessary coverage and the Trustee may conclusively rely thereon; and (iii) such reserves are held in a separate trust fund by an independent trustee. Any statements of self-insurance shall be delivered to the Trustee. The District shall pay or cause to be paid when due the premiums for all insurance policies required hereby.

Section 5.11. Books and Accounts; Financial Statements

(a) The District will keep proper books of record and accounts of the Enterprise, separate from all other records and accounts of the District, in which complete and correct entries shall be made of all transactions relating to the Enterprise. Such books of record and accounts shall at all times during business hours be subject to the inspection of the Trustee or of the Owners of not less than 10% of the principal amount of the Certificates then Outstanding or their representatives authorized in writing.

(b) The District will prepare and file with the Trustee annually, not later than March 31 after the end of each Fiscal Year so long as any of the Certificates are Outstanding (commencing with the Fiscal Year ending June 30, 2026):

(i) an audited financial statement for the District (prepared in accordance with Generally Accepted Accounting Principles) for the preceding Fiscal Year, together with an accountant's report thereon and along with a certificate of the District to the effect that no Event of Default has occurred, or if an Event of Default has occurred, specifying the nature thereof and, if the District has a right to cure pursuant to Section 7.01 hereof, stating in reasonable detail the measures, if any, being undertaken by the District to cure such Event of Default; and

(ii) a certified statement that all insurance required by this Installment Purchase Contract to be carried by the District with respect to the Enterprise is in full force and effect and complies with the terms hereof.

(c) The District will prepare annually not later than March 31 after the end of each Fiscal Year so long as any of the Certificates are Outstanding (commencing with the Fiscal Year ending June 30, 2026) a summary statement showing the amount of the Revenues and the disbursements from the Revenues, and the Maintenance and Operation Costs, in reasonable detail, for the preceding Fiscal Year, and a general statement of the financial and physical condition of the Enterprise. The District will furnish a copy of such summary statement to the Corporation, the Trustee and any Owner upon request.

(d) The Trustee shall not be required to review, verify, analyze or inspect, and shall not be deemed to have notice of, the contents of the books and records of the District, any financial statement or statement of insurance coverage delivered to the Trustee under this Section 5.11, it being expressly understood that the Trustee shall only receive and hold such documents as repository for examination and copying by any Owner at such Owner's expense during business hours on Business Days. The Trustee shall not be deemed to have notice of any information contained therein or default or Event of Default which may be disclosed therein in any manner.

Section 5.12. Protection of Security and Rights of Corporation; Amendment. The District will preserve and protect the security and the rights of the Corporation to the Installment Payments hereunder and will warrant and defend such rights against all claims and demands of all persons. In connection therewith, the Corporation and the District shall not amend this Installment Purchase Contract without first obtaining an opinion of nationally recognized bond counsel to the effect that such amendment will not materially adversely affect the security of the Certificate Owners.

Section 5.13. Payment of Taxes and Compliance With Governmental Regulations. The District will pay and discharge all taxes, assessments and other governmental charges, if any, which

may hereafter be lawfully imposed upon the Enterprise or any part thereof or upon the Revenues when the same shall become due. The District will duly observe and conform with all valid regulations and requirements of any governmental authority relative to the operation of the Enterprise or any part thereof, but the District shall not be required to comply with any regulations or requirements so long as the validity or application thereof shall be contested in good faith.

Section 5.14. Amount of Rates and Charges.

(a) To the fullest extent permitted by law, the District will fix and prescribe rates and charges in connection with the Enterprise as a whole which are reasonably expected to be at least sufficient to yield during each Fiscal Year Net Revenues equal to 120% of debt service on the aggregate amount of the Installment Payments and Parity Obligations for such Fiscal Year. The District may make adjustments from time to time in such rates and charges and may make such classifications thereof as it deems necessary, but shall not reduce the rates and charges then in effect unless the Net Revenues from such reduced rates and charges are reasonably expected to be sufficient to meet the requirements of this Section. For purposes of this calculation, amounts held by the District in the Rate Stabilization Fund as of the beginning of any Fiscal Year may, at the election of the District, be treated as Net Revenues which are received during such Fiscal Year, in an amount not exceeding 25% of the amount of principal of and interest on all outstanding Installment Payments and principal of and interest on any Parity Obligations issued or incurred after the date hereof payable from Net Revenues coming due and payable during such Fiscal Year.

(b) So long as the District has complied with its obligations set forth in Section 5.14(a) above, the failure of Net Revenues to meet the threshold set forth in Section 5.14(a) at the end of a Fiscal Year shall not constitute a default or an Event of Default so long as the District has complied with Section 5.14(a) at the commencement of the succeeding Fiscal Year.

Section 5.15. Operation of Enterprise; Collection of Rates and Charges. The District will, so long as the Certificates are Outstanding, continue to operate the Enterprise and shall have in effect at all times, except as otherwise provided by law, rules and regulations requiring all users of the Enterprise provided by the District that is provided or made available to pay the rates, fees and charges applicable to the Enterprise provided or made available to such users, and providing for the billing thereof and for a due date and a delinquency date for each bill. In each case where such bill remains unpaid in whole or in part after such bill becomes delinquent, the District, in accordance with law, may refuse to provide or make available the services provided by the Enterprise to such premises until all delinquent rates, fees and charges and penalties have been paid in full.

Except in connection with the receipt of federal or State funding, or as required by law or as a condition to the acquisition or operation of the Project or Enterprise, the District will not permit any part of the Enterprise, or any facility thereof, to be used, or taken advantage of, free of charge by any person, firm or corporation, or by any public agency (including the United States of America, the State of California and any public corporation, political subdivision, city, county, district or agency of any thereof), excepting only that the District may without charge use the services and facilities of the Enterprise.

Section 5.16. Eminent Domain Proceeds. If all or any part of the Enterprise shall be taken by eminent domain proceedings, the Net Proceeds thereof shall be applied as follows:

(a) If: (i) the District prepares a report showing: (A) the estimated loss of annual Net Revenues, if any, suffered or to be suffered by the District by reason of such eminent domain proceedings; (B) a general description of the additions, betterments, extensions or improvements to the Enterprise proposed to be acquired by the District from any Net Proceeds; and (C) an estimate of the additional annual Net Revenues to be derived from such additions, betterments, extensions or improvements; and (ii) on the basis of such certificate, the District determines that the estimated additional annual Net Revenues will sufficiently offset the estimated loss of annual Net Revenues resulting from such eminent domain proceedings so that the ability of the District to meet its obligations hereunder will not be substantially impaired (which determination shall be final and conclusive); then the District shall promptly proceed with the acquisition of such additions, betterments, extensions or improvements substantially in accordance with such report and such Net Proceeds shall be applied for the payment of the costs of such acquisition, and any balance of such Net Proceeds not required by the District for such purpose shall be applied to prepay the Installment Payments pursuant to Section 6.01 hereof, and any Parity Obligations, on a pro rata basis in the manner provided herein and in the instruments authorizing such Parity Obligations.

(b) If the foregoing conditions are not met, then such Net Proceeds shall be applied to the prepayment of Installment Payments as provided in Article VI hereof.

Section 5.17. Further Assurances. The District will adopt, deliver, execute and make any and all further assurances, instruments and resolutions as may be reasonably necessary or proper to carry out the intention or to facilitate the performance hereof and for the better assuring and confirming unto the Corporation of the rights and benefits provided to it herein.

Section 5.18. Release and Indemnification Covenants. The District shall and hereby agrees to indemnify and save the Trustee, the Corporation and their officers, directors, agents, employees, successors and assigns harmless from and against all claims, losses, expenses and damages, including but not limited to legal fees and expenses, arising out of: (a) the use, maintenance, condition or management of, or from any work or thing done on, the Project by the District; (b) any breach or default on the part of the District in the performance of any of the District's obligations under this Installment Purchase Contract or the Trust Agreement; (c) any act of negligence of the District or of any of its contractors, servants, employees or licensees with respect to the Project; (d) any act of negligence of any assignee or sublessee of the District, or of any agents, contractors, servants, employees or licensees of the assignee or sublessee of the District with respect to the Project; or (e) the Acquisition of the Project or authorization of payment of the costs of the Acquisition of the Project, to the extent permitted by law. Indemnification for any tort mentioned in this Section shall exclude: (i) as to the Trustee and its officers and employees, those arising from the willful misconduct or negligence under the Trust Agreement by the Trustee; and (ii) as to the Corporation, and its officers and employees, those arising from the willful misconduct or negligence of the Corporation. The District further covenants and agrees to indemnify and save the Trustee and the Corporation harmless against any claim, loss, expense, advance and liabilities which they may incur arising out of or in the exercise and performance of their powers and duties under the Trust Agreement, the Assignment Agreement and this Installment Purchase Contract, and any document executed in connection herewith or therewith, including the costs and expenses (including attorneys' fees and disbursements) of defending against any claim of liability or enforcing any remedies, and which, in each case, are not due to such party's negligence or willful misconduct. The District further covenants and agrees to advance to the Trustee and the Corporation the amounts requested as the costs and expenses of such defense. Any and all special obligations of the District under this Section shall be and remain valid and binding special obligations of the District

notwithstanding the payment in full of the Installment Payments and the termination of this Installment Purchase Contract or the removal or resignation of the Trustee pursuant to the Trust Agreement.

Section 5.19. Further Representations, Covenants and Warranties of the District. The District represents, covenants and warrants to the Corporation as follows:

(a) The District is a duly organized and validly existing community services district of the State of California.

(b) The constitution and the laws of the State of California authorize the District to enter into this Installment Purchase Contract and the Trust Agreement and to enter into the transactions contemplated thereby and to carry out its obligations under each of the aforesaid agreements, and the District has duly authorized and executed each of the aforesaid agreements in accordance with the laws of the State of California.

(c) Neither the execution and delivery of this Installment Purchase Contract or the Trust Agreement nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the District is now a party or by which the District is bound, or constitutes a default under either of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the District.

(d) The District has duly authorized and executed this Installment Purchase Contract and the Trust Agreement in accordance with the laws of the State of California.

(e) The District is empowered to set rates and charges for services provided by the Enterprise provided to the users of the Enterprise without review or approval by any state or local governmental agency.

(f) This Installment Purchase Contract and the pledge of Net Revenues is a first lien and pledge on Net Revenues.

Section 5.20. Representations, Covenants and Warranties of the Corporation. The Corporation represents, covenants and warrants to the District as follows:

(a) The Corporation is a nonprofit, public benefit corporation duly organized, existing and in good standing under and by virtue of the laws of the State of California; has power to enter into this Installment Purchase Contract, the Assignment Agreement and the Trust Agreement; is possessed of full power to own and hold real and personal property and to sell the same; and has duly authorized the execution and delivery of all of the aforesaid agreements.

(b) The Corporation will not pledge or encumber the Installment Payments or other amounts derived from its other rights under this Installment Purchase Contract, except as provided under the terms of this Installment Purchase Contract, the Assignment Agreement and the Trust Agreement.

(c) Neither the execution and delivery of this Installment Purchase Contract, the Assignment Agreement or the Trust Agreement, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or

thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the Corporation is now a party or by which the Corporation is bound, or constitutes a default under either of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the Corporation.

(d) Except as provided in this Installment Purchase Contract, the Trust Agreement and the Assignment Agreement, the Corporation will not assign this Installment Purchase Contract or its right to receive Installment Payments from the District, or its duties and obligations under this Installment Purchase Contract to any other person, firm or corporation.

Section 5.21. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate of the District related to the Certificates, dated as of the Closing Date. Notwithstanding any other provision of this Installment Purchase Contract, failure of the District to comply with the Continuing Disclosure Certificate shall not be considered an Event of Default; however, the Corporation may (and, at the request of any participating underwriter or the Owners of at least 25% aggregate principal amount of Outstanding Certificates, shall, after receiving indemnification to its satisfaction) or any Owner may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

Section 5.22. Certain Rights of Certificate Insurer. To the extent applicable to the provisions of this Installment Purchase Contract, the rights of the Insurer provided in Article X of the Trust Agreement are hereby incorporated herein by reference.

ARTICLE VI

PREPAYMENT OF INSTALLMENT PAYMENTS

Section 6.01. Prepayment.

(a) The District may or shall, as the case may be, prepay on any date from the Net Proceeds of insurance or condemnation awards, as provided herein, all or any part, in integral multiples of $5,000, of the principal amount of the unpaid Installment Payments in the inverse order of the times they are due at a prepayment price equal to the sum of the principal amount prepaid plus accrued and unpaid interest thereon to the date of prepayment of the corresponding Certificates to be prepaid, without premium.

(b) The Installment Payments shall not be subject to optional prepayment prior to ____ 1, 20__. The Installment Payments shall be subject to optional prepayment in whole or in part in any integral multiple of $5,000, on _____ 1, 20__ or any date thereafter, from any available source of funds, at a prepayment price equal to the principal amount of the Certificates to be prepaid from the proceeds of such prepayment pursuant to Section 4.01(b) of the Trust Agreement, together with accrued interest thereon to the prepayment date, without premium.

The District shall be required to give the Trustee written notice of its intention to prepay any Installment Payment under this Section 6.01(b) at least 60 days prior to the proposed prepayment date, and shall transfer to the Trustee all amounts required for such prepayment (except in the case of a prepayment from the proceeds of refunding obligations), at least 30, but not greater than 60, days prior to the date fixed for such prepayment.

In the event that the Installment Payments shall have been prepaid by the District pursuant to Section 6.01(a) or (b) above, the total amount of all future payments set forth in the schedule attached hereto as Exhibit B shall be reduced by the aggregate amount of such Installment Payment so prepaid, so that the remaining scheduled Installment Payments shall be sufficient to pay principal of and interest with respect to the Outstanding Certificates. The District shall file a revised schedule of Installment Payments with the Trustee.

Notwithstanding any such prepayment, the District shall not be relieved of its obligations hereunder, including its obligations under Article III hereof, until the entire principal amount of the unpaid Installment Payments together with the interest accrued thereon, if any, and together with the ordinary and extraordinary fees, costs and expenses of the Trustee, shall have been fully paid and the Certificates are no longer Outstanding (or provision for payment thereof shall have been made pursuant to Article IX of the Trust Agreement).

Section 6.02. Method of Prepayment. Before making any prepayment pursuant to Section 6.01, the District shall, within five days following the event permitting the exercise of such right to prepay or creating such obligation to prepay, give written notice to the Trustee describing such event and specifying the date on which the prepayment will be made, which date shall be not less than 60 days from the date that such notice is given.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

Section 7.01. Events of Default and Events of Mandatory Acceleration; Acceleration of Maturities.

If one or more of the following Events of Default shall happen:

(a) default shall be made in the due and punctual payment by the District of any Installment Payment when and as the same shall become due and payable;

(b) default shall be made by the District in the performance of any of the agreements or covenants contained herein or in the Trust Agreement required to be performed by it, and such default shall have continued for a period of 30 days after the District shall have been given notice in writing of such default by the Corporation or the Trustee;

(c) the District shall file a petition seeking arrangement or reorganization under federal bankruptcy laws or any other applicable law of the United States of America or any state therein, or if a court of competent jurisdiction shall approve a petition filed with the consent of the District seeking arrangement or reorganization under the federal bankruptcy laws or any other applicable law of the United States of America or any state therein, or if under the provisions of any other law for the relief or aid of debtors any court of competent jurisdiction shall assume custody or control of the District or of the whole or any substantial part of its property; or

(d) an event of default shall have occurred with respect to any Parity Obligations;

then and in each and every such case during the continuance of such Event of Default, the Corporation may, by notice in writing to the District, declare the principal amount of the unpaid Installment

Payments and the accrued interest thereon to be due and payable immediately, and upon any such declaration the same shall become immediately due and payable, anything contained herein to the contrary notwithstanding.

This provision, however, is subject to the condition that, except with respect to an Event of Default under Section 7.01(c) above, if at any time after such principal amount of the unpaid Installment Payments and the accrued interest thereon shall have been so declared due and payable and before the acceleration date or the date of any judgment or decree for the payment of the money due shall have been obtained or entered, the District shall deposit with the Trustee a sum sufficient to pay such unpaid principal amount of the Installment Payments due prior to such date and the accrued interest thereon, with any interest due on such overdue installments, and the reasonable expenses of the Corporation and the Trustee, and any and all other defaults known to the Corporation (other than in the payment of such principal amount of the unpaid Installment Payments and the accrued interest thereon due and payable solely by reason of such declaration) shall have been made good or cured to the satisfaction of the Corporation or provision deemed by the Corporation to be adequate shall have been made therefor, then and in every such case the Corporation, by written notice to the District, may rescind and annul such declaration and its consequences; but no such rescission and annulment shall extend to or shall affect any subsequent default or shall impair or exhaust any right or power consequent thereon.

Section 7.02. Application of Funds Upon Acceleration. All moneys and investments in the funds and accounts held hereunder and under the Trust Agreement (other than the Rebate Fund) upon the date of the declaration of acceleration as provided in Section 7.01 or after the occurrence and during the continuance of an Event of Default, and all Revenues thereafter received, shall be applied as provided for in Section 6.09 of the Trust Agreement.

Section 7.03. Other Remedies of the Corporation. The Corporation may:

(a) by mandamus or other action or proceeding or suit at law or in equity enforce its rights against the District, or any board member, officer or employee thereof, and compel the District or any such board member, officer or employee to perform and carry out the District's or such person's duties under applicable law and the agreements and covenants contained herein required to be performed by the District or such person;

(b) by suit in equity enjoin any acts or things which are unlawful or violate the rights of the Corporation;

(c) by suit in equity upon the happening of an Event of Default require the District and its board members, officers and employees to account as the trustee of an express trust; or

(d) by suit in equity, to seek the appointment of a receiver or other third party to operate the Enterprise and collect the Revenues.

Section 7.04. Non-Waiver. Nothing in this Article VII or in any other provision hereof shall affect or impair the obligation of the District, which is absolute and unconditional, to pay the Installment Payments to the Corporation at the respective due dates or upon prepayment from the Revenues, or, except as expressly provided herein, shall affect or impair the right of the Corporation, which is also absolute and unconditional, to institute suit to enforce such payment by virtue of the contract embodied herein.

A waiver of any default or breach of duty or contract by the Corporation shall not affect any subsequent default or breach of duty or contract or impair any rights or remedies on any such subsequent default or breach of duty or contract. No delay or omission by the Corporation to exercise any right or remedy accruing upon any default or breach of duty or contract shall impair any such right or remedy or shall be construed to be a waiver of any such default or breach of duty or contract or an acquiescence therein, and every right or remedy conferred upon the Corporation by applicable law or by this Article VII may be enforced and exercised from time to time and as often as shall be deemed expedient by the Corporation.

If any action, proceeding or suit to enforce any right or exercise any remedy is abandoned or determined adversely to the Corporation, the District and the Corporation shall be restored to their former positions, rights and remedies as if such action, proceeding or suit had not been brought or taken.

Section 7.05. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Corporation is intended to be exclusive of any other remedy, and each such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing in law or in equity or by statute or otherwise and may be exercised without exhausting and without regard to any other remedy conferred by any other law.

ARTICLE VIII

MISCELLANEOUS

Section 8.01. Liability of District Limited. Notwithstanding anything contained herein, except with respect to the District's indemnification obligations to the Trustee hereunder and under the Trust Agreement, the District shall not be required to advance any moneys derived from any source of income other than the Net Revenues legally available therefor in the Revenue Fund and the other funds provided herein and in the Trust Agreement for the payment of the Installment Payments or for the performance of any agreements or covenants contained herein required to be performed by it. The District may, however, but shall not be required to, advance moneys for any such purpose so long as such moneys are derived from a source legally available for such purpose and may be legally used by the District for such purpose (except with respect to the District's indemnification obligations to the Trustee hereunder and under the Trust Agreement, the District shall be required to use such moneys are derived from a source legally available for such purpose, to the extent that the Net Revenues available in the Revenue Fund are insufficient for such indemnification).

The obligation of the District to make the Installment Payments and the other amounts due hereunder is a special obligation of the District payable solely from the moneys legally available therefor hereunder and under the Trust Agreement, including but not limited to the Net Revenues and such other funds, but excluding the proceeds of any taxes, and does not constitute a debt or pledge of the faith and credit of the District or of the State of California or of any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction.

Section 8.02. Benefits of Installment Purchase Contract Limited to Parties. Except as provided in Section 8.03 and subject to the rights of the Trustee as the assignee under the Assignment Agreement, nothing contained herein, express or implied, is intended to give to any person other than the District or the Corporation any right, remedy or claim under or pursuant hereto, and any agreement

or covenant required herein to be performed by or on behalf of the District or the Corporation shall be for the sole and exclusive benefit of the other party.

Section 8.03. Successor Is Deemed Included in All References to Predecessor. Whenever the District or the Corporation is named or referred to herein, such reference shall be deemed to include the successor to the powers, duties and functions that are presently vested in the District or the Corporation, and all agreements and covenants required hereby to be performed by or on behalf of the District or the Corporation shall bind and inure to the benefit of the respective successors thereof whether so expressed or not. To the extent that this Installment Purchase Contract confers upon or gives or grants to the Trustee any right, remedy or claim under or by reason of this Installment Purchase Contract, the Trustee is hereby explicitly recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder.

Section 8.04. Waiver of Personal Liability. No board member, officer or employee of the District shall be individually or personally liable for the payment of the Installment Payments, but nothing contained herein shall relieve any board member, officer or employee of the District from the performance of any official duty provided by any applicable provisions of law or hereby.

Section 8.05. Article and Section Headings, Gender and References. The headings or titles of the several articles and sections hereof and the table of contents appended hereto shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof, and words of any gender shall be deemed and construed to include all genders. All references herein to "Articles," "Sections" and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof; and the words "hereby," "herein," "hereof," "hereto," "herewith," "hereunder" and other words of similar import refer to this Installment Purchase Contract as a whole and not to any particular article, section, subdivision or clause hereof.

Section 8.06. Partial Invalidity. If any one or more of the agreements or covenants or portions thereof contained herein required to be performed by or on the part of the District or the Corporation shall be contrary to the law, then such agreement or agreements, such covenant or covenants or such portions thereof shall be null and void and shall be deemed separable from the remaining agreements and covenants or portions thereof and shall in no way affect the validity hereof. The District and the Corporation hereby declare that they would have executed this Installment Purchase Contract, and each and every other article, section, paragraph, subdivision, sentence, clause and phrase hereof irrespective of the fact that any one or more articles, sections, paragraphs, subdivisions, sentences, clauses or phrases hereof or the application thereof to any person or circumstance may be held to be unconstitutional, unenforceable or invalid.

Section 8.07. Assignment. This Installment Purchase Contract and any rights hereunder shall be assigned by the Corporation, in accordance with the Assignment Agreement, to the Trustee or any successor in interest to the Trustee, without the necessity of obtaining the prior consent of the District. The District may not assign any of its rights hereunder.

Section 8.08. Net Contract. This Installment Purchase Contract shall be deemed and construed to be a net-net-net contract, and the District shall pay absolutely net during the term hereof the Installment Payments and all other payments required hereunder free of any deductions and without abatement, diminution or setoff whatsoever.

Section 8.09. California Law. This Installment Purchase Contract shall be construed and governed in accordance with the laws of the State of California.

Section 8.10. Notices. All written notices to be given hereunder shall be given by certified mail to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other party in writing from time to time namely:

to the District:	McKinleyville Community Services District 1656 Sutter Road McKinleyville, CA 95519 Attention: General Manager
to the Corporation:	CSDA Finance Corporation 1112 I Street, Suite 200 Sacramento, CA 95814 Attention: Administrator
to the Trustee:	U.S. Bank Trust Company, National Association 1 California Street, Suite 1000 San Francisco, CA 94111 Attention: Corporate Trust Services

Section 8.11. Effective Date. This Installment Purchase Contract shall become effective upon its execution and delivery, and shall terminate when all Installment Payments shall have been fully paid and the Certificates are no longer Outstanding (or provision for the payment thereof shall have been made to the written satisfaction of the Corporation pursuant to Article IX of the Trust Agreement); provided that the obligation of the District to compensate the Trustee, and indemnify the Corporation and the Trustee, shall survive the termination of this Installment Purchase Contract.

Section 8.12. Execution in Counterparts. This Installment Purchase Contract may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument. A signed and delivered facsimile copy of this Installment Purchase Contract or a signed copy transmitted electronically in a portable document format (PDF), shall be binding on the party signing the facsimile or electronically transmitted copy, and such copy shall have the same effect as the original. Any party who delivers such a signature page agrees to later deliver an original counterpart to any party which requests it.

Section 8.13. Amendments. The District may at any time amend or modify Exhibit A of this Installment Purchase Contract to provide for the designation of an Alternate Project as provided for in Section 2.01 hereof without the consent of the Trustee, the Corporation or any of the Certificate Owners.

This Installment Purchase Contract may be amended in writing as may be mutually agreed by the District and the Corporation, with the written consent of the Owners of a majority of the aggregate principal evidenced by the Certificates then Outstanding; provided, however, that no such amendment shall: (i) extend the payment date of any Installment Payment or reduce the amount of any Installment Payment, or the interest rate applicable thereto, without the prior written consent of the Owner of each Certificate so affected; (ii) reduce the percentage of Owners whose consent is required for any amendment hereof without the prior written consent of the Owners of all Certificates then Outstanding;

or (iii) amend this Section without the prior written consent of the Owners of all Certificates then Outstanding.

This Installment Purchase Contract and the rights and obligations of the District and the Corporation hereunder may also be amended or supplemented at any time by an amendment hereof or supplement hereto which shall become binding upon execution by the District and the Corporation, without the written consents of any Owners, but only to the extent permitted by law and only for any one or more of the following purposes:

(a) to add to the agreements, certifications, covenants and terms required by the Corporation or the District to be observed or performed herein other agreements, certifications, covenants and terms thereafter to be observed or performed by the Corporation or the District, or to surrender any right or power reserved herein to or conferred herein on the Corporation or the District, and which in either case shall not materially adversely affect the interests of the Owners;

(b) to make such provisions for the purpose of curing any ambiguity or of correcting, curing or supplementing any defective provision contained herein or in regard to questions arising hereunder which the Corporation or the District may deem desirable or necessary and not inconsistent herewith, and which shall not materially adversely affect the interests of the Owners;

(c) to make such additions, deletions or modifications as may be necessary or appropriate to assure the exclusion of interest from federal or State income taxes; and

(d) to make such other changes herein or modifications hereto as the Corporation or the District may deem desirable or necessary, and which shall not materially adversely affect the interests of the Owners.

Any amendment made in violation of this Section 8.13 shall be a nullity and void.

No amendment affecting the rights or obligations of the Trustee hereunder shall be made without the Trustee's consent. If the Trustee's consent is so required, the Trustee shall be entitled to receive and rely upon an opinion of counsel to the effect that such amendment is authorized or permitted hereunder and complies with this Section 8.13.

IN WITNESS WHEREOF, the parties hereto have executed and attested this Installment Purchase Contract by their officers thereunto duly authorized as of the day and year first written above.

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

By _____
Patrick Kaspari, P.E.
General Manager

CSDA FINANCE CORPORATION

By _____
Neil McCormick
Chief Executive Officer

[Signature Page to Installment Purchase Contract]
Series 2026A (Water Project)

EXHIBIT A

COMPONENTS OF THE PROJECT

The Project consists of the following:

Component	Estimated Cost
Acquisition and Installation of Water Mainline Rehabilitations and Replacements	$ 6,000,000
Replacement of McCluski Tank 3 Water Storage Reservoir	4,000,000
Norton Water Tank Rehabilitation	1,000,000
Office Building Upgrades – Allocation to Water System	300,000
Total	$11,300,000

EXHIBIT B

INSTALLMENT PAYMENT SCHEDULE

Due Date[*]	*Amount Attributable to Principal*	*Amount Attributable to Interest*	*Total Payment*
2/1/2027	$	$	$
8/1/2027			
2/1/2028			
8/1/2028			
2/1/2029			
8/1/2029			
2/1/2030			
8/1/2030			
2/1/2031			
8/1/2031			
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8/1/2034			
2/1/2035			
8/1/2035			
2/1/2036			
8/1/2036			
2/1/2037			

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TRUST AGREEMENT

by and among

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee,

CSDA FINANCE CORPORATION,
as the Corporation

and

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT,
as the District

$[_____]
McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026A
(Water Project)

Evidencing Interests of the Owners
Thereof in Installment Payments to Be
Made by the McKinleyville Community Services District

Dated as of July 1, 2026

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TRUST AGREEMENT

THIS TRUST AGREEMENT, dated as of July 1, 2026, by and among **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association duly organized and validly existing under and by virtue of the laws of the United States, as trustee (in such capacity, the "Trustee"), the **CSDA FINANCE CORPORATION**, a nonprofit public benefit corporation duly organized and validly existing under and by virtue of the laws of the State of California (the "Corporation"), and the **MCKINLEYVILLE COMMUNITY SERVICES DISTRICT**, a community services district duly organized and existing under and by virtue of the laws of the State of California (the "District");

W I T N E S S E T H:

WHEREAS, the Corporation and the District have executed and entered into an Installment Purchase Contract, dated as of July 1, 2026 (the "Installment Purchase Contract"), whereby the District has agreed to acquire from the Corporation the Project in consideration for the Corporation's assistance in financing the costs of the Acquisition of the Project; and

WHEREAS, under and pursuant to the Installment Purchase Contract, the District is obligated to pay to the Corporation Installment Payments (as defined herein) and interest thereon for the costs of such acquisition; and

WHEREAS, the Corporation has assigned without recourse all of its rights to receive such Installment Payments and interest to the Trustee pursuant to an Assignment Agreement dated as of the date hereof; and

WHEREAS, in consideration of such assignment and the execution and entering into of this Trust Agreement, the Trustee has agreed to execute and deliver certificates of participation in an aggregate principal amount equal to the aggregate principal amount of such Installment Payments, each evidencing and representing a proportionate interest in the right to receive such Installment Payments and interest thereon; and

WHEREAS, the District and the Corporation hereby certify that all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into of this Trust Agreement by each such party do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Trust Agreement;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF THE MUTUAL AGREEMENTS AND COVENANTS CONTAINED HEREIN AND FOR OTHER VALUABLE CONSIDERATION, THE PARTIES HERETO DO HEREBY AGREE AS FOLLOWS:

ARTICLE I

DEFINITIONS; EQUAL SECURITY

Section 1.01. Definitions. Unless the context otherwise requires, the terms defined in this Section 1.01 shall for all purposes hereof and of any amendment hereof or supplement hereto and of the Certificates and of any certificate, opinion, request or other document mentioned herein or therein

have the meanings defined herein, the following definitions to be equally applicable to both the singular and plural forms of any of the terms defined herein. All capitalized terms used herein and not defined herein shall have the meaning ascribed thereto in the Installment Purchase Contract:

"*Accountant's Report*" means a report signed by an Independent Certified Public Accountant.

"*Acquisition*," "*Acquire*" or "*Acquired*" means, with respect to the Project, the acquisition of an ownership or capacity interest in the Project, or the financing, construction or ownership of the Project.

"*Acquisition Costs*" means, with respect to the Project, the contract price paid or to be paid to the contractors therefor upon acquisition, construction, refinancing, improvement, repair, modification or delivery of any portion of the Project and related equipment, in accordance with the purchase order or contract therefor. Acquisition Costs include the costs of site preparation necessary for the installation of any improvements to the Project. Acquisition Costs also include costs incurred by the District, the Corporation and the contractors in connection with the acquisition, delivery and installation of the Project.

"*Acquisition Fund*" means the fund established in Section 3.10 hereof.

"*Assignment Agreement*" means that certain Assignment Agreement, dated as of July 1, 2026, by and between the Corporation and the Trustee.

"*Authorized Officer of the District*" means the President, Vice President, General Manager and Finance Director of the District, or their designated representatives, or such other representatives of the District as may be designated by resolution of the District.

"*Business Day*" means any day other than a Saturday, Sunday or legal holiday or a day on which banks are authorized to be closed for business in California and New York.

"*Certificate of the District*" means an instrument in writing signed by the General Manager of the District, or by any other officer of the District duly authorized by the Board of Directors of the District for that purpose.

"*Certificates*" means the $[_____] principal amount of McKinleyville Community Services District Revenue Certificates of Participation, Series 2026A (Water Project) authorized hereby and at any time Outstanding hereunder that are executed and delivered by the Trustee under and pursuant to Article II of this Trust Agreement.

"*Certificate Year*" means the 12-calendar month period commencing on August 2 and terminating on August 1 of the following year; provided, that the first Certificate Year shall commence on the Closing Date and terminate on August 1, 2026.

"*Closing Date*" means July [__], 2026.

"*Corporation*" means the CSDA Finance Corporation, a nonprofit public benefit corporation duly organized and validly existing under the laws of the State of California and its successors and assigns.

"*Delivery Costs*" means all items of expense directly or indirectly payable by or reimbursable to the District or the Corporation relating to the financing of the Project, including but not limited to filing costs, settlement costs, printing costs, reproduction and binding costs, initial fees and charges of the Trustee and its counsel, financing discounts, legal fees and charges, financial and other professional consultant fees, costs of rating agencies for credit ratings, fees for execution, title insurance premiums, transportation and safekeeping of Certificates and charges and fees in connection with the foregoing.

"*Delivery Costs Fund*" means the fund established by Section 3.02 hereof.

"*Depository*" means (a) initially, DTC; and (b) any other qualified securities depository acting as Depository pursuant to Section 2.11 hereof.

"*Depository System Participant*" means any participant in the Depository's book-entry system.

"*District*" means the McKinleyville Community Services District, a public body duly organized and existing under and by virtue of the laws of the State of California.

"*DTC*" means the Depository Trust Company, New York, New York, and its successors and assigns.

"*Enterprise*" has the meaning provided in the Installment Purchase Contract.

"*Event of Default*" means an event of default described in Section 7.01 of the Installment Purchase Contract.

"*Federal Securities*" means non-callable, direct obligations of (including obligations issued or held in book-entry form on the books of the Department of the Treasury of the United States), or obligations the timely payment of the principal of and interest on which are fully and unconditionally guaranteed by, the United States of America.

"*Fiscal Year*" means the 12-calendar month period terminating on June 30 of each year, or any other annual accounting period hereafter selected and designated by the District as its Fiscal Year in accordance with applicable law.

"*Generally Accepted Accounting Principles*" means the uniform accounting and reporting procedures prescribed by the California State Controller or its successor for public agencies in the State of California, or failing the prescription of such procedures means generally accepted accounting principles as presented and recommended by the American Institute of Certified Public Accountants or its successor, or by the Governmental Accounting Standards Board or its successor, or by any other generally accepted authority on such principles.

"*Independent Certified Public Accountant*" means any certified public accountant or firm of certified public accountants duly licensed and entitled to practice, and practicing as such, appointed and paid by the District, and each of whom:

(a) is in fact independent and not under the domination of the District;

(b) does not have a substantial financial interest, direct or indirect, in the operations of the District; and

(c) is not connected with the District as a board member, officer or employee of the District, but may be regularly retained to audit the accounting records of and make reports thereon to the District.

"*Information Services*" means the Electronic Municipal Market Access System (referred to as "EMMA"), a facility of the Municipal Securities Rulemaking Board (at http://emma.msrb.org) or, in accordance with the current guidelines of the Securities and Exchange Commission, such other addresses and/or such other national information services providing information or disseminating notices of redemption of obligations similar to the Certificates.

"*Installment Payment Fund*" means the fund by that name established in Section 3.06 hereof, including the Interest Account, Principal Account and Prepayment Account therein.

"*Installment Payments*" means the installment payments of principal and interest scheduled to be paid by the District under the Installment Purchase Contract plus amounts required to be paid by the District hereunder and pursuant to the Installment Purchase Contract.

"*Installment Purchase Contract*" means that certain Installment Purchase Contract, dated as of July 1, 2026, by and between the District and the Corporation, as originally executed and as it may from time to time be amended or supplemented in accordance herewith and therewith.

"*Insurer*" means [_____], or any successor thereto.

"*Interest Payment Date*" means each February 1 and August 1, commencing on February 1, 2027.

"*Moody's*" means Moody's Investors Service, its successors and assigns.

"*Net Proceeds*" means, when used with respect to any insurance or condemnation award, the proceeds from such insurance or condemnation award remaining after payment of all reasonable expenses (including attorneys' fees) incurred in the collection of such proceeds.

"*Nominee*" means: (a) initially, Cede & Co., as nominee of DTC; and (b) any other nominee of a Depository designated pursuant to Section 2.11 hereof.

"*Outstanding*" means, when used as of any particular time with reference to Certificates (subject to the provisions of Section 8.02), all Certificates except:

(a) Certificates canceled by the Trustee;

(b) Certificates paid or deemed to have been paid within the meaning of Section 9.01; and

(c) Certificates in lieu of or in substitution for which replacement Certificates shall have been executed and delivered hereunder.

"*Owner*" means the registered owner of any Outstanding Certificate.

"*Permitted Investments*" means any of the following which at the time of investment are legal investments under the laws of the State of California for the moneys proposed to be invested therein

(the Trustee is entitled to conclusively rely upon any direction of the District as a certification that such investment constitutes a Permitted Investment):

(a) direct obligations of the United States of America (including obligations issued or held in book-entry form on the books of the Department of the Treasury, but excluding CATS and TIGRS) or obligations the principal of and interest on which are unconditionally guaranteed by the United States of America;

(b) Bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following federal agencies and provided such obligations are backed by the full faith and credit of the United States of America (stripped securities are only permitted if they have been stripped by the agency itself):

–Farmers Home Administration ("FmHA")
–Certificates of beneficial ownership

–Federal Housing Administration Debentures ("FHA")

–General Services Administration
–Participation certificates

–Government National Mortgage Association ("GNMA" or "Ginnie Mae")
–GNMA – guaranteed mortgage-backed bonds
–GNMA – guaranteed pass-through obligations (participation certificates)
(not acceptable for certain cash-flow sensitive issues.)

–U.S. Maritime Administration
–Guaranteed Title XI financing

–U.S. Department of Housing and Urban Development (HUD)
–Project Notes
–Local District Bonds
–New Communities Debentures – U.S. Government guaranteed debentures
–U.S. Public Housing Notes and Bonds – U.S. Government guaranteed
–public housing notes and bonds;

(c) Bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following non-full faith and credit U.S. government agencies (stripped securities are only permitted if they have been stripped by the agency itself):

–Federal Home Loan Bank Enterprise
–Senior debt obligations

–Federal Home Loan Mortgage Corporation (FHLMC or "*Freddie Mac*")
–Participation certificates
–Senior debt obligations

–Federal National Mortgage Association (FNMA or "*Fannie Mae*")

–Mortgage-backed securities and senior debt obligations

–Resolution Funding Corp. (REFCORP) obligations

–Farm Credit Enterprise
–Consolidated system-wide bonds and notes

–Federal Agriculture Mortgage Association

–Tennessee Valley Authority;

(d) money market funds registered under the Federal Investment Company Act of 1940, whose shares are registered under the Federal Securities Act of 1933, and having a rating by S&P of "AAAm-G," "AAA-m," or "AA-m" and if rated by Moody's rated "Aaa," "Aa1" or "Aa2," including funds for which the Trustee, its parent holding company, if any, or any affiliates or subsidiaries of the Trustee receives and retains a fee for services provided to the fund, whether as a custodian, transfer agent, investment advisor or otherwise;

(e) Certificates of deposit (including those placed by a third party pursuant to a separate agreement between the District and the Trustee) secured at all times by collateral described in (a) and/or (b) above. Such certificates must be issued by commercial banks, savings and loan associations or mutual savings banks including the Trustee and its affiliates. The collateral must be held by a third party and the Owners must have a perfected first security interest in the collateral;

(f) Certificates of deposit (including those placed by a third party pursuant to a separate agreement between the District and the Trustee), savings accounts, deposit accounts, time deposits, demand deposits, other deposit products, trust funds, trust accounts, overnight bank deposits, interest bearing deposits, interest bearing money market accounts, bankers' acceptances or money market deposits, including those of the Trustee or any of its affiliates, which are fully insured by FDIC, including BIF and SAIF. In addition to the authority to invest funds in certificates of deposit set forth in this clause (f), an investment in nonnegotiable certificates of deposit made in accordance with the following conditions is an authorized investment: (i) the financial institution selected by the District arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the District; (ii) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States of America or an instrumentality of the United States of America; and (iii) the financial institution selected by the District acts as custodian for the District with respect to the certificates of deposit issued for the account of the District;

(g) investment agreements, including GICs, forward purchase agreements and reserve fund put agreements;

(h) commercial paper rated, at the time of purchase, "Prime -1" by Moody's and "A-1" or better by S&P;

(i) Bonds or notes issued by any state or municipality which are rated by Moody's and S&P in one of the two highest rating categories assigned by such agencies;

(j) Certificates of deposit (including those placed by a third party pursuant to a separate agreement between the District and the Trustee), federal funds, deposit accounts, time

deposits, demand deposits, other deposit products, trust funds, trust accounts, overnight bank deposits, interest bearing deposits, interest-bearing money market accounts, or bankers acceptances (including those of the Trustee or any of its affiliates) with a maximum term of one year of any bank which has an unsecured, uninsured and unguaranteed obligation rating of "Prime-1" or "A3" or better by Moody's and "A-1+" by S&P;

(k) repurchase agreements (including those of the Trustee or any of its affiliates) for 30 days or less must follow the following criteria: Repurchase agreements that provide for the transfer of securities from a dealer bank or securities firm (seller/borrower) to the Trustee (buyer/lender), and the transfer of cash from the Trustee to the dealer bank or securities firm with an agreement that the dealer bank or securities firm will repay the cash plus a yield to the Trustee in exchange for the securities at a specified date;

(l) medium-term notes: corporate notes issued by corporations organized and operating within the United States with a rating of "AAA" or higher at the time of purchase by a nationally recognized rating service and with a maximum remaining maturity of no more than three years after the date of purchase;

(m) the Local Agency Investment Fund created pursuant to Section 16429.1 of the California Government Code, to the extent the Trustee is authorized to register such investment in its name;

(n) Investment Trust of California, doing business as CalTRUST; and

(o) shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California which invests exclusively in investments permitted by Section 53601 of Title 5, Division 2, Chapter 4 of the Government Code of California, as it may be amended.

Ratings of Permitted Investments referred to herein shall be determined at the time of purchase of such Permitted Investments and without regard to ratings subcategories. The Trustee shall have no responsibility to monitor the ratings of Permitted Investments after the initial purchase of such Permitted Investment or the responsibility to validate the ratings of Permitted Investments prior to the initial purchase.

"*Principal Office*" means the corporate trust office of the Trustee currently located in San Francisco, California, or such other office designated by the Trustee from time to time, except that with respect to presentation of Certificates for payment or for registration of transfer or exchange such term shall mean the office or agency of the Trustee at which, at any particular time, its corporate trust agency business shall be conducted.

"*Project*" has the meaning set forth in the Installment Purchase Contract.

"*Purchaser*" means Oppenheimer & Co. Inc., as the underwriter and purchaser of the Certificates.

"*Record Date*" means the fifteenth day of the calendar month prior to an Interest Payment Date, whether or not such date is a Business Day.

"*Related Documents*" means this Trust Agreement, the Assignment Agreement and the Installment Purchase Contract.

"*S&P*" means S&P Global Ratings, a Standard & Poor's Financial Services LLC business, and its successors.

"*Securities Depositories*" means The Depository Trust Company; and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/or such other securities depositories as the Corporation or the District may designate in writing to the Trustee.

"*Trust Agreement*" means this Trust Agreement by and among the Trustee, the Corporation and the District, dated as of July 1, 2026, as originally executed and entered into and as it may from time to time be amended or supplemented in accordance herewith.

"*Trustee*" means U.S. Bank Trust Company, National Association, a national banking corporation duly organized and existing under and by virtue of the laws of the United States, or its successor as trustee hereunder or any other bank or trust company which may at any time be substituted in its place as trustee hereunder as provided in Section 7.01.

Section 1.02. Equal Security. In consideration of the acceptance of the Certificates by the Owners, this Trust Agreement shall be deemed to be and shall constitute a contract by and among the Trustee, the District, the Corporation and the Owners to secure the full and final payment of the interest and principal and prepayment premiums, if any, to be made by the District evidenced and represented by the Certificates, subject to the agreements, conditions, covenants and terms contained herein; and all agreements, conditions, covenants and terms contained herein required to be observed or performed by or on behalf of the Trustee shall be for the equal and proportionate benefit, protection and security of all Owners without distinction, preference or priority as to benefit, protection or security of any Certificates over any other Certificates by reason of the number or date thereof or the time of execution or delivery thereof or otherwise for any cause whatsoever, except as expressly provided herein or therein.

ARTICLE II

TERMS AND CONDITIONS OF CERTIFICATES

Section 2.01. Preparation of Certificates. The Trustee is hereby authorized and directed to execute and deliver on the Closing Date the Certificates in the aggregate principal amount of $[_____], registered in the name of Cede & Co., as nominee of DTC, evidencing and representing the aggregate principal amount of the Installment Payments and evidencing and representing an interest in the Installment Payments. The Certificates shall be designated "McKinleyville Community Services District Revenue Certificates of Participation, Series 2026A (Water Project)." In no event shall the Certificates be deemed a debt, obligation or liability of the Trustee.

Section 2.02. Denominations, Medium, Method and Place of Payment and Dating of Certificates. The Certificates shall be prepared in the form of fully registered Certificates in denominations of $5,000 or any integral multiple thereof. The interest, principal and prepayment premiums, if any, evidenced and represented by the Certificates shall be payable in lawful money of the United States of America. Subject to the provisions of Section 2.11 hereof, the interest evidenced and represented by the Certificates shall be payable on their Interest Payment Dates by check mailed

via first-class mail on the Interest Payment Date by the Trustee to the respective Owners thereof as of the Record Date at their addresses as they appear in the books required to be kept by the Trustee pursuant to the provisions of Section 2.07 hereof or, upon the written request from any Owner of any Certificate in a denomination of, or Certificates aggregating, at least $1,000,000 in principal amount, received on or prior to the fifteenth day of the month preceding an applicable Interest Payment Date, by wire in Federal Reserve funds on the Payment Date, with regard to which such payment is made. The principal evidenced and represented by the Certificates shall be payable on August 1 in each of the years and in the principal amounts as follows, or on prepayment prior thereto, upon surrender thereof at the designated corporate trust office of the Trustee:

Year (August 1)	*Principal Amount*	*Interest Rate*
20__	$ [__]	%

The Certificates shall be dated the Closing Date and shall evidence and represent interest from the Closing Date.

Section 2.03. Interest with Respect to the Certificates. Interest on the principal components of the Installment Payments relating to the Certificates shall be calculated at the rates per annum (based on a 360-day year of twelve 30-day months) set forth in Section 2.02 hereof.

Section 2.04. Form of Certificates. The Certificates and the assignment to appear thereon shall be in substantially the forms set forth in Appendix A hereto with appropriate or necessary insertions, omissions and variations as permitted or required hereby.

Section 2.05. Execution of Certificates. The Certificates shall be executed by the Trustee by the manual or electronic signature of an authorized officer of the Trustee.

Section 2.06. Transfer and Exchange of Certificates. Subject to the provisions of Section 2.11 hereof:

(a) Each Certificate shall be transferable only upon a register of the names of each certificate owner (the "Certificate Register"), which shall be kept for that purpose at the Principal Office of the Trustee, by the Owner thereof in person or by his attorney duly authorized in writing, upon surrender thereof together with a written instrument of transfer satisfactory to the Trustee duly executed by the Owner or his duly authorized attorney. Upon the transfer of any such Certificate, the Trustee shall provide in the name of the transferee a new Certificate or Certificates, of the same aggregate principal amount, interest rate and maturity as the surrendered Certificates (unless there has occurred a partial prepayment of such Certificate pursuant to Section 4.01 hereof, in which case the principal amount of the new Certificate shall be equal to the unprepaid principal portion of the Certificate submitted for transfer).

(b) The Trustee shall deem and treat the person in whose name any Outstanding Certificate shall be registered upon the Certificate Register as the absolute owner of such Certificate, whether such Certificate shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on such Certificate and for all other purposes, and all such payments so made to any such Owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Certificate to the extent of the sum or sums so paid, and neither the District nor the Trustee shall be affected by any notice to the contrary. The District agrees to indemnify and save the Trustee harmless from and against any and all loss, cost, charge, expense, judgment or liability incurred by it, acting in good faith and without negligence or willful misconduct under the Trust Agreement, in so treating such Owner.

In all cases in which the privilege of exchanging or transferring Certificates is exercised, the Trustee shall execute and deliver Certificates in accordance with the provisions of this Article. All Certificates surrendered in any such exchanges or transfers shall forthwith be canceled by the Trustee. For every such exchange or transfer of Certificates, whether temporary or definitive, the District and the Trustee may make a charge sufficient to reimburse any of them for any tax, fee or other governmental charge, other than one imposed by the District, required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the person requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. Notwithstanding any other provision hereof, the cost of preparing each new Certificate and any other expenses of the District or the Trustee incurred in connection therewith (except any applicable tax, fee or other governmental charge other than one imposed by the District) shall be paid by the District. The Trustee shall not be obliged to effect any exchange or transfer of any Certificate during the period after the mailing of notice calling such Certificate or a portion thereof for prepayment, nor during the 15 days preceding the giving of such notice of prepayment.

Section 2.07. Certificate Registration Books. The Trustee shall keep or cause to be kept at its Principal Office sufficient books for the registration and transfer of the Certificates, which shall, during normal business hours upon reasonable prior written notice, be open to inspection by the District and the Corporation (or its designated agent); and, upon presentation for such purpose, the Trustee shall, under such reasonable regulations consistent herewith as it may prescribe, register or transfer or cause to be registered or transferred, on the Certificate Register, Certificates as hereinbefore provided.

Section 2.08. Temporary Certificates. Pending preparation of the definitive Certificates, any Certificates delivered under the Trust Agreement may be initially delivered in temporary form exchangeable for definitive Certificates when ready for delivery. The temporary Certificates may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the District, shall be without coupons and may contain such reference to any of the provisions hereof as may be appropriate. Every temporary Certificate shall be executed by the Trustee and be delivered by the Trustee upon the same conditions and in substantially the same manner as definitive Certificates. If the Trustee delivers temporary Certificates, it shall execute and furnish definitive Certificates without delay and, thereupon, the temporary Certificates shall be surrendered for cancellation at the Principal Office of the Trustee and the Trustee shall deliver in exchange for such temporary Certificates an equal aggregate principal amount of definitive Certificates of authorized denominations of the same interest rate or rates and maturity or maturities. Until so exchanged, the temporary Certificates shall be entitled to the same benefits under the Trust Agreement as definitive Certificates delivered pursuant hereto.

Section 2.09. Certificates Mutilated, Destroyed, Lost or Stolen. If any Certificate shall become mutilated, the Trustee, at the expense of the Owner of said Certificate, shall execute and deliver a new Certificate of like tenor in exchange and substitution for the Certificate so mutilated, but only upon surrender to the Trustee of the Certificate so mutilated. Every mutilated Certificate so surrendered to the Trustee shall be canceled by it and destroyed. If any Certificate shall be lost, destroyed or stolen, evidence of such loss, destruction or theft shall be submitted to the Trustee, and, if such evidence is satisfactory to the Trustee and if an indemnity satisfactory to the Trustee shall be given, the Trustee, at the expense of the Certificate Owner, shall execute and deliver a new Certificate of like tenor and numbered as the District or the Purchaser shall determine in lieu of and in substitution for the Certificate so lost, destroyed or stolen. The Trustee may require payment of a reasonable fee for each new Certificate delivered under this Section and of the reasonable expenses which may be incurred by the Trustee in carrying out the duties under this Section 2.09. Any Certificate executed and delivered under the provisions of this Section in lieu of any Certificate alleged to be lost, destroyed or stolen shall be equally and proportionately entitled to the benefits hereof with all other Certificates secured by the Trust Agreement. The Trustee shall not be required to treat both the original Certificate and any replacement Certificate as being Outstanding for the purpose of determining the principal amount of Certificates which may be executed and delivered under the Trust Agreement or for the purpose of determining any percentage of Certificates Outstanding under the Trust Agreement, but both the original and replacement Certificate shall be treated as one and the same. Notwithstanding any other provision of this Section 2.09, in lieu of delivering a new Certificate for a Certificate which has been mutilated, lost, destroyed or stolen and which has matured, the Trustee may make payment of such Certificate, upon receipt of indemnity satisfactory to Trustee.

Section 2.10. Evidence of Signatures of Certificate Owners and Ownership of Certificates. Any request, direction, consent, revocation of consent or other instrument in writing required or permitted by the Trust Agreement to be signed or executed by Certificate Owners may be in any number of concurrent instruments of similar tenor, and may be signed or executed by such Certificate Owners in person or by their attorneys or agents appointed by an instrument in writing for that purpose. Proof of the execution of any such instrument, or of any instrument appointing any such attorney or agent, and of the holding and ownership of Certificates shall be sufficient for any purpose hereof (except as otherwise herein provided), if made in the form of the Assignment attached to the Certificate in Appendix A hereto.

Nothing contained in this Article shall be construed as limiting the Trustee to such proof, it being intended that the Trustee may accept any other evidence of the matters herein stated which to the Trustee may seem sufficient. Any request or consent of the Owner of any Certificate shall bind every future Owner of the same Certificate in respect of anything done or suffered to be done by the District or the Trustee in pursuance of such request or consent.

Section 2.11. Book-Entry System.

(a) ***Original Delivery***. The Certificates shall be initially delivered in the form of a separate single fully registered Certificate (which may be typewritten) for each maturity. Upon initial delivery, the ownership of each such Certificate shall be registered on the Certificate Register kept by the Trustee in the name of the Nominee. Except as provided in Section 2.11(c), the ownership of all of the Outstanding Certificates shall be registered in the name of the Nominee.

With respect to Certificates the ownership of which shall be registered in the name of the Nominee, the District and the Trustee shall have no responsibility or obligation to any Depository

System Participant or to any person on behalf of which the Depository holds an interest in the Certificates. Without limiting the generality of the immediately preceding sentence, the District and the Trustee shall have no responsibility or obligation with respect to: (i) the accuracy of the records of the Depository, the Nominee or any Depository System Participant with respect to any ownership interest in the Certificates; (ii) the delivery to any Depository System Participant or any other person, other than a Certificate Owner as shown in the Certificate Register, or any notice with respect to the Certificates, including any notice of prepayment; (iii) the selection by the Depository of the beneficial interests in the Certificates to be prepaid in the event the District elects to prepay the Certificate in part; (iv) the payment to any Depository System Participant or any other person, other than a Certificate Owner as shown in the Certificate Register, of any amount with respect to principal, premium, if any, or interest with respect to the Certificates; or (v) any consent given or other action taken by the Depository as Owner of the Certificates. The District and the Trustee may treat and consider the person in whose name each Certificate is registered as the absolute owner of such Certificates for the purpose of payment of principal of, premium, if any, and interest on such Certificates for the purpose of giving notices of prepayment and other matters with respect to such Certificates, for the purpose of registering transfers of ownership of such Certificates, and for all other purposes whatsoever. The Trustee shall pay the principal of and the interest and premium, if any, on the Certificates only to the respective Owners or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge all obligations with respect to payment of principal of and interest and premium, if any, on the Certificates to the extent of the sum or sums so paid. No person other than an Owner shall receive a Certificate evidencing the obligation of the District to make payments of principal, interest and premium, if any, pursuant to this Trust Agreement. Upon delivery by the Depository to the Nominee of written notice to the effect that the Depository has determined to substitute a new Nominee in its place, and subject to the provisions herein with respect to Record Dates, such new nominee shall become the Nominee hereunder for all purposes; and upon receipt of such a notice of the District shall promptly, but in no event later than two Business Days after receipt thereof, deliver a copy of the same to the Trustee.

(b) ***Representation Letter***. In order to qualify the Certificates for the Depository's book-entry system, the District shall execute and deliver to such Depository a letter representing such matters as shall be necessary to so qualify the Certificates. The execution and delivery of such letter shall not in any way limit the provisions of Section 2.11(a) above or in any other way impose upon the District or the Trustee any obligation whatsoever with respect to persons having interests in the Certificates other than the Certificate Owners. In addition to the execution and delivery of such letter, the District may take any other actions, not inconsistent with this Trust Agreement, to qualify the Certificates for the Depository's book-entry program.

(c) ***Transfers Outside Book-Entry System***. In the event that either: (i) the Depository determines not to continue to act as depository for the Certificates; or (ii) the District determines to terminate the Depository as such, then the District shall thereupon discontinue the book-entry system with such Depository. In such event, the Depository shall cooperate with the District and the Trustee in the execution and delivery of replacement Certificates by providing the Trustee with a list showing the interests of the Depository System Participants in the Certificates, and by surrendering the Certificates, registered in the name of the Nominee, to the Trustee on or before the date such replacement Certificates are to be executed and delivered. The Depository, by accepting delivery of the Certificates, agrees in the Letter of Representations to be bound by the provisions of this Section 2.11(c). If, prior to the termination of the Depository acting as such, the District fails to identify another qualified securities depository to replace the Depository, then the Certificates shall no longer be required to be registered in the Certificate Register in the name of the Nominee, but shall be registered

in whatever name or names the Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Section 2.11 hereof.

In the event that the District determines that it is in the best interests of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the District may notify the Depository System Participants of the availability of such certificate Certificates through the Depository. In such event, the Trustee will, at the expense of the District, execute, transfer and exchange Certificates as required by the Depository and others in appropriate amounts; and whenever the Depository so requests, the District shall cooperate with the Depository in taking appropriate action: (i) to make available one or more separate certificates evidencing the Certificates to any Depository System Participant having Certificates credited to its account with the Depository; or (ii) to arrange for another qualified securities depository to maintain custody of a single certificate evidencing such Certificates, all at the District's expense.

Prior to any transfer of the Certificates outside the book-entry system (including, but not limited to, the initial transfer outside the book-entry system) the transferor shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045, as amended. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

(d) ***Payments to the Nominee***. Notwithstanding any other provision of the Trust Agreement to the contrary, so long as any Certificate is registered in the name of the Nominee, all payments with respect to principal of and interest and premium, if any, on such Certificates and all notices with respect to such Certificates shall be made and given, respectively, as provided in the letter described in Section 2.11(b) or as otherwise instructed in writing by the Depository.

ARTICLE III

PROCEEDS OF CERTIFICATES; INSTALLMENT PAYMENT

Section 3.01. Delivery of Certificates. The Trustee is hereby authorized to execute the Certificates and upon receipt of the proceeds of sale thereof deliver the Certificates to the Purchaser upon receipt of a Certificate of the District.

Section 3.02. Depositing of Proceeds of Certificates and Other Amounts. The proceeds received by the Trustee from the sale of the Certificates ($_____, reflecting the principal amount thereof, plus/less a net original issue premium/discount of $____ and less an underwriting discount of $____) shall be utilized by the Trustee as follows:

(i) $_____ shall be deposited in the Acquisition Fund; and

(ii) $_____ shall be deposited in the Delivery Costs Fund.

Such funds are hereby established and shall be held hereunder. The Trustee may establish one or more temporary funds or accounts in its records to facilitate and record such deposits and transfers.

Section 3.03. Use of Money in the Delivery Costs Fund.

(a) The Trustee shall disburse funds from the Delivery Costs Fund only upon receipt of a signed requisition (stating the amount to be disbursed and the party or parties being paid) approved by the Authorized Officer of the District and accompanied by an invoice or statement for each such amount. Each such requisition shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts.

(b) Upon payment of all Delivery Costs, which shall be determined by a certificate to that effect by an Authorized Officer of the District delivered to the Trustee, or upon the date occurring three months after the Closing Date, whichever occurs first, the Trustee shall transfer all funds remaining in the Delivery Costs Fund to the Installment Payment Fund, and the Delivery Costs Fund shall thereupon be closed.

Section 3.04. Reserved.

Section 3.05. Deposit of Installment Payments. All Installment Payments and interest thereon shall be paid directly by the District to the Trustee, and if received by the Corporation at any time shall be deposited by the Corporation with the Trustee within one Business Day after the receipt thereof. All Installment Payments and interest thereon received by the Trustee shall be held in trust by the Trustee under the terms hereof and shall be deposited by it as and when received in the Installment Payment Fund, which fund the Trustee hereby agrees to establish and maintain so long as any Certificates are Outstanding.

Section 3.06. Installment Payment Fund. The Trustee shall deposit the following amounts in the Installment Payment Fund at the following respective times in the following respective accounts in the following order of priority in the manner hereinafter provided, each of which accounts the Trustee hereby agrees to establish and maintain so long as any Certificates are Outstanding, and the money in each of such accounts shall be disbursed only for the purposes and uses hereinafter authorized:

(a) ***Interest Account***. The Trustee, on or before each Interest Payment Date, shall deposit in the Interest Account that amount of money received by it constituting the interest components of Installment Payments representing the interest due and unpaid or becoming due and payable to but not including such Interest Payment Date. No deposit shall be made into the Interest Account if the amount contained therein is at least equal to the interest component of Installment Payments representing the interest becoming due and payable upon all Outstanding Certificates on each succeeding Interest Payment Date within the then current Certificate Year. All money in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest evidenced and represented by such Certificates to but not including their respective Interest Payment Dates or any other date on which the Certificates may be prepaid in accordance with Article IV hereof.

(b) ***Principal Account***. The Trustee on or before each August 1, shall deposit in the Principal Account that amount of money received by it constituting the principal components of Installment Payments representing the principal to become due and unpaid or becoming due and payable on August 1. No deposit shall be made into the Principal Account if the amount contained therein is at least equal to the principal components of Installment Payments representing the principal to become due and unpaid or becoming due and payable on such Interest Payment Date. All moneys

in the Principal Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal evidenced and represented by such Certificates on the principal payment date.

(c) ***Prepayment Account***. The Trustee, on the prepayment date specified in the Certificate of the District filed with the Trustee at the time that any prepayment is paid to the Trustee pursuant to the Installment Purchase Contract, shall deposit in the Prepayment Account the amount of such prepayment. All money in the Prepayment Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest and principal and any applicable premium evidenced and represented by such Certificates to be prepaid on their respective prepayment dates.

Section 3.07. Held in Trust. The moneys and investments held by the Trustee under Sections 3.04, 3.05 and 3.06 are irrevocably held in trust for the benefit of the Owners, and, in the case of the Rebate Fund established pursuant to Section 3.11 below, for payment as required to the United States Treasury, and for the purposes herein specified, and such moneys, and any income or interest earned thereon, shall be expended only as provided in this Trust Agreement, and shall not be subject to levy or attachment or lien by or for the benefit of any creditor of the District, the Trustee or the Corporation, or any of them.

Section 3.08. Commingling of Moneys in Funds. The Trustee at its sole discretion may, and upon the written request of the District shall, commingle any of the funds held by it pursuant to this Trust Agreement into a separate fund or funds for investment purposes only; provided, however, that all funds or accounts held by the Trustee hereunder shall be accounted for separately notwithstanding such commingling by the Trustee.

Section 3.09. Arbitrage Covenant. The District and the Corporation hereby covenant with the Owners of the Certificates that, notwithstanding any other provision of this Trust Agreement, they will make no use of the proceeds of the Certificates which would cause the Certificates to be "arbitrage bonds" subject to federal income taxation by reason of Section 148 of the Internal Revenue Code of 1986, as amended. The Trustee hereby covenants with the Owners of the Certificates that it will comply with the express provisions of this Trust Agreement and will follow the written directions of the District and, so long as the Trustee shall have complied with the written instructions of the District as provided in Section 3.11 hereof with respect to making any rebate indicated therein to the United States, the Trustee shall conclusively be deemed to have complied with its obligations hereunder and shall not be liable if the Certificates become arbitrage bonds.

Section 3.10. Use of Money in the Acquisition Fund. The Trustee hereby agrees to establish and maintain the Acquisition Fund until the completion of the Acquisition of the Project. All money in the Acquisition Fund shall be held by the Trustee in trust and shall be applied by the Trustee for the payment of the Acquisition Costs of the Project and the expenses incidental thereto (including reimbursement to the District for any such costs or expenses theretofore paid by it for the account of the Corporation whether or not paid prior to the date hereof) as provided in this Section 3.10. Before any payment is made from the Acquisition Fund by the Trustee, the District shall file with the Trustee a Certificate of the District in the form attached hereto as Appendix B.

Upon receipt of each such Certificate of the District, the Trustee shall, so long as the Trustee does not have actual knowledge of or has not received written notice that the District or the Corporation is then in default under the Installment Purchase Contract or hereunder, pay the amount set forth therein as directed by the terms thereof from moneys on deposit in the Acquisition Fund, except that the Trustee shall not make any such payment of Acquisition Costs if it has received a written stop notice

or any other written notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the money to be so paid which has not been released or will not be released simultaneously with such payment, other than materialmen's or mechanics' liens accruing by mere operation of law or a written notice from the Corporation stating that the District is not authorized to act as agent for the Corporation with respect to the matter described in such Certificate of the District. Each such requisition shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts.

When the Acquisition of the Project has been completed to the satisfaction of the District or when the District determines that a portion of the Project will not be Acquired, the District shall deliver a Certificate of the District to the Trustee stating the fact and date of the completion of such improvements, and stating that all the Acquisition Costs and the expenses incidental thereto have been determined and paid (or that such claims and expenses have been paid less specified claims which are subject to dispute and for which a retention in the Acquisition Fund is to be maintained in the full amount of such claims until such dispute is resolved). Upon receipt of such certificate, the Trustee shall transfer (but less the amount of such retention) to the Installment Payment Fund all remaining moneys in the Acquisition Fund, to be credited to the payment of the Installment Payments as provided herein. In the event that the Acquisition Fund has not been depleted by the date which is three years after the Closing Date, the District shall provide the Trustee with an opinion of nationally recognized bond counsel to the effect that the investment of such remaining funds shall not adversely affect the tax-exempt status of the Certificates.

Section 3.11. Rebate of Excess Investment Earnings to United States. The District covenants to calculate the amount of, and to rebate to the United States, excess investment earnings, all in accordance with the Code and Treasury Regulations promulgated thereunder (the "Regulations"). The Trustee shall not be responsible for enforcing compliance with such rebate requirements.

(a) ***Obligation to Calculate Excess Investment Earnings***. The District shall calculate or cause to be calculated, and shall provide, or cause to be provided, written notice to the Trustee of the excess investment earnings (as defined in the Code, "Excess Investment Earnings") at such times and in such manner as may be required pursuant to the Code. The District shall inform the Trustee how frequently calculations are to be made and shall ensure that a copy of all such calculations which indicate that a payment is required is given promptly to the Trustee.

(b) ***Rebate to United States***. The District agrees to deposit with the Trustee, promptly upon the receipt of any calculations made pursuant to the preceding subsection (a), the amount of Excess Investment Earnings so calculated. The Trustee shall deposit all amounts paid to it for such purpose by the District in the Rebate Fund, which the Trustee shall establish when so directed in writing by the District. The Trustee shall pay to the United States of America from the amounts on deposit in the Rebate Fund such amounts as shall be identified pursuant to written notice filed with the Trustee by the District for such purpose from time to time. Payments to the United States of America shall be made to the address prescribed by the Regulations as the same may be from time to time in effect, accompanied by a Form 8038-T (or such other reports and statements as may be prescribed by such Regulations) prepared by the District. Following payment in full to the United States of America of all amounts due and owing under this Section 3.11(b) at the direction of the District, the Trustee shall withdraw from the Rebate Fund and transfer to the District all amounts remaining on deposit in the Rebate Fund.

(c) ***Investment Transactions***. The District shall assure that Excess Investment Earnings are not paid or disbursed except as required in this Section 3.11. To that end, the District shall assure that investment transactions are on an arm's-length basis. In the event that Qualified Investments consist of certificates of deposit or investment contracts, investment in such Qualified Investments shall be made in accordance with the procedures described in the Regulations.

(d) ***Maintenance of Records***. The District shall keep and retain for a period of six years following the retirement of the Certificates, records of the determinations made pursuant to this Section 3.11.

(e) ***Engagement of Professional Services***. In order to provide for the administration of this Section 3.11, the District may provide for the employment of independent attorneys, accountants and consultants compensated on such reasonable basis as the District may deem appropriate.

(f) ***Modification of this Section***. Any of the provisions of this Section 3.11 may be amended, modified or deleted in any manner whatsoever in the event that the District shall cause to be filed with the Trustee written directions making such amendment, modification or deletion, which written directions are accompanied by an opinion of nationally recognized bond counsel stating that such amendment, modification or deletion will not cause interest with respect to the Certificates to be includable in gross income of the Owners for federal income tax purposes. The Trustee shall be deemed conclusively to have complied with such provisions of this Section if it follows the directions of the District and shall have no liability or responsibility to enforce compliance by the District with the terms of the guidance for compliance with the rebate requirements.

ARTICLE IV

PREPAYMENT OF CERTIFICATES

Section 4.01. Terms of Prepayment.

(a) The Certificates are subject to extraordinary prepayment on any Interest Payment Date upon notice as hereinafter provided, as a whole or in part (on a pro-rata basis) in integral multiples of $5,000, from prepaid Installment Payments made by the District pursuant to Section 6.01(a) of the Installment Purchase Contract from the Net Proceeds received by the District due to a casualty loss or governmental taking of the Enterprise or portions thereof by eminent domain proceedings, under the circumstances and upon the conditions and terms prescribed herein and in the Installment Purchase Contract, at a prepayment price equal to the sum of the principal amount evidenced thereby plus accrued interest accrued to the date fixed for prepayment of the Certificates, without premium; provided that such prepaid Installment Payment shall be received by the Trustee not later than the fifth (5th) day preceding the latest date on which the Trustee is required to give notice pursuant to Section 4.03 below.

(b) The Certificates maturing on or before August 1, 20__ shall not be subject to optional prepayment. The Certificates maturing on or after August 1, 20__ are subject to prepayment, in whole or in part in any integral multiple of $5,000, at the option of the District _____ 1, 20__ or ay date thereafter, from any available source of funds, at a prepayment price equal to the principal amount of the Certificates to be prepaid from the proceeds of such prepayment, in each case together with accrued interest thereon to the prepayment date, without premium; provided that timely notice of such

optional prepayment shall be provided to the Trustee by the District pursuant to Section 6.01(b) of the Installment Purchase Contract.

(c) The Certificates maturing on August 1, 20__ are also subject to mandatory sinking fund prepayment in part by lot, on August 1 in each year commencing August 1, 20__, from Installment Payments made by the District pursuant to the Installment Purchase Contract, at a prepayment price equal to the principal amount evidenced thereby to be prepaid, without premium, in the aggregate respective principal amounts and on August 1 in the respective years as set forth in the following table:

Sinking Fund Prepayment Date (August 1)	***Principal Amount of Term Certificates to Be Prepaid***
20__	$

(d) If some but not all of the term Certificates described in Section 4.01(c) above have been prepaid pursuant to Section 4.01(a) or (b) above, the total amount of all related future sinking fund payments shall be reduced by the aggregate principal amount of such Certificates so prepaid, to be allocated among such sinking fund payments on a pro rata basis as determined by the District (notice of which determination shall be given by the District to the Trustee) as set forth in a revised sinking fund schedule.

Section 4.02. Selection of Certificates for Prepayment; Purchase in Lieu of Prepayment. In the event that part, but not all, of the Certificates are to be prepaid (other than pursuant to mandatory sinking fund payments under Section 4.01(c)), the Certificates to be prepaid shall be selected by the Trustee from maturities designated by the District in writing, and by lot within a maturity (subject to the procedures of the Depository in the case of Certificates registered in the name of the Nominee pursuant to Section 2.11).

The District may at any time buy Certificates at public or private sale at a price which, inclusive of brokerage fees, will not exceed the par amount of the Certificates so purchased, plus any applicable premium and any Certificates so purchased shall be tendered to the Trustee for cancellation. Term Certificates so purchased may be credited against sinking fund prepayments as set forth in Section 4.01 hereof.

Section 4.03. Notice of Prepayment; Rescission. When prepayment is authorized or required pursuant to this Article, and subject to the Trustee's timely receipt of funds and written notice from the District in the case of extraordinary or optional prepayment pursuant to Section 4.01(a) or (c) the Trustee shall give notice (the "Prepayment Notice"), at the expense of the District, of the prepayment of the Certificates. Such Prepayment Notice shall specify: (a) the Certificates or designated portions thereof (in the case of prepayment of the Certificates in part but not in whole) which are to be prepaid; (b) the date of prepayment; (c) the place or places where the prepayment will be made, including the name and address of any paying agent; (d) the prepayment price; (f) the CUSIP

numbers, if any, assigned to the Certificates to be prepaid; (f) in the case of any Certificate to be prepaid in part only, the amount of such Certificate to be prepaid; and (g) the original issue date, interest rate and stated maturity date of each Certificate to be prepaid in whole or in part. Such Prepayment Notice shall further state that on the specified date there shall become due and payable upon each Certificate or portion thereof being prepaid the prepayment price, together with interest accrued to the prepayment date, and that from and after such date interest with respect thereto shall cease to accrue and be payable. A Prepayment Notice may state that no representation is made as to the accuracy or correctness of the CUSIP numbers printed therein or on the Certificates.

Subject to the provisions stated above, the Trustee shall take the following actions with respect to such Prepayment Notice. Such notice shall be given by the Trustee at least 20 but not more than 45 days prior to the prepayment date, by telecopy or other electronic transmission, registered, certified or overnight mail, to DTC or another applicable Depository which shall state the information set forth above, but no defect in said notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption.

An optional Prepayment Notice may be conditional and state that the District shall have the right to rescind any optional prepayment by written notice to the Trustee on or prior to the date fixed for prepayment, in which case such optional prepayment shall be cancelled and annulled and such cancellation shall not constitute an Event of Default under this Trust Agreement. In addition, any such notice of optional prepayment shall be canceled and annulled if for any reason funds will not be or are not available on the date fixed for prepayment for the payment in full of the Certificates then called for prepayment, and such cancellation shall not constitute an Event of Default under this Trust Agreement. The District, the Corporation and the Trustee shall have no liability to the Owners or any other party related to or arising from such rescission or cancellation of prepayment. The Trustee shall mail notice of such rescission or cancellation of prepayment in the same manner as the original notice of prepayment was sent.

Neither failure to receive any Prepayment Notice nor any defect in such Prepayment Notice so given shall affect the sufficiency of the proceedings for the prepayment of any such other Certificates as to which proper notice was given as provided herein. Each check or other payment method used by the Trustee for the purpose of prepaying Certificates shall bear the CUSIP number identifying, by issue and maturity, the Certificates being prepaid with the proceeds of such check or other transfer.

Section 4.04. Partial Prepayment of Certificates. Upon surrender of any Certificate prepaid in part only, the Trustee shall execute and deliver to the Owner thereof a new Certificate or Certificates equal to the remaining principal amount of the Certificate surrendered.

Section 4.05. Effect of Prepayment. Notice having been given as aforesaid, and the moneys for the prepayment, including interest to the applicable prepayment date of the Certificates to be prepaid, having been set aside in the Prepayment Account, the portion of Certificates to be prepaid shall become due and payable on said prepayment date, and, upon presentation and surrender thereof at the office or offices specified in said notice, said Certificates shall be paid at the unpaid principal amount and premium, if any, with respect thereto, plus any unpaid and accrued interest to said prepayment date.

If, on said prepayment date, moneys sufficient for the prepayment of all the Certificates to be prepaid, together with interest to said prepayment date, shall be held by the Trustee so as to be available therefor on such prepayment date, and, if notice of prepayment thereof shall have been given as

aforesaid, then, from and after said prepayment date, interest with respect to the portion of Certificates to be prepaid shall cease to accrue and become payable. If said moneys shall not be so available on said prepayment date, interest with respect to such portion of Certificates shall continue to be payable until paid at the same rates as they would have been payable had they not been called for prepayment.

ARTICLE V

COVENANTS OF THE DISTRICT AND THE CORPORATION

Section 5.01. Compliance with Trust Agreement. The Corporation and the District will not suffer or permit any default by them to occur hereunder, but will faithfully comply with, keep, observe and perform all of the agreements, conditions, covenants and terms hereof required to be complied with, kept, observed and performed by them.

Section 5.02. Compliance with Installment Purchase Contract. The District and the Corporation will faithfully comply with, keep, observe and perform all of the agreements, conditions, covenants and terms contained in the Installment Purchase Contract required to be complied with, kept, observed and performed by them and will enforce the Installment Purchase Contract against the other party thereto in accordance with its terms.

Section 5.03. Observance of Laws and Regulations. The Corporation and the District will faithfully comply with, keep, observe and perform all valid and lawful obligations or regulations now or hereafter imposed on them by contract, or prescribed by any law of the United States of America or of the State of California, or by any officer, board or commission having jurisdiction or control, as a condition of the continued enjoyment of each and every franchise, right or privilege now owned or hereafter acquired by them, including their right to exist and carry on their respective businesses, to the end that such franchises, rights and privileges shall be maintained and preserved and shall not become abandoned, forfeited or in any manner impaired.

Section 5.04. Other Liens. The District will keep the Enterprise and all parts thereof free from judgments and materialmen's and mechanics' liens and free from all claims, demands, encumbrances and other liens of whatever nature or character, and free from any claim or liability which may hamper the District in conducting its business or utilizing the Enterprise, and the District shall defend against any and all actions or proceedings in which the validity hereof is or might be questioned, or may pay or compromise any claim or demand asserted in any such actions or proceedings. So long as any Certificates are Outstanding, neither the Corporation nor the District will create or suffer to be created any pledge of or lien on the Installment Payments and the Net Revenues other than as permitted hereunder or under the Installment Purchase Contract with respect to the Net Revenues.

Section 5.05. Prosecution and Defense of Suits. The District will promptly, upon request of the Trustee or any Owner, take such action from time to time as may be necessary or proper to remedy or cure any cloud upon or defect in the title to the Enterprise or any part thereof, whether now existing or hereafter developing, will prosecute all actions, suits or other proceedings as may be appropriate for such purpose and will indemnify and save the Trustee and every Owner harmless from all cost, damage, expense or loss, including attorneys' fees, which they or any of them may incur by reason of any such cloud, defect, action, suit or other proceeding.

Section 5.06. Accounting Records and Statements. The Trustee will keep proper accounting records in which complete and correct entries shall be made of all transactions made by the Trustee relating to the receipt, deposit and disbursement of the Installment Payments, and such accounting records shall be available for inspection by the Corporation, the District or any Owner or Owner's agent duly authorized in writing on any Business Day upon reasonable prior notice at reasonable hours and under reasonable conditions prescribed by the Trustee.

Section 5.07. Further Assurances. Whenever and so often as requested to do so by the Trustee (who has no duty to make such request) or any Owner, the Corporation and the District will promptly execute and deliver or cause to be executed and delivered all such other and further assurances, documents or instruments and promptly do or cause to be done all such other and further things as may be necessary or reasonably required in order to further and more fully vest in the Trustee and the Owners all advantages, benefits, interests, powers, privileges and rights conferred or intended to be conferred upon them by this Trust Agreement, the Installment Purchase Contract or the Assignment Agreement.

ARTICLE VI

DEFAULT AND LIMITATIONS OF LIABILITY

Section 6.01. Action on Default or Acceleration. If an Event of Default under Section 7.01 of the Installment Purchase Contract shall happen, then such Event of Default shall constitute an Event of Default hereunder. In each and every such case during the continuance of such Event of Default the Trustee or, subject to the provisions of Section 6.08 hereof, the Owners of not less than a majority in aggregate principal amount represented by the Certificates at the time Outstanding upon notice given in writing to the District and the Trustee may, upon being indemnified to its satisfaction, exercise the remedies provided to the Corporation in Section 7.01 of the Installment Purchase Contract.

Upon the occurrence of an Event of Default hereunder, the Trustee may declare the principal and interest with respect to all such Certificates immediately due and payable and such principal and interest shall thereupon be due and payable immediately. The Trustee shall apply amounts on deposit in the funds and accounts created under the Installment Purchase Contract and the Trust Agreement in accordance with Section 6.09 hereof.

Section 6.02. Other Remedies of the Trustee. The Trustee may, upon being indemnified to its satisfaction, and, subject to the provisions of Section 6.08 hereof, the Owners of not less than a majority in aggregate principal amount represented by the Certificates at the time Outstanding may:

(a) by mandamus or other action or proceeding or suit at law or in equity enforce its rights against the Corporation or the District or any board member, officer or employee thereof, and compel the Corporation or the District or any such board member, officer or employee to perform or carry out its duties under law and the agreements and covenants required to be performed by it or him contained herein;

(b) by suit in equity enjoin any acts or things which are unlawful or violate the rights of the Trustee;

(c) intervene in judicial proceedings that affect the Certificates or the security therefor; or

(d) seek the appointment of a receiver or other third party to operate the Enterprise and collect Revenues.

Nothing herein shall be deemed to authorize the Trustee to authorize or consent to or accept or adopt on behalf of any Owner any plan of reorganization, arrangement, adjustment or composition affecting the Certificates or the rights of any Owner thereof, or to authorize the Trustee to vote in respect of the claim of any Owner in any such proceeding without the approval of the Owners so affected.

Section 6.03. Non-Waiver. A waiver of any default or breach of duty or contract by the Trustee or the Owners shall not affect any subsequent default or breach of duty or contract or impair any rights or remedies on any such subsequent default or breach of duty or contract. No delay or omission by the Trustee or the Owners to exercise any right or remedy accruing upon any default or breach of duty or contract shall impair any such right or shall be construed to be a waiver of any such default or breach of duty or contract or an acquiescence therein, and every right or remedy conferred upon the Trustee or the Owners by law or by this article may be enforced and exercised from time to time and as often as shall be deemed expedient by the Trustee.

If any action, proceeding or suit to enforce any right or to exercise any remedy is abandoned or determined adversely to the Trustee or the Owners, the Trustee, the Owners, the Corporation and the District shall be restored to their former positions, rights and remedies as if such action, proceeding or suit had not been brought or taken.

Section 6.04. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Trustee is intended to be exclusive of any other remedy, and each such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing in law or in equity or by statute or otherwise and may be exercised without exhausting and without regard to any other remedy conferred by any law.

Section 6.05. No Liability by the Corporation to the Owners. The Corporation shall not have any obligation or liability to the Owners with respect to the payment when due of the Installment Payments by the District, with respect to the performance by the District of the other agreements and covenants required to be performed by it contained in the Installment Purchase Contract or herein or with respect to the performance by the Trustee of any right or obligation required to be performed by it contained herein.

Section 6.06. No Liability by the District to the Owners. Except for the payment when due of the Installment Payments and the interest thereon, and the performance of the other agreements and covenants required to be performed by it contained in the Installment Purchase Contract or herein, the District will not have any obligation or liability to the Owners with respect to this Trust Agreement or the preparation, execution, delivery or transfer of the Certificates or the disbursement of the Installment Payments, and the interest thereon, by the Trustee, or with respect to the performance by the Trustee of any right or obligation required to be performed by it contained herein.

Section 6.07. No Liability by the Trustee to the Owners. Except for the duty of the Trustee to make payments of principal, prepayment premiums and interest with respect to the Certificates from moneys received from the District, the Trustee will not have any obligation or liability to the Owners with respect to the payment when due of the Installment Payments and the interest thereon by the

District, or with respect to the performance by the District of the other agreements and covenants required to be performed by it contained in the Installment Purchase Contract or herein.

Section 6.08. Limitation on Owners' Right to Bring Suit. No Owner of any Certificate shall have any right to institute any proceeding, judicial or otherwise, under or with respect to this Trust Agreement, or for the appointment of a receiver or trustee or for any other remedy hereunder, at law or in equity, unless:

(a) such Owner has previously given written notice to the Trustee of a continuing event of default;

(b) the owners of not less than a majority in principal amount of the Certificates Outstanding shall have made written request to the Trustee to institute proceedings in respect of such event of default in its own name as Trustee hereunder;

(c) such Owner or Owners have offered to the Trustee reasonable indemnity, satisfactory to the Trustee, against the costs, expenses and liabilities to be incurred in compliance with such request; and

(d) the Trustee for 60 days after its receipt of such notice, request and offer of indemnity has failed to institute any such proceeding.

It being understood and intended that no one or more Owners shall have any right in any manner whatever by virtue of, or by availing of, any provision of this Trust Agreement to affect, disturb or prejudice the lien of this Trust Agreement or the rights of any other Owners or to obtain or to seek to obtain priority or preference over any other Owners or to enforce any right under this Trust Agreement, except in the manner herein provided and for the equal and ratable benefit of all Certificates. Notwithstanding the foregoing, the Owner of any Certificate shall have the right, which is absolute and unconditional, to receive payment of interest on such Certificate when due in accordance with the terms thereof and hereof and the principal of such Certificate at the stated maturity thereof and to institute suit for the enforcement of any such payment in accordance with the provisions of this Trust Agreement, and such rights shall not be impaired without the consent of such Owner.

Section 6.09. Application of Funds Upon Default. All moneys received by the Trustee or by any receiver pursuant to any right given or action taken under the provisions of this Article VI or under the provisions of Article VII of the Installment Purchase Contract shall, after payment of the reasonable costs and fees of, and the reasonable expenses (including legal fees and expenses) of, and liabilities and advances incurred or made by the Trustee in and about the performance of its powers and duties hereunder, be deposited in the Installment Payment Fund, and all moneys so deposited during the continuance of an Event of Default (other than moneys for the payment of Certificates which have previously matured or otherwise become payable prior to such Event of Default or for the payment of interest due prior to such Event of Default), together with all moneys in the Funds maintained by the Trustee under Article III hereof, shall be applied as follows:

(a) Unless the principal of all Certificates shall have become or shall have been declared due and payable, all such moneys shall be applied:

FIRST, to the payment to the Persons entitled thereto of all installments of interest then due on the Certificates, with interest on overdue installments, if lawful, at the rate per

annum borne by the Certificates, in the order of the maturity of the installments of such interest, and, if the amount available shall not be sufficient to pay in full any particular installment of interest, then to the payment ratably according to the amounts due on such installment, to the Persons entitled thereto without any discrimination or privilege;

SECOND, to the payment to the Persons entitled thereto of the unpaid principal of any of the Certificates which shall have become due (other than Certificates called for prepayment for the payment of which moneys are held pursuant to the provisions of this Trust Agreement), with interest on such Certificates at their rate from the respective dates upon which they became due, in the order of their due dates, and, if the amount available shall not be sufficient to pay in full Certificates due on any particular date, together with such interest, then to the payment ratably, according to the amount of principal and interest due on such date, to the Persons entitled thereto without any discrimination or privilege; and

THIRD, to the payment of amounts, if any, payable to the United States Treasury in respect of rebate.

(b) If the principal of all the Certificates shall have become due or shall have been declared due and payable, all such moneys shall be applied:

FIRST, to the payment of the principal and interest then due and unpaid upon the Certificates, with interest on overdue interest and principal, as aforesaid, without preference or priority over interest or of interest over principal or of any installment of interest over any other installment of interest, or of any Certificates over any other Certificates, ratably, according to the amounts due respectively for principal and interest, to the Persons entitled thereto without any discrimination or privilege; and

SECOND, to the payment of amounts, if any, payable to the United States Treasury in respect of rebate.

Whenever the Trustee shall apply such moneys, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which date such application is to commence and upon such date interest on the amounts of principal and interest to be paid on such date shall cease to accrue. The Trustee shall give such notice as it may deem appropriate of the deposit with it of any such moneys and of the fixing of any such date and of the special record date in accordance with Article II hereof. The Trustee shall not be required to make payment to the holder of any unpaid Certificate until such Certificate shall be presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

ARTICLE VII

THE TRUSTEE

Section 7.01. Trustee; Duties, Removal and Resignation. By executing and delivering the Trust Agreement, the Trustee accepts the duties and obligations of the Trustee provided in the Trust Agreement, but only upon the terms and conditions set forth in the Trust Agreement. The District (so long as an Event of Default has not occurred) or the Owners of a majority in aggregate principal amount of all Certificates Outstanding may, by 30 days' prior written request, remove the Trustee initially a party hereto, and any successor thereto, and in such event, or in the event that the Trustee resigns, the

District shall appoint a successor Trustee, but any such successor shall be: (a) a bank, national banking association or trust company that is supervised by the Office of Comptroller of the Currency and has at least $250 million in assets; (b) a state-chartered commercial bank or trust company that is a member of the Federal Reserve System and has at least $1 billion of assets; or (c) otherwise approved by the Insurer in writing. If such bank, national banking association, or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such bank, national banking association or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of conditions so published.

The Trustee may at any time resign by giving written notice to the District and by giving to the Certificate Owners notice by mailing a notice of such resignation to their addresses appearing in the Certificate register. Upon receiving any such notice of resignation, the District shall promptly appoint a successor Trustee by an instrument in writing; provided, however, that in the event that the District does not appoint a successor Trustee within 30 days following receipt of such notice of resignation or giving notice of removal, the retiring Trustee may petition an appropriate court having jurisdiction to appoint a successor Trustee. Any resignation or removal of the Trustee shall not become effective until written acceptance of appointment by the successor Trustee under the Trust Agreement. Additionally, no removal, resignation or termination of the Trustee or, if applicable, the paying agent shall take effect until a successor, acceptable to the Insurer, shall be qualified and appointed.

Any Trustee which shall resign or be removed upon 30 days' prior written notice pursuant to this Section shall be entitled to compensation in accordance with Section 7.02 and to reimbursement for all reasonable and proper expenses and advances incurred and not previously reimbursed for its activities in connection with the Trust Agreement and the Installment Purchase Contract and for any indemnification due pursuant to the Trust Agreement or the Installment Purchase Contract and not previously paid. Any Trustee which resigns or is removed, upon payment of its unpaid compensation and expenses hereunder, shall fully discharge all of the right, title and interest of the retiring Trustee and the accounts and funds hereunder shall vest in said successor Trustee, and such retiring Trustee shall promptly pay over, assign and deliver to the successor Trustee any money or other property then held by such Trustee hereunder, and deliver any and all records, or copies thereof, in respect of the funds and accounts held hereunder which it may have.

Section 7.02. Compensation of the Trustee. The District shall pay from time to time, upon receipt of a statement, to the Trustee reasonable compensation for the Trustee's services and shall reimburse the Trustee for all of its reasonable advances and expenditures, including but not limited to advances to and fees and expenses of independent appraisers, accountants, consultants, counsel, agents and attorneys-at-law or other experts employed by it in the exercise and performance of its powers and duties under the Trust Agreement. Such compensation and reimbursement shall be paid promptly by the District. The lien of the Trustee on amounts held by it under the Trust Agreement for its services rendered under the Trust Agreement shall be superior to the rights of the Certificate Owners to receive scheduled payments of principal and interest with respect to their Certificates; provided that the Trustee shall have no lien on moneys in the Prepayment Account or the Rebate Fund.

The District shall, under the Installment Purchase Contract, hold harmless and indemnify the Trustee for all costs, claims, expenses and liabilities incurred by or asserted against the Trustee in the performance of its duties under this Trust Agreement, the Installment Purchase Contract, the Assignment Agreement or any related document executed in connection herewith or therewith, including any such reasonable costs, claims, expenses and liabilities, including legal fees and expenses,

incurred in the course of defending itself against any claims or actions or enforcing any remedies under this Trust Agreement or any related document. Any such indemnity shall not extend to any costs, claims, expenses or liabilities adjudicated to have been caused by the negligence or willful misconduct of the Trustee. The indemnification of the Trustee under this Trust Agreement shall extend to its directors, officers, employees and agents. The obligations of the Corporation and the District under this Section shall survive the payment of the Certificates and the discharge of this Trust Agreement and the removal or resignation of the Trustee.

When the Trustee incurs expenses or renders services after the occurrence of an Event of Default, such expenses and the compensation for such services are intended to constitute expenses of administration under any federal or state bankruptcy, insolvency, arrangement, moratorium, reorganization or other debtor relief law.

Section 7.03. Protection to Trustee. The District shall indemnify, protect and hold the Trustee harmless and the Trustee shall incur no liability for acting upon any notice, resolution, consent, order, certificate, report or other paper or document reasonably believed by it to be genuine and to have been signed or presented by the proper party or parties. The Trustee, in its discretion, may consult with counsel, who may be counsel to the District or the Corporation, with regard to legal questions, and the opinion or advice of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it under the Trust Agreement in good faith in accordance therewith. Whenever in the administration of its duties under the Trust Agreement, the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under the Trust Agreement, such matter (unless other evidence in respect thereof be specifically prescribed in the Trust Agreement) may, in the absence of bad faith on the part of the Trustee, be deemed to be conclusively proved and established by the certificate of an Authorized Officer of the District and such certificate shall be full warranty to the Trustee for any action taken or suffered under the provisions of the Trust Agreement upon the faith thereof, but in its discretion the Trustee may, in lieu thereof (but shall not be obligated to), accept other evidence of such matter.

The Trustee may in good faith buy, sell, own, hold and deal in any of the Certificates executed pursuant to the Trust Agreement, and may join in any action which any Owner may be entitled to take with like effect as if the Trustee were not a party to the Trust Agreement. The Trustee, either as principal or agent, may also engage in or be interested in any financial or other transaction with the Corporation or the District, and may act as depository, trustee, or agent for any committee or body of Owners of Certificates or other obligations of the District as freely as if it were not Trustee under the Trust Agreement.

The recitals, statements and representations contained in this Trust Agreement or in the Certificates, save only the Trustee's execution of the Certificates, shall be taken and construed as made by and on the part of the District, and not by the Trustee, and the Trustee does not assume, and shall not have, any responsibility or obligation for the correctness of any thereof. The Trustee shall not be deemed to make any representations with respect to the security afforded by this Trust Agreement, the Installment Purchase Contract or the Assignment Agreement. The Trustee may execute any of the trusts or powers hereof and perform the duties required of it under the Trust Agreement by or through attorneys, agents or receivers, shall not be responsible for the negligence or misconduct of such attorneys, agents or receivers appointed by it with due care, and shall be entitled to advice of counsel concerning all matters of trust and its duty under the Trust Agreement. The Trustee shall be fully reimbursed by the District for reasonable expenses incurred in hiring attorneys, agents or receivers in connection with the performance of its obligations under the Trust Agreement.

Before taking any action hereunder the Trustee may require that a satisfactory indemnity bond or other indemnity satisfactory to the Trustee be furnished for the reimbursement of all reasonable expenses to which it may be put and to protect it against all liability which may be incurred in connection with the taking of such action, except liability which is adjudicated to have resulted from its negligence or willful misconduct; provided, however, that the Trustee shall not seek such indemnity prior to making payments on the Certificates. The Trustee, prior to the occurrence of an Event of Default, and after the curing or waiving of all Events of Default which may have occurred, undertakes to perform only such duties as are specifically set forth in this Trust Agreement. The Trustee shall, during the existence of any Event of Default (which has not been cured or waived), exercise such of the rights and powers vested in it by this Trust Agreement, and use the same degree of care and skill in their exercise, as a prudent person would exercise or use in the conduct of such person's own affairs.

The Trustee shall not be deemed to have knowledge of an Event of Default under the Installment Purchase Contract (except in connection with a failure of the District to make Installment Payments when due) until it has actual knowledge thereof, or until notified in writing of such Event of Default. In acting as Trustee hereunder, the Trustee acts solely in its capacity as Trustee hereunder and not in its individual or personal capacity, and all persons, including without limitation the Owners, the District and the Corporation, having any claim against the Trustee shall look only to the funds and accounts held by the Trustee hereunder for payment, except as otherwise provided herein. Under no circumstances shall the Trustee be liable in its individual or personal capacity for the obligations evidenced by the Certificates.

Every provision of this Trust Agreement, the Installment Purchase Contract and the Assignment Agreement relating to the conduct or liability of the Trustee shall be subject to the provisions of this Trust Agreement, including without limitation, this Article. The Trustee is authorized and directed to execute the Assignment Agreement in its capacity as Trustee. The Trustee shall not be liable with respect to any action taken or not taken by it in accordance with the direction of the Owners of a majority (or other percentage provided for herein) in aggregate principal amount of Certificates at the time Outstanding relating to the exercise of any right or remedy available to the Trustee hereunder or under the Installment Purchase Contract or any other trust or power conferred upon the Trustee.

The Trustee makes no representation or warranty, either express or implied, as to the value, design, condition, merchantability or fitness for any particular purpose or fitness for the use contemplated by the District or the Corporation of the Project or any portion thereof, or any other representation or warranty with respect to the Project or any portion thereof. In no event shall the Trustee be liable for incidental, indirect, special or consequential damages in connection with this Trust Agreement or the Installment Purchase Contract or the existence, furnishing or functioning of the Project or the District's use of the Project. The Trustee shall have no responsibility or liability with respect to any information, statements or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of these Certificates.

The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Trust Agreement and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the District and/or Corporation shall provide to the Trustee an incumbency certificate listing officers with the

authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the District and/or the Corporation whenever a person is to be added or deleted from the listing. If the District and/or Corporation elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The District and Corporation understand and agree that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The District and Corporation shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the District, Corporation and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the District and/or Corporation. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding the fact that such directions conflict or are inconsistent with a subsequent written instruction. The District and Corporation agree: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that they are fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the District and Corporation; (iii) that the security procedures (if any) to be followed in connection with their transmission of Instructions provide to them a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

The Trustee shall not be considered in breach of or in default in its obligations hereunder or progress in respect thereto in the event of enforced delay ("unavoidable delay") in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not limited to, Acts of God or of the public enemy or terrorists, acts of a government, acts of the other party, fires, floods, epidemics, pandemics, quarantine restrictions, strikes, freight embargoes, earthquakes, explosion, mob violence, riot, inability to procure or general sabotage or rationing of labor, equipment, facilities, sources of energy, material or supplies in the open market, litigation or arbitration involving a party or others relating to zoning or other governmental action or inaction pertaining to the Project, malicious mischief, condemnation, and unusually severe weather or delays of suppliers or subcontractors due to such causes or any similar event and/or occurrences beyond the control of the Trustee.

The Trustee shall not be liable in connection with the performance of its duties hereunder except for its own negligence or willful misconduct. The Trustee shall not be liable for errors in judgment made in good faith unless negligent in ascertaining pertinent facts.

In acting or omitting to act pursuant to the Assignment Agreement, the Installment Purchase Contract or any other documents executed in connection herewith or therewith, the Trustee shall be entitled to all of the rights, immunities and indemnities accorded to it under this Trust Agreement and the Installment Purchase Contract, including, but not limited to, this Article VII.

None of the provisions of this Trust Agreement shall require the Trustee to expend or risk its own funds or otherwise to incur any liability, financial or otherwise, in the performance of any of its

duties hereunder, or in the exercise of any of its rights or powers if it shall have reasonable grounds for believing that repayment of such funds or indemnity satisfactory to it against such risk or liability is not assured to it.

The Trustee shall not be accountable for the use or application by the District of any of the Certificates or the proceeds thereof or for the use or application of any money paid over by the Trustee in accordance with the provisions of this Trust Agreement or for the use and application of money received by any paying agent. The Trustee may become the owner of Certificates secured hereby with the same rights it would have if not Trustee.

The permissive right of the Trustee to do things enumerated in this Trust Agreement shall not be construed as a duty and the Trustee shall not be answerable for other than its negligence or willful misconduct.

Section 7.04. Payment from Trust Estate Only. All payments to be made by the Trustee under and pursuant to this Trust Agreement shall be made only from the corpus, income and proceeds of the funds and accounts hereunder and only to the extent that the Trustee shall have received sufficient contribution, income and proceeds in accordance with the terms of this Trust Agreement.

Section 7.05. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, provided that such company shall be eligible under Section 7.01 hereof, shall be the successor to the Trustee without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

Section 7.06. No Filing Responsibility. For the avoidance of doubt, the Trustee has no responsibility under this Trust Agreement for the preparation, filing, or continuation of any Uniform Commercial Code or other filings or recordings necessary to the perfection of, and is not otherwise responsible for the validity or perfection of, any lien or security interest granted hereunder or any rights assigned under the Assignment Agreement.

ARTICLE VIII

AMENDMENT OF OR SUPPLEMENT TO TRUST AGREEMENT

Section 8.01. Amendment or Supplement by Consent of Owners. The Trust Agreement may be amended in writing by agreement among all of the parties, but no such amendment (except as provided below) shall become effective as to the Owners of the Certificates then Outstanding, unless and until approved by the Owners of a majority in aggregate principal amount of Certificates Outstanding; provided that no such amendment shall impair the right of any Owner to receive such Owner's proportionate share of any Installment Payments in accordance with such Owner's Certificate of Participation unless consented to by the applicable Certificate Owner. Furthermore, no such amendment or supplement shall: (a) reduce the rate of interest evidenced hereby or extend the time of payment of such interest or reduce the amount of principal evidenced hereby or extend the maturity date hereof without the prior written consent of the Owner hereof; (b) reduce the percentage of Owners of Certificates whose consent is required for the execution of any amendment of or supplement to the Trust Agreement; or (c) modify any rights or obligations of the Trustee without its prior written consent thereto. Notwithstanding the foregoing, the Trust Agreement and the rights and obligations provided

thereby may also be modified or amended at any time without the consent of any Owners of the Certificates, but only: (i) for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in the Trust Agreement; or (ii) in regard to questions arising under the Trust Agreement which the District may deem necessary or desirable and not inconsistent with the Trust Agreement and which shall not materially adversely affect the interests of the Owners; provided that the Corporation, the District and the Trustee may rely in entering into any such amendment of the Trust Agreement upon the opinion of nationally recognized bond counsel stating that the requirements of this sentence shall have been met with respect to such amendment. The Trustee may in its discretion, but shall not be obligated to, enter into any amendment or modification which adversely affects the Trustee's own rights, duties or immunities under this Trust Agreement or otherwise.

In the event of any such amendment or supplement, copies of such amendment or supplement and any other documents relating thereto shall be provided by the District to Moody's (to the extent that Moody's maintains a rating on the Certificates) and S&P (to the extent that S&P maintains a rating on the Certificates) at least 15 days prior to the effective date thereof.

Section 8.02. Disqualified Certificates. Certificates owned or held by or for the account of the District shall not be deemed outstanding for the purpose of any consent or other action or any calculation of Outstanding Certificates provided in this Article VIII, and shall not be entitled to consent to or take any other action provided in this Article VIII; except that in determining whether the Trustee shall be protected in relying upon any such demand, request, direction, consent or waiver of an Owner, only Certificates which the Trustee actually knows to be owned or held by or for the account of the District shall be disregarded unless all Certificates are so owned or held, in which case such Certificates shall be considered outstanding for the purpose of such determination. The Trustee may adopt appropriate regulations to require each Owner, before such Owner's consent provided for herein shall be deemed effective, to reveal if the Certificates as to which such consent is given are disqualified as provided in this Section 8.02. Upon request of the Trustee, the District shall specify in a certificate to the Trustee those Certificates disqualified pursuant to this Section and the Trustee may conclusively rely on such certificate.

Section 8.03. Execution of Amendments. In executing, or accepting the additional trusts created by, any supplement or amendment permitted by this Article or the modification thereby of the trusts created by this Trust Agreement, the Trustee shall be entitled to receive, and shall be fully protected in relying upon, an opinion of counsel stating that the execution of such supplemental indenture is authorized or permitted by this Trust Agreement and complies with the terms hereof. The Trustee may, but shall not be obligated to, enter into any such supplemental indenture which affects the Trustee's own rights, duties or immunities under this Trust Agreement or otherwise.

ARTICLE IX

DEFEASANCE

Section 9.01. Defeasance. Any Outstanding Certificates shall be paid and discharged in any one or more of the following ways:

(a) by paying or causing to be paid the principal and interest with respect to the Certificates Outstanding to be defeased, as and when the same become due and payable;

(b) by depositing with the Trustee, in trust, before maturity, money which, together with the amounts which are then on deposit in the Installment Payment Fund is fully sufficient to pay such Certificates Outstanding, including all principal and interest relating thereto;

(c) by depositing with the Trustee, in trust, non-callable Federal Securities (the "Defeasance Obligations") in such amount as a nationally recognized certified public accountant shall determine will, together with the interest to accrue thereon and moneys then on deposit in the Installment Payment Fund to be applied to such defeasance together with the interest to accrue thereon, be fully sufficient to pay and discharge such Certificates (including all principal and interest) at or before their respective maturity dates;

(d) by depositing with the Trustee, cash or Defeasance Obligations for the payment of a portion of Installment Payments, said Defeasance Obligations to be held by the Trustee, as agent for District and to be applied by the Trustee to pay Installment Payments representing the obligation of the District under the Installment Purchase Contract.

In the event of a refunding as described in Sections 9.01(c) and (d) above: (i) the District shall cause to be delivered to the Trustee and the Insurer three days prior to any deposit date and upon any reinvestment of the defeasance amount, draft copies of any escrow agreement and a report of an independent firm of nationally recognized certified public accountants verifying the sufficiency of the escrow established to pay such Certificates in full on the maturity or prepayment date ("Verification"); (ii) the escrow agreement or instructions shall provide that no: (A) substitution of a Defeasance Obligation shall be permitted except with another Defeasance Obligation and upon delivery of a new Verification; (B) reinvestment of a Defeasance Obligation shall not be permitted except as contemplated by the original Verification or upon delivery of a new Verification and an opinion of nationally recognized bond counsel that such substitution will not adversely affect the Owners of the Insured Obligations for federal income tax purposes and the prior written consent of the Insurer, which consent will not be unreasonably withheld; (C) the District will not exercise any prior optional redemption of Insured Obligations secured by the escrow agreement or any other redemption other than mandatory sinking fund redemptions unless: (1) the right to make any such redemption has been expressly reserved in the escrow agreement and such reservation has been disclosed in detail in the official statement for the refunding bonds; and (2) as a condition to any such redemption there shall be provided to the Insurer a Verification report as to the sufficiency of escrow receipts without reinvestment to meet the escrow requirements remaining following any such redemption; and (D) the District shall not amend the escrow agreement or enter into a forward purchase agreement or other agreement with respect to rights in the escrow without the prior written consent of the Insurer; and (iii) there shall be delivered an opinion of nationally recognized bond counsel to the effect that the escrow agreement is valid and enforceable and such Certificates are no longer "Outstanding" under the Trust Agreement. Each Verification and defeasance opinion shall be acceptable in form and substance, and addressed, to the District and the Insurer. Certificates shall be deemed "Outstanding" under the Trust Agreement unless and until they are in fact paid and retired or the above criteria are met.

Notwithstanding the fact that some Certificates may not have been surrendered for payment, all obligations of the Corporation, the Trustee and the District under the Trust Agreement with respect to all defeased Certificates shall cease and terminate, except only the obligation of the Trustee to pay or cause to be paid to the Owners of the Certificates all sums due thereon and the obligation of the District to indemnify and pay the Trustee in accordance with Sections 7.02 and 7.03 hereof.

Upon the defeasance of all Outstanding Certificates, any funds held by the Trustee, at the time of one of the events described above in Section 9.01(a), (b), (c) or (d), which are not required for the payment to be made to Owners, or for payments to be made to the Trustee by the District, shall be paid over to the District upon delivery of a certificate of a certified public accountant that such funds are not required to be paid to the Owners.

Section 9.02. Unclaimed Moneys. Anything contained herein to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of the interest or principal evidenced and represented by any of the Certificates which remains unclaimed for two years after the date when the payments evidenced and represented by such Certificates have become payable, if such money was held by the Trustee at such date, or for two years after the date of deposit of such money if deposited with the Trustee after the date when the interest and principal evidenced and represented by such Certificates have become payable, the Trustee shall pay such amounts to the District (without liability for interest) as its absolute property free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Owners shall look only to the District for interest and principal represented by such Certificates; provided, however, that before being required to make any such payment to the District, the Trustee shall, at the expense and written request of the District, cause to be published once a week for two successive weeks in a financial newspaper a notice that such money remains unclaimed and that after a date named in such notice, which date shall not be less than 30 days after the date of the first publication of such notice, the balance of such money then unclaimed will be returned to the District.

ARTICLE X

CERTIFICATE INSURANCE PROVISIONS

Section 10.01. Insured Obligations. Notwithstanding any other provisions of this Trust Agreement, the provisions of this Article X shall apply to the Insured Obligations.

Section 10.02. Notices and Other Information to be Given to Insurer. The District will provide the Insurer with all notices and other information it is obligated to provide: (a) under its Continuing Disclosure Certificate attached as Appendix D of its Official Statement; and (b) to the Owners of Insured Obligations or the Trustee under the Security Documents. The notice address of the Insurer is:

[TO COME]

Section 10.03. Amendments, Supplements and Consents.

(a) ***Amendments or Supplements to Security Documents***. Any amendments or supplements to the Security Documents shall require the prior written consent of the Insurer with the exception of amendments or supplements:

(i) To cure any ambiguity or formal defect or omissions or to correct any inconsistent provisions in the Security Documents or in any supplement thereto;

(ii) To grant or confer upon Owners any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Owners of the Insured Obligations; or

(iii) To add to the conditions, limitations and restrictions on the issuance of Parity Obligations under the provisions of the Security Documents other conditions, limitations and restrictions thereafter to be observed;

(iv) To add to the covenants and agreements of the District in the Security Documents other covenants and agreements thereafter to be observed by the District or to surrender any right or power therein reserved to or conferred upon the District; or

(v) To issue additional parity debt in accordance with the requirements set forth in the Security Documents (unless otherwise specified herein).

The District shall send copies of any such amendment or supplements to the Insurer and the rating agencies which have assigned a rating to the Insured Obligations.

(b) ***Consent of Insurer in Addition to Owner Consent***. Whenever any Security Documents require the consent of holders of Insured Obligations, the Insurer's consent shall also be required. Any amendment, supplement, modification to, or waiver of, any of the Security Documents that adversely affects the rights or interests of the Insurer shall be subject to the prior written consent of the Insurer.

Section 10.04. Insolvency. Any reorganization or liquidation plan with respect to the District must be acceptable to the Insurer. Each Owner of the Insured Obligations hereby appoints the Insurer as its agent and attorney-in-fact with respect to the Insured Obligations and agrees that the Insurer may at any time during the continuation of any proceeding by or against the District under the United States Bankruptcy Code or any other applicable bankruptcy, insolvency, receivership, rehabilitation or similar law (an "Insolvency Proceeding") direct all matters relating to such Insolvency Proceeding, including without limitation: (a) all matters relating to any claim or enforcement proceeding in connection with an Insolvency Proceeding (a "Claim"); (b) the direction of any appeal of any order relating to any Claim; (c) the posting of any surety, supersedeas or performance bond pending any such appeal; and (d) the right to vote to accept or reject any plan of adjustment. In addition, each Owner of the Insured Obligations delegates and assigns to the Insurer, to the fullest extent permitted by law, its rights with respect to the Insured Obligations in the conduct of any Insolvency Proceeding, including, without limitation, all rights of any party to an adversary proceeding or action with respect to any court order issued in connection with any such Insolvency Proceeding.

Section 10.05. Control by Insurer Upon Default. Anything in the Security Documents to the contrary notwithstanding, upon the occurrence and continuance of a default or an event of default, the Insurer shall be entitled to control and direct the enforcement of all rights and remedies granted to Owners of the Insured Obligations or the Trustee for the benefit of the Owners of the Insured Obligations under any Security Document. No default or event of default may be waived without the Insurer's written consent.

Section 10.06. Insurer as Owner. Upon the occurrence and continuance of a default or an event of default, the Insurer shall be deemed to be the sole owner of the Insured Obligations for all purposes under the Security Documents, including, without limitations, for purposes of exercising remedies and approving amendments.

Section 10.07. Consent of Insurer for Acceleration. The Insurer's prior written consent is required as a condition precedent to and in all instances of acceleration.

Section 10.08. Grace Period for Payment Defaults. No grace period shall be permitted for payment defaults on the Insured Obligations. No grace period for a covenant default shall exceed 30 days without the prior written consent of the Insurer.

Section 10.09. Special Provisions for Insurer Default. If an Insurer Default shall occur and be continuing, then, notwithstanding anything in Sections 10.03 through 10.06 above to the contrary: (a) if at any time prior to or following an Insurer Default, the Insurer has made payment under the Policy, to the extent of such payment the Insurer shall be treated like any other holder of the Insured Obligations for all purposes, including giving of consents; and (b) if the Insurer has not made any payment under the Policy, the Insurer shall have no further consent rights until the particular Insurer Default is no longer continuing or the Insurer makes a payment under the Policy, in which event, the foregoing clause (a) shall control. For purposes of this paragraph, "Insurer Default" means: (i) the Insurer has failed to make any payment under the Policy when due and owing in accordance with its terms; or (ii) the Insurer shall: (A) voluntarily commence any proceeding or file any petition seeking relief under the United States Bankruptcy Code or any other Federal, state or foreign bankruptcy, insolvency or similar law; (B) consent to the institution of or fail to controvert in a timely and appropriate manner, any such proceeding or the filing of any such petition; (C) apply for or consent to the appointment of a receiver, trustee, custodian, sequestrator or similar official for such party or for a substantial part of its property; (D) file an answer admitting the material allegations of a petition filed against it in any such proceeding described in clauses (i)(A) – (D), make a general assignment for the benefit of creditors; or (E) take action for the purpose of effecting any of the foregoing; or (iii) any state or federal agency or instrumentality shall order the suspension of payments on the Policy or shall obtain an order or grant approval for the rehabilitation, liquidation, conservation or dissolution of the Insurer (including without limitation under the New York Insurance Law).

Section 10.10. Insurer As Third Party Beneficiary. The Insurer is recognized as and shall be deemed to be a third party beneficiary of the Security Documents and may enforce the provisions of the Security Documents as if it were a party thereto.

Section 10.11. Payment Procedure Under the Policy.

(a) In the event that principal and/or interest due on the Insured Obligations shall be paid by the Insurer pursuant to the Policy, the Insured Obligations shall remain outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the District, the assignment and pledge of or lien on the Installment Payments and the Net Revenues and all covenants, agreements and other obligations of the District to Trustee and Owners of the Certificates shall continue to exist and shall run to the benefit of the Insurer, and the Insurer shall be subrogated to the rights of the Trustee and Owners of the Certificates with respect to such Insured Obligations.

(b) In the event that on the second (2nd) Business Day prior to any payment date on the Insured Obligations, the Trustee has not received sufficient moneys to pay all principal of and interest on the Insured Obligations due on any payment date, the Trustee shall immediately notify the Insurer on the same Business Day by telephone or electronic mail, of the amount of the deficiency. If any deficiency is made up in whole or in part prior to or on the payment date, the Trustee shall so notify the Insurer or its designee.

(c) In addition, if the Trustee has notice that any holder of the Insured Obligations has been required to disgorge payments of principal of or interest on the Insured Obligations pursuant to a final, non-appealable order by a court of competent jurisdiction that such payment constitutes an

avoidable preference to such holder within the meaning of any applicable bankruptcy law, then the Trustee shall notify the Insurer or its designee of such fact by telephone or electronic mail, or by overnight or other delivery service as to which a delivery receipt is signed by a person authorized to accept delivery on behalf of the Insurer.

(d) The Trustee shall consent to the following, and the Trustee shall irrevocably be designated, appointed, directed and authorized to act as attorney-in-fact for subsequent holders of the Insured Obligations:

(i) If there is a deficiency in amounts required to pay interest and/or principal on the Insured Obligations, the Trustee shall: (i) execute and deliver to the Insurer, in form satisfactory to the Insurer, an instrument appointing the Insurer as agent and attorney-in-fact for the holders (or attorney-in-fact for subsequent holders) of the Insured Obligations, in any legal proceeding related to the payment and assignment to the Insurer of the claims for interest on the Insured Obligations; (ii) receive as holder of the Insured Obligations (or attorney-in-fact for subsequent holders), in accordance with the tenor of the Policy payment from the Insurer with respect to the claims for interest so assigned; (iii) segregate all such payments in a separate account (the "[___] Policy Payment Account") to only be used to make scheduled payments of principal of and interest on the Insured Obligation; and (iv) disburse the same to pay Insured Obligations.

(ii) If there is a deficiency in amounts required to pay principal of the Insured Obligations, the Trustee shall: (A) execute and deliver to the Insurer in form satisfactory to the Insurer an instrument appointing the Insurer as agent and attorney-in-fact for the holders (or attorney-in-fact for subsequent holders) of the Insured Obligations, in any legal proceeding related to the payment of such principal and an assignment to the Insurer of the Insured Obligations surrendered to the Insurer; (B) receive as holder of the Insured Obligations (or attorney-in-fact for subsequent holders), in accordance with the tenor of the Policy payment therefor from the Insurer; (C) segregate all such payments in the [___] Policy Payment Account to only be used to make scheduled payments of principal of and interest on the Insured Obligation; and (D) disburse the same to pay Insured Obligations.

(iii) The Trustee shall designate any portion of payment of principal on Insured Obligations paid by the Insurer, whether when due or upon prepayment, on its books as a reduction in the principal amount of Insured Obligations registered to the then current holder, whether DTC or its nominee or otherwise, and shall issue a replacement Insured Obligation to the Insurer, registered in the name directed by the Insurer in a principal amount equal to the amount of principal so paid (without regard to authorized denominations); provided that the Trustee's failure to so designate any payment or issue any replacement Insured Obligation shall have no effect on the amount of principal or interest payable by the District on any Insured Obligation or the subrogation or assignment rights of the Insurer.

(e) Payments with respect to claims for interest on and principal of Insured Obligations disbursed by the Trustee from proceeds of the Policy shall not be considered to discharge the obligation of the District with respect to such Insured Obligations, and the Insurer shall become the owner of such unpaid Insured Obligations and claims for the interest in accordance with the tenor of the assignment made to it under the provisions of the preceding paragraphs or otherwise. The Security Documents shall not be discharged or terminated unless all amounts due or to become due to the Insurer have been paid in full or duly provided for.

(f) Irrespective of whether any such assignment is executed and delivered, the District and Trustee agree for the benefit of the Insurer that:

(i) They recognize that to the extent that the Insurer makes payments directly or indirectly (e.g., by paying through a paying agent or trustee), on account of principal of or interest on the Insured Obligations, the Insurer will be subrogated to the rights of Owners to receive the amount of such principal and interest from the District, with interest thereon, as provided and solely from the sources stated in the Security Documents and the Insured Obligations; and

(ii) The District will accordingly pay to the Insurer the amount of such principal and interest, with interest thereon as provided in the transaction documents and the Insured Obligations, but only from the sources and in the manner provided therein for the payment of principal of and interest on the Insured Obligations to the Owners, and will otherwise treat the Insurer as the owner of such rights to the amount of such principal and interest.

Section 10.12. Reimbursement of Insurer. The District agrees unconditionally that it will pay or reimburse the Insurer on demand any and all reasonable charges, fees, costs, losses, liabilities and expenses that the Insurer may pay or incur, including, but not limited to, fees and expenses of the Insurer's agents, attorneys, accountants, consultants, appraisers and auditors and reasonable costs of investigations, in connection with the administration (including waivers and consents, if any), enforcement, defense, exercise or preservation of any rights and remedies in respect of the Security Documents ("Administrative Costs"). For purposes of the foregoing, costs and expenses shall include a reasonable allocation of compensation and overhead attributable to the time of employees of the Insurer spent in connection with the actions described in the preceding sentence. The District agrees that failure to pay any Administrative Costs on a timely basis will result in the accrual of interest on the unpaid amount at the Late Payment Rate, compounded semi-annually, from the date that payment is first due to the Insurer until the date that the Insurer is paid in full. Notwithstanding anything herein to the contrary, the District agrees to pay to the Insurer: (a) a sum equal to the total of all amounts paid by the Insurer under the Policy ("[___] Policy Payment"); and (ii) interest on such [___] Policy Payments from the date paid by the Insurer until payment thereof in full by the District, payable to the Insurer at the Late Payment Rate per annum (collectively, "[___] Reimbursement Amounts") compounded semi-annually. Notwithstanding anything to the contrary, including without limitation the post default application of revenue provisions, [___] Reimbursement Amounts and Administrative Costs shall be, and the District hereby covenants and agrees that the [___] Reimbursement Amounts and Administrative Costs are, solely payable from and secured by a lien on and pledge of the same revenues and other collateral pledged to the Insured Obligations on a parity with debt service due on the Insured Obligations.

Section 10.13. Exercise of Rights by Insurer. The rights granted to the Insurer under the Security Documents to request, consent to or direct any action are rights granted to the Insurer in consideration of its issuance of the Policy. Any exercise by the Insurer of such rights is merely an exercise of the Insurer's contractual rights and shall not be construed or deemed to be taken for the benefit, or on behalf, of the Owners and such action does not evidence any position of the Insurer, affirmative or negative, as to whether the consent of Owners or any other person is required in addition to the consent of the Insurer.

Section 10.14. Payment upon Nonpayment by District. The Insurer shall be entitled to pay principal or interest on the Insured Obligations that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the District (as such terms are defined in the Policy) and any amounts

due on the Insured Obligations as a result of acceleration of the maturity thereof in accordance with the Security Documents, whether or not the Insurer has received a claim upon the Policy.

Section 10.15. No Transfer. So long as the Insured Obligations are outstanding or any amounts are due and payable to the Insurer, the District shall not sell, lease, transfer, encumber or otherwise dispose of the Enterprise or any material portion thereof, except upon obtaining the prior written consent of the Insurer.

Section 10.16. No Impairment. No contract shall be entered into or any action taken by which the rights of the Insurer or security for or source of payment of the Insured Obligations may be impaired or prejudiced in any material respect except upon obtaining the prior written consent of the Insurer.

Section 10.17. Additional Events of Default. If an event of default occurs under any agreement pursuant to which any Obligation of the District has been incurred or issued which permits the holder of such Obligation or trustee to accelerate the Obligation or otherwise exercise rights or remedies that are adverse to the interest of the holders of the Insured Obligations or the Insurer, as the Insurer may determine in its sole discretion, then an event of default shall be deemed to have occurred under this Trust Agreement and the related Security Documents for which the Insurer or the Trustee, at the direction of the Insurer shall be entitled to exercise all available remedies under the Security Documents, at law and in equity. For purposes of the foregoing, "Obligation" shall mean any bonds, loans, certificates, installment or lease payments or similar obligations that are payable and/or secured on a parity or subordinate basis to the Insured Obligations.

Section 10.18. Definitions. Terms used in this Article X and not otherwise defined herein shall have the following meanings. For the avoidance of confusion, it is understood and agreed that the Insured Obligations bear interest at the gross interest rate described in Section 2.02 hereof and that references in this Article X to the payment of interest on the Insured Obligations are references to payment of interest at such gross interest rate.

"Insured Obligations" shall mean the Certificates.

"Late Payment Rate" means the lesser of: (a) the greater of; (i) the per annum rate of interest, publicly announced from time to time by JPMorgan Chase Bank, N.A., at its principal office in The City of New York, New York, as its prime or base lending rate ("Prime Rate") (any change in such Prime Rate to be effective on the date such change is announced by JPMorgan Chase Bank, N.A.) plus 5%; and (ii) the then applicable highest rate of interest on the Insured Obligations and (b) the maximum rate permissible under applicable usury or similar laws limiting interest rates including K.S.A. 10-1009. In the event that JPMorgan Chase Bank, N.A., ceases to announce its Prime Rate, the Prime Rate shall be the prime or base lending rate of such other bank, banking association or trust company as the Insurer, in its sole and absolute discretion, shall designate. Interest at the Late Payment Rate on any amount owing to the Insurer shall be computed on the basis of the actual number of days elapsed in a year of 360 days.

"Policy" means the Municipal Insurance Policy issued by the Insurer that guarantees the scheduled payment of principal and interest on the Insured Obligations when due.

"Security Documents" shall mean this Trust Agreement, the Installment Purchase Contract, the Assignment Agreement and any additional or supplemental document executed in connection with the Insured Obligations.

ARTICLE XI

MISCELLANEOUS

Section 11.01. Benefits of Trust Agreement Limited to Parties. Nothing contained herein, expressed or implied, is intended to give to any person other than the Corporation, the District, the Trustee and the Owners any claim, remedy or right under or pursuant hereto, and any agreement, condition, covenant or term contained herein required to be observed or performed by or on behalf of the Corporation or the District shall be for the sole and exclusive benefit of the Trustee and the Owners.

Section 11.02. Successor Deemed Included in All References to Predecessor. Whenever either the Corporation, the District, the Trustee or any officer thereof is named or referred to herein, such reference shall be deemed to include the successor to the powers, duties and functions that are presently vested in the Corporation, the District, the Trustee or such officer, and all agreements, conditions, covenants and terms required hereby to be observed or performed by or on behalf of the Corporation, the District, the Trustee or any officer thereof shall bind and inure to the benefit of the respective successors thereof whether so expressed or not.

Section 11.03. Execution of Documents by Owners. Any declaration, consent, request or other instrument which is permitted or required herein to be executed by Owners may be in one or more instruments of similar tenor and may be executed by Owners in person or by their attorneys appointed in writing. The fact and date of the execution by any Owner or his or her attorney of any declaration, consent, request or other instrument or of any writing appointing such attorney may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state or territory in which he purports to act, that the person signing such declaration, consent, request or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution duly sworn to before such notary public or other officer, or by such other proof as the Trustee or the paying agent, as the case may be, may accept which it may deem sufficient. Any declaration, consent, request or other instrument in writing of the Owner of any Certificate shall bind all future owners of such Certificate with respect to anything done or suffered to be done by the Corporation, the District or the Trustee in good faith and in accordance therewith. Additionally, a signed and delivered facsimile copy of this Trust Agreement or a signed copy transmitted electronically in a portable document format (PDF) shall be binding on the party signing the facsimile or electronically transmitted copy, and such copy shall have the same effect as the original. Any party who delivers such a signature page agrees to later deliver an original counterpart to any party which requests it.

Section 11.04. Waiver of Personal Liability. No board member, officer or employee of the Corporation or the District shall be individually or personally liable for the payment of the interest or principal evidenced and represented by the Certificates, but nothing contained herein shall relieve any board member, officer or employee of the District or the Corporation from the performance of any official duty provided by any applicable provisions of law or by the Installment Purchase Contract or hereby.

Section 11.05. Acquisition of Certificates by District. All Certificates acquired by the District, whether by purchase or gift or otherwise, shall be surrendered to the Trustee for cancellation.

Section 11.06. Content of Certificates. Every Certificate of the District with respect to compliance with any agreement, condition, covenant or term contained herein (other than a Certificate of the District filed with the Trustee in connection with a disbursement from the Delivery Costs Fund and the Acquisition Fund, the contents of which certificate shall be as set forth in Sections 3.03 and 3.10, respectively, hereof) shall include: (a) a statement that the person or persons making or giving such certificate have read such agreement, condition, covenant or term and the definitions herein relating thereto; (b) a statement that, in the opinion of the signers they have made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether or not such agreement, condition, covenant or term has been complied with; and (c) a statement as to whether, in the opinion of the signers, such agreement, condition, covenant or term has been complied with. Any Certificate of the District may be based, insofar as it relates to legal matters, upon an opinion of counsel unless the person making or giving such certificate knows that the opinion of counsel with respect to the matters upon which such certificate may be based, as aforesaid, is erroneous, or in the exercise of reasonable care should have known that the same was erroneous. Any opinion of counsel may be based, insofar as it relates to factual matters or information with respect to which is in the possession of the District, upon a representation by an officer or officers of the District unless the counsel executing such opinion of counsel knows that the representation with respect to the matters or upon which his opinion may be based, as aforesaid, is erroneous, or in the exercise of reasonable care should have known that the same was erroneous.

Section 11.07. Notice by Mail. Any notice required to be given hereunder by mail to any Owners of Certificates shall be given by mailing a copy of such notice, first-class postage prepaid, to the Owners of such Certificates at their addresses appearing in the books required to be kept by the Trustee pursuant to the provisions of Section 2.07 not less than 30 days nor more than 60 days following the action or prior to the event concerning which notice thereof is required to be given unless this Trust Agreement expressly provides a different provision; provided that receipt of any such notice shall not be a condition precedent to the effect of such notice and failure to receive any such notice shall not affect the validity of the proceedings taken in connection with the action or the event concerning which such notice was given.

Section 11.08. Funds. Any fund or account required to be established and maintained herein by the Trustee may be established and maintained in the accounting records of the Trustee either as an account or a fund, and may, for the purposes of such accounting records, any audits thereof and any reports or statements with respect thereto, be treated either as an account or a fund; but all such records with respect to all such funds shall at all times be maintained in accordance with sound accounting practice and with due regard for the protection of the security of the Certificates and the rights of the owners.

Section 11.09. Investments.

(a) Amounts on deposit in any fund or account created pursuant to the Installment Purchase Contract or this Trust Agreement shall be invested in Permitted Investments which will, as nearly as practicable, mature on or before the dates when such money is anticipated to be needed for disbursement hereunder, in accordance with such written directions as the District may from time to time provide to the Trustee. Investment directions shall be received at least two Business Days prior to the date of making the investment. If no such direction has been received by the Trustee in sufficient

time, the Trustee shall invest such amounts in Permitted Investments of the type described in clause (d) of the definition thereof; provided that the Trustee shall have received a written instruction of the District specifying a specific money market fund and, if no such written instruction of the District is so received, the Trustee shall hold such moneys uninvested. The Trustee may act as principal or agent in the acquisition or disposition of any such investment. The Trustee shall not be liable or responsible for any loss suffered in connection with any such investment made by it under the terms of and in accordance with this Section 11.09. The Trustee may sell or present for prepayment any obligations so purchased whenever it shall be necessary in order to provide moneys to meet any payment of the funds so invested, and the Trustee shall not be liable or responsible for any losses resulting from any such investment sold or presented for prepayment. Interest or profit received from the investment of amounts on deposit in the Delivery Costs Fund shall be retained therein and used as described in Section 3.03. Interest or profit received from the investment of amounts on deposit in the Acquisition Fund shall be retained therein and used as described in Section 3.10. Interest or profit received on investments not described in the previous two sentences shall be deposited to the Acquisition Fund until the Project is Acquired, and thereafter to the Installment Payment Fund.

The Trustee may exclusively rely that any investment directed by the District hereunder is a Permitted Investment as required by this Trust Agreement (including as to the suitability and legality of the directed investment). The Trustee may act as depository, manager, advisor or sponsor with regard to any Permitted Investment.

(b) In computing the amount in any fund or account, Permitted Investments shall be valued at fair market value, marked to market, exclusive of accrued interest. The Trustee shall perform such valuation no less often than once a year or more frequently than monthly. In determining market value of Permitted Investments, the Trustee may use and rely conclusively and without liability upon any generally recognized pricing information service (including brokers and dealers in securities) available to it.

(c) If at any time after investment therein a Permitted Investment ceases to meet the criteria set forth in the definition of Permitted Investments and such obligation, aggregated with other non-conforming investments, exceeds 10% of invested funds, such Permitted Investment shall be sold or liquidated at the written direction of the District. At the written direction of the District the Trustee shall terminate any repurchase agreement upon a failure of the counterparty thereto to maintain the requisite collateral percentage after the restoration period and, if not paid by the counterparty in federal funds against transfer of the repurchase securities, at the written direction of the District, the Trustee shall, liquidate the collateral. The Trustee shall, upon actual knowledge of a default under a repurchase or investment agreement or the withdrawal or suspension of either of the ratings of a repurchase or investment agreement provider or a drop in the ratings thereon below "AA" or "Aa," as appropriate, or "AAA" or "Aaa," as appropriate, in the case of a foreign bank, shall at the written direction of the District, demand further collateralization of the agreement or termination thereof and liquidation of the collateral. In the event that any funds or accounts are invested in an investment agreement described in clause (j) of the definition of Permitted Investments, at the written direction of the District, the Trustee shall give notice to the provider of such investment agreement in accordance with the terms of such investment agreement to receive funds thereunder with no penalty or premium.

(d) The District acknowledges that to the extent that regulations of the Comptroller of the Currency or other applicable regulatory entity grant to the District the right to receive brokerage confirmations of security transactions as they occur, at no additional cost, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the

District periodic cash transaction statements which include detail for all investment transactions made by the Trustee hereunder.

Section 11.10. Article and Section Headings, Gender and References. The headings or titles of the several articles and sections hereof and the table of contents appended hereto shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof, and words of any gender shall be deemed and construed to include all genders. All references herein to "Articles," "Sections" and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof; and the words "hereby," "herein," "hereof," "hereto," "herewith," "hereunder" and other words of similar import refer to this Trust Agreement as a whole and not to any particular article, section, subdivision or clause hereof.

Section 11.11. Partial Invalidity. If any one or more of the agreements, conditions, covenants or terms contained herein required to be observed or performed by or on the part of the Corporation, the District or the Trustee shall be contrary to law, then such agreement or agreements, such condition or conditions such covenant or covenants or such term or terms shall be null and void and shall be deemed separable from the remaining agreements, conditions, covenants and terms hereof and shall in no way affect the validity hereof or of the Certificates, and the Owners shall retain all the benefit, protection and security afforded to them under any applicable provisions of law.

Section 11.12. California Law. This Trust Agreement shall be construed and governed in accordance with the laws of the State of California.

Section 11.13. Notices. All written notices to be given hereunder shall be given by certified mail to the party entitled thereto at its address set forth in the Installment Purchase Contract, or at such other address as such party may provide to the other parties in writing from time to time.

Section 11.14. Effective Date. This Trust Agreement shall become effective upon its execution and delivery.

Section 11.15. Execution in Counterparts. This Trust Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have executed and attested this Trust Agreement by their officers thereunto duly authorized as of the day and year first written above.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Officer

CSDA FINANCE CORPORATION

By: _____
Neil McCormick
Chief Executive Officer

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

By: _____
Patrick Kaspari, P.E.
General Manager

APPENDIX A

FORM OF CERTIFICATE OF PARTICIPATION

EVIDENCING THE DIRECT, UNDIVIDED FRACTIONAL INTEREST OF THE OWNER HEREOF IN INSTALLMENT PAYMENTS TO BE MADE TO THE CSDA FINANCE CORPORATION BY THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
REVENUE CERTIFICATE OF PARTICIPATION
SERIES 2026A
(WATER PROJECT)

No. R-_____ $_____

Interest Rate	Maturity Date	Original Issue Date	CUSIP
_____%	August 1, 20__	July [__], 2026	581719 _____

REGISTERED OWNER: **CEDE & CO.**

PRINCIPAL AMOUNT: _____ DOLLARS

THIS IS TO CERTIFY that the Owner specified above of this Certificate of Participation (the "Certificate") is the Owner of an undivided interest in the rights to receive certain installment payments (the "Installment Payments") and the interest thereon under and pursuant to that certain Installment Purchase Contract, dated as of July 1, 2026 (the "Installment Purchase Contract"), between the McKinleyville Community Services District, duly organized and validly existing under the laws of the State of California (the "District"), and the CSDA Finance Corporation, a nonprofit corporation duly organized and validly existing under the laws of the State of California (the "Corporation"), all of which rights to receive such Installment Payments and the interest thereon, together with certain other rights, have been assigned by the Corporation to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), a national banking association duly organized and validly existing under the laws of the United States and having a corporate trust office in San Francisco, California, or in such other place as designated by the Trustee or any other bank or trust company which may at any time be substituted in its place as provided in the Trust Agreement hereinafter mentioned.

This Certificate is one of the duly authorized certificates of participation designated "McKinleyville Community Services District Revenue Certificates of Participation, Series 2026A (Water Project)" aggregating $[_____] in principal amount which have been executed by the Trustee under and pursuant to the terms of a Trust Agreement, dated as of July 1, 2026 (the "Trust Agreement"), by and among the Trustee, the Corporation and the District, and all capitalized terms used herein not otherwise defined shall have the definitions for such terms contained in the Trust Agreement or the Installment Purchase Contract.

The Owner of this Certificate is entitled to receive, subject to the terms of the Installment Purchase Contract and any right of prepayment prior thereto hereinafter provided for, on the date set forth on the front hereof (the "Maturity Date"), upon surrender of this Certificate on the Maturity Date

or on the date of prepayment prior thereto at the principal corporate trust office of the Trustee in St. Paul, Minnesota, or such other place as designated by the Trustee, the Principal Amount specified above representing the Owner's share of the Installment Payments becoming due and payable on the Maturity Date, and to receive on February 1 and August 1 of each year, commencing February 1, 2027 (each, an "Interest Payment Date") to and including the Maturity Date or the date of prepayment prior thereto, whichever is earlier, by check mailed via first-class mail on the Interest Payment Date to the owner at the address shown on the registration books for the Certificates on the fifteenth day of the calendar month prior to an Interest Payment Date, or, upon the written request from any Owner of any Certificate in a denomination of, or Certificates aggregating, at least $1,000,000, received on or prior to the fifteenth day of the month preceding the applicable Interest Payment Date, by wire in Federal Reserve funds, the Owner's share of the interest on the Installment Payments at the rate set forth on the front hereof. All such amounts are payable in lawful money of the United States of America.

Interest on the principal components shall be at a rate equal to the rate set forth on the front hereof, which shall be calculated based on a 360-day year of twelve 30-day months.

Copies of the Trust Agreement are on file at the corporate trust office of the Trustee in San Francisco, California and reference is hereby made to the Trust Agreement and to any and all amendments thereof and supplements thereto for a description of the agreements, conditions, covenants and terms securing the Certificates, for the nature, extent and manner of enforcement of such agreements, conditions, covenants and terms, for the rights and remedies of the Owners of the Certificates with respect thereto and for the other agreements, conditions, covenants and terms upon which the Certificates are executed and delivered thereunder.

The Installment Payments relating to the Certificates are a special obligation of the District, payable solely from: (a) Net Revenues (as defined in the Installment Purchase Contract); and (b) moneys on deposit in the funds and accounts established under the Trust Agreement and the Installment Purchase Contract. The Installment Payments do not constitute a debt of the District or of the State of California or of any political subdivision thereof within the meaning of any constitutional or statutory debt limitation or restriction.

To the extent and in the manner permitted by the terms of the Trust Agreement, the provisions of the Trust Agreement may be amended or supplemented in writing by the parties thereto (in certain instances without the consent of the Owners of Certificates), but no such amendment or supplement shall: (a) reduce the rate of interest evidenced hereby or extend the time of payment of such interest or reduce the amount of principal evidenced hereby or extend the Maturity Date hereof without the prior written consent of the Owner hereof; (b) reduce the percentage of Owners of Certificates whose consent is required for the execution of any amendment of or supplement to the Trust Agreement; or (c) modify any rights or obligations of the Trustee without its prior written consent thereto.

The Certificates are authorized to be executed and delivered in the form of fully registered Certificates in denominations of $5,000 or any integral multiple thereof.

This Certificate is transferable or exchangeable by the Owner hereof in person or by the Owner's attorney duly authorized in writing, at the designated corporate trust operations office of the Trustee, or such other place as designated by the Trustee, but only in the manner, subject to the limitations and upon payment of the charges provided in the Trust Agreement, and upon surrender of this Certificate for cancellation accompanied by delivery of a duly executed written instrument of transfer or exchange in a form approved by the Trustee. Upon such transfer or exchange, a new

Certificate or certificates of authorized denominations of the same Maturity Date and interest rate representing the same aggregate principal amount hereof will be executed and delivered by the Trustee to the owner thereof in exchange therefor. The Trustee shall require the payment by the Owner requesting such transfer or exchange of any tax or other governmental charge required to be paid with respect to such transfer or exchange. The Trustee may treat the Owner hereof as the absolute owner hereof for all purposes, whether or not this Certificate shall be overdue, and the Trustee shall not be affected by any knowledge or notice to the contrary; and payment of the interest and principal and prepayment premium, if any, evidenced by this Certificate shall be made only to such Owner, which payments shall be valid and effectual to satisfy and discharge liability evidenced by this Certificate to the extent of the sum or sums so paid.

The Trustee shall not be obligated to make any such registration of transfer or exchange of Certificates during the 15-day period prior to the date on which notice of prepayment must be mailed pursuant to the Trust Agreement, or with respect to any Certificate which has been selected for prepayment pursuant to the Trust Agreement.

The Certificates shall be subject to prepayment as set forth in the Trust Agreement.

As provided in the Trust Agreement, notice of prepayment hereof shall be mailed, first-class postage prepaid, not less than 20 nor more than 45 days prior to the prepayment date, to the Owner of this Certificate at such Owner's address as it appears in the registration books maintained by the Trustee, but failure to give any such notice or any defect therein shall not affect the validity of the proceedings for the prepayment of this Certificate. If this Certificate is called for prepayment and payment is duly provided therefor as specified in the Trust Agreement, the interest evidenced hereby shall cease to accrue from and after the date fixed for prepayment.

The Trustee has no obligation or liability to the Owners of the Certificates for the payment of the interest or principal or prepayment premiums, if any, evidenced by the Certificates; but rather the Trustee's sole obligations are to administer, for the benefit of the District and the Corporation and the Owners of the Certificates, the various funds established under the Trust Agreement and Installment Purchase Contract. The Trustee has executed this Certificate solely in its capacity as Trustee under the Trust Agreement and not in its individual or personal capacity. The Trustee is not liable for the obligations evidenced by the Certificates except from amounts held by it in its capacity as Trustee under the Trust Agreement. The Corporation has no obligation or liability whatsoever to the Owners of the Certificates.

Unless this Certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the District or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof Cede & Co., has an interest herein.

IN WITNESS WHEREOF, this Certificate has been executed by the manual or electronic signature of an authorized officer of the Trustee.

Dated: July [__], 2026

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, solely as Trustee (not individually)

By: _____
Authorized Officer

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

_____

_____

(Please print or typewrite name and address of Transferee)
(Tax Identification or Social Security No.)

the within bond and all rights thereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

_____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

_____

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges and who is a member of a Medallion Signature Program.

STATEMENT OF INSURANCE

[TO COME].

APPENDIX B

FORM OF ACQUISITION FUND CERTIFICATE OF THE DISTRICT

U.S. Bank Trust Company, National Association
1 California Street, Suite 1000
San Francisco, California
Attention: Corporate Trust Services

RE: Disbursement from the Acquisition Fund pursuant to Section 3.10 of the Trust Agreement, dated as of July 1, 2026 (the "Agreement"), among U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee (the "Trustee"), the CSDA FINANCE CORPORATION (the "Corporation") and the MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (the "District")

Notice No. _____

You are hereby instructed to pay to the parties listed on Exhibit A hereto the sum listed opposite such parties' names as a payment of the cost of the Acquisition of the Project for the items listed on the Schedule attached hereto and the expenses incidental thereto (including reimbursement to the District for certain of such costs or expenses) from the Acquisition Fund as provided in Section 3.10 of the Trust Agreement. This cost has been properly incurred, is a proper charge under the Agreement against payment of the costs of the Acquisition of the Project and has not been the basis of any previous disbursements. The amount remaining in the Acquisition Fund, together with interest earnings thereon will, after payment of the amount set forth in this requisition, be sufficient to pay all remaining costs of the Acquisition of the Project as presently estimated.

I hereby certify that:

(a) the District is authorized to act as agent for the Corporation with respect to this Certificate and the undersigned is duly authorized by the District to deliver this Certificate;

(b) an obligation in the stated amount has been properly incurred under and pursuant to the Installment Purchase Contract and each such obligation is a proper charge against the Acquisition Fund and has not been subject of any previous Certificate of the District;

(c) there has not been filed with or served upon the Corporation or the District a stop notice or any other notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the money payable to the person named in this Certificate which has not been released or will not be released with the payment of such obligation, other than materialmen's or mechanics' liens accruing by mere operation of laws;

(d) in the case of each payment made under any contract for installation or construction, insofar as such obligation was incurred for work, materials, equipment or supplies, such work was actually performed on behalf of the District or such materials, equipment or supplies were actually installed in furtherance of the Project or delivered at the site for that purpose or delivered for storage or fabrication at a place or places approved by the District;

(e) in the case of increased costs of the Acquisition of the Project, the amount of such increase has been or is herewith being deposited with the Trustee, or otherwise made available by the District; and

(f) no event of default has occurred and is continuing.

Very truly yours,

_____

District Representative

EXHIBIT A

Name and Address of Payee	Purpose	Amount
		$

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$_____
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
REVENUE CERTIFICATES OF PARTICIPATION, SERIES 2026A
(WATER PROJECT – BANK QUALIFIED)

CERTIFICATE PURCHASE AGREEMENT

_____, 2026

McKinleyville Community Services District
1656 Sutter Road
McKinleyville, California 95519

Ladies and Gentlemen:

The undersigned, Oppenheimer & Co. Inc. (the "Underwriter"), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Certificate Purchase Agreement (which, together with the exhibits hereto, is referred to as the "Purchase Agreement") with the McKinleyville Community Services District (the "District"), which, upon acceptance by the District, will be binding upon the District and the Underwriter. This offer is made subject to acceptance by the District by execution of the Purchase Agreement and delivery of the same to the Underwriter prior to 11:59 P.M., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the District at any time prior to the acceptance hereof by the District. Capitalized terms that are used herein and not otherwise defined have the meanings that are set forth in the Trust Agreement, dated as of July 1, 2026 (the "Trust Agreement"), by and among the CSDA Finance Corporation (the "Corporation"), the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

The District acknowledges and agrees that: (a) the purchase and sale of the Certificates (as such term is defined herein) pursuant to the Purchase Agreement is an arm's length commercial transaction between the District and the Underwriter, and the only obligations that the Underwriter has to the District with respect to the transaction that is contemplated hereby expressly are set forth in the Purchase Agreement; (b) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as principal and is not acting as a Municipal Advisor (as such term is defined in Section 15B of The Securities Exchange Act of 1934, as amended) to the District; (c) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering that is contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the District on other matters); (d) the Underwriter has financial and other interests that may differ from and be adverse to those of the District; and (e) the District and has consulted its own legal, financial, accounting, tax and other advisors to the extent that it has deemed appropriate.

Section 1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements herein, the Underwriter hereby agrees to purchase, and the District hereby agrees to cause the Trustee to execute, sell and deliver to the Underwriter all (but not less than all) of the McKinleyville Community Services District Revenue Certificates of

Participation, Series 2026A (Water Project – Bank Qualified), in the aggregate principal amount of $_____ (the "Certificates"). The Certificates will be dated as of their date of delivery. Interest with respect to the Certificates will be payable semiannually on February 1 and August 1 of each year, commencing [February 1, 2027], and will mature and bear interest as set forth in Exhibit A. The purchase price of the Certificates is $_____ (being the aggregate principal amount thereof [plus] a [net] original issue [premium] of $_____ and less an Underwriter's discount of $_____).

Section 2. The Certificates. The Certificates shall be secured by installment payments (the "Installment Payments") to be paid by the District to the Corporation pursuant to the Installment Purchase Contract, dated as of July 1, 2026 (the "Installment Purchase Contract"), by and between the District and the Corporation. The Installment Payments are payable from Net Revenues (as such term is defined in the Installment Purchase Contract). The Corporation's right to receive the Installment Payments under the Installment Purchase Contract has been assigned to the Trustee for the benefit of the owners of the Certificates pursuant to an Assignment Agreement, dated as of July 1, 2026 (the "Assignment Agreement"), by and between the Corporation and the Trustee.

The Certificates shall be as described in, and shall be secured under and pursuant to the Trust Agreement substantially in the form previously submitted to the Underwriter, with only such changes therein as shall be mutually agreed upon by the District and the Underwriter.

The proceeds of the Certificates shall be applied to: (i) finance the construction of certain capital improvements to the District's water system; and (ii) pay the costs of delivery of the Certificates.

A portion of the proceeds from the Certificates will be used to purchase a certificate insurance policy (the "Insurance Policy") from _____ (the "Insurer"), which Insurance Policy will guarantee the payment of principal and interest due with respect to the Certificates.

The Certificates, the Trust Agreement, the Installment Purchase Contract, the Assignment Agreement and the resolution of the Board of Directors of the Corporation authorizing the execution and delivery of the Certificates and the foregoing documents are collectively referred to herein as the "Corporation Documents."

The Certificates, the Purchase Agreement, the Continuing Disclosure Certificate of the District relating to the Certificates (the "Continuing Disclosure Certificate"), dated the Closing Date (as such term is defined herein), the Trust Agreement, the Installment Purchase Contract and the resolution of the Board of Directors of the District authorizing the execution and delivery of the foregoing documents are collectively referred to herein as the "District Documents."

Section 3. Public Offering; Establishment of Issue Price for Certificates.

(a) The Underwriter agrees to assist the District in establishing the issue price of the Certificates and shall execute and deliver at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Special Counsel (as such term is defined herein) to

accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Certificates.

(b) Except as otherwise set forth in Exhibit A, the District will treat the first price at which 10% of each maturity of the Certificates (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of the Purchase Agreement, the Underwriter shall report to the District the price or prices at which it has sold to the public each maturity of Certificates. If at that time the 10% test has not been satisfied as to any maturity of the Certificates, the Underwriter agrees to promptly report to the District the prices at which it sells the unsold Certificates of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until the 10% test has been satisfied as to the Certificates of that maturity or until the Underwriter has sold all Certificates of that maturity to the public; provided that the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, the District or Special Counsel.

(c) The Underwriter confirms that it has offered the Certificates to the public on or before the date of the Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit A, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column "Hold the Offering Price Rule Used," as of the date of the Purchase Agreement, the maturities, if any, of the Certificates for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Certificates, the Underwriter will neither offer nor sell unsold Certificates of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or

2. the date on which the Underwriter has sold at least 10% of that maturity of the Certificates to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the District promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Certificates to the public at a price that is no higher than the initial offering price to the public.

(d)

(i) The Underwriter confirms that any selling group agreement and any third-party distribution agreement relating to the initial sale of the Certificates to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Certificates of each maturity allocated to it, whether or not the Closing Date has occurred, until either: (I) all

Certificates of that maturity allocated to it have been sold; or (II) it is notified by the Underwriter that the 10% test has been satisfied as to the Certificates of that maturity; provided that the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter;

(B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter;

(C) promptly notify the Underwriter of any sales of Certificates that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Certificates to the public (each such term being used as defined below); and

(D) acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) The Underwriter confirms that any selling group agreement relating to the initial sale of the Certificates to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Certificates to the public to require each broker-dealer that is a party to such third-party distribution agreement to: (A) report the prices at which it sells to the public the unsold Certificates of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Certificates of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Certificates of that maturity; provided that the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer; and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The District acknowledges that, in making the representations set forth in this subsection, the Underwriter will rely on: (A) in the event that a selling group has been created in connection with the initial sale of the Certificates to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Certificates, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Certificates, as set forth in a selling group agreement and the related pricing wires; and (B) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Certificates to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Certificates, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Certificates, as set forth in the third-party distribution agreement and the related pricing wires. The District further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply the requirements for establishing issue price of the Certificates, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Certificates.

(f) The Underwriter acknowledges that sales of any Certificates to any person that is a related party to an underwriter participating in the initial sale of the Certificates to the public (each

such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

1. "public" means any person other than an underwriter or a related party;

2. "underwriter" means: (A) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the public; and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Certificates to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Certificates to the public);

3. a purchaser of any of the Certificates is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to: (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another); (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another); or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. "sale date" means the date of execution of the Purchase Agreement by all parties.

Section 4. The Official Statement. By its acceptance of this proposal, the District ratifies, confirms and approves of the use and distribution by the Underwriter prior to the date hereof of the preliminary official statement relating to the Certificates dated _____, 2026 (including the front cover page, inside front cover page, all appendices and all information incorporated therein and any supplements or amendments thereto and as disseminated in its printed physical form or in electronic form in all respects materially consistent with such physical form, the "Preliminary Official Statement") that an authorized officer of the District deemed "final" as of its date for purposes of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended ("Rule 15c2-12"), except for certain information that is permitted to be omitted therefrom by Rule 15c2-12. The District hereby agrees to deliver or cause to be delivered to the Underwriter, within seven business days of the date hereof, copies of a final official statement, dated the date hereof, relating to the Certificates (including all information previously permitted to have been omitted by Rule 15c2-12), including the cover page, inside cover page, all appendices, all information incorporated therein and any amendments or supplements as have been approved by the District and the Underwriter (the "Official Statement") in such quantity as the Underwriter shall reasonably request to comply with Section (b)(4) of Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board (the "MSRB").

The Underwriter hereby agrees that it will not request that payment be made by any purchaser of the Certificates prior to delivery by the Underwriter to the purchaser of a copy of the Official Statement. The Underwriter agrees: (i) to provide the District with final pricing information on the Certificates on a timely basis; and (ii) to promptly file a copy of the Official Statement, including any supplements prepared by the District, with the MSRB at http://emma.msrb.org. The District hereby approves of the use and distribution by the Underwriter of the Preliminary Official

Statement in connection with the offer and sale of the Certificates. The District will cooperate with the Underwriter in the filing by the Underwriter of the Official Statement with the MSRB.

Section 5. Closing. At 8:00 a.m., California Time, on _____, 2026, or at such other time or date as the District and the Underwriter agree upon (the "Closing Date"), the District shall cause the Trustee to deliver the Certificates, in definitive form, registered in the name of Cede & Co., as the nominee of The Depository Trust Company ("DTC"), so that the Certificates may be credited to the account specified by the Underwriter under DTC's FAST procedures. Concurrently with the delivery of the Certificates, the District will deliver the documents hereinafter mentioned at the offices of Kutak Rock LLP, Irvine, California ("Special Counsel"), or another place to be mutually agreed upon by the District and the Underwriter. The Underwriter will accept such delivery and pay the purchase prices of the Certificates as set forth in Section 1 hereof by wire transfer in immediately available funds. This payment for and delivery of the Certificates, together with the delivery of the aforementioned documents, is herein called the "Closing."

The Certificates shall be registered in the name of Cede & Co., as nominee of DTC in denominations of five thousand dollars ($5,000) or any integral multiple thereof. The District acknowledges that the services of DTC will be used initially by the Underwriter in order to permit the delivery of the Certificates in book-entry form, and agree to cooperate fully with the Underwriter in employing such services.

Section 6. [Reserved].

Section 7. Representations, Warranties and Covenants of the District. The District represents, warrants and covenants to the Underwriter that:

(a) The District is a community services district that is duly organized and existing under and by virtue of the laws of the State of California.

(b) The District has full legal right, power and authority to adopt or enter into, as the case may be, and to carry out and consummate the transactions on its part contemplated by the District Documents.

(c) By all necessary official action, the District has duly authorized and approved the District Documents, has duly authorized and approved the Preliminary Official Statement and the Official Statement and has duly authorized and approved the execution and delivery of, and the performance by the District of the obligations on its part contained in, the District Documents and the consummation by it of all other transactions contemplated by the District Documents in connection with the execution and delivery of the Certificates. As of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered, and assuming due execution and delivery by the other parties thereto, if applicable, the District Documents will constitute the legally valid and binding obligations of the District enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors' rights generally, or by the exercise of judicial discretion and the limitations on legal remedies against special districts in the State. The District has complied, and will at the Closing be in compliance in all material respects, with the terms of the District Documents.

(d) To the best of its knowledge, the District is not in any material respect in breach of or default under any applicable constitutional provision, law or administrative regulation of any state or of the United States, or any agency or instrumentality of either, or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party which breach or default has or may have a materially adverse effect on the ability of the District to perform its obligations under the District Documents, and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute such a default or event of default under any such instrument; and the adoption, execution and delivery of the District Documents, if applicable, and compliance with the provisions on the District's part contained therein, will not conflict in any material way with or constitute a material breach of or a material default under any constitutional provision, law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as may be provided by the District Documents.

(e) To the best of its knowledge, all material authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matter which are required for the due authorization by, or which would constitute a condition precedent to or the absence of which would materially adversely affect the due performance by the District of its obligations in connection with the District Documents have been duly obtained or, when required for future performance, are expected to be obtained, other than such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Certificates.

(f) The Preliminary Official Statement was as of its date, and the Official Statement is, and at all times subsequent to the date of the Official Statement up to and including the Closing will be, true and correct in all material respects, and the Preliminary Official Statement and the Official Statement do not and up to and including the Closing will not contain any untrue statement of a material fact or omit to state a material fact that is necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading (except that this representation does not include statements in the Official Statement under the caption "UNDERWRITING" and information regarding the Insurer, the Insurance Policy, DTC and DTC's book-entry only system, as to which no view is expressed).

(g) The District will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement. The District will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental authority prohibiting or otherwise affecting the use of the Official Statement in connection with the offering, sale or distribution of the Certificates.

(h) As of the time of acceptance hereof and the Closing, except as disclosed in the Official Statement, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental authority, public board or body, pending, with service of process upon the District having been accomplished, or threatened in writing to the District: (i) in any way questioning the corporate existence of the District or the titles of the officers of the District to their respective offices; (ii) affecting, contesting or seeking to prohibit, restrain or enjoin the

execution or delivery of any of the Certificates, or the collection of Revenues under the Installment Purchase Contract or of any amounts pledged or to be pledged to pay the principal of and interest with respect to the Certificates, or in any way contesting or affecting the validity of the District Documents or the consummation of the transactions contemplated thereby or hereby, contesting the exclusion of interest with respect to the Certificates from federal taxation or the exemption of interest with respect to the Certificates from State taxation or contesting the powers of the District or its authority to cause the execution and delivery of the Certificates; (iii) which would be likely to result in any material adverse change relating to the business, operations or financial condition of the District; or (iv) contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserting that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact that is necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(i) To the District's knowledge, there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of Section 7(h).

(j) Until the date which is twenty-five (25) days after the end of the underwriting period (but not later than 90 days after the Closing Date), if any event shall occur of which the District is aware that would cause the Official Statement to contain any untrue statement of a material fact or to omit to state a material fact that is necessary in order to make the statements in the Official Statement, in light of the circumstances under which they were made, not misleading (except that this representation does not include information regarding DTC and its book-entry only system, as to which no view is expressed), the District shall forthwith notify the Underwriter of any such event of which it has knowledge and shall cooperate fully in furnishing any information available to it for any supplement to the Official Statement necessary, in the Underwriter's reasonable opinion, so that the statements therein as so supplemented will not be misleading in light of the circumstances existing at such time and the District shall promptly furnish to the Underwriter a reasonable number of copies of such supplement. As used herein, the term "end of the underwriting period" means the later of such time as: (i) the Trustee delivers the Certificates to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Certificates for sale to the public. Unless the Underwriter gives notice to the contrary, the "end of the underwriting period" shall be deemed to be the Closing Date. Any notice delivered pursuant to the preceding sentence shall be written notice delivered to the District at or prior to the Closing Date of the Certificates and shall specify a date (other than the Closing Date) to be deemed the end of the underwriting period.

(k) The District will refrain from taking any action, or permitting any action to be taken, with regard to which the District may exercise control, that results in the loss of the tax-exempt status of the interest for federal income tax purposes with respect to the Certificates.

(l) The financial statements relating to the receipts, expenditures and cash balances of the District as of June 30, 2025 attached as an appendix to the Official Statement fairly represent the receipts, expenditures and cash balances of the District. Except as disclosed in the Official Statement or otherwise disclosed in writing to the Underwriter, there has not been any materially adverse change in the financial condition of the District or in its operations since June 30, 2025 and there has been no occurrence, circumstance or combination thereof which is reasonably expected to result in any such materially adverse change.

(m) To the extent required by law, the District will undertake, pursuant to the Continuing Disclosure Certificate and the other District Documents, to provide annual reports and notices of certain events. A description of these undertakings is set forth in an appendix to the Preliminary Official Statement and will also be set forth in the Official Statement.

(n) The District will refrain from taking any action, or permitting any action to be taken, to reduce the amount of the Installment Payments while the Certificates are Outstanding, and the District will pay the Installment Payments in accordance with the Installment Purchase Contract.

(o) Any certificate signed by any officer of the District authorized to execute such certificate in connection with the execution, sale and delivery of the Certificates and delivered to the Underwriter shall be deemed a representation and warranty of the District to the Underwriter as to the statements made therein but not of the person signing such certificate.

Section 8. Conditions to the Obligations of the Underwriter. The Underwriter has entered into the Purchase Agreement in reliance upon the representations and warranties of the District contained herein. The obligations of the Underwriter to accept delivery of and pay for the Certificates on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the statements of the officers and other officials of the Corporation and the District, as well as authorized representatives of Special Counsel and the Trustee made in any Certificates or other documents furnished pursuant to the provisions hereof; to the performance by the District of its obligations to be performed hereunder at or prior to the Closing Date; and to the following additional conditions:

(a) The representations, warranties and covenants of the District contained herein shall be true and correct at the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) At the time of Closing, the District Documents and the Corporation Documents shall be in full force and effect as valid and binding agreements between or among the various parties thereto, and the District Documents, the Corporation Documents and the Official Statement shall not have been amended, modified or supplemented except as may have been agreed to in writing by the Underwriter.

(c) At the time of the Closing, no material default shall have occurred or be existing under the District Documents, the Corporation Documents or any other agreement or document pursuant to which any of the District's financial obligations were executed and delivered, and the District shall not be in default in the payment of principal or interest with respect to any of its financial obligations, which default would materially adversely impact the ability of the District to pay the Installment Payments.

(d) In recognition of the desire of the District and the Underwriter to effect a successful public offering of the Certificates, and in view of the potential adverse impact of any of the following events on such a public offering, the Purchase Agreement shall be subject to termination in the discretion of the Underwriter by notification, in writing, to the District prior to delivery of and payment for the Certificates, if at any time prior to such time, regardless of whether any of the following statements of fact were in existence or known of on the date of the Purchase Agreement:

(i) any event shall occur which makes untrue any material statement or results in an omission to state a material fact that is necessary to make the statements in the Official Statement, in the light of the circumstances under which they were made, not misleading, which event, in the reasonable opinion of the Underwriter would materially or adversely affect the ability of the Underwriter to market the Certificates;

(ii) the marketability of the Certificates or the market price thereof, in the opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation in or by the Congress of the United States or by the State, or the amendment of legislation pending as of the date of the Purchase Agreement in the Congress of the United States, or the recommendation to Congress or endorsement for passage (by press release, other form of notice or otherwise) of legislation by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairman or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or the proposal for consideration of legislation by either such Committee or by any member thereof, or the presentment of legislation for consideration as an option by either such Committee, or by the staff of the Joint Committee on Taxation of the Congress of the United States, or the favorable reporting for passage of legislation to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or any decision of any federal or state court or any ruling or regulation (final, temporary or proposed) or official statement on behalf of the United States Treasury Department, the Internal Revenue Service or other federal or state authority affecting the federal or state tax status of the District, or the interest with respect to bonds or notes (including the Certificates);

(iii) any legislation, ordinance, rule or regulation shall be enacted by any governmental body, department or authority of the State, or a decision by any court of competent jurisdiction within the State shall be rendered which materially adversely affects the market price of the Certificates;

(iv) an order, decree or injunction issued by any court of competent jurisdiction, or order, ruling, regulation (final, temporary or proposed), official statement or other form of notice or communication issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental authority having jurisdiction of the subject matter, to the effect that: (i) obligations of the general character of the Certificates, or the Certificates, including any or all underlying arrangements, are not exempt from registration under the Securities Act of 1933, as amended, or that the Trust Agreement is not exempt from qualification under the Trust Indenture Act of 1939, as amended; or (ii) the issuance, offering or sale of obligations of the general character of the Certificates, or the execution, delivery, offering or sale of the Certificates, including any or all underlying obligations, as contemplated hereby or by the Official Statement, is or would be in violation of the federal securities laws as amended and then in effect;

(v) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, to the effect that obligations of the general character of the Certificates, or the Certificates, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended and as then in effect, or the Securities Exchange Act of 1934, as amended and as then in effect, or that the Trust Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended and as then in effect;

(vi) additional material restrictions not in force as of the date hereof shall have been imposed upon trading in securities generally by any domestic governmental authority or by any domestic national securities exchange, which are material to the marketability of the Certificates;

(vii) a general banking moratorium shall have been declared by federal, State or New York authorities, or the general suspension of trading on any national securities exchange;

(viii) there shall have occurred any outbreak or escalation of hostilities, declaration by the United States of a national emergency or war, pandemic, civil unrest or other calamity or crisis the effect of which on financial markets is materially adverse such as to make it, in the reasonable sole judgment of the Underwriter, impractical or inadvisable to proceed with the purchase or delivery of the Certificates as contemplated by the Official Statement (exclusive of any amendment or supplement thereto);

(ix) a disruption in securities settlement, payment or clearance services shall have occurred, which, in the reasonable opinion of the Underwriter, materially adversely affects the market price of the Certificates;

(x) any rating of the Certificates or the rating of any obligations of the District shall have been downgraded or withdrawn by a national rating service, which, in the opinion of the Underwriter, materially adversely affects the market price of the Certificates; or

(xi) the commencement of any action, suit or proceeding described in Section 7(h).

(e) at or prior to the Closing, the Underwriter shall receive the following documents, in each case to the reasonable satisfaction in form and substance of the Underwriter:

(i) The executed resolution of the Corporation relating to the Certificates and authorizing the execution and delivery of the Corporation Documents;

(ii) The executed resolution of the District relating to the Certificates and authorizing the execution and delivery of the Certificates, the District Documents and the Official Statement signed by an authorized official of the District;

(iii) The District Documents and the Corporation Documents duly executed and delivered by the respective parties thereto, with only such amendments, modifications or supplements as may have been agreed to in writing by the Underwriter;

(iv) The approving opinion of Special Counsel dated the Closing Date and addressed to the District, in substantially the form attached as an appendix to the Official Statement, and reliance letters thereon addressed to the Underwriter and the Trustee;

(v) A supplemental opinion of Special Counsel dated the Closing Date and addressed to the Underwriter, to the effect that:

(A) the statements on the cover of the Official Statement and in the Official Statement under the captions "INTRODUCTION," "PLAN OF FINANCE," "THE

CERTIFICATES," "SECURITY FOR THE CERTIFICATES" and "TAX EXEMPTION" and in Appendices A and B, excluding any material that may be treated as included under such captions and appendices by any cross-reference, insofar as such statements expressly summarize provisions of the Certificates, the District Documents, the Corporation Documents and Special Counsel's final opinion concerning the Certificates or state legal conclusions with respect to the matters covered by such final opinion, present a fair and accurate summary of the provisions thereof, provided that Special Counsel need not express any opinion with respect to any financial or statistical data contained therein or with respect to the Insurer, the Insurance Policy, or the book-entry system in which the Certificates are initially delivered;

(B) The Purchase Agreement and the Continuing Disclosure Certificate have been duly authorized, executed and delivered by the District and are the valid, legal and binding agreements of the District enforceable in accordance with their respective terms, except that the rights and obligations under the Purchase Agreement and the Continuing Disclosure Certificate are subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights, to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies in the State, and provided that no opinion is expressed with respect to any indemnification or contribution provisions contained therein; and

(C) The Certificates are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Trust Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(vi) The Official Statement, executed on behalf of the District, and the Preliminary Official Statement;

(vii) Evidence that the ratings on the Certificates are as described in the Official Statement;

(viii) A certificate, dated the Closing Date, signed by a duly authorized officer of the Corporation, satisfactory in form and substance to the Underwriter and substantially in the form that is set forth in Exhibit C;

(ix) A certificate, dated the Closing Date, signed by a duly authorized officer of the District satisfactory in form and substance to the Underwriter to the effect that: (i) the representations, warranties and covenants of the District contained in the Purchase Agreement are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date by the District, and the District has complied with all of the terms and conditions of the Purchase Agreement that are required to be complied with by the District on or prior to the Closing Date; (ii) to the best of such officer's knowledge, no event affecting the District has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purposes for which it is to be used or which is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; (iii) the information and statements contained in the Official Statement (other than information in the Official Statement under the caption "UNDERWRITING" and information regarding the Insurer, the Insurance Policy, DTC and its book-entry only system) did not as of its date and do not as of the Closing contain an untrue statement of a material fact or omit to state any material fact that is necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading in any material

respect; and (iv) to the best of its knowledge after reasonable investigation, the District is not, in any material respect, in breach of or default under any applicable law or administrative regulation of the State or the United States or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement (including but not limited to the Installment Purchase Contract) or other instrument to which the District is a party or is otherwise subject, which would have a material adverse impact on the District's ability to perform its obligations under the District Documents, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute such a default or event of default under any such instrument;

(x) An opinion dated the Closing Date and addressed to the Underwriter and the Trustee, of counsel to the Corporation, in form and substance acceptable to the Underwriter and Special Counsel;

(xi) an opinion dated the Closing Date and addressed to the Underwriter and the Trustee, of the District's General Counsel, to the effect that:

(A) The District is a community services district, duly organized and validly existing under the Community Services District Law (Division 3 of Title 6 of the California Government Code);

(B) The resolution of the District approving and authorizing the execution and delivery of the District Documents, and approving the Official Statement, was duly adopted at a meeting of the Board of Directors that was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and such resolution is in full force and effect and has not been modified, amended, or rescinded;

(C) To the best of such counsel's knowledge and based upon a reasonable investigation and consultation with Special Counsel for the District, and in reliance on the concurrently issued opinion and certification thereof, the execution and delivery of the District Documents and compliance with the provisions thereof, under the circumstances contemplated thereby, do not and will not in any material respect conflict with, or constitute on the part of the District a breach of or default under, as applicable: (a) any agreement or other instrument to which the District is a party or by which it is bound; or (b) any existing law, regulation, court order or consent decree to which the District is subject, which breach or default has or may have a material adverse effect on the ability of the District to perform its obligations under the District Documents;

(D) To the best of such counsel's knowledge and based upon a reasonable investigation, there is no litigation, proceeding, action, suit or investigation at law or in equity before or by any court, governmental agency or body, pending, with service of process upon the District having been accomplished, or threatened in writing against the District, challenging the creation, organization or existence of the District, or the validity of the District Documents or seeking to restrain or enjoin the payment of the Installment Payments or in any way contesting or affecting the validity of the District Documents or contesting the authority of the District to enter into or perform its obligations under any of the District Documents, or which, in any manner, questions the right of the District to pay the Installment Payments under the Installment Purchase Contract; and

(E) The District Documents, assuming due execution and delivery by the other parties thereto, as applicable, constitute valid and binding obligations of the District;

(xii) An opinion of Kutak Rock LLP, Irvine, California, in its capacity as Disclosure Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that, based upon the information made available to them in the course of their participation in the preparation of the Preliminary Official Statement and the Official Statement and without passing on and without assuming any responsibility for the accuracy, completeness and fairness of the statements in the Preliminary Official Statement and the Official Statement, and having made no independent investigation or verification thereof, and stated as a matter of fact and not opinion that, during the course of its representation of the District on this matter, no facts came to the attention of the attorneys in its firm rendering legal services in connection with the Preliminary Official Statement and the Official Statement which caused them to believe that the Preliminary Official Statement as of its date and as of the date hereof, or the Official Statement as of its date and as of the Closing Date (except any CUSIP numbers, financial, accounting, statistical or economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, environmental litigation, environmental matters, information relating to the Insurer, the Insurance Policy, The Depository Trust Company and its book-entry system, and the Appendices thereto, included or referred to therein, which shall be expressly excluded from the scope of this paragraph and as to which such firm need not express any opinion or view) contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(xiii) An opinion of Stradling Yocca Carlson & Rauth LLP, counsel to the Underwriter, in form and substance satisfactory to the Underwriter;

(xiv) An opinion of counsel to the Trustee, addressed to the Underwriter and dated the Closing Date, in form and substance satisfactory to the Underwriter and to Special Counsel, addressing the Trust Agreement;

(xv) A certificate, dated the Closing Date, signed by a duly authorized official of the Trustee in form and substance satisfactory to the Underwriter, addressing the Trust Agreement, and an incumbency certificate of the Trustee;

(xvi) A preliminary and final Statement of Sale required to be delivered to the California Debt and Investment Advisory Commission pursuant to Section 53583 of the Government Code and Section 8855(g) of the Government Code;

(xvii) A copy of the executed Blanket Issuer Letter of Representations by and between the District and DTC relating to the book-entry system;

(xviii) The tax and nonarbitrage certificate of the District relating to the Certificates, and a form 8038-G relating to the Certificates, each in form and substance to the reasonable satisfaction of Special Counsel and the Underwriter;

(xix) A certificate, dated the date of the Preliminary Official Statement, of the District, as required under Rule 15c2-12;

(xx) Evidence that a Debt Management Policy which complies with Section 8855 of the Government Code has been adopted by the District;

(xxi) A Certificate of the Insurer, dated the Closing Date, signed by an authorized officer thereof as to such matters as the Underwriter may reasonably request;

(xxii) An opinion of counsel to the Insurer, dated the Closing Date and addressed to the Underwriter, concerning such matters as the Underwriter may reasonably request;

(xxiii) An executed copy of the Insurance Policy;

(xxiv) Specimen Certificates; and

(xxv) Such additional legal opinions, certificates, proceedings, instruments or other documents as Special Counsel or the Underwriter may reasonably request.

Section 9. Changes in Official Statement. After the Closing, the District will not adopt any amendment of or supplement to the Official Statement to which the Underwriter shall reasonably object in writing. Within 25 days following the end of the underwriting period, if any event relating to or affecting the Certificates, the Trustee, the District or the Corporation shall occur as a result of which it is necessary, in the opinion of the Underwriter, to amend or supplement the Official Statement in order to make the Official Statement not misleading in any material respect in the light of the circumstances existing at the time it is delivered to a purchaser, the District will forthwith prepare and furnish to the Underwriter an amendment or supplement that will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances existing at the time the Official Statement is delivered to purchaser, not misleading. The District shall cooperate with the Underwriter in the filing by the Underwriter of such amendment or supplement to the Official Statement with the MSRB.

Section 10. Expenses. Whether or not the Certificates are delivered to the Underwriter as set forth herein:

(a) The Underwriter shall be under no obligation to pay, and the District shall pay or cause to be paid (from the proceeds of the Certificates or from any legally available funds) all expenses that are incident to the performance of the District's obligations hereunder, including, but not limited to, the cost of printing and delivering the Certificates to the Underwriter, the cost of preparation, printing, distribution and delivery of the District Documents, the Corporation Documents, the Preliminary Official Statement, the Official Statement and all other agreements and documents that are contemplated hereby (and drafts of any thereof) in such reasonable quantities as requested by the Underwriter (excluding the fees and disbursements of the Underwriter's counsel), the fees and disbursements of the Trustee, Special Counsel, the District's municipal advisor and any accountants, engineers or any other experts or consultants that the District has retained in connection with the execution and delivery of the Certificates and any other expenses that are agreed to by the parties; and

(b) The District shall be under no obligation to pay, and the Underwriter shall pay, any fees of the California Debt and Investment Advisory Commission, the cost of preparation of any "blue sky" or legal investment memoranda and the Purchase Agreement; expenses to qualify the Certificates for sale under any "blue sky" or other state securities laws; and all other expenses that are incurred by the Underwriter in connection with the public offering and distribution of the

Certificates (except those which are specifically enumerated in paragraph (a) of this section), including the fees and disbursements of its counsel and any advertising expenses.

Section 11. Notices. Any notice or other communication to be given to the Underwriter under the Purchase Agreement may be given by delivering the same in writing to Oppenheimer & Co. Inc., 580 California Street, Suite 2300, San Francisco, California 94104 Attention: Municipal Capital Markets Group. All notices or communications hereunder by any party shall be given and served upon each other party. Any notice or communication to be given to the District under the Purchase Agreement may be given by delivering the same in writing to the address set forth on the first page of the Purchase Agreement.

Section 12. Parties in Interest. The Purchase Agreement is made solely for the benefit of the District and the Underwriter (including the successors or assigns thereof) and no other person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties and agreements of the District in the Purchase Agreement shall remain operative and in full force and effect regardless of any investigation made by or on behalf of the Underwriter and shall survive the delivery of and payment for the Certificates.

Section 13. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof.

Section 14. Counterparts. The Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

Section 15. Survival of Representations and Warranties. The representations and warranties of the District in or made pursuant to the Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing or termination of the Purchase Agreement and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the District and regardless of delivery of and payment for the Certificates.

Section 16. Effectiveness. The Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the District and shall be valid and enforceable as of the time of such acceptance.

Section 17. Governing Law. The Purchase Agreement shall be governed by and construed in accordance with the laws of the State.

OPPENHEIMER & CO. INC., as Underwriter

By: _____
Title: Authorized Officer

Accepted as of the date first stated above:

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

By: _____
General Manager

Time of Execution: _____

EXHIBIT A

$_____
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
REVENUE CERTIFICATES OF PARTICIPATION, SERIES 2026A
(WATER PROJECT – BANK QUALIFIED)

MATURITY SCHEDULE

Maturity Date (August 1)	*Principal Amount*	*Interest Rate*	*Yield*	*Initial Offering Price*	*10% Test Used*	*Hold the Offering Price Rule Used*
	$	%	%			

T
T

_____

C Priced to first optional redemption date of August 1, ____ at par.
T Term Certificate.

EXHIBIT B

$_____
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
REVENUE CERTIFICATES OF PARTICIPATION, SERIES 2026A
(WATER PROJECT – BANK QUALIFIED)

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Oppenheimer & Co. Inc. ("Oppenheimer") hereby certifies as set forth below with respect to the sale and delivery of the above-captioned obligations (the "Certificates").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) Oppenheimer offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Certificates is attached to this certificate as Schedule B.

(b) As set forth in the Certificate Purchase Agreement, dated _____, 2026, by and between Oppenheimer, as the Underwriter, and the Issuer, Oppenheimer has agreed in writing that: (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Certificates of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"); and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Certificates during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Certificates listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Certificates listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (which Sale Date is _____, 2026), or (ii) the date on which Oppenheimer has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(b) *Issuer* means McKinleyville Community Services District.

(c) *Maturity* means Certificates with the same credit and payment terms. Certificates with different maturity dates, or Certificates with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) *Underwriter* means: (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public; and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Certificates to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Certificates to the Public).

The representations that are set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Oppenheimer's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Certificates, and by Kutak Rock LLP, Special Counsel, in connection with rendering its opinion that the interest with respect to the Certificates is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Certificates.

OPPENHEIMER & CO. INC.

By:_____

Name:_____

Dated: _____, 2026

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

EXHIBIT C

$_____
MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
REVENUE CERTIFICATES OF PARTICIPATION, SERIES 2026A
(WATER PROJECT – BANK QUALIFIED)

CLOSING CERTIFICATE OF THE CORPORATION

The undersigned hereby certifies and represents that the undersigned is the duly appointed and acting representative of the CSDA Finance Corporation (the "**Corporation**") and is duly authorized to execute and deliver this certificate and further hereby certifies and reconfirms on behalf of the Corporation as follows:

(i) The covenants, representations and warranties of the Corporation in the Installment Purchase Contract, dated as of _____, 2026 (the "**Installment Purchase Contract**"), by and between the Corporation and McKinleyville Community Services District, are true and correct in all material respects on and as of the date hereof, with the same effect as if made on the date hereof.

(ii) The resolution of the Corporation approving and authorizing the execution of the Installment Purchase Contract, among other documents, was duly adopted at a meeting of the Corporation at which a quorum was present and acting throughout, is in full force and effect as of the date hereof and has not been amended, modified or supplemented, except as agreed to by the Underwriter.

(iii) The Corporation has complied with all of the agreements and satisfied all of the conditions on its part to be performed or satisfied on or prior to the date hereof relating to the above-captioned certificates of participation (the "**Certificates**").

(iv) The statements and descriptions pertaining to the Corporation in the Official Statement dated _____, 2026 relating to the Certificates (the "**Official Statement**") do not contain any untrue or misleading statement of a material fact and do not omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they are made, not misleading.

(v) No event affecting the Corporation has occurred since the date of the Official Statement which either makes untrue or incorrect in any material respect as of the date hereof the statements or information regarding the Corporation contained in the Official Statement or is not reflected in the Official Statement but should be reflected therein in order to make the statements and information therein regarding the Corporation not misleading in any material respect.

(vi) to the best of its knowledge, the Corporation is not, in any material respect, in breach of or default under any applicable law or administrative regulation of the State of California or the United States or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement (including but not limited to the Installment Purchase Contract) or other instrument to which the Corporation is a party or is otherwise subject, which would have a material adverse impact on the Corporation's ability to perform its obligations under the Installment Purchase

Contract, the Trust Agreement (as such term is defined in the recitals of the Installment Purchase Contract), and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute such a default or event of default under any such instrument.

Dated: _____, 2026

CSDA FINANCE CORPORATION

By:_____
Authorized Signatory

Kutak Rock LLP
Draft of 4/28/26

PRELIMINARY OFFICIAL STATEMENT DATED JUNE __, 2026

NEW ISSUE
BOOK-ENTRY-ONLY
[BANK QUALIFIED]

INSURED WATER SYSTEM CERTIFICATES RATING: S&P "__"
INSURED WASTEWATER SYSTEM CERTIFICATES RATING: S&P "__"
UNDERLYING WATER SYSTEM CERTIFICATES RATING: S&P "__"
UNDERLYING WASTEWATER SYSTEM CERTIFICATES RATING: S&P "__"
See the caption "RATINGS."

In the opinion of Kutak Rock LLP, Special Counsel, under existing laws, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest with respect to the Certificates (including any original issue discount properly allocable to the owner of a Certificate) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest with respect to the Certificates may affect the federal alternative minimum tax imposed on certain corporations. Special Counsel is also of the opinion that interest with respect to the Certificates is exempt from State of California personal income taxes. [The District has designated the Certificates as "qualified tax-exempt obligations" under Section 265(b)(3) of the Internal Revenue Code of 1986.] For a more detailed description of such opinions of Special Counsel, see the caption "TAX EXEMPTION."

**$_____*
McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026A
(Water Project – Bank Qualified)**

**$_____*
McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026B
(Wastewater Project – Bank Qualified)**

Dated: Date of Delivery **Due: As shown on the inside front cover page**

The McKinleyville Community Services District Revenue Certificates of Participation, Series 2026A (Water Project – Bank Qualified) (the "**Water System Certificates**") are being executed and delivered: (i) to finance certain capital improvements (the "**Water System Project**") to the Water System of the McKinleyville Community Services District (the "**District**"); and (ii) to pay costs of issuance of the Water System Certificates, including the premium for a municipal bond insurance policy (the "**Water System Insurance Policy**") to be issued by _____ ("__" or the "**Insurer**") guaranteeing the payment, when due, of the principal of and interest with respect to the Water System Certificates.

The McKinleyville Community Services District Revenue Certificates of Participation, Series 2026B (Wastewater Project – Bank Qualified) (the "**Wastewater System Certificates**" and, together with the Water System Certificates, the "**Certificates**") are being executed and delivered: (i) to finance certain capital improvements (the "**Wastewater System Project**" and, together with the Water System Project, the "**Projects**") to the Wastewater System of the District; and (ii) to pay costs of issuance of the Wastewater System Certificates, including the premium for a municipal bond insurance policy (the "**Wastewater System Insurance Policy**" and, together with the Water System Insurance Policy, the "**Insurance Policies**") to be issued by the Insurer guaranteeing the payment, when due, of the principal of and interest with respect to the Wastewater System Certificates.

The Certificates are being executed and delivered as fully registered certificates in book-entry form only, initially registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York ("**DTC**"). Individual purchases of the Certificates will be in the denomination of $5,000 each or any integral multiple thereof. Interest due with respect to the Water System Certificates is payable semiannually on February 1 and August 1 of each year, commencing February 1, 2027. Interest due with respect to the Wastewater System Certificates is payable semiannually on March 15 and September 15, commencing [March 15, 2027]. Interest and principal with respect to the Certificates shall be payable by U.S. Bank Trust Company, National Association, San Francisco, California, as trustee (the "**Trustee**") to DTC. See Appendix E.

The Water System Certificates will be executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "**Water System Trust Agreement**"), by and among the Trustee, CSDA Finance Corporation (the "**Corporation**") and the District. The Water System Certificates evidence proportionate interests of the owners thereof in Water System Installment Payments to be made by the District under an Installment Purchase Contract, dated as of July 1, 2026 (the "**Water System Installment Purchase Contract**"), by and between the District and the Corporation. See the caption "SCHEDULE OF WATER SYSTEM INSTALLMENT PAYMENTS AND WATER SYSTEM PARITY OBLIGATIONS." The Water System Installment Payments are payable from and secured by a pledge of Water System Net Revenues.

The Wastewater System Certificates will be executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "**Wastewater System Trust Agreement**" and, together with the Water System Trust Agreement, the "**Trust Agreements**"), by and among the Trustee, the Corporation and the District. The Wastewater System Certificates evidence proportionate interests of the owners thereof in Wastewater System Installment Payments to be made by the District under an Installment Purchase Contract, dated as of July 1, 2026 (the "**Wastewater System Installment Purchase Contract**" and, together with the Water System Installment Purchase Contract, the "**Installment Purchase Contracts**"), by and between the District and the Corporation. See the caption "SCHEDULE OF WASTEWATER SYSTEM INSTALLMENT PAYMENTS AND WASTEWATER SYSTEM PARITY OBLIGATIONS." The Wastewater System Installment Payments are payable from and secured by a pledge of Wastewater System Net Revenues.

The Water System Installment Payments and the Wastewater System Installment Payments are collectively referred to herein as the "**Installment Payments**."

The obligation of the District to pay the Water System Installment Payments from Water System Net Revenues is on a parity with the obligation of the District to make payments on certain Water System obligations which are currently outstanding in the principal amount of $5,414,583. See the caption "THE WATER SYSTEM—Outstanding Water System Indebtedness."

The obligation of the District to pay the Wastewater System Installment Payments from Wastewater System Net Revenues is on a parity with the obligation of the District to make payments on certain Wastewater System obligations which are currently outstanding in the principal amount of $[_____]. See the caption "THE WASTEWATER SYSTEM—Outstanding Wastewater System Indebtedness."

The District may incur additional obligations payable from Water System Net Revenues or Wastewater System Net Revenues on a parity with the Water System Installment Payments or Wastewater System Installment Payments, respectively, subject to the terms and conditions of the applicable Installment Purchase Contract. See the caption "SECURITY FOR THE CERTIFICATES—Additional Indebtedness."

No debt service reserve fund or account has been established in connection with the execution and delivery of the Certificates.

The Wastewater System Net Revenues are not pledged to secure the Water System Installment Payments and the Water System Net Revenues are not pledged to secure the Wastewater System Installment Payments.

THE CERTIFICATES ARE SUBJECT TO PREPAYMENT PRIOR TO MATURITY AS DESCRIBED HEREIN.

* *Preliminary; subject to change.*

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

The obligation of the District to make the Installment Payments does not constitute an obligation of the District for which the District is obligated to levy or pledge any form of taxation or for which the District has levied or pledged any form of taxation. Neither the Certificates nor the obligation of the District to make Installment Payments constitute a debt of the District, the Corporation, the State of California or any of its political subdivisions within the meaning of any constitutional or statutory debt limitation or restriction. THE CORPORATION IS NOT LIABLE TO MAKE THE INSTALLMENT PAYMENTS.

[The scheduled payment of principal of and interest with respect to the Water System Certificates and the Wastewater Certificates will be guaranteed under separate and distinct municipal bond insurance policies to be issued concurrently with the execution and delivery of the respective series of Certificates by _____. See the caption "CERTIFICATE INSURANCE."]

[INSERT INSURER LOGO]

This cover page contains certain information for quick reference only and is not a summary of this issuance. Investors must read the entire Official Statement, including the section entitled "CERTAIN RISK FACTORS," to obtain information essential to the making of an informed investment decision.

The Certificates are offered when, as and if delivered and received by the Underwriter, subject to the approval as to their legality by Kutak Rock LLP, Irvine, California, Special Counsel, and certain other conditions. Certain legal matters will be passed upon for the District by Kutak Rock LLP, Irvine, California, Disclosure Counsel, and by The Mitchell Law Firm, LLP, Eureka, California, District Counsel. Certain legal matters will be passed upon for the Corporation by McMurchie Law Firm, Folsom, California, for the Underwriter by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Underwriter's Counsel, for the Trustee by its counsel and for the Insurer by its counsel. It is anticipated that the Certificates will be available for delivery through the facilities of DTC on or about July 9, 2026.



Dated: June __, 2026

MATURITY SCHEDULE

Base CUSIP® 581719†

$_____*
McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026A
(Water Project – Bank Qualified)

Maturity Date (August 1)	*Principal Amount*	*Interest Rate*	*Yield*	*Price*	*CUSIP®† Suffix*
20__	$	%	%		

$_____ ____% Term Water System Certificates due August 1, 20__, Yield ____% Price: ____, CUSIP® Suffix†: ___

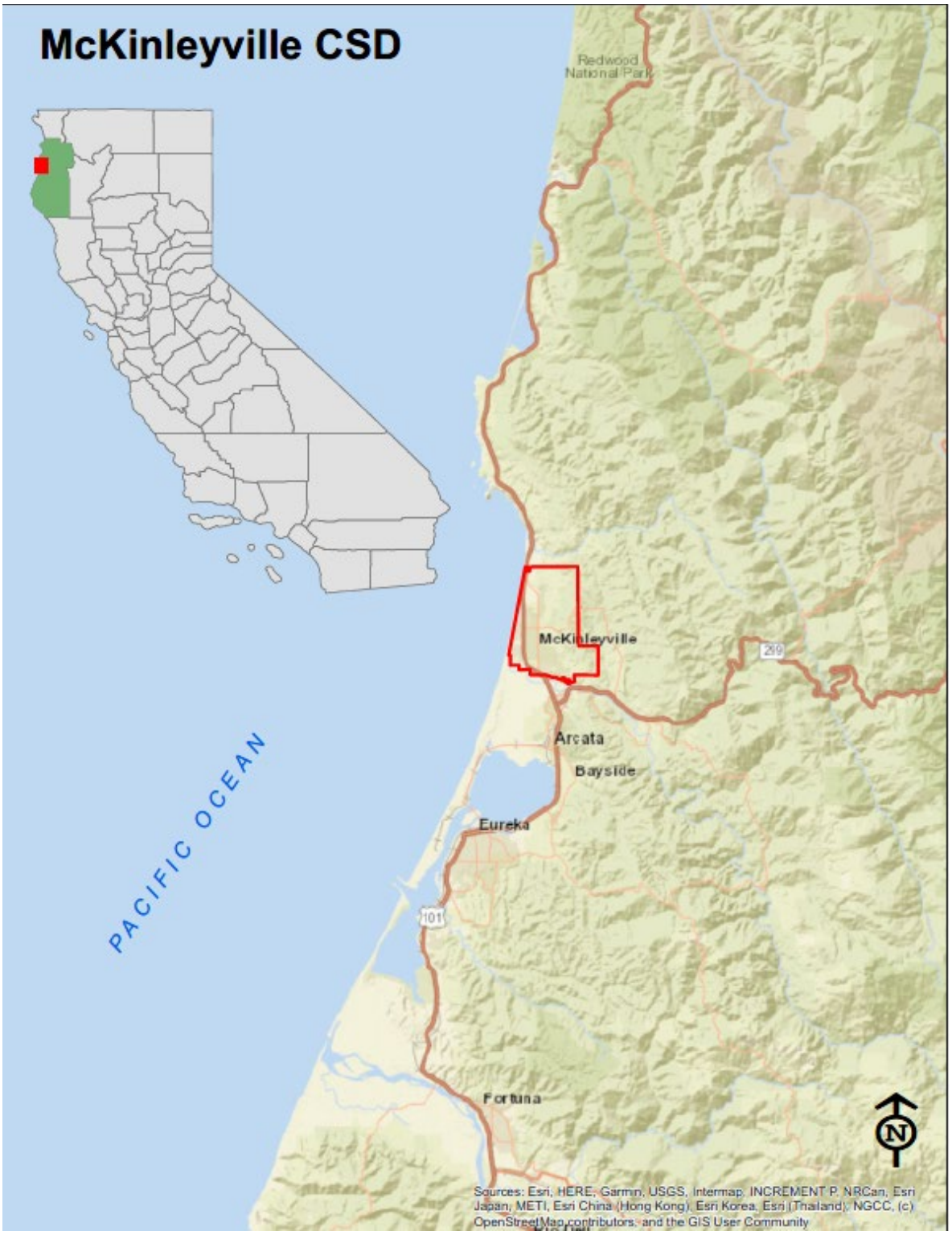
$_____*
McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026B
(Wastewater Project – Bank Qualified)

Maturity Date (September 15)	*Principal Amount*	*Interest Rate*	*Yield*	*Price*	*CUSIP®† Suffix*
20__	$	%	%		

$_____ ____% Term Wastewater System Certificates due September 15, 20__, Yield ____% Price: ____, CUSIP® Suffix†: ___

* *Preliminary; subject to change.*

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McKinleyville CSD
Redwood National Park
McKinleyville
299
Arcata
Bayside
Eureka
101
Fortuna
PACIFIC OCEAN
N
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

Dennis Mayo	President
David Couch	Vice President
Scott Binder	Director
James Biteman	Director
Gregory Orsini	Director

STAFF

Patrick Kaspari, P.E., *General Manager*
Samantha Howard, *Finance Director*

SPECIAL SERVICES

General Counsel

The Mitchell Law Firm LLP
Eureka, California

Municipal Advisor

Fieldman, Rolapp & Associates, Inc.
Irvine, California

Bond Counsel and Disclosure Counsel

Kutak Rock LLP
Irvine, California

Trustee

U.S. Bank Trust Company, National Association
San Francisco, California

No dealer, broker, salesperson or other person has been authorized by the Corporation or the District to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation may not be relied upon as having been authorized by the Corporation or the District. This Official Statement does not constitute an offer to sell or a solicitation or an offer to buy, nor shall there be any sale of the Certificates by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchasers of the Certificates. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

The Underwriter has provided the following sentence for inclusion in this Official Statement: "The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information."

The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall under any circumstances create any implication that there has been no change in the affairs of the District since the date hereof. This Official Statement is submitted in connection with the sale of the Certificates referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "project," "budget" or other similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The District does not plan to issue any updates or revisions to the forward-looking statements set forth in this Official Statement. The District is obligated to provide continuing disclosure for certain historical information only. See the caption "CONTINUING DISCLOSURE OBLIGATION."

WITH RESPECT TO THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE CERTIFICATES AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE CERTIFICATES DESCRIBED HEREIN TO CERTAIN DEALERS AND DEALER BANKS AND BANKS ACTING AS AGENT AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED IN THIS OFFICIAL STATEMENT AND SAID PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THE CERTIFICATES HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION CONTAINED IN SUCH ACT. THE CERTIFICATES HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

The District maintains a website and certain social media accounts. However, information presented on such website and accounts is not a part of this Official Statement, is not incorporated herein by reference and should not be relied upon in making an investment decision with respect to the Certificates.

[CERTIFICATE INSURANCE DISCLOSURE TO COME]

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$_____*** **$_____*

McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026A
(Water Project – Bank Qualified)

McKinleyville Community Services District
Revenue Certificates of Participation
Series 2026B
(Wastewater Project – Bank Qualified)

INTRODUCTION

General

This Official Statement, which includes the cover page, table of contents and Appendices hereto (this "**Official Statement**"), provides certain information concerning the execution and delivery of the McKinleyville Community Services District Revenue Certificates of Participation, Series 2026A (Water Project – Bank Qualified) (the "**Water System Certificates**"), which evidence proportionate interests of the registered owners thereof in certain installment payments (the "**Water System Installment Payments**") to be made by the McKinleyville Community Services District (the "**District**") to CSDA Finance Corporation (the "**Corporation**") from Net Revenues of the District's Water System, and the execution and delivery of the McKinleyville Community Services District Revenue Certificates of Participation, Series 2026B (Wastewater Project – Bank Qualified) (the "**Wastewater System Certificates**" and, together with the Water System Certificates, the "**Certificates**"), which evidence proportionate interests of the registered owners thereof in certain installment payments (the "**Wastewater System Installment Payments**") to be made by the District to the Corporation from Net Revenues of the District's Wastewater System.

The Water System Certificates will be executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "**Water System Trust Agreement**"), by and among U.S. Bank Trust Company, National Association, San Francisco, California, as trustee (the "**Trustee**"), the Corporation and the District. The Water System Certificates evidence proportionate interests of the owners thereof in Water System Installment Payments to be made by the District under an Installment Purchase Contract, dated as of July 1, 2026 (the "**Water System Installment Purchase Contract**"), by and between the District and the Corporation. The Water System Installment Payments will be secured by a pledge of and charge and first priority lien upon all of the Water System Net Revenues on a parity with certain obligations of the Water System that are currently outstanding in the principal amount of $5,414,583.

The Wastewater System Certificates will be executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "**Wastewater System Trust Agreement**"), by and among the Trustee, the Corporation and the District. The Wastewater System Certificates evidence proportionate interests of the owners thereof in Wastewater System Installment Payments to be made by the District under an Installment Purchase Contract, dated as of July 1, 2026 (the "**Wastewater System Installment Purchase Contract**"), by and between the District and the Corporation. The Wastewater System Installment Payments will be secured by a pledge of and charge and first priority lien upon all of the Wastewater System Net Revenues on a parity with certain obligations of the Wastewater System that are currently outstanding in the principal amount of $[____].

The Water System Trust Agreement and the Wastewater System Trust Agreement are collectively referred to herein as the "**Trust Agreements**," the Water System Installment Purchase Contract and the Wastewater System Installment Purchase Contract are collectively referred to herein as the "**Installment Purchase Contracts**" and the Water System Installment Payments and the Wastewater System Installment Payments are collectively referred to herein as the "**Installment Payments**."

See the caption "SECURITY FOR THE CERTIFICATES."

---

* *Preliminary; subject to change.*

The District will make the Water System Installment Payments to the Corporation in order to purchase the Water System Project (as such term is defined herein) from the Corporation pursuant to the Water System Installment Purchase Contract. Pursuant to the Assignment Agreement dated as of July 1, 2026 (the "**Water System Assignment Agreement**"), by and between the Corporation and the Trustee, the Corporation will assign to the Trustee for the benefit of the Water System Certificate Owners the Corporation's rights and remedies under the Water System Installment Purchase Contract, including its rights to receive Water System Installment Payments.

The District will make the Wastewater System Installment Payments to the Corporation in order to purchase the Wastewater System Project (as such term is defined herein) from the Corporation pursuant to the Wastewater System Installment Purchase Contract. Pursuant to the Assignment Agreement dated as of July 1, 2026 (the "**Wastewater System Assignment Agreement**" and, together with the Water System Assignment Agreement, the "**Assignment Agreements**"), by and between the Corporation and the Trustee, the Corporation will assign to the Trustee for the benefit of the Wastewater System Certificate Owners the Corporation's rights and remedies under the Wastewater System Installment Purchase Contract, including its rights to receive Wastewater System Installment Payments.

The Water System Certificates are being executed and delivered: (i) to finance certain capital improvements to the District's Water System; and (ii) to pay costs of issuance of the Water System Certificates, including the premium for a municipal bond insurance policy (the "**Water System Insurance Policy**") to be issued by _____ ("__" or the "**Insurer**") guaranteeing the payment, when due, of the principal of and interest with respect to the Water System Certificates. See the captions "THE WATER SYSTEM PROJECT," "PLAN OF FINANCE" and "CERTIFICATE INSURANCE."

The Wastewater System Certificates are being executed and delivered: (i) to finance certain capital improvements to the District's Wastewater System; and (ii) to pay costs of issuance of the Wastewater System Certificates, including the premium for a municipal bond insurance policy (the "**Wastewater System Insurance Policy**" and, together with the Water System Insurance Policy, the "**Insurance Policies**") to be issued by the Insurer guaranteeing the payment, when due, of the principal of and interest with respect to the Wastewater System Certificates. See the captions "THE WASTEWATER SYSTEM PROJECT," "PLAN OF FINANCE" and "CERTIFICATE INSURANCE."

The District

The District is a community services district that is organized and existing pursuant to the California Community Services District Law (California Government Code Section 61000 *et seq*.). The District is located in northwestern California along the Pacific Ocean coast of Humboldt County, approximately 285 miles north of San Francisco. The District operates a retail water distribution system (the "**Water System**") and a retail wastewater collection and treatment system (the "**Wastewater System**" and, together with the Water System, the "**Enterprise**"). The District's Water System provides treated drinking water to approximately 5,852 connections and the District's Wastewater System provides wastewater collection and treatment services to approximately 5,175 connections. The District is governed by a five-member Board of Directors, elected at large for four-year terms. The District and the Enterprise are described in greater detail under the captions "THE DISTRICT," "THE WATER SYSTEM" and "THE WASTEWATER SYSTEM."

Security and Sources of Payment for the Certificates

Water System Certificates. The Water System Certificates evidence a proportionate interest in the right to receive Water System Installment Payments to be made by the District under the Water System Installment Purchase Contract. The obligation of the District to make the Water System Installment Payments is a special obligation payable solely from and secured by a pledge of and first lien (subject to the parity lien of obligations currently outstanding and any obligations hereafter issued and incurred on a parity as to payment and security with the Water System Installment Payments, the "**Water System Parity Obligations**") on Water System Net

Revenues and all moneys in the Revenue Fund, the Acquisition Fund and the Installment Payment Fund established pursuant to the Water System Installment Purchase Contract and the Water System Trust Agreement and on other funds and accounts established pursuant to the Water System Trust Agreement.

See the caption "THE WATER SYSTEM—Outstanding Water System Indebtedness" for a description of currently outstanding Water System Parity Obligations. See the caption "SECURITY FOR THE CERTIFICATES—Additional Indebtedness" for a description of the terms and conditions under which the District may enter into additional Water System Parity Obligations.

The obligation of the District to make the Water System Installment Payments is absolute and unconditional, whether or not the Water System Project shall be acquired and constructed. Until such time as all Water System Installment Payments have been fully paid by the District and the Water System Certificates are no longer Outstanding (or provision for the payment thereof shall have been made pursuant to the Water System Trust Agreement), the District will not, under any circumstances, discontinue, abate or suspend any Water System Installment Payments required to be made under the Water System Installment Purchase Contract when due, whether or not the Water System, any part thereof or the Water System Project is operating or operable or has been completed, or whether or not the Water System or the Water System Project is condemned, damaged, destroyed or seized or its use is suspended, interfered with, reduced or curtailed or terminated in whole or in part, and such payments shall not be subject to reduction whether by offset, counterclaim, defense, recoupment, abatement, suspension, deferment or otherwise and shall not be conditional upon the performance or nonperformance by any party of any agreement or covenant contained therein for any cause whatsoever.

Wastewater System Certificates. The Wastewater System Certificates evidence a proportionate interest in the right to receive Wastewater System Installment Payments to be made by the District under the Wastewater System Installment Purchase Contract. The obligation of the District to make Wastewater System Installment Payments is a special obligation payable solely from and secured by a pledge of and first lien (subject to the parity lien of any obligations currently outstanding and hereafter issued and incurred on a parity as to payment and security with the Wastewater System Installment Payments, the "**Wastewater System Parity Obligations**") on Wastewater System Net Revenues and all moneys in the Revenue Fund, the Acquisition Fund and the Installment Payment Fund established pursuant to the Wastewater System Installment Purchase Contract and the Wastewater System Trust Agreement and on other funds and accounts established pursuant to the Wastewater System Trust Agreement.

See the caption "THE WASTEWATER SYSTEM—Outstanding Wastewater System Indebtedness" for a description of currently outstanding Wastewater System Parity Obligations. See the caption "SECURITY FOR THE CERTIFICATES—Additional Indebtedness" for a description of the terms and conditions under which the District may enter into additional Wastewater System Parity Obligations.

The obligation of the District to make the Wastewater System Installment Payments is absolute and unconditional, whether or not the Wastewater System Project shall be acquired and constructed. Until such time as all Wastewater System Installment Payments have been fully paid by the District and the Wastewater System Certificates are no longer Outstanding (or provision for the payment thereof shall have been made pursuant to the Wastewater System Trust Agreement), the District will not, under any circumstances, discontinue, abate or suspend any Wastewater System Installment Payments required to be made under the Wastewater System Installment Purchase Contract when due, whether or not the Wastewater System, any part thereof or the Wastewater System Project is operating or operable or has been completed, or whether or not the Wastewater System or the Wastewater System Project is condemned, damaged, destroyed or seized or its use is suspended, interfered with, reduced or curtailed or terminated in whole or in part, and such payments shall not be subject to reduction whether by offset, counterclaim, defense, recoupment, abatement, suspension, deferment or otherwise and shall not be conditional upon the performance or nonperformance by any party of any agreement or covenant contained therein for any cause whatsoever.

No Cross-Collateralization. The Wastewater System Net Revenues are *not* pledged to secure the Water System Installment Payments and the Water System Net Revenues are *not* pledged to secure the Wastewater System Installment Payments.

Parity Obligations

The District currently has outstanding obligations secured by a pledge of Water System Net Revenues and Wastewater System Net Revenues on a parity with the Water System Installment Purchase Contract and the Wastewater System Installment Purchase Contract, respectively. The District may also enter into additional Water System Parity Obligations and Wastewater System Parity Obligations under the terms and conditions that are set forth in the respective Installment Purchase Contracts. See the captions "THE WATER SYSTEM—Outstanding Wastewater System Indebtedness," "THE WASTEWATER SYSTEM—Outstanding Wastewater System Indebtedness" and "SECURITY FOR THE CERTIFICATES—Additional Indebtedness."

Rate Covenants

Water System Installment Payments. To the fullest extent permitted by law, the District will fix and prescribe rates and charges in connection with the Water System as a whole which are reasonably expected to be at least sufficient to yield during each Fiscal Year Water System Net Revenues equal to 120% of debt service on the aggregate amount of the Water System Installment Payments and Water System Parity Obligations for such Fiscal Year. The District may make adjustments from time to time in such rates and charges and may make such classifications thereof as it deems necessary, but shall not reduce the rates and charges then in effect unless the Water System Net Revenues from such reduced rates and charges are reasonably expected to be sufficient to meet the requirements of this paragraph. For purposes of the foregoing calculation, amounts held by the District in the Water System Rate Stabilization Fund as of the beginning of any Fiscal Year may, at the election of the District, be treated as Water System Net Revenues which are received during such Fiscal Year, in an amount not exceeding 25% of the amount of principal of and interest on all outstanding Water System Installment Payments, and principal of and interest on any Water System Parity Obligations issued or incurred after the date hereof payable from Water System Net Revenues coming due and payable during such Fiscal Year.

So long as the District has complied with its obligations set forth in the paragraph above, the failure of Water System Net Revenues to meet the threshold set forth in the paragraph above at the end of a Fiscal Year shall not constitute a default or an Event of Default provided that the District complies with the paragraph above at the commencement of the succeeding Fiscal Year. See the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants."

Wastewater System Installment Payments. To the fullest extent permitted by law, the District will fix and prescribe rates and charges in connection with the Wastewater System as a whole which are reasonably expected to be at least sufficient to yield during each Fiscal Year Wastewater System Net Revenues equal to 120% of debt service on the aggregate amount of the Wastewater System Installment Payments and Wastewater System Parity Obligations for such Fiscal Year. The District may make adjustments from time to time in such rates and charges and may make such classifications thereof as it deems necessary, but shall not reduce the rates and charges then in effect unless the Wastewater System Net Revenues from such reduced rates and charges are reasonably expected to be sufficient to meet the requirements of this paragraph. For purposes of the foregoing calculation, amounts held by the District in the Wastewater System Rate Stabilization Fund as of the beginning of any Fiscal Year may, at the election of the District, be treated as Wastewater System Net Revenues which are received during such Fiscal Year, in an amount not exceeding 25% of the amount of principal of and interest on all outstanding Wastewater System Installment Payments, and principal of and interest on any Wastewater System Parity Obligations issued or incurred after the date hereof payable from Wastewater System Net Revenues coming due and payable during such Fiscal Year.

So long as the District has complied with its obligations set forth in the paragraph above, the failure of Wastewater System Net Revenues to meet the threshold set forth in the paragraph above at the end of a Fiscal

Year shall not constitute a default or an Event of Default provided that the District complies with the paragraph above at the commencement of the succeeding Fiscal Year. See the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants."

No Reserve Fund

No debt service reserve fund or will be established or held for the benefit of either series of Certificates under either Trust Agreement or Installment Purchase Contract.

Certificate Insurance

The Insurer has committed to issue, effective as of the date of issuance of the Water System Certificates, the Water System Insurance Policy guaranteeing the payment, when due, of the principal of and interest on the Water System Certificates.

The Insurer has committed to issue, effective as of the date of issuance of the Wastewater System Certificates, the Wastewater System Insurance Policy guaranteeing the payment, when due, of the principal of and interest on the Wastewater System Certificates.

See the caption "CERTIFICATE INSURANCE." A specimen of the Water System Insurance Policy and the Wastewater System Insurance Policy is set forth in Appendix G. See Appendix A under the caption "TRUST AGREEMENT—Certificate Insurance Provisions" for a description of certain provisions relating to the Insurance Policies.

Installment Payments Not Debt

THE OBLIGATION OF THE DISTRICT TO MAKE THE INSTALLMENT PAYMENTS DOES NOT CONSTITUTE AN OBLIGATION OF THE DISTRICT FOR WHICH THE DISTRICT IS OBLIGATED TO LEVY OR PLEDGE ANY FORM OF TAXATION OR FOR WHICH THE DISTRICT HAS LEVIED OR PLEDGED ANY FORM OF TAXATION. NEITHER THE CERTIFICATES NOR THE OBLIGATION OF THE DISTRICT TO MAKE THE INSTALLMENT PAYMENTS CONSTITUTE A DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, THE CORPORATION, THE STATE OF CALIFORNIA (THE "**STATE**") OR ANY OF ITS POLITICAL SUBDIVISIONS WITHIN THE MEANING OF THE CONSTITUTION OR STATUTES OF THE STATE OF CALIFORNIA OR OTHERWISE.

Continuing Disclosure

Pursuant to the Continuing Disclosure Certificate, to be dated the date of delivery of the Certificates (the "**Continuing Disclosure Certificate**"), executed by the District, the District has covenanted for the benefit of the owners and beneficial owners of the Certificates to provide certain financial information and operating data concerning the District and the System each year to the Municipal Securities Rulemaking Board, acting through its Electronic Municipal Market Access ("**EMMA**") system and to provide notice to the Municipal Securities Rulemaking Board through EMMA of certain enumerated events, all pursuant to the requirements of Section (b)(5)(i) of Rule 15c2-12 promulgated by the Securities and Exchange Commission, as amended. See the caption "CONTINUING DISCLOSURE OBLIGATION. See also Appendix D for the form of the Continuing Disclosure Certificate.

Other Information and Definitions

The descriptions of the Certificates, the Installment Purchase Contracts, the Trust Agreements, the Assignment Agreements and other documents described in this Official Statement do not purport to be definitive or comprehensive, and all references to such documents are qualified in their entirety by reference to the final form of such documents, which documents are available at the principal corporate trust office of the Trustee in

San Francisco, California. During the period of the offering of the Certificates, copies of such documents will also be available from the Underwriter. See Appendix A for definitions of certain terms used in the Installment Purchase Contracts, the Trust Agreements and this Official Statement which are not otherwise defined.

All of the summaries of statutes, resolutions, opinions, agreements, financial and statistical data and other related reports described in this Official Statement are made subject to the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents, copies of which are either publicly available or available for inspection by written request mailed to the District at 1656 Sutter Road, McKinleyville, California 95519, Attention: Finance Director.

THE WATER SYSTEM PROJECT

The District intends to apply proceeds of the Water System Certificates to finance the construction, acquisition and installation of water mainline rehabilitations and replacements, replacement of the McCluski Tank 3 water storage reservoir and certain other Water System capital improvements (collectively, the "**Water System Project**"). The expected cost of the Water System Project is approximately $4.6 million. The District expects to comply with all governmental approval, environmental review, public bidding and other permitting requirements for each component of the Water System Project as required by law, and to complete all components of the Water System Project by mid-2029.

Pursuant to the Water System Installment Purchase Agreement, the District may substitute or add additional projects to the 2025 Project. See Appendix A under the caption "INSTALLMENT PURCHASE CONTRACT—ACQUISITION OF THE PROJECT—Acquisition of the Project."

THE WASTEWATER SYSTEM PROJECT

The District intends to apply proceeds of the Wastewater System Certificates to finance the construction, acquisition and installation of Wastewater System collection system upgrades, sewer main rehabilitations and replacements, sewer lift station upgrades and certain other Wastewater System capital improvements (collectively, the "**Wastewater System Project**"). The expected cost of the Wastewater System Project is approximately $3.6 million. The District expects to comply with all governmental approval, environmental review, public bidding and other permitting requirements for each component of the Wastewater System Project as required by law, and to complete all components of the Wastewater System Project by mid-2029.

Pursuant to the Wastewater System Installment Purchase Agreement, the District may substitute or add additional projects to the 2025 Project. See Appendix A under the caption "INSTALLMENT PURCHASE CONTRACT—ACQUISITION OF THE PROJECT—Acquisition of the Project."

PLAN OF FINANCE

The Water System Certificates are being executed and delivered to (a) finance the Water System Project; and (b) to pay the costs of delivery of the Water System Certificates, including the premium for the Water System Insurance Policy.

The Wastewater System Certificates are being executed and delivered to (a) finance the Wastewater System Project; and (b) to pay the costs of delivery of the Wastewater System Certificates, including the premium for the Wastewater System Insurance Policy.

ESTIMATED SOURCES AND USES OF PROCEEDS

	Water System Certificates	*Wastewater System Certificates*
SOURCES:		
Principal	$	$
Plus/Less Net Original Issue Premium/Discount		
Total Sources	$	$
USES:		
Deposit to applicable Acquisition Fund	$	$
Deposit to the applicable Delivery Costs Fund[(1)]		
Total Uses	$	$

[(1)] Includes Underwriter's discount, fees of Municipal Advisor, Special Counsel and Disclosure Counsel, premiums for the Insurance Policies, printing costs, rating agency fees and certain other delivery costs.

THE CERTIFICATES

General Provisions

The Certificates will be executed and delivered in the form of fully registered certificates in denominations of $5,000 or any integral multiple thereof.

The Water System Certificates will be dated their date of delivery, will represent interest from such date at the rates per annum set forth on the inside front cover page hereof, payable semiannually on February 1 and August 1 of each year, commencing February 1, 2027, and will mature on August 1 in each of the designated years in the principal amounts shown on the inside front cover page hereof.

The Wastewater System Certificates will be dated their date of delivery, will represent interest from such date at the rates per annum set forth on the inside front cover page hereof, payable semiannually on March 15 and September 15 of each year, commencing [March 15, 2027], and will mature on September 15 in each of the designated years in the principal amounts shown on the inside front cover page hereof.

Both the principal of and interest represented by the Certificates shall be payable in lawful money of the United States of America. Interest with respect to the Certificates shall be calculated on the basis of a 360-day year composed of twelve 30-day months.

The Certificates will be executed and delivered in fully registered form in the name of Cede & Co., as registered owner and nominee of The Depository Trust Company, New York, New York ("**DTC**"). DTC will act as securities depository for the Certificates. Individual purchases may be made in book-entry form only. Purchasers will not receive certificates representing their interest in the Certificates purchased. So long as Cede & Co., as nominee of DTC, is the registered owner of the Certificates, references herein to the Certificate Owners, Owners or registered owners shall mean Cede & Co. and shall not mean the Beneficial Owners (as such term is defined herein) of the Certificates.

So long as Cede & Co. is the registered owner of the Certificates, principal of and interest with respect to the Certificates are payable by wire transfer by the Trustee to Cede & Co., as nominee for DTC, which is required, in turn, to remit such amounts to the DTC Participants (as defined herein) for subsequent disbursement to the Beneficial Owners. See Appendix E.

Prepayment of Certificates

Optional Prepayment.

Water System Certificates. The Water System Certificates maturing on or after August 1, 20__ are subject to prepayment prior to maturity in whole or in part in any integral multiple of $5,000, at the option of the District on _____ 1, 20__ or any date thereafter, from any available source of funds, at a prepayment price equal to the principal amount of the Water System Certificates to be prepaid from the proceeds of such prepayment, in each case together with accrued interest thereon to the prepayment date, without premium.

Wastewater System Certificates. The Wastewater System Certificates maturing on or after September 15, 20__ are subject to prepayment prior to maturity in whole or in part in any integral multiple of $5,000, at the option of the District on _____ 15, 20__ or any date thereafter, from any available source of funds, at a prepayment price equal to the principal amount of the Wastewater System Certificates to be prepaid from the proceeds of such prepayment, in each case together with accrued interest thereon to the prepayment date, without premium.

Extraordinary Prepayment.

Water System Certificates. The Water System Certificates are subject to extraordinary prepayment on any February 1 or August 1 upon notice as provided in the Water System Trust Agreement, as a whole or in part (on a pro rata basis) in integral multiples of $5,000, from prepaid Water System Installment Payments made by the District pursuant to the Water System Installment Purchase Contract from the Net Proceeds received by the District due to a casualty loss or governmental taking of the Water System or portions thereof by eminent domain proceedings, under the circumstances and upon the conditions and terms prescribed in the Water System Trust Agreement and in the Water System Installment Purchase Contract, at a prepayment price equal to the sum of the principal amount evidenced thereby plus accrued interest accrued to the date fixed for prepayment of the Water System Certificates, without premium.

Wastewater System Certificates. The Wastewater System Certificates are subject to extraordinary prepayment on any March 15 or September 15 upon notice as provided in the Wastewater System Trust Agreement, as a whole or in part (on a pro rata basis) in integral multiples of $5,000, from prepaid Wastewater System Installment Payments made by the District pursuant to the Wastewater System Installment Purchase Contract from the Net Proceeds received by the District due to a casualty loss or governmental taking of the Wastewater System or portions thereof by eminent domain proceedings, under the circumstances and upon the conditions and terms prescribed in the Wastewater System Trust Agreement and in the Wastewater System Installment Purchase Contract, at a prepayment price equal to the sum of the principal amount evidenced thereby plus accrued interest accrued to the date fixed for prepayment of the Wastewater System Certificates, without premium.

Mandatory Sinking Fund Prepayment.

Water System Certificates. The Water System Certificates maturing on August 1, 20__ are also subject to mandatory sinking fund prepayment in part by lot, on August 1 in each year commencing August 1, 20__, from Water System Installment Payments made by the District pursuant to the Water System Installment Purchase Contract, at a prepayment price equal to the principal amount evidenced thereby to be prepaid, without premium, in the aggregate respective principal amounts and on August 1 in the respective years as set forth in the following table:

Sinking Fund Prepayment Date (August 1)	*Principal Amount To Be Prepaid*
20__	$
20__*	

* Final Maturity.

Wastewater System Certificates. The Wastewater System Certificates maturing on September 15, 20__ are also subject to mandatory sinking fund prepayment in part by lot, on September 15 in each year commencing September 15, 20__ from Wastewater System Installment Payments made by the District pursuant to the Wastewater System Installment Purchase Contract, at a prepayment price equal to the principal amount evidenced thereby to be prepaid, without premium, in the aggregate respective principal amounts and on September 15 in the respective years as set forth in the following table:

Sinking Fund Prepayment Date (August 1)	*Principal Amount To Be Prepaid*
20__	$
20__*	

* Final Maturity.

Selection of Certificates for Prepayment. Except as provided under the caption "—Mandatory Sinking Fund Prepayment" above, in the event that part, but not all, of a series of the Certificates are to be prepaid, the Certificates of such series to be prepaid shall be selected by the Trustee from maturities designated by the District in writing, and by lot within a maturity.

The District may at any time buy Certificates at public or private sale at a price which, inclusive of brokerage fees, will not exceed the par amount of the Certificates so purchased, plus any applicable premium and any Certificates so purchased shall be tendered to the Trustee for cancellation. Term Certificates so purchased may be credited against sinking fund prepayments as set forth under the caption "—Mandatory Sinking Fund Prepayment" above.

Partial Prepayment of Certificates. Upon surrender of any Certificate prepaid in part only, the Trustee shall execute and deliver to the Owner thereof a new Certificate or Certificates equal to the unprepaid principal amount of the Certificate surrendered.

Notice of Prepayment. When prepayment is authorized or required pursuant to the Trust Agreement, the Trustee will give notice ("**Prepayment Notice**") of the prepayment of the Certificates being prepaid. Such Prepayment Notice will specify: (a) the Certificates or designated portions thereof (in the case of prepayment of the Certificates in part but not in whole) which are to be prepaid; (b) the date of prepayment; (c) the place or places where the prepayment will be made, including the name and address of any paying agent; (d) the prepayment price; (e) the CUSIP numbers, if any, assigned to the Certificates to be prepaid; (f) in the case of any Certificate to be prepaid in part only, the amount of such Certificate to be prepaid; and (g) the original issue date, interest rate and stated maturity date of each Certificate to be prepaid in whole or in part. Such Prepayment Notice shall further state that on the specified date there shall become due and payable upon each Certificate or portion thereof being prepaid, the prepayment price, together with interest accrued to the prepayment date, and that from and after such date interest with respect thereto shall cease to accrue and be payable. Such notice in respect of extraordinary prepayment shall not be provided unless there has been deposited with the Trustee funds sufficient to pay such prepayment price (except in the case of prepayment resulting from the issuance of refunding obligations). A Prepayment Notice may state that no representation is made as to the accuracy or correctness of the CUSIP numbers printed therein or on the Certificates.

Such notice shall be given by the Trustee at least 20 but not more than 45 days prior to the prepayment date, by telecopy or other electronic transmission, registered, certified or overnight mail, to DTC or another applicable Depository which shall state the information set forth above, but no defect in said notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for prepayment.

An optional Prepayment Notice may be conditional and state that the District has the right to rescind any optional prepayment by written notice to the Trustee on or prior to the date fixed for prepayment. Any such notice of optional prepayment shall be canceled and annulled prior to the date fixed for prepayment at the District's election, including if for any reason funds will not be or are not available on the date fixed for prepayment for the payment in full of the Certificates then called for prepayment, and such cancellation shall not constitute an Event of Default under the Trust Agreement. The District, the Corporation and the Trustee shall have no liability to the Owners or any other party related to or arising from such rescission of prepayment. The Trustee shall mail notice of such rescission of prepayment in the same manner as the original notice of prepayment was sent.

Neither failure to receive any Prepayment Notice nor any defect in such Prepayment Notice so given shall affect the sufficiency of the proceedings for the prepayment of any such other Certificates as to which proper notice was given as provided in the Trust Agreement. Each check or other payment method used by the Trustee for the purpose of prepaying Certificates shall bear the CUSIP number identifying, by issue and maturity, the Certificates being prepaid with the proceeds of such check or other transfer.

Effect of Prepayment. If a Prepayment Notice has been given, and the moneys for the prepayment, including interest to the applicable prepayment date of the Certificates to be prepaid, have been set aside in the Prepayment Account, the portion of Certificates to be prepaid shall become due and payable on said prepayment date, and, upon presentation and surrender thereof at the office or offices specified in said notice, said Certificates shall be paid at the unpaid principal amount and premium, if any, with respect thereto, plus any unpaid and accrued interest to said prepayment date.

If, on said prepayment date, moneys sufficient for the prepayment of all the Certificates to be prepaid, together with interest to said prepayment date, shall be held by the Trustee so as to be available therefor on such prepayment date, and, if notice of prepayment thereof shall have been given as aforesaid, then, from and after said prepayment date, interest with respect to the portion of Certificates to be prepaid shall cease to accrue and become payable. If said moneys shall not be so available on said prepayment date, interest with respect to such portion of Certificates shall continue to be payable until paid at the same rates as they would have been payable had they not been called for prepayment. All moneys held by or on behalf of the Trustee for the prepayment of particular Certificates shall be held in trust for the account of the Owners of the Certificates so to be prepaid for two years.

SECURITY FOR THE CERTIFICATES

Pledge

Water System Installment Payments. Pursuant to the Water System Installment Purchase Contract, the District will purchase the Water System Project from the Corporation. As the purchase price for the Water System Project, the District agrees to pay the Water System Installment Payments to the Corporation. The Water System Certificates represent a proportionate interest in the Water System Installment Payments to be made by the District under the Water System Installment Purchase Contract. The Corporation, pursuant to the Water System Assignment Agreement, will assign its rights to receive Water System Installment Payments under the Water System Installment Purchase Contract to the Trustee for the benefit of the Owners of the Water System Certificates.

The obligation of the District to make the Water System Installment Payments under the Water System Installment Purchase Contract is a special obligation payable solely from and secured by a pledge of and first lien (subject to the parity lien of the Water System Parity Obligations) on Water System Net Revenues in addition to all moneys in the Revenue Fund, the Acquisition Fund and the Installment Payment Fund established pursuant to the Water System Installment Purchase Contract and the Water System Trust Agreement and on other funds and accounts established pursuant to the Water System Trust Agreement.

"**Water System Net Revenues**" means, for any period, all of the Water System Revenues received during such period less the amount required to pay all Water System Maintenance and Operating Costs during such period.

"**Water System Revenues**" means all gross income and revenue received or receivable by the District from the ownership and operation of the Water System, calculated in accordance with Generally Accepted Accounting Principles, including all rates, fees and charges received by the District for water service, the proceeds of any standby water availability charges or connection fees collected by the District and all other income and revenue howsoever derived by the District from the Water System or arising from the Water System; provided, however, that the following are not Water System Revenues and are not subject to the lien of the Water System Installment Purchase Contract: (a) any specific charges levied for the express purpose of reimbursing others for all or a portion of the cost of the acquisition or construction of specific facilities; (b) customers' deposits or any other deposits which are subject to refund until such deposits have become the property of the District; (c) grants which are designated by the grantor for a specific purpose and are therefore not available; or (d) Net Proceeds of eminent domain proceedings and casualty insurance maintained by the District with respect to the Water System to the extent that such proceeds are not promptly applied by the District to the repair or replacement of the Water System; provided, however, that Water System Revenues shall be increased by the amounts, if any, transferred in accordance with the Water System Installment Purchase Contract during such Fiscal Year or other period from the Water System Rate Stabilization Fund to the Revenue Fund and shall be decreased by the amount of Water System Revenues, if any, transferred in accordance with the Water System Installment Purchase Contract during such Fiscal Year or other period from the Revenue Fund to the Water System Rate Stabilization Fund. Water System Revenues shall include amounts on deposit in the Revenue Fund which have been previously released from the pledge and lien of the Water System Installment Purchase Contract. Water System Revenues shall also include interest with respect to any Water System Parity Obligations reimbursed to or on behalf of the District by the United States of America pursuant to Section 54AA of the Internal Revenue Code of 1986, as amended (Section 1531 of Title I of Division B of the American Recovery and Reinvestment Act of 2009), or any future similar program.

"**Water System Maintenance and Operation Costs**" means the reasonable and necessary costs paid or incurred by the District for maintaining and operating the Water System, determined in accordance with Generally Accepted Accounting Principles, including water purchase costs, all reasonable expenses of management and repair and all other expenses necessary to maintain and preserve the Water System in good repair and working order, and including all administrative costs of the District that are charged directly or apportioned to the operation of the Water System, such as salaries and wages of employees, overhead, taxes (if any), the cost of permits and licenses to operate the Water System and insurance premiums, and including all other reasonable and necessary costs of the District or charges required to be paid by it to comply with the terms hereof; but excluding in all cases depreciation, replacement and obsolescence charges or reserves therefor and amortization of intangibles.

"**Water System**" means all water enterprise system facilities owned by the District, and all other properties, structures or works hereafter acquired and constructed by the District and determined to be a part of the water enterprise system, together with all additions, betterments, extensions or improvements to such facilities, properties, structures or works or any part thereof hereafter acquired and constructed excluding all sewer and wastewater system facilities owned by the District, and all other properties, structures or works hereafter acquired and constructed by the District and determined to be part of the sewer and wastewater system.

The obligation of the District to make the Water System Installment Payments does not constitute an obligation of the District for which the District is obligated to levy or pledge any form of taxation. Neither the Water System Certificates nor the obligation of the District to make Water System Installment Payments constitutes a debt or a pledge of the faith and credit of the District, the Corporation, the State of California or any of its political subdivisions within the meaning of the Constitution or statutes of the State of California or otherwise.

Wastewater System Installment Payments. Pursuant to the Wastewater System Installment Purchase Contract, the District will purchase the Wastewater System Project from the Corporation. As the purchase price for the Wastewater System Project, the District agrees to pay the Wastewater System Installment Payments to the Corporation. The Wastewater System Certificates represent a proportionate interest in the Wastewater System Installment Payments to be made by the District under the Wastewater System Installment Purchase Contract. The Corporation, pursuant to the Wastewater System Assignment Agreement, will assign its rights to receive Wastewater System Installment Payments under the Wastewater System Installment Purchase Contract to the Trustee for the benefit of the Owners of the Wastewater System Certificates.

The obligation of the District to make the Wastewater System Installment Payments under the Wastewater System Installment Purchase Contract is a special obligation payable solely from and secured by a pledge of and first lien (subject to the parity lien of the Wastewater System Parity Obligations) on Wastewater System Net Revenues in addition to all moneys in the Revenue Fund, the Acquisition Fund and the Installment Payment Fund established pursuant to the Wastewater System Installment Purchase Contract and the Wastewater System Trust Agreement and on other funds and accounts established pursuant to the Wastewater System Trust Agreement.

"**Wastewater System Net Revenues**" means, for any period, all of the Wastewater System Revenues received during such period less the amount required to pay all Wastewater System Maintenance and Operating Costs during such period.

"**Wastewater System Revenues**" means, for each Fiscal Year, all gross income and revenue received or receivable by the District from the ownership or operation of the Wastewater System, determined in accordance with Generally Accepted Accounting Principles, including all rates, fees and charges (including connection fees and charges) received by the District for the services of the Wastewater System, and all other income and revenue howsoever derived by the District from the ownership or operation of the Wastewater System or arising from the Wastewater System, including all income from the deposit or investment of any money in the Revenue Fund, and any refundable deposits made to establish credit, and advances or contributions in aid of construction; provided, however, that Wastewater System Revenues shall be increased by the amounts, if any, transferred in accordance with the Wastewater System Installment Purchase Contract during such Fiscal Year or other period from the Wastewater System Rate Stabilization Fund to the Revenue Fund and shall be decreased by the amount of Wastewater System Revenues, if any, transferred in accordance with the Wastewater System Installment Purchase Contract during such Fiscal Year or other period from the Revenue Fund to the Wastewater System Rate Stabilization Fund. Wastewater System Revenues shall include amounts on deposit in the Revenue Fund which have been previously released from the pledge and lien of the Wastewater System Installment Purchase Contract. Wastewater System Revenues shall also include interest with respect to any Wastewater System Parity Obligations reimbursed to or on behalf of the District by the United States of America pursuant to Section 54AA of the Internal Revenue Code of 1986, as amended (Section 1531 of Title I of Division B of the American Recovery and Reinvestment Act of 2009), or any future similar program.

"**Wastewater System Maintenance and Operation Costs**" means the reasonable and necessary costs and expenses paid by the District to maintain and operate the Wastewater System, including but not limited to: (a) costs of treating or disposing of sewage; (b) the reasonable expenses of management and repair and other costs and expenses necessary to maintain and preserve the Wastewater System in good repair and working order; and (c) the reasonable administrative costs of the District attributable to the operation and maintenance of the Wastewater System. Maintenance and Operation Costs do not include: (i) debt service payable on obligations

incurred by the District with respect to the Wastewater System, including but not limited to Wastewater System Debt Service Payments and any Wastewater System Parity Obligations; (ii) depreciation, replacement and obsolescence charges or reserves therefor; and (iii) amortization of intangibles or other bookkeeping entries of a similar nature.

"**Wastewater System**" means the entire wastewater collection, treatment and disposal system owned or operated by the District, including but not limited to all facilities, properties and improvements at any time owned or operated by the District for the collection, treatment and disposal of wastewater within the service area of the District, together with any necessary lands, rights, entitlements and other property useful in connection therewith, together with all extensions thereof and improvements thereto hereafter acquired, constructed or installed by the District, including, without limitation, the Wastewater System Project.

The obligation of the District to make the Wastewater System Installment Payments does not constitute an obligation of the District for which the District is obligated to levy or pledge any form of taxation. Neither the Wastewater System Certificates nor the obligation of the District to make Wastewater System Installment Payments constitutes a debt or a pledge of the faith and credit of the District, the Corporation, the State of California or any of its political subdivisions within the meaning of the Constitution or statutes of the State of California or otherwise.

No Cross-Collateralization. The Wastewater System Net Revenues are *not* pledged to secure the Water System Installment Payments and the Water System Net Revenues are *not* pledged to secure the Wastewater System Installment Payments.

Rate Covenants

Water System Installment Payments. To the fullest extent permitted by law, the District will fix and prescribe rates and charges in connection with the Water System as a whole which are reasonably expected to be at least sufficient to yield during each Fiscal Year Water System Net Revenues equal to 120% of debt service on the aggregate amount of the Water System Installment Payments and Water System Parity Obligations for such Fiscal Year. The District may make adjustments from time to time in such rates and charges and may make such classifications thereof as it deems necessary, but shall not reduce the rates and charges then in effect unless the Water System Net Revenues from such reduced rates and charges are reasonably expected to be sufficient to meet the requirements of this paragraph. For purposes of the foregoing calculation, amounts held by the District in the Wastewater System Rate Stabilization Fund as of the beginning of any Fiscal Year may, at the election of the District, be treated as Water System Net Revenues which are received during such Fiscal Year, in an amount not exceeding 25% of the amount of principal of and interest on all outstanding Water System Installment Payments and principal of and interest on any Water System Parity Obligations issued or incurred after the date hereof payable from Water System Net Revenues coming due and payable during such Fiscal Year.

So long as the District has complied with its obligations set forth in the paragraph above, the failure of Water System Net Revenues to meet the threshold set forth in the paragraph above at the end of a Fiscal Year shall not constitute a default or an Event of Default provided that the District complies with the paragraph above at the commencement of the succeeding Fiscal Year.

Wastewater System Installment Payments. To the fullest extent permitted by law, the District will fix and prescribe rates and charges in connection with the Wastewater System as a whole which are reasonably expected to be at least sufficient to yield during each Fiscal Year Wastewater System Net Revenues equal to 120% of debt service on the aggregate amount of the Wastewater System Installment Payments and Wastewater System Parity Obligations for such Fiscal Year. The District may make adjustments from time to time in such rates and charges and may make such classifications thereof as it deems necessary, but shall not reduce the rates and charges then in effect unless the Wastewater System Net Revenues from such reduced rates and charges are reasonably expected to be sufficient to meet the requirements of this paragraph. For purposes of the foregoing calculation, amounts held by the District in the Wastewater System Rate Stabilization Fund as of the beginning

of any Fiscal Year may, at the election of the District, be treated as Wastewater System Net Revenues which are received during such Fiscal Year, in an amount not exceeding 25% of the amount of principal of and interest on all outstanding Installment Payments and principal of and interest on any Parity Obligations issued or incurred after the date hereof payable from Wastewater System Net Revenues coming due and payable during such Fiscal Year.

So long as the District has complied with its obligations set forth in the paragraph above, the failure of Wastewater System Net Revenues to meet the threshold set forth in the paragraph above at the end of a Fiscal Year shall not constitute a default or an Event of Default provided that the District complies with the paragraph above at the commencement of the succeeding Fiscal Year.

Revenue Funds

Water System. All of the Water System Revenues, together with any interest earned thereon, shall, so long as any Water System Certificates remain Outstanding under the Water System Trust Agreement, be deposited as received by the District in the Water System Revenue Fund, which fund the District has covenanted and agreed to maintain under the Water System Installment Purchase Contract so long as any Water System Certificates remain Outstanding under the Water System Trust Agreement.

Wastewater System. All of the Wastewater System Revenues, together with any interest earned thereon, shall, so long as any Wastewater System Certificates remain Outstanding under the Wastewater System Trust Agreement, be deposited as received by the District in the Wastewater System Revenue Fund, which fund the District has covenanted and agreed to maintain under the Wastewater System Installment Purchase Contract so long as any Wastewater System Certificates remain Outstanding under the Wastewater System Trust Agreement.

Installment Payments

Water System Installment Payments. On each January 15 and July 15 next preceding each February 1 and August 1 (each, a "**Water System Interest Payment Date**"), the District shall deposit with the Trustee, for deposit in the Water System Installment Payment Fund, from amounts legally available therefor on deposit in the Water System Revenue Fund, a sum equal to the interest component becoming due and payable with respect to the Outstanding Water System Certificates on the next succeeding Water System Interest Payment Date, plus an amount of the principal component of the Water System Certificates becoming due and payable with respect to the Outstanding Water System Certificates on such Water System Interest Payment Date. The Trustee shall deposit the money contained in the Water System Installment Payment Fund at the following respective times in the following respective accounts in the following order of priority in the manner hereinafter provided, each of which fund and account the Trustee has agreed to establish and maintain so long as any Water System Certificates are Outstanding, and the money in each of such funds shall be disbursed only for the purposes and uses authorized in the Water System Trust Agreement:

(a) *Interest Account*. The Trustee, on or before each Water System Interest Payment Date, shall deposit in the Interest Account that amount of money constituting the components of Water System Installment Payments representing the interest due and unpaid or becoming due and payable to but not including such Water System Interest Payment Date. No deposit shall be made into the Interest Account if the amount contained therein is at least equal to the component of Water System Installment Payments representing the interest becoming due and payable upon all Outstanding Water System Certificates on each succeeding Water System Interest Payment Date within the then current Water System Certificate Year. All money in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest evidenced and represented by such Water System Certificates to but not including their respective Water System Interest Payment Dates or any other date on which the Water System Certificates may be prepaid in accordance with the Water System Trust Agreement.

(b) *Principal Account*. The Trustee, on or before each August 1, shall deposit in the Principal Account that amount of money constituting the components of Water System Installment Payments representing the principal to become due and unpaid or becoming due and payable on such August 1. No deposit shall be made into the Principal Account if the amount contained therein is at least equal to the components of Water System Installment Payments representing the principal to become due and unpaid or becoming due and payable on such Water System Interest Payment Date. All moneys in the Principal Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal evidenced and represented by such Water System Certificates on the principal payment date.

(c) *Prepayment Account*. The Trustee on the prepayment date specified in a certificate of the District filed with the Trustee at the time that any prepayment is paid to the Trustee pursuant to the Water System Installment Purchase Contract, shall deposit in the Prepayment Account the amount of such prepayment. All money in the Prepayment Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest and principal and any applicable premium evidenced and represented by such Water System Certificates to be prepaid on their respective prepayment dates.

Wastewater System Installment Payments. On each March 8 and September 8 next preceding each March 15 and September 15 (each, a "**Wastewater System Interest Payment Date**"), the District shall deposit with the Trustee, for deposit in the Wastewater System Installment Payment Fund, from amounts legally available therefor on deposit in the Wastewater System Revenue Fund, a sum equal to the interest component becoming due and payable with respect to the Outstanding Wastewater System Certificates on the next succeeding Wastewater System Interest Payment Date, plus an amount of the principal component of the Wastewater System Certificates becoming due and payable with respect to the Outstanding Wastewater System Certificates on such Wastewater System Interest Payment Date. The Trustee shall deposit the money contained in the Wastewater System Installment Payment Fund at the following respective times in the following respective accounts in the following order of priority in the manner hereinafter provided, each of which fund and account the Trustee has agreed to establish and maintain so long as any Wastewater System Certificates are Outstanding, and the money in each of such funds shall be disbursed only for the purposes and uses authorized in the Wastewater System Trust Agreement:

(a) *Interest Account*. The Trustee, on or before each Wastewater System Interest Payment Date, shall deposit in the Interest Account that amount of money constituting the components of Wastewater System Installment Payments representing the interest due and unpaid or becoming due and payable to but not including such Wastewater System Interest Payment Date. No deposit shall be made into the Interest Account if the amount contained therein is at least equal to the component of Wastewater System Installment Payments representing the interest becoming due and payable upon all Outstanding Wastewater System Certificates on each succeeding Wastewater System Interest Payment Date within the then current Wastewater System Certificate Year. All money in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest evidenced and represented by such Wastewater System Certificates to but not including their respective Wastewater System Interest Payment Dates or any other date on which the Wastewater System Certificates may be prepaid in accordance with the Wastewater System Trust Agreement.

(b) *Principal Account*. The Trustee, on or before each September 15, shall deposit in the Principal Account that amount of money constituting the components of Wastewater System Installment Payments representing the principal to become due and unpaid or becoming due and payable on such September 15. No deposit shall be made into the Principal Account if the amount contained therein is at least equal to the components of Wastewater System Installment Payments representing the principal to become due and unpaid or becoming due and payable on such Wastewater System Interest Payment Date. All moneys in the Principal Account shall be used and withdrawn by the Trustee solely for the purpose of paying the principal evidenced and represented by such Wastewater System Certificates on the principal payment date.

(c) *Prepayment Account*. The Trustee on the prepayment date specified in a certificate of the District filed with the Trustee at the time that any prepayment is paid to the Trustee pursuant to the

Wastewater System Installment Purchase Contract, shall deposit in the Prepayment Account the amount of such prepayment. All money in the Prepayment Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest and principal and any applicable premium evidenced and represented by such Wastewater System Certificates to be prepaid on their respective prepayment dates.

In no event shall Water System Installment Payments be used to make payments on the Wastewater System Certificates and in no event shall Wastewater System Installment Payments be used to make payments on the Water System Certificates.

No Reserve Fund

No debt service reserve fund or will be established or held for the benefit of either series of Certificates under either Trust Agreement or Installment Purchase Contract.

Insurance

Each of the Installment Purchase Contracts require the District to procure and maintain insurance on the Enterprise with commercial insurers or through participation in a joint powers insurance authority, in such amounts, with such deductibles and against such risks (including accident to or destruction of the Enterprise) as are usually insurable in connection with similar enterprises.

In the event of any damage to or destruction of the applicable system caused by the perils covered by such insurance, the proceeds of such insurance shall be applied either: (a) to the repair, reconstruction or replacement of the damaged or destroyed portion of the applicable system; or (b) if the repair, reconstruction or replacement of the damaged or destroyed portion of the applicable system is not essential to the efficient operation of the applicable system and the maintenance of Water System Net Revenues or Wastewater System Net Revenues, as applicable, to prepay, on a pro rata basis across maturities, the applicable series of Certificates and any outstanding Water System Parity Obligations or Wastewater System Parity Obligations, as applicable. The District shall cause such repair, reconstruction or replacement to begin promptly after such damage or destruction shall occur and to continue and be properly completed as expeditiously as possible, and shall pay out of the proceeds of such insurance all costs and expenses in connection with such repair, reconstruction or replacement so that the same shall be completed and the applicable system shall be free and clear of all liens and claims. If the proceeds received by reason of any such loss shall exceed the costs of such repair, reconstruction or replacement, the excess shall be applied to the prepayment of Water System Installment Payments or Wastewater System Installment Payments, as applicable, as provided in the applicable Installment Purchase Contract.

Alternatively, if the proceeds of such insurance are sufficient to enable the District to retire all outstanding Water System Parity Obligations or Wastewater System Parity Obligations, as applicable, and the applicable series of Certificates and all other amounts due hereunder and under the applicable Trust Agreement, the District may elect not to repair, reconstruct or replace the damaged or destroyed portion of the applicable system, and thereupon such proceeds shall be applied to the prepayment of the Water System Installment Payments or Wastewater System Installment Payments, as applicable, as provided in the respective Installment Purchase Contracts and to the payment of all other amounts due hereunder and under the applicable Trust Agreement, and as otherwise required by the documents pursuant to which such Water System Parity Obligations and Wastewater System Parity Obligations, as applicable were issued.

In lieu of obtaining insurance coverage as required by the Water System Installment Purchase Contract or Wastewater System Installment Purchase Contract, as applicable, such coverage may be maintained by the District in the form of self-insurance so long as the District certifies to the Trustee and the Corporation that: (a) the District has segregated amounts in a special insurance reserve meeting the requirements of the respective Installment Purchase Contract; (b) an Insurance Consultant certifies annually, on or before May 1 of each year in which self-insurance is maintained, in writing to the Trustee and the Corporation that the District's general

insurance reserves are actuarially sound and are adequate to provide the necessary coverage; and (c) such reserves are held in a separate trust fund by an independent trustee.

Parity Obligations

Water System. The Water System Parity Obligations are described under the caption "THE WATER SYSTEM—Outstanding Water System Indebtedness." Such Water System Parity Obligations are payable from and secured by a pledge of and first lien (subject to the parity lien of any obligations currently outstanding and hereafter issued and incurred on a parity therewith) on Water System Net Revenues. Additional Water System Parity Obligations may be issued or incurred as described under the caption "—Additional Indebtedness."

Wastewater System. The Wastewater System Parity Obligations are described under the caption "THE WASTEWATER SYSTEM—Outstanding Wastewater System Indebtedness." Such Wastewater System Parity Obligations are payable from and secured by a pledge of and first lien (subject to the parity lien of any obligations currently outstanding and hereafter issued and incurred on a parity therewith) on Wastewater System Net Revenues. Additional Wastewater System Parity Obligations may be issued or incurred as described under the caption "—Additional Indebtedness."

Additional Indebtedness

Water System Parity Obligations. So long as any Water System Certificates are Outstanding, the District shall not issue or incur any obligations payable from Water System Net Revenues or the Revenue Fund on a senior or superior basis to the Water System Installment Payments. The District may at any time issue Water System Parity Obligations payable from Water System Net Revenues on a parity with the Water System Installment Payments to provide financing for the Water System in such principal amount as shall be determined by the District. The District may issue or incur any such Water System Parity Obligations subject to the following specific conditions which are hereby made conditions precedent to the issuance and delivery of such Water System Parity Obligations:

(a) no Event of Default shall have occurred and be continuing; and

(b) the Water System Net Revenues, calculated in accordance with Generally Accepted Accounting Principles, either: (A) as shown by the books of the District for the latest Fiscal Year, as verified by a certificate of the District; or (B) as shown by the books of the District for any more recent 12-month period selected by the District ending not more than sixty (60) days prior to the adoption of the resolution pursuant to which such Water System Parity Obligation is authorized, as verified by a certificate or opinion of an Independent Certified Public Accountant employed by the District, plus in either case (at the option of the District) the Additional Revenues relating to the Water System, shall be at least equal to 120% of the amount of Maximum Annual Debt Service relating to the Water System.

The provisions of clause (b) above shall not apply to any Water System Parity Obligations if: (A) all of the proceeds of which (other than proceeds applied to pay costs of issuing such Water System Parity Obligations and to make a deposit to any reserve fund established with respect to such Water System Parity Obligations) shall be deposited in an irrevocable escrow held in cash or invested in Federal Securities for the purpose of paying the principal of and interest and premium, if any, on any Outstanding Water System Certificates or on any outstanding Water System Parity Obligations; (B) at the time of the incurring of such Water System Parity Obligations, the District certifies in writing that maximum annual debt service on the refunding Water System Parity Obligations will not exceed Maximum Annual Debt Service on the Outstanding Water System Certificates or Water System Parity Obligations being refunded; and (C) the final maturity of the refunding Water System Parity Obligations is not later than the final maturity of the refunded Water System Certificates or Water System Parity Obligations.

The District may at any time execute contracts or issue bonds or other indebtedness payable from Water System Net Revenues or the Water System Revenue Fund payable on a subordinated basis to the payment of the Water System Installment Payments.

Wastewater System Parity Obligations. So long as any Wastewater System Certificates are Outstanding, the District shall not issue or incur any obligations payable from Wastewater System Net Revenues or the Wastewater System Revenue Fund on a senior or superior basis to the Wastewater System Installment Payments. The District may at any time issue Wastewater System Parity Obligations payable from Wastewater System Net Revenues on a parity with the Wastewater System Installment Payments to provide financing for the Wastewater System in such principal amount as shall be determined by the District. The District may issue or incur any such Wastewater System Parity Obligations subject to the following specific conditions which are hereby made conditions precedent to the issuance and delivery of such Wastewater System Parity Obligations:

(a) no Event of Default shall have occurred and be continuing; and

(b) the Wastewater System Net Revenues, calculated in accordance with Generally Accepted Accounting Principles, either: (A) as shown by the books of the District for the latest Fiscal Year, as verified by a certificate of the District; or (B) as shown by the books of the District for any more recent 12-month period selected by the District, as verified by a certificate or opinion of an Independent Certified Public Accountant employed by the District, plus in either case (at the option of the District) the Additional Revenues relating to the Wastewater System, shall be at least equal to 120% of the amount of Maximum Annual Debt Service relating to the Wastewater System.

The provisions of clause (b) above shall not apply to any Wastewater System Parity Obligations if: (A) all of the proceeds of which (other than proceeds applied to pay costs of issuing such Wastewater System Parity Obligations and to make a deposit to any reserve fund established with respect to such Wastewater System Parity Obligations) shall be deposited in an irrevocable escrow held in cash or invested in Federal Securities for the purpose of paying the principal of and interest and premium, if any, on any Outstanding Wastewater System Certificates or on any outstanding Wastewater System Parity Obligations; (B) at the time of the incurring of such Wastewater System Parity Obligations, the District certifies in writing that maximum annual debt service on the refunding Wastewater System Parity Obligations will not exceed Maximum Annual Debt Service on the Outstanding Wastewater System Certificates or Wastewater System Parity Obligations being refunded; and (C) the final maturity of the refunding Wastewater System Parity Obligations is not later than the final maturity of the refunded Wastewater System Certificates or Wastewater System Parity Obligations.

The District may at any time execute contracts or issue bonds or other indebtedness payable from Wastewater System Net Revenues or the Wastewater System Revenue Fund payable on a subordinate basis to the payment of the Wastewater System Installment Payments.

Rate Stabilization Funds

Water System. The District will establish a special fund designated as the "**Water System Rate Stabilization Fund**" to be held by the District in trust, which fund the District has agreed and covenanted to maintain and to hold separate and apart from other funds so long as any Water System Installment Payments remain unpaid. Money may be transferred by the District from the Water System Revenue Fund to the Water System Rate Stabilization Fund and shall be held in the Water System Rate Stabilization Fund and applied in accordance with the Water System Installment Purchase Contract as follows:

All Water System Revenues remaining in the Water System Revenue Fund on February 1 and August 1 of each year, after withdrawing all of the sums required to be withdrawn therefrom by the Treasurer for the payment of Water System Maintenance and Operation Costs and Water System Installment Payments, or in connection with any Water System Parity Obligations, may be withdrawn by the Treasurer for expenditure for any lawful purpose of the District. From time to time the District may deposit in the Water System Rate

Stabilization Fund, from remaining Water System Net Revenues or other available funds of the District, such amounts as the District shall determine. All interest or other earnings upon deposits in the Water System Rate Stabilization Fund shall be withdrawn therefrom and accounted for as Water System Revenues.

The District may withdraw all or any portion of the amounts on deposit in the Water System Rate Stabilization Fund and transfer such amounts to the Water System Revenue Fund for application in accordance with the Water System Installment Purchase Contract or, in the event that all or a portion of the Water System Installment Payments are discharged in accordance with the Water System Installment Purchase Contract, transfer all or any portion of such amounts for application in accordance with the Water System Installment Purchase Contract. Amounts transferred from the Water System Rate Stabilization Fund to the Water System Revenue Fund during or within 270 days after a Fiscal Year may be taken into account as Water System Revenues for purposes of the calculations of the Water System rate covenant in such Fiscal Year. See the caption "—Rate Covenants—Water System Installment Payments."

Wastewater System. The District will establish a special fund designated as the "**Wastewater System Rate Stabilization Fund**" to be held by the District in trust, which fund the District has agreed and covenanted to maintain and to hold separate and apart from other funds so long as any Wastewater System Installment Payments remain unpaid. Money may be transferred by the District from the Wastewater System Revenue Fund to the Wastewater System Rate Stabilization Fund and shall be held in the Wastewater System Rate Stabilization Fund and applied in accordance with the Wastewater System Installment Purchase Contract as follows:

All Wastewater System Revenues remaining in the Wastewater System Revenue Fund on March 15 and September 15 of each year, after withdrawing all of the sums required to be withdrawn therefrom by the Treasurer for the payment of Wastewater System Maintenance and Operation Costs and Wastewater System Installment Payments, or in connection with any Wastewater System Parity Obligations, may be withdrawn by the Treasurer for expenditure for any lawful purpose of the District. From time to time the District may deposit in the Wastewater System Rate Stabilization Fund, from remaining Wastewater System Net Revenues or other available funds of the District, such amounts as the District shall determine. All interest or other earnings upon deposits in the Wastewater System Rate Stabilization Fund shall be withdrawn therefrom and accounted for as Wastewater System Revenues.

The District may withdraw all or any portion of the amounts on deposit in the Wastewater System Rate Stabilization Fund and transfer such amounts to the Wastewater System Revenue Fund for application in accordance with the Wastewater System Installment Purchase Contract or, in the event that all or a portion of the Wastewater System Installment Payments are discharged in accordance with the Wastewater System Installment Purchase Contract, transfer all or any portion of such amounts for application in accordance with the Wastewater System Installment Purchase Contract. Amounts transferred from the Wastewater System Rate Stabilization Fund to the Wastewater System Revenue Fund during or within 270 days after a Fiscal Year, may be taken into account as Wastewater System Revenues for purposes of the calculations of the Wastewater System rate covenant in such Fiscal Year. See the caption "—Rate Covenants—Water System Installment Payments."

SCHEDULE OF WATER SYSTEM INSTALLMENT PAYMENTS AND WATER SYSTEM PARITY OBLIGATIONS

Set forth in the following table is a schedule of annual Water System Installment Payments (assuming no prepayments) and payments on Water System Parity Obligations.

	Water System Installment Payments				
Year Ending June 30	***Principal***	***Interest***	***Total***	***Water System Parity Obligations***[(1)]	***Total***
2027	$	$	$	$[__]	$
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
2044					
2045					
2046					
2047					
2048					
2049					
2050					
2051					
2053					
2053					
2054					
2055					
2056					
TOTAL	$	$	$	$	$

(1) See the caption "THE WATER SYSTEM—Outstanding Water System Indebtedness."
Source: Fieldman, Rolapp & Associates, Inc.

SCHEDULE OF WASTEWATER SYSTEM INSTALLMENT PAYMENTS AND WASTEWATER SYSTEM PARITY OBLIGATIONS

Set forth in the following table is a schedule of annual Wastewater System Installment Payments (assuming no prepayments) and payments on Wastewater System Parity Obligations.

	Wastewater System Installment Payments				
Year Ending June 30	***Principal***	***Interest***	***Total***	***Wastewater System Parity Obligations***[(1)]	***Total***
2027	$	$	$	$[__]	$
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
2044					
2045					
2046					
2047					
2048					
2049					
2050					
2051					
2053					
2053					
2054					
2055					
2056					
TOTAL	$	$	$	$	$

(1) See the caption "THE WATER SYSTEM—Outstanding Wastewater System Indebtedness."
Source: Fieldman, Rolapp & Associates, Inc.

CERTIFICATE INSURANCE

[TO COME FROM BOND INSURER].

THE DISTRICT

General

The District is a community services district that is organized and existing pursuant to the California Community Services District Law (California Government Code Section 61000 *et seq*.). The District is located in northwestern California along the Pacific Ocean coast of Humboldt County (the "**County**"), approximately 285 miles north of San Francisco. The District's 12,140 acre service area has an estimated population of approximately 17,000 and comprises certain unincorporated areas of the County. Land use within the District consists primarily of single family and multi-family residential development and a small commercial area. See the caption "—Land Use and Service Area."

The District was formed in 1970 for the purpose of operating the Water System and the Wastewater System. The Water System currently provides treated drinking water to approximately 5,852 connections and the Wastewater System currently provides wastewater collection and treatment services to approximately 5,175 connections.

The Water System's sole source of water consists of purchases from the District's wholesale water supplier, Humboldt Bay Municipal Water District ("**HBMWD**"). In turn, HBMWD's sole source of supply consists of water from the Mad River that is collected at Ruth Lake Reservoir, a 48,030 acre foot capacity reservoir which is located in Trinity County approximately 90 miles southwest of the District's service area. See the caption "THE WATER SYSTEM—Water System Supply – Humboldt Bay Municipal Water District." The District's Water System infrastructure includes seven storage tanks with a total capacity of approximately 9.75 million gallons, three booster stations to move water to different elevations within the District's four pressure zones and approximately 91 miles of water transmission and distribution mains, as well as related control and telemetering systems.

Wastewater System infrastructure includes approximately 73 miles of sewer mains, five sewer lift stations and the Wastewater Management Facility, a 3.08 million gallon per day ("**mgd**") secondary wastewater treatment plant that is owned and operated by the District. Treated wastewater from the Wastewater Management Facility is discharged to the Mad River or to two percolation ponds adjacent to the Mad River, depending on the time of year. See the caption "THE WASTEWATER SYSTEM—Wastewater Management Facility."

Since its inception, the District's powers have been expanded to include a street lighting system in 1972, parks and recreational activities in 1985 and a public library in 1995 (collectively, the "**Other Services**"). Revenues generated by the Other Services are *not* pledged to the Water System Certificates or the Wastewater System Certificates, and operation and maintenance costs of the Other Services do *not* constitute Water System Maintenance and Operation Costs or Wastewater System Maintenance and Operation Costs.

Land Use and Service Area

The District includes a mixture of urban and rural land uses with a projected growth rate of approximately 0.62 percent per year. The District's service area includes urban development areas with single family and multi-family residences, a commercial town center, rural areas and undeveloped forest and timberland. A United States Coast Guard Air Station and a federal courthouse are also located within the service area. In addition, a regional airport, the California Redwood Coast-Humboldt County Airport, which is served by three airlines and has daily connections to Los Angeles, San Francisco, Seattle, Las Vegas and Denver, among other destinations, is located within the service area. The airport also includes a developed commercial area.

The urban and residential areas of the District have seen gradual infill over the past 20 years. The District's service area is not expected to expand beyond the current service area boundary due to the local terrain and topography, and there are a limited number of vacant parcels within the service area. The District expects to be able to serve such parcels as they are developed gradually over time. Currently there are no plans for expansion of the service area, the annexation of additional customers or significant industrial development within the service area.

Governance and Management

Board of Directors. The District is governed by a five-member Board of Directors (the "**Board**"), the members of which are elected at large to staggered four-year terms. The names, current term expiration dates and occupations of the current Board members are set forth below.

Board of Directors Member	*Expiration of Term*	*Occupation*
Dennis Mayo, President	December 2026	Ranch Owner
David Couch, Vice President	December 2026	Retired Water/Wastewater Executive
Scott Binder, Director	December 2028	Senior Center Director
James Biteman, Director	December 2026	Retired Chemical Engineer/Professor
Gregory Orsini, Director	December 2028	Retired District General Manager

Senior Management.

General Manager. Patrick Kaspari, P.E., has served as the District's General Manager since 2020. In his capacity as General Manager, Mr. Kaspari oversees the day-to-day operations of the District. Prior to coming to the District, he worked for an engineering consulting firm for over two decades, and he has over three decades of water and wastewater design and operations experience, including serving as HBMWD's District Engineer for a decade. He has a long relationship with the District, having worked on the design and construction of several projects, such as the Ramey Pump Station Upgrade, water and sewer master planning efforts for replacement of the District's water and sewer infrastructure, water tank projects, the Wastewater Treatment Facility's Microgrid project and the Highway 101 Sewer Crossing project. Mr. Kaspari earned a Bachelor of Science degree in Chemical Engineering from the University of North Dakota and a Master of Science degree in Engineering, with a Water Resources emphasis, from the University of California at Berkeley. He is a licensed Professional Engineer in Civil Engineering in California.

Finance Director. Samantha Howard has served as the District's Finance Director since 2024. Prior to coming to the District, Ms. Howard worked as a bank branch manager. She has a Bachelor of Science degree in Business Administration and a Certificate in Business Information Systems, both from Southern Oregon University. Ms. Howard holds a Graduate Accounting Certificate and is pursuing a Masters in Business Administration from the University of Phoenix. Ms. Howard is also working toward obtaining a Certified Management Accountant certification.

Management Policies. The District has adopted several policies which are designed to ensure the prudent and effective management of District operations, including a Debt Management Policy, a Financial Reserves Policy and an Investment Policy. Further information about these policies is set forth below.

Debt Management Policy. The District has adopted a Debt Management Policy in accordance with California Government Code Section 8855 to establish guidelines and parameters for the effective governance, management and administration of debt issued by the District and its related entities and to ensure compliance with legislation, statutes and laws that place regulations on local agency debt. The following elements have been incorporated into the policy:

- The purposes for which debt may be incurred;
- The types of debt that may be issued;

- The relationship of the debt to, and integration with, the District's capital improvement program or budget;
- Policy goals related to the District's planning goals and objectives; and
- Debt management practices, including the investment of proceeds, compliance with continuing disclosure undertakings and other post-issuance compliance matters.

Financial Reserves Policy. The goal of the District's Financial Reserves Policy is to ensure that the District has sufficient funding for its operating, capital and debt service needs, even in the event of unforeseen circumstances. In order to meet this goal, the District undertakes a regular review of its utility rates and capacity fee structures. The District categorizes its reserves as Restricted (legally restricted to a particular purpose) or Designated (designated by the Board for a particular purpose, but not legally restricted to that purpose and subject to redesignation by the Board) or Working Capital (available to meet cash flow needs).

Working Capital reserves must be maintained at a level that is never less than the following liabilities: (i) compensated absences; (ii) customer and subdivision deposits; (iii) the District's Operating Reserve; and (iv) one year of capital project expenditures on a pay-as-you-go basis.

The District maintains a Compensated Absences Reserve within the Working Capital balance which is used to pay for vacation and sick leave during each fiscal year, as required. The total amount retained in the Compensated Absences Reserve will equal the totals of the compensated absences liability accounts by fund, which are calculated annually as part of the District's Fiscal Year-end process.

The Customer Deposits Fund is also included in the Working Capital balance and is used to refund customer deposits on a regular monthly cycle per District policy. Customer deposit refunds are verified every month and deposit totals for subdivisions are tracked in a separate liability account. Enough cash should be held to cover subdivision deposits and monthly customer deposit refunds as well as the entire Customer Deposit Balance.

The PayGo Capital Projects Reserve allows the District to pay for approved capital projects of less than $500,000 without incurring additional debt. The Board has recommended a $1,000,000 cumulative limit across all Funds (Water, Wastewater and Parks) to be held for this purpose. This limitation encourages prudent, staggered timing of capital projects so that a healthy balance is maintained in the District's Working Capital reserves.

The District's Operating Reserve is intended to act as a short-term line of credit for the District, covering unanticipated timing gaps between expenditures and revenues or unanticipated necessary expenditures. The Operating Reserve will be calculated at thirty days of total District expenditures, based on the currently approved budget. The District may draw from the Repair and Replacement Reserve to supplement the Operating Reserve if needed for an individual project.

Capacity fees constitute a Restricted reserve to be used to fund the expansion of the District's capacity to provide water and wastewater services to ratepayers. The collection of capacity fees must be reviewed at least every five years with a capacity fee study to ensure that changes in the District's capacity needs are accounted for in the way capacity fees are collected and used through buildout. The draw from this Reserve will be calculated annually according to the percentage capacity increase from completed capital projects.

The Repair and Replacement Reserve serves to accumulate and track funds for long-term capital projects that cost more than the Pay-Go Capital Projects Reserve limit ($500,000) and have no other designated funding source such as a grant or a dedicated rate stream.

The Catastrophe Reserve consists of funds that may be drawn to pay for operations during a catastrophic event, and to begin repair of the Water and Wastewater Systems and other District assets after such an event. Unanticipated catastrophic spikes in expenditures or drops in revenue from any unforeseeable event would also

be included in this category. The Catastrophe Reserve funding amount is based on operating expenditures and a District risk assessment. The District requires that a regular risk assessment and expenditure analysis be completed every five years.

The District also maintains a reserve trust under Internal Revenue Code Section 115 for the payment of post-employment benefit liabilities. See the caption "—Other Post-Employment Benefits."

Investment Policy. The District invests its funds in accordance with its Investment Policy, which is reviewed and ratified annually by the Board. The Investment Policy: (a) describes the District's investment policies and procedures and internal controls; (b) establishes guidelines for the prudent investment of the District's funds; and (c) lists and describes suitable investments. The goals of the Investment Policy are protection of District funds by limiting credit and interest rate risks, providing liquidity for District needs and providing a market rate of return on District investments.

The District's investment policy is intended to provide a guideline for the prudent investment of surplus cash, reserves, trust funds, and restricted moneys and to outline a policy for maximizing the efficiency of the District's cash management system in compliance with Section 53646 of the Government Code of California. The policy applies to all financial assets of the District as accounted for in the audited financial statements, other than proceeds of long-term debt. In accordance with the strategic goal of fiscal responsibility, the primary objectives of the District's investment activities, in order of priority, are: safety of principal through the mitigation of both credit and market risk; maintenance of the liquidity necessary to meet cash flow needs; and, lastly, return on investment. The District reviews the investment policy periodically and may adjust the policy as investment objectives change.

In accordance with Section 53600 *et seq*. of the California Government Code, idle cash management and investment transactions are the responsibility of the Finance Director. Under the District's Investment Policy, eligible investments are generally limited to: (i) the Local Agency Investment Fund, which is operated by the California State Treasurer ("**LAIF**"); (ii) the California Cooperative Liquid Assets Securities System, a joint powers authority ("**CLASS**"); (iii) the Investment Trust of California, a joint powers authority ("**CalTRUST**"); and (iv) the Humboldt County Treasury Pool.

As of February 28, 2026, the District's funds were invested as follows:

McKinleyville Community Services District
Summary of Investments

Investment Type	*Market Value*	*Book Value*	*Percentage of Market Value*
LAIF	$ 159,246	$ 158,899	0.68%
CLASS	23,167,418	23,167,418	98.42
CalTRUST	-	-	-
Humboldt County Treasury Pool	213,690	213,506	0.91
TOTAL	$23,540,353	$23,539,823	100.00%

Source: District.

Funds are invested in the following order of priority:

- Safety of Principal;
- Liquidity; and
- Return on Investment.

The District's internal controls include the following elements, which are to be reviewed annually by an external auditor: (1) control of collusion by employees working in conjunction to commit fraud; (2) separation of transaction authority/performance from accounting and recordkeeping responsibility; (3) custodial safekeeping of securities with an independent third party; (4) avoidance of physical delivery of securities; (5) clear delegation of authority; (6) written confirmation of telephone transactions for investments and wire transfers; (7) development of a wire transfer agreement with the lead bank or party custodian; and (8) conducting securities transactions on a delivery versus payment basis.

The Finance Director provides a quarterly report to the Board showing the type of investment, date of maturity, amount invested, current market value, rate of interest and other such information as may be requested by the Board.

See Note 2 to the District's audited financial statements set forth in Appendix F for further information with respect to the District's Investment Policy.

Strategic Plan. Under the District's 2024-2029 Strategic Plan, the District seeks to accomplish the following goals:

- Measure District success;
- Generate focused work plans;
- Adopt comprehensive, goal-oriented budgets; and
- Communicate District values and direction to the community.

Of relevance to the Water and Wastewater System, the District will undertake the following tasks during the Strategic Plan period:

- Attract and retain high quality employees at every level;
- Manage both planned and unplanned shifts in the workforce through robust employee training and development strategies as well as on-going succession planning; and
- Complete prioritized and funded capital projects identified in the Strategic Plan and identify a long-term financing plan for capital projects on the horizon.

Employees

For Fiscal Year 2026, the District has 31 full-time employees and 48 part-time and seasonal employees, 44 of whom provide parks and recreation services. None of the District's employees are members of a union and the District has never experienced a strike, slowdown or work stoppage.

Budget Process

The District begins its budget process in or about January of each year with an evaluation of estimated operating results in the then-current Fiscal Year compared to budgeted numbers. Priorities for the following Fiscal Year are then established and budget figures are developed and refined in the ensuing months. After a public hearing, the District adopts a budget on or before June 30 of each year for the following Fiscal Year commencing July 1. In connection with the adoption of the operating budget, the Board of Directors considers whether changes to its schedule of water and wastewater rates are required in order to implement budgetary priorities. The budget also includes the District's capital improvement plan and means of financing the plan.

The operating budgets for Fiscal Years 2026 and 2027 were approved on June 4, 2025 and June [3], 2026, respectively.

Significant Accounting Policies

The District accounts for moneys received and expenses paid in accordance with generally accepted accounting principles applicable to public agencies ("**GAAP**"). Generally, the District recognizes revenues and expenses on the full accrual basis of accounting, meaning that revenues are recognized in the accounting period in which they are earned and expenses are recognized in the period in which they are incurred, regardless of when the related cash flows take place. However, in certain cases, GAAP requires or permits moneys that are collected in one Fiscal Year to be recognized as revenue in a subsequent Fiscal Year and requires or permits expenses that are paid or incurred in one Fiscal Year to be recognized as expenses in a subsequent Fiscal Year. See Note 1 to the financial statements that are set forth in Appendix F. Except as otherwise expressly noted herein, all financial information that has been derived from the District's audited financial statements reflects the application of GAAP.

Governmental accounting systems are organized and operated on a fund basis. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein. Funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations.

Each of the Water System and the Wastewater System is accounted for in a separate enterprise fund. Enterprise funds are used to account for operations: (a) that are financed and operated in a manner similar to private business enterprises (where the intent of the governing body is that the costs and expenses, including depreciation of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges); or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

For additional District accounting policies, see the notes to the financial statements in Appendix F.

Financial Statements

C.J. Brown & Company, CPAs, Cypress, California (the "**Auditor**"), audited the financial statements of the District for the Fiscal Year ended June 30, 2025. The Auditor's letter dated February 4, 2026 is set forth at the beginning of the Financial Section of such financial statements. The Auditor's examination was made in accordance with generally accepted auditing standards and Governmental Auditing Standards issued by the Comptroller General of the United States. See Appendix F.

The summary of the Water System and Wastewater System operating results that are set forth under the captions "THE WATER SYSTEM—Water System Historical Debt Service Coverage" and "THE WASTEWATER SYSTEM—Wastewater System Historical Debt Service Coverage" are derived from the above-described financial statements and audited financial statements for prior Fiscal Years (excluding certain non-cash items and after certain other adjustments), and are qualified in its entirety by reference to such statements, including the notes thereto.

The District has neither requested nor obtained permission from the Auditor to include the audited financial statements as an appendix to this Official Statement. Accordingly, the Auditor has not performed any post-audit review of the financial condition or operations of the District.

Employee Pension Plan

Accounting and financial reporting by state and local government employers for defined benefit pension plans is governed by Governmental Accounting Standards Board ("**GASB**") Statement No. 68 ("**GASB 68**"), which includes the following elements: (i) unfunded pension liabilities are included on the employer's balance

sheet; (ii) pension expense incorporates rapid recognition of actuarial experience and investment returns and is not based on the employer's actual contribution amounts; and (iii) the difference between expected and actual investment returns will be recognized over a closed five-year smoothing period. GASB 68 affects the District's accounting and reporting requirements, but it does not change the District's pension plan funding obligations.

The District participates in a Miscellaneous Plan to fund pension benefits for Water System and Wastewater System employees. The pension plan is part of a multi-agency pool and is administered by the California Public Employees Retirement System ("**CalPERS**"), which maintains agent multiple-employer public employee defined benefit pension plans for municipal employees Statewide. CalPERS provides retirement, disability and death benefits to plan members and beneficiaries and acts as a common investment and administrative agent for participating public entities within the State, including the District. CalPERS plan benefit provisions and all other requirements are established by State statute and the Board.

District employees are subject to different benefit levels based on their hire date. Benefit provisions as of July 1, 2025 for District employees are set forth below.

McKinleyville Community Services District
CalPERS Pension Plan – Summary of Benefit Provisions

	Employees Hired Before January 1, 2013	***Employees Hired On or After January 1, 2013 (Not Prior CalPERS Members)***
Benefit Formula	2.0% @ age 55	2.0% @ age 62
Benefit Vesting	5 years of service	5 years of service
Benefit Payments	Monthly for life	Monthly for life
Minimum Retirement Age	50-55	52-62
Monthly Benefits as % of Eligible Compensation	1.43%-2.42%	1.0%-2.5%
Employee Normal Cost Rate	7.0%[(1)]	6.25%[(2)]
Employer Normal Cost Rate[(3)]	11.94%	7.96%

(1) The District pays 100% of the employee contribution for employees hired before January 1, 2013.
(2) The District does not make any portion of the employee contribution for employees hired on or after January 1, 2013.
(3) Changes annually based on CalPERS actuarial valuation.
Source: District.

Contributions to the District's pension plan consist of: (a) contributions from plan participants (i.e., employees); and (b) contributions by the District.

District employees who were hired on or after January 1, 2013 and who were not previously in a CalPERS plan are subject to the California Public Employees' Pension Reform Act of 2013 ("**AB 340**"), which was signed into law in 2012. Benefits for participants who are subject to AB 340 are calculated on the highest average annual compensation over a consecutive 36-month period. Employees must pay at least 50% of the total normal cost rate and pensionable income is capped as noted below. In addition, retroactive benefits increases are prohibited, as are contribution holidays and purchases of additional non-qualified service credit.

McKinleyville Community Services District
Pensionable Income Caps for Calendar Year 2026

	Employees Hired Before January 1, 2013 (Non-AB 340 Employees)	*Employees Hired On or After January 1, 2013 (AB 340 Employees)*
Maximum Pensionable Income	$360,000	$191,679
Maximum Pensionable Income if also Participating in Social Security	N/A	159,733

Source: District.

Additional employee contributions, limits on pensionable compensation and higher retirement ages for new members as a result of the passage of AB 340 are expected to reduce the District's unfunded pension lability and potentially reduce District contribution levels in the long term.

The District is required to contribute the actuarially determined remaining amounts necessary to fund benefits for its members after employee contributions are accounted for. Employer contribution rates for all public employers are determined on an annual basis by the CalPERS actuary and are effective on the July 1 following notice of a change in the rate. The total minimum required employer contribution is the sum of: (i) the plan's employer normal cost rate, which funds pension benefits for current employees for the upcoming Fiscal Year (expressed as a percentage of payroll); plus (ii) the employer unfunded accrued liability contribution amount, which funds pension benefits that were previously earned by current and former employees (billed monthly).

For Fiscal Year 2025, the required employer normal cost rates as a percentage of payroll were 11.88% for non-AB 340 Miscellaneous Plan employees and 7.87% for AB 340 Miscellaneous Plan employees. For Fiscal Year 2026, the required employer normal cost rates as a percentage of payroll are 11.94% for non-AB 340 Miscellaneous Plan employees and 7.96% for AB 340 Miscellaneous Plan employees.

For Fiscal Years 2024 and 2025, the total required employer payment of the normal cost and the unfunded accrued liability for the District's Miscellaneous plan (including amounts attributable to employees engaged in providing the Other Services) was $371,742 and $422,896, respectively. For Fiscal Year 2026, the total required employer payment of the normal cost and the unfunded accrued liability for the District's Miscellaneous plan (including amounts attributable to employees engaged in providing the Other Services) is budgeted at $389,131.

The District's required contributions to CalPERS fluctuate each year and, as noted, include a normal cost component and a component that is equal to an amortized amount of the unfunded liability. Many assumptions are used to estimate the ultimate liability of pensions and the contributions that will be required to meet those obligations. The CalPERS Board of Administration has adjusted and may in the future further adjust certain assumptions used in the CalPERS actuarial valuations, which adjustments may increase the District's required contributions to CalPERS in future years. Accordingly, the District cannot provide any assurances that the District's required contributions to CalPERS in future years will not significantly increase (or otherwise vary) from any past or current projected levels of contributions. CalPERS earnings reports for Fiscal Years 2015 through 2025 report investment gains (and losses) of approximately 2.4%, 0.6%, 11.2%, 8.6%, 6.7%, 4.7%, 21.3%, (6.1%), 6.1%, 9.3% and 11.6%, respectively. Future earnings performance may increase or decrease future contribution rates for plan participants, including the District.

CalPERS' discount rate was lowered from 7.00% to 6.80% in fall 2021. Lowering the discount rate means that employers that contract with CalPERS to administer their pension plans will see increases in their normal costs and unfunded actuarial liabilities. Active members hired after January 1, 2013 who were not previously CalPERS members will also see their contribution rates rise under AB 340.

Portions of the above disclosures are primarily derived from information that has been produced by CalPERS, its independent accountants and its actuaries. The District has not independently verified such information and neither makes any representations nor expresses any opinion as to the accuracy of the information that has been provided by CalPERS.

The annual comprehensive financial reports of CalPERS are available on CalPERS' Internet website at www.calpers.ca.gov. The CalPERS website also contains CalPERS' most recent actuarial valuation reports and other information that concerns benefits and other matters. The textual reference to such Internet website is provided for convenience only. None of the information on such Internet website is incorporated by reference herein. The District, the Corporation, the Municipal Advisor and the Underwriter cannot guarantee the accuracy of such information. Actuarial assessments are "forward-looking" statements that reflect the judgment of the fiduciaries of the pension plans, and are based upon a variety of assumptions, one or more of which may not materialize or be changed in the future.

The District's Miscellaneous pension plan had a total net pension liability of $2,950,971 (including amounts attributable to employees engaged in providing the Other Services) for Fiscal Year 2025 (as of the measurement date of June 30, 2024). The net pension liability is the difference between the total pension liability and the fair market value of pension assets. The District's total pension assets include funds that are held by CalPERS, and its net pension asset or liability is based on such amounts. For Fiscal Years 2024 and 2025, the District incurred Miscellaneous pension plan pension expenses of $141,683 and $198,841, respectively (including amounts attributable to employees engaged in providing the Other Services).

A summary of principal assumptions and methods used to determine the total pension liability for the District's pension plan for Fiscal Year 2025 (as of the measurement date of June 30, 2024) is shown below.

McKinleyville Community Services District
Actuarial Assumptions for CalPERS Miscellaneous Plan

Actuarial Cost Method	Entry Age Normal in accordance with the requirements of GASB 68
Asset Valuation Method	Market Value of Assets
Actuarial Assumptions:	
Discount Rate	6.80%
Inflation	2.30%
Salary Increases	Varies by entry age and service
Investment Rate of Return	6.80% net of pension plan investment and administrative expenses; includes projected inflation rate of 2.30%
Mortality Rate Table[(1)]	Derived using CalPERS' membership data for all funds

(1) The mortality table was developed based on CalPERS-specific membership data for all Funds. The probabilities of mortality are based on the CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

Source: District.

The recent funding history of the District's Miscellaneous pension plan, including AB 340 and non-AB 340 employees, is as follows:

McKinleyville Community Services District
CalPERS Pension Plan Funding History

Valuation Date	*Accrued Liability*	*Market Value of Assets*[1]	*Unfunded Accrued Liability*[2]	*Funded Ratio*[3]	*Annual Covered Payroll*
06/30/2020	$ 9,035,308	$6,499,638	$2,535,670	71.9%	$1,568,718
06/30/2021	10,203,383	8,514,370	1,689,013	83.4	1,420,009
06/30/2022	10,863,698	7,834,091	3,029,607	72.1	1,588,899
06/30/2023	11,822,649	8,534,870	3,287,779	72.2	1,744,234
06/30/2024	12,729,070	9,491,976	3,237,094	74.6	1,926,453

(1) Reflects District's share of market value of assets in multi-agency pool in which District participates.
(2) Calculated by subtracting the Market Value of Assets from the Accrued Liability.
(3) Calculated by dividing the Market Value of Assets by the Accrued Liability.
Source: District.

The table below presents the unfunded accrued liability of the District's Miscellaneous pension plans, calculated using the discount rate applicable to Fiscal Year 2025 (6.80%), as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.80%) or 1 percentage point higher (7.80%) than the Fiscal Year 2025 rate:

McKinleyville Community Services District
Sensitivity of CalPERS Miscellaneous Plan Unfunded Accrued Liability to Changes in Discount Rate

	Discount Rate – 1% (5.80%)	*Applicable Discount Rate (6.80%)*	*Discount Rate + 1% (7.80%)*
Unfunded Accrued Liability	$5,080,168	$3,237,094	$1,718,110

Source: District.

The District's projections of Operation and Maintenance Costs shown under the captions "THE WATER SYSTEM—Water System Projected Debt Service Coverage" and "THE WASTEWATER SYSTEM—Wastewater System Projected Debt Service Coverage" do not assume further unusual increases in pension funding expenses. However, future changes in pension funding policies and assumptions, including those related to assumed rates of investment return and inflation, could trigger increases in the District's annual required contributions, and such increases could be material to the finances of the Enterprise. No assurance can be provided that such expenses will not increase significantly in the future. The District does not expect that any increased funding of pension obligations will have a material adverse effect on the ability of the District to make the Installment Payments.

For additional information relating to the District's pension plan, see Note 8 to the District's audited financial statements set forth in Appendix F.

Other Post-Employment Benefits

The District, through an agent single-employer defined benefit healthcare plan that is administered by a third party, provides certain post-employment medical benefits other than pensions ("**OPEB**") to retired employees. Benefits vary by hire date and continue to dependents, including surviving spouses. Retirees are eligible for OPEB if they retire directly from the District by at least age 50 with 5 years of service. Employees hired before January 1, 2017 receive 100% District-paid healthcare coverage. Employees hired on or after January 1, 2017 receive 100% of the Preferred Provider Organization rate. Dental benefits are not covered. As of June 30, 2025, 9 inactive employees or beneficiaries received OPEB payments and there were 27 active employees participating in the OPEB plan, for a total plan membership of 36.

The contribution requirements of OPEB plan members and the District are established and may be amended by the Board. Currently, contributions are not required from District employees and the District is making OPEB payments as they come due.

The District has established a trust under Internal Revenue Code Section 115 (the "**OPEB Trust**") to assist in funding its OPEB liability. The OPEB Trust, which is administered by the California Employers' Retiree Benefit Trust, holds funding contributions from the District pending future remittance to the administrator of the OPEB plan, which will pay the associated benefits. Future contributions will be transferred to the OPEB Trust at the District's discretion. The funds held in the OPEB Trust are legally protected from the claims of the general creditors of the District. Contributions to the OPEB Trust and earnings on those contributions are irrevocable.

The District made a $250,000 contribution to the OPEB Trust in Fiscal Year 2026 and has budgeted to make a $250,000 contribution to the OPEB Trust in Fiscal Year 2027. As of June 30, 2025, the fair market value of the assets in the OPEB Trust was approximately $2,963,355. Additional information on the OPEB Trust can be found in Note 7 to the District's audited financial statements set forth in Appendix F.

In Fiscal Years 2024 and 2025, the District made net contributions of $157,889 and $259,179, respectively, to fund its OPEB obligations. The District has budgeted net contributions of $262,942 and $303,187 to fund its OPEB obligations in Fiscal Years 2026 and 2027, respectively.

Governmental Accounting Standards Board Statement No. 75 ("**GASB 75**") requires governmental agencies to account for and report the outstanding obligations and commitments related to OPEB in essentially the same manner as for pensions. While requiring the District to disclose the unfunded actuarial accrued liability and the Actuarially Determined Contribution (the actuarial value of benefits earned during a Fiscal Year plus costs to amortize the unfunded actuarial accrued liability, or "**OPEB ADC**") in its financial statements, GASB 75 does not require the District to fund such OPEB ADC. The OPEB ADC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded liabilities of the plan over a period not to exceed thirty years.

The District's annual OPEB cost, the percentage of annual OPEB cost contributed to the OPEB plan, and the net OPEB obligation for the last five Fiscal Years are set forth below. The District notes that a small portion of the net OPEB obligation is attributable to the Other Services.

McKinleyville Community Services District
Net OPEB Obligation

Fiscal Year Ended June 30	*Annual OPEB Costs*	*Percentage of Annual OPEB Costs Contributed*	*Net OPEB Obligation (Asset)*
2021	$526,898	100%	$10,010,085
2022	618,445	100	6,942,623
2023	408,820	100	6,831,080
2024	362,716	100	6,216,831
2025	357,413	100	5,930,394

(1) Excludes assets held in OPEB Trust, in accordance with GASB Implementation Guide No. 2017-1. Such amounts will be included in the calculation of the net OPEB liability when they are delivered to the OPEB administrator.
Source: District.

As of June 30, 2025, the District's OPEB plan was 49.97% funded. The actuarial accrued liability for benefits was $5,930,394 and the actuarial value of assets was $2,963,354, resulting in an unfunded actuarial accrued liability (the "**OPEB UAL**") of $2,967,040. The covered payroll (annual payroll of active employees covered by the OPEB plan) was $2,057,429 and the ratio of the OPEB UAL to the covered payroll was 144.21%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about rates of employee turnover, retirement and mortality, as well as economic assumptions regarding claim costs per retiree, healthcare inflation and interest rates. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress set forth below presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

McKinleyville Community Services District
OPEB Plan – Schedule of Funding Progress

Valuation Date	*Actuarial Accrued Liability (a)*	*Actuarial Value of Assets (b)*	*OPEB UAL (a) – (b)*	*Funded Ratio (b) / (a)*	*Annual Covered Payroll (c)*	*OPEB UAL as Percentage of Annual Covered Payroll (a) – (b) / (c)*
06/30/2021	$10,010,085	$ -	$10,010,085	0.00%	$1,389,995	720.15%
06/30/2022	6,942,623	-	6,942,623	0.00	1,548,839	448.25
06/30/2023	6,831,080	2,554,128	4,276,952	37.39	1,836,084	232.94
06/30/2024	6,216,831	2,713,123	3,503,708	43.64	2,096,253	167.14
06/30/2025	5,930,394	2,967,040	2,963,354	50.03	2,057,429	144.21

Source: District.

Changes in the net liability for the District's OPEB plan were as follows.

McKinleyville Community Services District
Changes in OPEB Plan Liability

	Increase / (Decrease)		
	Total OPEB Plan Liability	*Plan Fiduciary Net Position*	*Net OPEB Plan Liability / (Asset)*
Balance at June 30, 2024	$6,216,831	$2,713,123	$3,503,708
Balance at June 30, 2025	5,930,394	2,963,354	2,967,040
Net Changes for period from July 1, 2024 through June 30, 2025	$ (286,437)	$ 250,231	$ (536,668)

Source: District.

The following table presents the net liability of the District's OPEB plan, calculated using the discount rate applicable to Fiscal Year 2025 (5.34%), as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.34%) or 1 percentage point higher (6.34%) than the Fiscal Year 2025 rate:

McKinleyville Community Services District
Sensitivity of the OPEB Plan Net Liability to Changes in the Discount Rate

	Discount Rate – 1% (4.34%)	*Applicable Discount Rate (5.34%)*	*Discount Rate + 1% (6.34%)*
Plan's Net Liability/(Asset)	$3,791,144	$2,967,040	$2,283,968

Source: District.

The District's projections of Operation and Maintenance Costs shown under the captions "THE WATER SYSTEM—Water System Projected Debt Service Coverage" and "THE WASTEWATER SYSTEM—Wastewater System Projected Debt Service Coverage" do not assume further unusual increases in OPEB funding expenses. However, future changes in OPEB funding policies and assumptions, including those related to assumed rates of investment return and inflation, could trigger increases in the District's annual required contributions, and such increases could be material to the finances of the Enterprise. No assurance can be provided that such expenses will not increase significantly in the future. The District does not expect that any increased funding of OPEB will have a material adverse effect on the ability of the District to make the Installment Payments.

For additional information relating to the District's OPEB plan, see Note 7 to the District's audited financial statements set forth in Appendix F.

Insurance

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees and natural disasters. The District is a member of the Special District Risk Management Authority (the "**SDRMA**"), a joint powers authority that is comprised of dozens California special districts to arrange and administer programs for the pooling of self-insured losses and to purchase excess insurance from commercial insurers. Through the SDRMA, the District maintains the following coverages:

- Liability (general, automobile and employee and public officials errors and omissions): $5,000,000 per occurrence;
- Employee Dishonesty coverage ($1,000,000);
- Workers Compensation: statutory limits; Employer's Liability limits of $5,000,000;
- Public Officials Personal Liability ($500,000 per occurrence);
- Property (replacement costs coverage): $1,000,000,000 pooled limit; and
- Boiler and Machinery: replacement cost up to $100,000,000 per occurrence.

Certain portions of the Enterprise, including underground pipelines, valves and water meters, are not covered by the District's property insurance. See the caption "CERTAIN RISK FACTORS—Natural Calamities—Seismic."

No assurance can be given as to the adequacy of the insurance maintained now or in the future by the District to fund necessary repairs or replacement of any portion of the Enterprise, and the District does not have any obligation under the Installment Purchase Contracts to maintain earthquake coverage or other policies in the current coverage amounts. Significant damage to the Enterprise could affect the District's ability to generate

sufficient Water System Net Revenues or Wastewater System Net Revenues to pay the Water System Installment Payments or Wastewater System Installment Payments, respectively, when due.

The District has not settled any claims that exceeded its insurance coverage in the past three years.

See the caption "SECURITY FOR THE CERTIFICATES—Insurance" for a description of insurance coverages that are required to be maintained while the Certificates are outstanding.

Cybersecurity

The District relies on computers and technology to conduct its operations. The District faces cybersecurity threats from time to time, including, but not limited to, hacking, viruses, malware and other forms of technology attacks. Recently, there have been significant cybersecurity incidents affecting municipal agencies, including ransomware attacks targeting Los Angeles Unified School District and the San Bernardino County Sheriff's Office, a freeze affecting computer systems of the City of Atlanta, an attack on the City of Baltimore's 911 system, an attack on the Colorado Department of Transportation's computers, an attack that resulted in the temporary closure of the Port of Los Angeles' largest terminal and an attack on a water treatment facility in Oldsmar, Florida.

The District's cybersecurity protections include, but are not limited to, the following: endpoint and server security including Endpoint Detection and Response, managed threat response (with the District's Security Operations Center monitoring its network at all times), an email security gateway, endpoint encryption, a network firewall, endpoint and server patch management, least privilege account security, multifactor authentication, secure remote access via a virtual private network and simulated phishing campaigns and training.

To date, the District has not experienced a cybersecurity incident resulting in a data breach or material disruption of operations. As with all organizations, no system can be made completely immune from cyberattacks. The District continues to strengthen its technical defenses, user training and incident response capabilities to minimize the likelihood and impact of potential future events.

Note that despite the efforts of the District, no assurances can be given that the District's efforts to manage cyber threats and attacks will be successful or that such an attack will not materially impact the operations or finances of the District or the Enterprise.

Billing and Collection Procedures

The District is on a monthly billing cycle for Enterprise service charges, with water and wastewater charges billed at the same time on a single itemized bill. Payment is deemed delinquent if any portion of the bill (whether for water or wastewater service) is unpaid thirty days from the date printed on the bill. If the bill is not paid in full within sixty days after the date of delinquency, service may be discontinued. A $50 reconnection charge and penalties will be levied in accordance with the District's rules and regulations and collected prior to renewing service following shutoff.

Water service may be terminated by the District in compliance with the notice and other requirements of State law for any of the following reasons: delinquency in payment of any residential water service rate or charge in accordance with District policy; delinquency in payment of any commercial or other nonresidential water service rate or charge; unauthorized taking of water or the taking of water in excess of the amount paid for; the failure of the customer to maintain facilities in suitable condition to prevent water waste; the existence of an unprotected cross connection on the customer's premises or the lack of adequate backflow protection at the service connection; or any violation of the District's rules and regulations governing water or wastewater service.

The District also collects property taxes to fund the Other Services (primarily parks and recreation). Pursuant to Section 61115 of the California Government Code, the Board may provide that any water or wastewater charges, delinquencies and penalties may be collected on the County tax roll in the same manner as property taxes. In the event the Board takes such action, the General Manager of the District, on or before August 10 of each year following the Board's determination, will file with the County Auditor a copy of a final report adopted by the Board detailing the affected and delinquent parcels. To date, the District has not placed any delinquencies and penalties of its customers on the County tax roll.

The District has not had any material charges considered uncollectible in the past several years. As of February 3, 2026, approximately 277 water and wastewater accounts were delinquent in the total amount of $101,237. Most customers pay their delinquencies in full prior to shutoff.

THE WATER SYSTEM

Overview

As of January 1, 2026, the District provided water service to approximately 5,606 residential and 245 commercial and other connections. See Table II under the caption "—Summary of Operations." On average, approximately 80% of the District's total water demand is from residential users. Substantially all of the District's customers are billed based on individually metered water usage.

The District's Water System infrastructure includes seven storage tanks with a total capacity of approximately 9.75 million gallons, three booster stations to move water to different elevations within the District's four pressure zones and approximately 91 miles of water transmission and distribution mains, as well as related control and telemetering systems.

The Water System's sole source of water consists of purchases from the District's wholesale water supplier, HBMWD. In turn, HBMWD's sole source of supply consists of water from the Mad River that is collected at Ruth Lake Reservoir, a 48,030 acre foot capacity reservoir which is located in Trinity County approximately 90 miles southwest of the District's service area. See the caption "—Water System Supply – Humboldt Bay Municipal Water District."

HBMWD diverts water from its one million gallon tank under the Mad River to the District's Grant A. Ramey Pump Station at North Bank and Azalea Roads. Water is then pumped to storage tanks at McCluski Hill, Cochran Road and Norton Road. The District's seven storage tanks have a combined capacity of 9.75 million gallons, approximately a 190-hour supply.

The District also maintains an emergency intertie to the water system of the nearby City of Arcata.

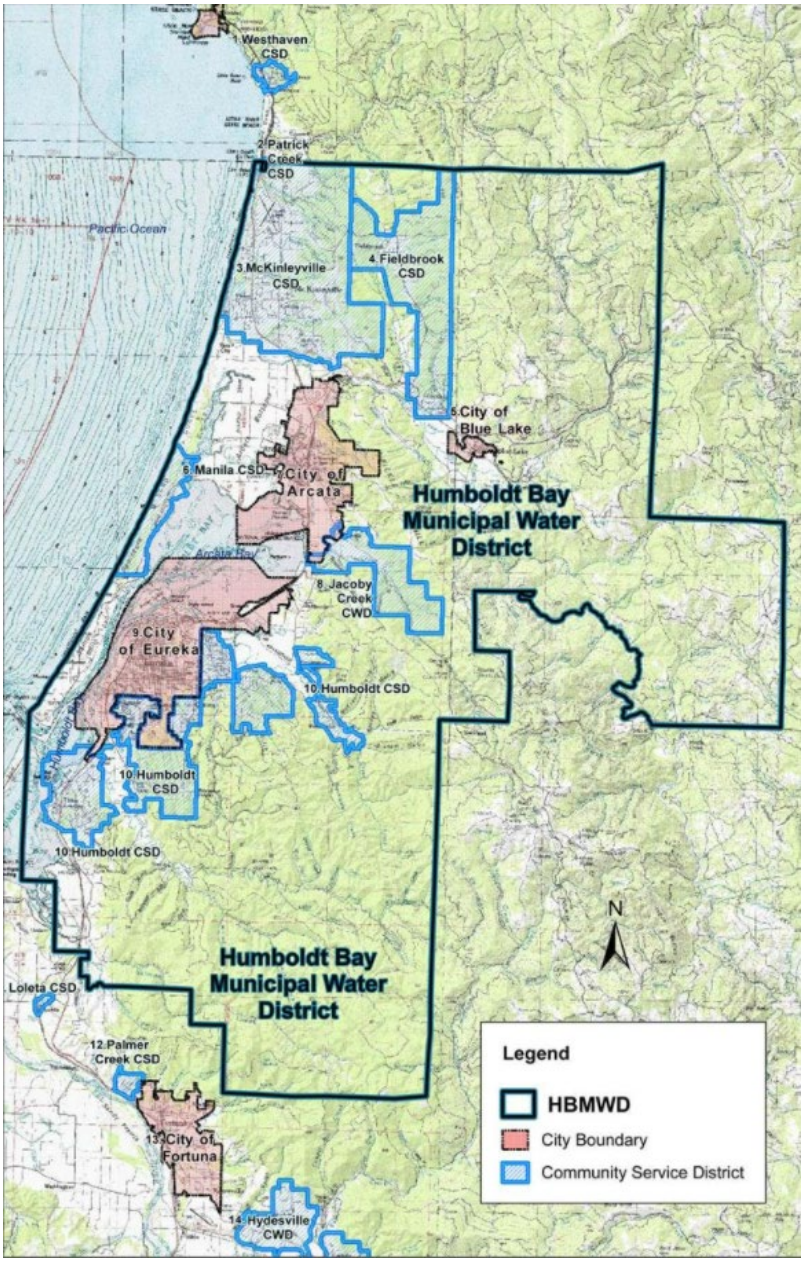
Water System Supply – Humboldt Bay Municipal Water District

General. HBMWD operates a regional water system and provides wholesale service to the District and other retail water suppliers in the County. HBMWD currently provides treated, potable water for domestic and business use to seven municipalities (wholesale customers), as well as approximately 200 retail customers. HBMWD is the District's sole source of water supply.

HBMWD holds appropriative water rights permits from the State Water Resources Control Board (the "**SWRCB**") through the year 2029 for surface water storage and diversion. HBMWD's water rights permits authorize it to store and divert a combined 75 mgd (approximately 84,000 acre feet per year) from the Mad River. This amount represents 8.5% of the average annual runoff (approximately 982,600 acre feet per year) of the Mad River basin for the period from 1963 to 2020 (as measured by the United States Geological Service at Gage Station 1148100 on the Mad River near the City of Arcata).

HBMWD has been in discussions with the SWRCB with respect to the extension of its water rights permits beyond 2029 for the past several years.

The graphic below depicts the retail services map for HBMWD which includes the District.



HBMWD anticipates having more than enough water supply to serve existing and future customers, even during drought years. HBMWD's source of water, Ruth Lake Reservoir, has filled multiple times during drought years and supplies a consistent, reliable source of water, thereby reducing any challenges to water supply availability. Ruth Lake Reservoir impounds only about 3% of the Mad River watershed and fills at a very rapid rate in normal rainfall years. On average, approximately 11 mgd is delivered to HBMWD municipal/district customers and entitlement is limited by actions taken during water shortage emergencies. Of the delivered water, a peak flow rate of 2.6 mgd is committed to serve the District's customers.

HBMWD operates two separate and distinct water systems: a domestic water system which supplies treated drinking water and an industrial system which supplies untreated raw water to large industrial users for industrial purposes. HBMWD's system consists of the following facilities:

- R. W. Matthews Dam, which impounds Ruth Lake Reservoir in southern Trinity County;
- Gosselin Hydro-Electric Power House at R. W. Matthews Dam;
- Diversion, pumping and control facilities adjacent to the Mad River near Essex at the John R. Winzler Operations and Control Center;
- Storage and treatment facilities; and
- Two separate and distinct pipeline systems which deliver treated drinking water or untreated raw water to HBMWD's customers.

R. W. Matthews Dam impounds runoff from the upper quarter of the Mad River basin, an area of approximately 121 square miles. The capacity of Ruth Lake Reservoir, impounded by Matthews Dam, is 48,030 acre-feet.

A portion of the water stored in Ruth Lake Reservoir is released each summer and fall in order to satisfy HBMWD's downstream diversion requirements and maintain minimum bypass flow requirements in the Mad River below the community of Essex in the District's service area. Although HBMWD impounds water at Ruth Lake Reservoir and diverts water at Essex, the operations do not significantly affect the natural flow regime in the Mad River. There are several reasons for this, described as follows.

The total volume of water impounded and diverted by HBMWD represents a small percentage of the natural yield of the Mad River watershed, which is primarily fed by significant annual precipitation (over 30 inches per year on average). The Mad River's average annual discharge into the Pacific Ocean is just over 1,000,000 acre feet. Ruth Lake Reservoir, in its entirety, represents less than 5% of the total average annual runoff from the Mad River basin. The total 48,030 acre foot capacity of Ruth Lake Reservoir is not drawn down each year, so the amount of winter season runoff captured in the reservoir is an even smaller percentage of the total runoff. With respect to diversions, the current withdrawal rate at Essex averages 10 mgd (approximately 11,000 acre feet per year), which is only 1% of the total annual average runoff of the Mad River watershed. This diversion is accomplished by extracting riverbed water from the underlying aquifer via wells known as the Ranney Collectors at Essex. The sands and gravel of the aquifer provide a natural filtration process. In summer months, HBMWD supplements this process through disinfection (by means of chlorination) prior to delivery of water to the District. In winter months, additional filtration is provided by an in-line filtration facility which reduces occasional turbidity (cloudiness). The full diversion capacity of 75 mgd (or approximately 84,000 acre feet per year) is just 8% of the total annual average runoff of the watershed. The balance of the capacity above that diverted via the Ranney Collectors can be pumped from a screened surface diversion, also at Essex.

HBMWD may restrict water use for retail customers if Ruth Lake Reservoir falls below 65% of capacity and accumulated rainfall in the surrounding area is 70% or less of the historical average (49 inches). Such restrictions were implemented only once, in 1977.

Climate Change. HBMWD's dam, reservoir and diversion facilities are not currently believed to be at risk due to factors associated with climate change such as sea level rise or changes in precipitation levels. Water supplies could be affected by changing precipitation patterns. However, predictions of precipitation pattern changes associated with global circulation models project that the Pacific Northwest (including the northwest coast of California) will receive *increased* rainfall, while the southwestern United States, including Southern California, will likely become drier. In an analysis completed in 2015, HBMWD identified a water supply delivery level of at least 36 mgd (Compared to the 10 mgd delivered in 2015) that would be sustainable even under continuous hydrologic conditions similar to those experienced during the 1976-77 drought, which is the drought of record for the area. Even this is a conservative assessment, as it also assumes that diversions occur directly at R. W. Matthews Dam, rather than 75 miles downstream at Essex, where intervening accretions in

river flow would provide even more water supply available for diversion. See the caption "CERTAIN RISK FACTORS—Climate Change" for a discussion of risks associated with climate change.

Wholesale Water Contracts. HBMWD has long-term contracts with its wholesale customers that govern wholesale rates, charges and conditions of service. HBMWD has 20-year water supply contracts, effective July 1, 2017, in place with the following wholesale municipal customers: City of Arcata, City of Blue Lake, City of Eureka, Fieldbrook-Glendale Community Services District, Humboldt Community Services District, Manila Community Services District and the District. See the caption "—District Contract with HBMWD for Wholesale Supply of Municipal Water" for a discussion of the terms of the HBMWD-District water supply contract.

All operating, maintenance and capital costs associated with the regional water system are paid for by HBMWD's wholesale customers. HBMWD's rate structure is based on "Price Factor" formulas which allocate, in proportional shares, HBMWD's operating, maintenance and capital costs to each of HBMWD's wholesale customers. The retail water rates paid by the District's customers are intended to recover the District's share of HBMWD operating, maintenance and capital costs charged to the District.

The following table sets forth the annual water supply and demand projections for the District.

TABLE I
McKinleyville Community Services District
Annual Supply and Demand Projections

	2025	*2030*	*2035*	*2040*
Water Source Supply (in millions of gallons)	949	949	949	949
Projected District Demand (in millions of gallons)	471	492	517	541

Source: McKinleyville Community Services District 2020 Urban Water Management Plan.

District Contract with HBMWD for Wholesale Supply of Municipal Water. The District and HBMWD have entered into a Contract for Supply of Municipal Water, dated as of July 1, 2017 (the "**Water Supply Contract**"). The Water Supply Contract provides for wholesale water service to the District as a customer of HBMWD. The Water Supply Contract took effect on July 1, 2017 and remains in effect until June 30, 2037. The District has the right to extend the term of the Water Supply Contract for an additional period of up to ten years, to and including June 30, 2047 provided that the District gives notice in writing of its exercise of this option no later than December 31, 2036.

During the term of the Water Supply Contract, HBMWD agrees to provide water to the District and the District agrees to purchase water in accordance with the terms and conditions of the Water Supply Contract as well as HBMWD Ordinance 16 for Establishing Rates, Charges and Conditions of Service for Water Sales to Municipal Water Customers ("**HBMWD Ordinance 16**"), which is incorporated therein.

HBMWD Ordinance 16 provides for and establishes the rates, charges and conditions of service for water sales to the District until June 30, 2037 or such later date as the Water Supply Contract may terminate. HBMWD Ordinance 16 outlines the price factors as well as revenue credits applicable to customers of HBMWD. The price factor amounts charged to the District include a fair share portion of the costs of operation, maintenance, repair and replacement of the water facilities of HBMWD as well as a fair share portion of the costs of construction, operation, maintenance, repair and replacement of the water treatment facilities of HBMWD.

Water Quality

General. The District's primary water source is potable water purchased from HBMWD. The water that HBMWD provides to the District is derived from the riverbed aquifer underlying the Mad River which is

treated to potable water standards prior to delivery to the District. See the caption "—Water System Supply – Humboldt Bay Municipal Water District." To the District's knowledge, this supply meets all regulatory standards for potable water, including the federal Safe Drinking Water Act and regulations promulgated by the SWRCB's Division of Drinking Water (the "**Division**") under Title 22 of the California Code of Regulations.

Both HBMWD and the District regular test their water supplies to ensure compliance with applicable regulatory standards. Compliance monitoring for the District's water supplies is conducted in weekly, monthly, quarterly, annual, 3-year, 6-year and 9-year sampling cycles. The District currently meets all compliance requirements, including the employment of a Chief System Operator certified as an SWRCB Division of Drinking Water Distribution Operator Level 3 or higher to oversee all regulatory compliance procedures and reporting.

The District notes that, on October 8, 2024, the United States Environmental Protection Agency (the "**EPA**") issued a final rule requiring drinking water systems across the country to identify and replace lead pipes within ten years. The rule also requires more rigorous testing of drinking water and lowers the threshold at which action is required to protect the public from lead exposure in water. The District has inventoried its water supply and distribution system and does not have any lead pipes that need to be replaced.

PFAS. In 2019, the Division lowered the Notification Levels (the "**NLs**") for Perfluorooctanoic acid ("**PFOA**") and Perfluorooctanesulfonic acid ("**PFOS**") to 5.1 and 6.5 parts per trillion ("**PPT**"), respectively. NLs are non-regulatory, precautionary health-based measures for concentrations of chemicals in drinking water that warrant notification and further monitoring and assessment. In 2020, the Division lowered the Response Level (the "**RL**") for PFOA and PFOS from 70 PPT, combined, to 10 and 40 PPT, respectively. RLs are non-regulatory, precautionary health-based measures that are set at higher levels than NLs and represent thresholds at which the Division recommends that water systems remove a water source from use or treat it.

PFOA and PFOS are fluorinated organic chemicals which are part of a family of synthetic compounds referred to as per- and polyfluoroalkyl substances ("**PFAS**"). PFAS are water and lipid resistant substances that were previously used in a variety of manufacturing processes and industrial applications. They are often present in water supplies which are impacted by wastewater treatment plant effluent or active or former military installations. The District understands that recent technological advances have enabled scientists to detect PFAS compounds at very low concentrations.

On April 10, 2024, the EPA adopted regulations setting mandatory limits on PFOA and PFOS. The limits set by the EPA are stricter than those adopted by the Division and may require operational changes and additional expenditures by water utilities that do not already remove PFAS from their potable supplies. The EPA's regulations set Maximum Contaminant Levels ("**MCLs**") for PFOA and PFOS at 4 PPT each. Three other types of PFAS (known as PFNA, PFHxS and GenX) are subject to MCLs of 10 PPT. The EPA's regulations require drinking water supplies to meet the new standards within five years, and the EPA is making nearly $1 billion in funding available through the 2021 Bipartisan Infrastructure Law to implement PFAS testing and treatment by public water systems. In addition, on September 17, 2025, the United States Department of Justice submitted a court filing on behalf of the EPA as part of ongoing litigation related to the designation of PFOA and PFOS as hazardous substances under federal environmental law.

As described under the caption "—Water System Supply – Humboldt Bay Municipal Water District," HBMWD's water source is aquifers underlying the Mad River, which is not known to be impacted by PFAS.

The District does not anticipate that implementation of the above-described regulations by the Division and the EPA will have a material adverse effect on the operation of the Water System or the costs thereof. Periodic testing of the District's water supplies has not revealed the presence of PFAS in measurable amounts to date. The projected operating results which are set forth under the caption "THE WATER SYSTEM—Water System Projected Debt Service Coverage" do not reflect significant increases in water treatment or other Water System operating costs to meet State or federal regulations relating to PFAS.

Drought Declarations

State Orders. On January 17, 2014, the State Governor declared a drought state of emergency (the "**Declaration**") with immediate effect. The Declaration included an order encouraging certain large water suppliers (including the District) to implement local water shortage contingency plans ("**WSCPs**"). On April 7, 2017, after significant improvement in water supply conditions across California, the Governor issued Executive Order B-40-17, which rescinded mandatory conservation measures for most California counties (including the County).

In 2018, the Governor signed Senate Bill 606 and Assembly Bill 1668 into law. These bills laid out a new long-term water use framework for urban water suppliers and called for the SWRCB to adopt implementing regulations for the following: (i) indoor residential water use; (ii) outdoor residential water use; (iii) landscape irrigation; and (iv) water loss. On July 3, 2024, the SWRCB adopted the required implementing regulations, which went into effect on January 1, 2025 and will be enforced beginning in 2027.

On October 19, 2021, the Governor declared a Statewide drought state of emergency and requested that all water users voluntarily reduce water use by 15%. On March 28, 2022, the Governor requested that all water users voluntarily reduce water use by 20%. These declarations encouraged water agencies to draw upon supplies other than surface water and to implement their WSCPs. Pursuant to these declarations, the SWRCB adopted regulations to prohibit wasteful water use by certain water suppliers (including the District). The District notes that the State, including the District's service area, experienced significant precipitation in the winter and early spring of 2023, and that, pursuant to Executive Order N-5-23 adopted on March 24, 2023, many of the restrictions in the above-described declarations were lifted.

The District's WSCP complies with the requirements of State law and is described below under the subcaption "—Water Shortage Contingency Plan."

The drought of 1976-77 was the only declared water supply emergency within the District's service area. During that event, Ruth Lake Reservoir was at 52% of normal average volume and rainfall in the Ruth Lake Reservoir area was at 42% of the historical average. The drought came to an end with heavy rains during November 1977. Even during this drought, the District did not experience water supply restrictions and the District's supplies were sufficient to meet normal demand without restrictions.

The District's Urban Water Management Plan indicates that the driest three-year period in its history was 1990-92. During this period, the conditions to declare a water shortage emergency did not exist, there were no restrictions on water supplied by HBMWD and District water supplies were sufficient to meet normal demand without restrictions.

Water Shortage Contingency Plan. The District's WSCP, which is known as the Water Conservation Program, calls for the District to address water supply shortages in stages. The WSCP will be implemented upon the declaration of a water shortage by the Board. The District has also adopted drought surcharges which can be implemented at Board discretion during Stages 3 through 6 of the WSCP. See the caption "—Water System Rates and Charges—Adopted Rates and Charges." Under the WSCP, the District will respond to a water shortage in stages as follows.

Stage 1 – (10% water use reduction target): voluntary water conservation measures are in place; efficient indoor devices such as low-flow shower heads and toilets and faucet aerators are required to be installed.

Stage 2 – (20% water use reduction target): Stage 1 measures are in place; shutoff nozzles on hoses are required to be installed; washing of automobiles, trailers and boats without shutoff nozzles is prohibited; all water leaks must be promptly repaired; the District will request that ornamental landscape features not be irrigated.

Stage 3 – (30% water use reduction target): Stage 1 and 2 measures are in place; outdoor irrigation of ornamental landscapes or turf with potable water is only allowed on Sundays, Tuesdays, Thursdays and Saturdays; irrigation runoff that flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures is prohibited; use of potable water in a fountain or other decorative water feature, except where the water is part of a recirculation system, is prohibited; washing sidewalks, driveways, parking areas, tennis courts, patios or other exterior paved areas except by public agency for the purpose of public safety is prohibited.

Stage 4 – (40% water use reduction target): Stage 1, 2 and 3 measures are in place; watering any portion of a golf course other than the tees and greens except where private well or recycled water supply is used is prohibited; fire hydrant water unless authorized by the District, except by fire protection agencies for fire suppression purposes, or for other authorized uses such as storm drain maintenance, and street sweeping purposes is prohibited; water/sewer flushing and fire flow testing are authorized only if coordinated and performed at the same time; water leaks must be repaired.

Stage 5 – (50% water use reduction target): Stage 1, 2, 3 and 4 measures are in place; outdoor irrigation is prohibited unless total water use is reduced by 50% from the same billing period from the previous calendar year (if prior to declaration of the most recent water shortage emergency); water leaks must be repaired within 24 hours after discovery; lodging establishments must offer patrons the option to forgo the daily laundering of towels, sheets, and linens; planting any new landscaping is prohibited; watering any residential lawn, or any commercial or industrial area lawn maintained for aesthetic purposes, at any time of the day or night during the period of March 1 through September 30 is prohibited; use of water for any outdoor washing purpose, is prohibited; washing of cars, boats, trailers or other vehicles is prohibited except with recycled water at an automated commercial car wash; use of water for street cleaning and dust control with potable water is prohibited; filling or topping off any swimming pools, outdoor spas, wading pools and ornamental water features is prohibited; use of water from a fire hydrant except for fighting fires and human consumption is prohibited.

Stage 6 – (50%+ water use reduction target): Stage 1, 2, 3, 4 and 5 measures are in place; outdoor and agricultural irrigation are prohibited and water leaks must be repaired immediately.

The District has covenanted in the Installment Purchase Contracts to set Enterprise rates and charges in amounts that it expects to be sufficient to pay the Installment Payments from Net Revenues. See the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants." The projected Water System operating results that are set forth under the caption "THE WATER SYSTEM—Water System Projected Debt Service Coverage" do not reflect implementation of the WSCP or drought surcharges in the current or next four Fiscal Years.

The District does not currently expect that the implementation of the WSCP and/or drought surcharges in the future will have a material adverse effect on its ability to pay the Installment Payments from Net Revenues. As discussed under the caption "—Water System Rates and Charges," the District's rate structure consists of variable and fixed rate components. Decreased water consumption is partially offset by a decrease in related variable costs such as water purchases, while fixed water charges cover a portion of the Water System's fixed operating and maintenance costs.

If a water shortage should arise in the future, legal issues exist as to whether different California Water Code provisions or State regulations will be invoked to manage the allocation of water. Any curtailment pursuant to State orders could necessitate an increase in the District's water rates. See the caption "CONSTITUIONAL LIMITATIONS ON APPROPRIATIONS AND CHARGES—Proposition 218" for a discussion of certain restrictions on the District's ability to raise water rates.

Summary of Operations

The District provides potable water to the following water use sectors: single family residential, multi-family residential, commercial, sales/transfers to another agency, institutional and government, bulk water sales, and landscape water. The District does not sell raw or recycled water to customers.

In 2025, average daily demand for the Water System was 1.23 million gallons, with the maximum daily demand being 2.00 million gallons. Water demand is expected to increase incrementally in the coming years as infill development occurs within the District's service area. See the caption "THE DISTRICT—Land Use and Service Area."

Table II summarizes the operation of the Water System for the past five Fiscal Years.

TABLE II
McKinleyville Community Services District
Water System Summary of Operations
(as of June 30)

	2021	*2022*	*2023*	*2024*	*2025*
Treated Water Entitlement[1][2]	29.1	29.1	29.1	29.1	29.1
Potable Water Sold[3]	1,318	1,187	1,133	1,164	1,155
Number of Service Connections[4]					
Residential	5,505	5,537	5,562	5,592	5,606
Commercial	248	247	247	241	246
Total Number of Service Connections	5,753	5,784	5,809	5,833	5,852
Population	16,262	16,913	17,152	17,302	17,453
Cost of HBMWD Water[5]	$736.84	$753.59	$770.99	$801.50	$858.13

(1) In acre feet per day.
(2) May not be equal to actual water deliveries from HBMWD.
(3) In acre feet.
(4) Excludes temporary meters.
(5) In dollars per acre foot.
Source: District.

Water Demand and Deliveries

The District records the volume of water delivered through the Water System. Over the past 10 years, the Water System has delivered, on average, 450 million gallons of potable water per Fiscal Year. The average daily demand is approximately 1.23 million gallons.

Table III summarizes the District's water deliveries for the most recent ten Fiscal Years and the projected water deliveries for Fiscal Year 2026. Approximately 80% of Water System deliveries are to single family and multi-family residential customers.

TABLE III
McKinleyville Community Services District
Historical Water System Deliveries

Fiscal Year (Ended June 30)	*Water Delivered*[1]
2016	1,210
2017	1,195
2018	1,257
2019	1,177
2020	1,315
2021	1,318
2022	1,187
2023	1,133
2024	1,164
2025	1,155
2026[2]	1,182

(1) In acre feet.
(2) Estimated.
Source: District.

See Table VI under the caption "—Historical Water Sales Gross Revenues" for a description of historical water sales revenues. The District estimates that potable water delivered for the current Fiscal Year will be approximately 450 million gallons and, based on projected infill development within the District boundaries, the District anticipates that total water system demand will be approximately 541 million gallons per year beginning in Fiscal Year 2040.

Water System Rates and Charges

General. The District periodically reviews water rates to determine if they are sufficient to cover operation and maintenance costs, capital improvement expenditures and debt service requirements and establish reasonable reserves. The District typically conducts this review, together with a review of the Water System capital improvement program, every five years. The Water System's rates and charges are set by the Board and are not subject to the jurisdiction of, or regulation by, the California Public Utilities Commission or any other regulatory body.

The monthly charge for water service to a customer is calculated by adding: (1) a fixed monthly charge based on the size of the customer's water meter; and (2) a commodity charge based on the amount of water consumed by the customer and a "pass-through" charge based on the amount of water consumed by the customer. The pass-through charge is the wholesale rate charged by HBMWD to the District, expressed on a per-hundred cubic feet ("**hcf**") basis. The pass-through charge is automatically adjusted each time a change in the wholesale cost from HBMWD becomes effective. The District believes that its fixed charges roughly cover its fixed costs and that its current commodity charges roughly cover its variable costs.

New customers must pay a connection fee at the time a building permit is issued, or when a developer's water construction plans for a housing tract are approved by the District. The fees vary depending on the size of meter needed to serve the property.

Adopted Rate Plan. On November 2, 2022, the Board adopted Water System rates for calendar years 2023 through 2027 (the "**Adopted Rate Plan**"). There can be no assurance that the Board will not repeal or modify the rates that are set forth in the Adopted Rate Plan in the future or that the District's ratepayers will not approve an initiative to repeal or modify all or part of the Adopted Rate Plan.

The District currently anticipates commissioning a new rate study in or about early 2027 to evaluate water rates for the period from 2028-2032. The projected operating results which are set forth under the caption "—Projected Water System Debt Service Coverage" assume Water System rate increases in accordance with the Adopted Rate Plan and additional annual rate increases of approximately [2.45%] in calendar years 2028 through 2030 which have not yet been adopted. All rate increases are subject to Board approval and the notice, hearing and protest provisions of Proposition 218, and there can be no assurance that the rate increases which are projected for calendar years 2028 through 2030 will be approved as described herein. See the caption "CONSTITUIONAL LIMITATIONS ON APPROPRIATIONS AND CHARGES—Proposition 218."

Adopted Rates and Charges. The District's water rates and charges include: (1) a fixed monthly charge; (2) a commodity charge based on water consumed; and (3) a drought surcharge.

(1) Fixed Monthly Charge. Fixed monthly water service charges based on water meter size under the Adopted Rate Plan are set forth below.

(2) Commodity Charge. The District imposes commodity charges per hcf of water used in each monthly billing cycle. Rates differ by tier, with Tier 1 (0-8 hcf) rates reflecting average indoor water use and Tier 2 (8+ hcf) rates reflecting above average indoor or outdoor use. Commodity charges under the Adopted Rate Plan are set forth below.

(3) Drought Surcharge. In the event that the District activates Stages 3, 4, 5 or 6 of its WSCP (as discussed under the caption "—Drought Declarations—Water Shortage Contingency Plan"), the Board may elect to impose drought surcharges on water consumption in order to ensure the stability of Water System finances as customers conserve water. The drought surcharges that were adopted under the Adopted Rate Plan are set forth below and would be payable per hcf of water used *in addition to* the commodity charges that described above. To date, the Board has not imposed drought surcharges under the Adopted Rate Plan.

Table IV
McKinleyville Community Services District
Water System Rates and Charges

Fixed Monthly Water Service Charges

Meter Size	*1/1/2026*	*1/1/2027*
5/8”	$ 24.13	$ 25.10
3/4”	33.50	34.85
1”	52.24	54.34
1.5”	99.08	103.06
2”	155.29	161.54
3”	286.46	297.97
4”	473.83	492.88
6”	942.27	980.15
8”	1,504.40	1,564.87

Water Commodity Charges

Water Use Tier	*1/1/2026*	*1/1/2027*
Tier 1 (0-8 hcf)	$2.92	$3.04
Tier 2 (8+ hcf)	3.91	4.07
HBMWD Pass-Through Charge	2.03	[1]

Drought Surcharges[2]

Water Use Tier	*1/1/2026*	*1/1/2027*
Tier 1 (0-8 hcf)	$0.56	$0.58
Tier 2 (8+ hcf)	0.67	0.70

[1] The amount of this charge is expected to be determined in or about November 2026 when HBMWD provides its 2027 wholesale rates to the District. See the caption “—Water System Supply – Humboldt Bay Municipal Water District.”
[2] Payable per hcf *in addition to* water commodity charges.
Source: District.

Rate Comparison. The following table sets forth a comparison of Water System rates to those of other neighboring utility systems.

Table V
McKinleyville Community Services District
Water System Rate Comparison

Utility System[1]	*Water Rates*[2]
City of Ukiah	$72.20
City of Willits	68.31
City of Eureka	63.70
Humboldt Community Services District	61.09
City of Fort Bragg	56.86
City of Arcata	47.98
The District	**38.73**
City of Fortuna	38.66

(1) Based on rate information reported by the respective utility systems as of January 1, 2026.
(2) Reflects rate for a single-family residential customer with a 5/8" water meter using 5 hcf of water per month.
Source: District.

Historical Water Sales Gross Revenues

The table below shows the District's annual Water System Gross Revenues for the five most recent Fiscal Years, including revenues from water sales and service charges and other Water System revenues. Water System Gross Revenues reflect water deliveries as well as adopted rates and charges. See the captions "—Water Demand and Deliveries" and "—Water System Rates and Charges."

TABLE VI
McKinleyville Community Services District
Historical Water System Gross Revenues

Fiscal Year (Ended June 30)	*Water System Gross Revenues*	*% Change*
2021	$4,000,025	N/A%
2022	3,849,901	(3.75)[1]
2023	4,007,971	4.11
2024	4,242,268	5.35
2025	4,394,319	3.58

(1) Decrease reflects conservation by District customers as a result of State efforts to encourage reduced consumption during Statewide drought.
Source: District.

Service Connections

Service connections to the Water System range in diameter from 5/8" to 8". All water production and consumption is metered. The table below presents a summary of Water System service connections for the last five Fiscal Years. The District estimates that connections will increase only marginally over the current and next four Fiscal Years. See the caption "THE DISTRICT—Land Use and Service Area."

TABLE VII
McKinleyville Community Services District
Water System Connections

Fiscal Year (Ended June 30)	*Residential Connections*	*Commercial Connections*	*Total Connections*
2021	5,505	248	5,753
2022	5,537	247	5,784
2023	5,562	247	5,809
2024	5,592	241	5,833
2025	5,606	246	5,852

Source: District.

Principal Customers

The table below sets forth the ten largest customers of the Water System based on estimated consumption as of June 30, 2025. The top ten water users accounted for approximately 7.48% of total water consumption in Fiscal Year 2025 and 4.69% of total Water System Gross Revenues in Fiscal Year 2025.

TABLE VIII
McKinleyville Community Services District
Ten Largest Water System Customers
(as of June 30, 2025)

Customer	*Customer Class*	*Water Consumption*[1]	*Percent of Total*[2]	*Water System Gross Revenues*	*Percent of Total*[3]
CUSTOMER NO. 1	Residential	7,890	1.75%	$48,894	1.10%
CUSTOMER NO. 2	Residential	4,749	1.06	28,005	0.63
CUSTOMER NO. 3	Commercial	3,712	0.83	23,632	0.53
CUSTOMER NO. 4	Residential	3,514	0.78	21,245	0.48
CUSTOMER NO. 5	Residential	3,257	0.72	19,130	0.43
CUSTOMER NO. 6	Residential	2,469	0.55	15,304	0.35
CUSTOMER NO. 7	Residential	2,196	0.49	15,276	0.34
CUSTOMER NO. 8	Residential	2,475	0.55	14,049	0.32
CUSTOMER NO. 9	Residential	2,017	0.45	12,834	0.29
CUSTOMER NO. 10	Residential	1,353	0.30	9,209	0.21
Totals		33,632	7.48%	$207,577	4.69%

[1] In hcf.
[2] Based on total of approximately 449,750 hcf delivered in Fiscal Year 2025.
[3] Based on total Fiscal Year 2025 Water System Gross Revenues (net of refunds, rebates, uncollectible debts and adjustments in favor of customers) of $4,428,404.
Source: District.

Outstanding Water System Indebtedness

The following Water System Parity Obligations are payable from Water System Net Revenues on a parity with the Water System Installment Payments.

Davis-Grunsky Act Agreement. In 1971, the District entered into an agreement (the "**Davis-Grunsky Act Agreement**") with the State of California for the purpose of financing Water System improvements. The Davis-Grunsky Act Agreement is currently outstanding in the principal amount of $1,027,116 and bears interest at the rate of 2.50% per annum. The District is obligated to levy taxes or special assessments to repay the Davis-Grunsky Act Agreement should it not have sufficient Water System Net Revenues to make the scheduled payments. The Davis-Grunsky Act Agreement matures in 2033.

ARRA Agreement. In 2010, the District entered into an agreement (the "**ARRA Agreement**") with the California Energy Resources Conservation and Development Commission for the purpose of financing Water System improvements. The ARRA Agreement is currently outstanding in the principal amount of $18,941 and bears interest at the rate of 1.00% per annum. The ARRA Agreement matures in 2027.

I-Bank Agreement. In 2011, the District entered into an agreement (the "**I-Bank Agreement**") with the California Infrastructure and Economic Development Bank for the purpose of financing Water System improvements. The I-Bank Agreement is currently outstanding in the principal amount of $368,976 and bears interest at the rate of 3.37% per annum. The I-Bank Agreement matures in 2030.

2021 Water Installment Purchase Contract. In 2021, the District entered into an Installment Purchase Contract (the "**2021 Water Installment Purchase Contract**") with the Corporation for the purpose of financing Water System improvements. The 2021 Water Installment Purchase Contract is currently outstanding in the principal amount of $4,000,000 and bears interest at rates of between 2.25% and 4.00% per annum. The 2021 Water Installment Purchase Contract matures in 2051.

Capital Improvement Plan

General. The District is continually making improvements to the Water System to maintain operations, accommodate new connections and maintain compliance with federal and State mandates. In addition, the District has been progressing its plans related to systematically replacing water infrastructure. The District has also been aggressively pursuing grant funds to replace specific components of the system, including the existing mainline connection to HBMWD and water storage tanks.

In 2022, the District completed a master planning effort for the water distribution system. The master planning effort included an analysis of all pipelines, service laterals, blow-off assemblies and valves (including isolation, air release and pressure reducing valves) in the District's water distribution system. The majority of the system was installed in 1973 and the master planning effort assessed the existing system pipes and pump stations, identified areas of near-term concern and planned for the replacement of the identified sections of the mainlines and pump stations. The District is currently carrying out priority projects identified through the master planning effort.

Current Capital Improvement Plan. The District anticipates funding the Water System capital improvement plan by applying the proceeds of the Water System Certificates, grant proceeds to the extent received, connection fees received for new connections to the Water System and Water System Gross Revenues remaining after the payment of Water System Parity Obligations and the Water System Installment Purchase Contract. The following are major Water System improvements anticipated over the next five years.

McKinleyville Community Services District
Summary of Water System Capital Improvements

Proposed Improvement	*Estimated Cost*
Mad River Crossing Emergency Supply Project	$4,250,000
Replacement of McCluski Water Storage Tanks	4,000,000
Recoating of Existing Water Storage Tanks	1,000,000
Water Main Rehabilitation and Replacement	1,000,000

Source: District.

Water System Historical Debt Service Coverage

The following table shows revenues, expenses and debt service coverage for the Water System for the prior five Fiscal Years. These results have been derived from the audited financial statements of the District but exclude certain receipts which are not included as Water System Gross Revenues under the Water System Installment Purchase Contract, depreciation and other non-cash items and include certain other adjustments.

McKinleyville Community Services District
Water System Historical Debt Service Coverage
(Fiscal Year Ended June 30)

	2021	*2022*	*2023*	*2024*	*2025*
Water System Gross Revenues					
Water System Revenues[1]	$4,000,025	$3,849,907	$4,007,971	$4,242,268	$4,394,319
Other Service Charges	132,508	146,915	122,046	136,244	107,070
Investment Earnings[2]	48,234	47,357	221,549	351,400	326,446
Total Water System Revenues	$4,180,767	$4,044,179	$4,351,566	$4,729,912	$4,827,835
Water System Maintenance and Operation Costs					
Water Purchase	$1,147,401	$1,218,070	$1,230,774	$1,278,435	$1,298,741
Salaries and Related Expenses	544,665	552,521	610,632	713,739	801,505
Employee Benefits[3]	408,629	349,879	794,827	501,375	533,620
Services and Supplies	16	133	76	20,432	28,861
Professional Services	58,637	56,300	52,439	57,305	61,415
Utilities	66,113	69,877	80,145	108,857	105,141
Insurance Expense	52,321	51,526	52,870	60,037	69,857
Other Operating Expenses	286,074	320,214	323,293	338,000	269,320
Total Operating Expenses	$2,563,856	$2,618,520	$3,145,056	$3,078,180	$3,168,460
Water System Net Revenues	$1,616,911	$1,425,659	$1,206,510	$1,651,732	$1,659,375
Debt Service on Water System Parity Obligations					
Davis-Grunsky Act Agreement	$ 141,279	$ 141,278	$ 141,278	$ 141,279	$ 141,278
ARRA Agreement	12,390	12,390	12,332	12,332	12,332
I-Bank Agreement	70,018	68,116	68,088	68,058	68,026
2021 Water Installment Purchase Contract	-	-	233,811	233,800	235,300
Total Debt Service on Water System Parity Obligations	$ 223,687	$ 221,784	$ 455,509	$ 455,469	$ 456,936
Remaining Water System Net Revenues	$1,393,224	$1,203,875	$ 751,001	$1,196,263	$1,202,439
Debt Service Coverage	**7.23x**	**6.43x**	**2.65x**	**3.63x**	**3.63x**

(1) Decrease in Fiscal Year 2022 reflects decrease in grant revenue and contributed construction funds.
(2) Reflects investment earnings allocated to Water System. Differs from audited financial statements because the above numbers are net of unrealized gains and losses.
(3) Differs from audited financial statements because the above numbers are net of GASB 68 and 75 adjustments. See the captions "THE DISTRICT—Employee Pension Plan" and "THE DISTRICT—Other Post-Employment Benefits." Fiscal Year 2023 amount reflects auditor adjustment to group health insurance costs in the amount of approximately $353,000.

Source: District.

Water System Projected Debt Service Coverage

Estimated projected operating results for the Water System for the current and next four Fiscal Years, reflecting certain significant assumptions concerning future events and circumstances (including those set forth in the footnotes to the table), are set forth below. All of such assumptions are material in the development of the District's financial projections, and variations in the assumptions may produce substantially different financial results. Actual operating results achieved during the projection period may vary from those presented in the forecast and such variations may be material.

McKinleyville Community Services District
Water System Projected Debt Service Coverage
(Fiscal Year Ending June 30)

	2026[1]	*2027*	*2028*	*2029*	*2030*
Water System Gross Revenues					
Water System Revenues[2]	$4,762,047	$4,952,529	$4,952,529	$4,952,529	$4,952,529
Other Service Charges[3]	113,777	113,777	113,777	113,777	113,777
Investment Earnings[3][4]	224,794	224,794	224,794	224,794	224,794
Total Water System Revenues	$5,100,618	$5,291,100	$5,291,100	$5,291,100	$5,291,100
Water System Maintenance and Operation Costs					
Water Purchase[5]	$1,345,525	$1,385,891	$1,427,468	$1,470,292	$1,514,401
Salaries and Related Expenses[5]	880,826	907,250	934,468	962,502	991,377
Employee Benefits[5]	653,653	673,263	693,460	714,264	735,692
Other Operating Expenses[5][6]	662,283	682,152	702,616	723,695	745,405
Total Operating Expenses	$3,542,287	$3,648,556	$3,758,012	$3,870,753	$3,986,875
Water System Net Revenues	$1,558,331	$1,642,545	$1,533,088	$1,420,348	$1,304,225
Debt Service on Water System Parity Obligations					
Davis Grunsky Act Agreement	$ 141,278	$ 141,279	$ 141,279	$ 141,278	$ 141,279
ARRA Agreement	12,332	6,343	-	-	-
I-Bank Agreement	67,997	63,685	68,949	68,950	68,949
2021 Water Installment Purchase Contract	236,600	237,700	233,700	234,600	235,300
2026 Water Installment Purchase Contract*	-	126,811	289,375	291,000	292,375
Total Debt Service on Water System Parity Obligations*	$ 458,207	$ 575,818	$ 733,303	$ 735,828	$ 737,902
Remaining Water System Net Revenues*	$1,100,124	$1,066,727	$ 799,785	$ 684,520	$ 566,323
Debt Service Coverage*	**3.40x**	**2.85x**	**2.09x**	**1.93x**	**1.77x**

(1) Based on Fiscal Year 2026 actual amounts through February 2026 and estimates from March through June 2026.
(2) Assumes implementation of the Adopted Rate Plan as described under the caption "—Water System Rates and Charges—Adopted Rate Plan" with no rate increases projected for Fiscal Years 2028 through 2030.
(3) Projected to remain at Fiscal Year 2026 amount.
(4) Reflects projected investment earnings expected to be allocated to Water System.
(5) Projected to increase by approximately 3% per annum.
(6) Includes items placed in Services and Supplies, Professional Services, Utilities and Insurance Expense line items in the Water System Historical Debt Service Coverage table.
Source: District.

* *Preliminary; subject to change.*

THE WASTEWATER SYSTEM

Overview

In 1978, the District worked with the County to form an assessment district to fund the construction of a sewer collection system for a 4,000 acre area running from McCluski Hill on the south to Airport Road on the north. Initially, the District collected wastewater from 1,600 customers and pumped it to the nearby City of Arcata for treatment at that City's facilities. In 1983, the District secured grant funding and a low interest loan to construct the District's own treatment facility for wastewater (the Wastewater Management Facility). The Wastewater Management Facility currently has a 3.08 mgd secondary treatment capacity and was most recently upgraded in 2019. The Wastewater System collects wastewater throughout the District's service area, which is primarily residential.

As of January 1, 2026, the District provided wastewater collection and treatment service to approximately 5,024 residential and 190 commercial and other connections.

The Wastewater System includes approximately 73 miles of sewer mains and five sewer lift stations and treats an annual flow of just over 1 million gallons.

Environmental Compliance

The District sets uniform requirements for the discharge of wastewater into the collection and treatment system, which enables the District to comply with water quality requirements set by the Regional Water Quality Control Board, North Coast Region (the "**Regional Board**"), and applicable effluent limitations, national standards of performance, toxic and pre-treatment effluent standards and other discharge criteria which are required or authorized by State or Federal law. The District meets or exceeds all permit requirements established in its existing National Pollution Discharge Elimination System ("**NPDES**") permit.

The present secondary treated effluent discharge requirements for the Wastewater Management Facility are established by the Regional Board, which enforces all federal and State discharge requirements. The Regional Board administers NPDES regulations promulgated by the EPA and Division 7 of the California Water Code and regulations adopted thereunder. The District's NPDES permit (Permit No. CA0024490; Waste Discharge Order No. R1-2024-0023) went into effect on August 1, 2024 and expires on July 31, 2029. The District is operating in compliance with the terms of its NPDES permit.

On May 2, 2006, the SWRCB issued General Waste Discharge Requirements for Sanitary Sewer Systems, Water Quality Order No. 2006-0003 (the "**General Order**"). The General Order requires public agencies that own sanitary sewer systems comprised of more than one mile of pipes or sewer lines to develop sanitary sewer management plans ("**SSMPs**") and report all sanitary sewer overflows. The District is currently enrolled under the SWRCB's latest reissue of the General Order, Water Quality Order No. 2022-0103-DWQ. The latest General Order, adopted on December 6, 2022, retains the previously existing minimum system size requirements and sanitary sewer spill reporting requirements and establishes auditing and updating timelines for each SSMP. The District's current SSMP was certified on November 3, 2025.

Wastewater Management Facility

The Wastewater Management Facility is located on a 68.4 acre parcel, with approximately 34 acres presently being used for the treatment facilities, an 18-acre wooded buffer and a 16-acre open parcel to the south. In addition, there is a public access nature trail contained within the wooded buffer zone that is 1.5 miles long.

The Wastewater Management Facility is an advanced secondary disinfected treatment process facility with an average dry weather design flow of 1.37 mgd and a wet weather peak capacity of 3.08 mgd. The Wastewater Management Facility consists of a headworks screening, an in-basin extended aeration system and

secondary clarification facilities. The Wastewater Management Facility also includes two primary oxidation ponds (11.2 acres), two secondary oxidation ponds (5.5 acres) and two finishing treatment marshes (5.6 acres), for a total pond area of 22.3 acres. The biological treatment capacity of the ponds is 1.18 mgd and the hydraulic capacity of the disinfection facilities (chlorine contact chamber) is estimated at 3.3 mgd (2,300 gallons per minute) at peak flow.

Treated wastewater is discharged to the Mad River during winter months when the river flow rate surpasses 200 cubic feet per second. During summer months (May 15 through September 30) and low flow periods of the Mad River, treated wastewater is discharged into two percolation ponds located adjacent to the river and is irrigated on dairy pastures in southwest McKinleyville. The irrigated areas include 80 acres of the Fischer Irrigation Site (at the corner of Fischer Road and School Road) and 93 acres at the East and West Pialorsi Ranch site (east and west of Fischer Road).

Wastewater System Rates and Charges

General. The District periodically reviews wastewater rates to determine if they are sufficient to cover operation and maintenance costs, capital improvement expenditures and debt service requirements and establish reasonable reserves. The District typically conducts this review, together with a review of the Wastewater System capital improvement program, every five years. The Wastewater System's rates and charges are set by the Board and are not subject to the jurisdiction of, or regulation by, the California Public Utilities Commission or any other regulatory body.

The monthly charge for wastewater service to a customer is calculated by adding: (1) a fixed monthly charge that is set at the same level for all customers; and (2) a commodity charge that varies based on water consumed and customer type. The District believes that its fixed charges roughly cover its fixed costs and that its commodity charges roughly cover its variable costs.

New customers must pay a connection fee at the time a building permit is issued, or when a developer's wastewater construction plans for a housing tract are approved by the District. The fees vary depending on the property's share of the cost of the sewer main and facilities of the connecting property, which is determined as if the property had been assessed when the facilities were initially constructed.

Adopted Rate Plan. On November 2, 2022, the Board adopted the Adopted Rate Plan, which established Wastewater System rates for calendar years 2023 through 2027. There can be no assurance that the Board will not repeal or modify the rates that are set forth in the Adopted Rate Plan in the future or that the District's ratepayers will not approve an initiative to repeal or modify all or part of the Adopted Rate Plan.

The District currently anticipates commissioning a new rate study in or about early 2027 to evaluate wastewater rates for the period from 2028-2032. The projected operating results which are set forth under the caption "—Projected Wastewater System Debt Service Coverage" assume Wastewater System rate increases in accordance with the Adopted Rate Plan and additional annual rate increases of approximately 2.83% in calendar years 2028 through 2030 which have not yet been adopted. All rate increases are subject to Board approval and the notice, hearing and protest provisions of Proposition 218, and there can be no assurance that the rate increases which are projected for calendar years 2028 through 2030 will be approved as described herein. See the caption "CONSTITUIONAL LIMITATIONS ON APPROPRIATIONS AND CHARGES—Proposition 218."

Adopted Rates and Charges. The District's wastewater rates and charges include: (1) a fixed monthly charge; and (2) a commodity charge.

(1) Fixed Monthly Charge. Fixed monthly wastewater service charges which are the same for all customers under the Adopted Rate Plan are set forth below.

(2) Commodity Charge. The District imposes commodity charges per hcf of water used in each monthly billing cycle. Rates differ by customer type. Commodity charges under the Adopted Rate Plan are set forth below.

Table IX
McKinleyville Community Services District
Wastewater System Rates and Charges

Fixed Monthly Wastewater Service Charges

Customer Type	*1/1/2026*	*1/1/2027*
All	$40.93	$42.98

Wastewater Commodity Charges

Customer Type	*1/1/2026*	*1/1/2027*
Two Sewer Units/Commercial	$ 3.58	$ 3.76
Apartment/Multi-Unit (Per Unit)	3.58	3.76
Bakery	4.87	5.11
Barber/Beauty Shop	3.58	3.76
Car Wash	3.33	3.50
Church and Residence	3.58	3.76
Church	3.58	3.76
Coast Guard Station/Airport	3.58	3.76
Dialysis Clinic	3.52	3.70
Fire Station/School	3.40	3.57
Gas Station (No Market)	3.65	3.83
Laundromat	3.43	3.60
Market	4.88	5.12
Metered Septage Vault	4.06	4.12
Mobile Home	3.58	3.76
Motel/Hotel	4.34	4.56
Office Building/Post Office	3.58	3.76
Restaurant/Tavern	4.87	5.11
Retail/Bank/Theater/Other	3.58	3.76
Round Table/Market	4.60	4.84
Sewer Unit/Commercial	3.65	3.83
Single Family Residential	3.58	3.76
Two Sewer Units/Business	3.58	3.76
Two Sewer Units/Daycare	3.58	3.76
Brewery	12.81	13.45

Source: District.

Rate Comparison. The following table sets forth a comparison of Wastewater System rates to those of other neighboring utility systems.

Table X
McKinleyville Community Services District
Wastewater System Rate Comparison

Utility System[1]	*Wastewater Rates*[2]
Humboldt Community Services District	$91.51
City of Arcata	88.95
City of Willits	84.66
City of Ukiah	81.31
City of Eureka	70.04
City of Fort Bragg	67.33
City of Fortuna	61.72
The District	**56.03**

(1) Based on rate information reported by the respective utility systems as of January 1, 2026.
(2) Reflects rate for a single-family residential customer with a 5/8" water meter using 5 hcf of water per month.
Source: District.

Historical Wastewater System Sales Revenues

The table below shows the District's annual Wastewater System Gross Revenues for the five most recent Fiscal Years, including service charges and other revenues. Wastewater System Gross Revenues reflect Wastewater System usage, which can be affected by precipitation events and conservation efforts, as well as adopted rates and charges. See the caption "—Wastewater System Rates and Charges."

TABLE XI
McKinleyville Community Services District
Historical Wastewater System Gross Revenues

Fiscal Year (Ended June 30)	*Wastewater System Gross Revenues*	*% Change*
2021	$3,938,438	N/A%
2022	3,999,791	1.53
2023	4,096,582	2.42
2024	4,286,859	4.64
2025	4,402,186	2.62

Source: District.

Service Connections

The table below presents a summary of Wastewater System service connections for the last five Fiscal Years. The District estimates that connections and Wastewater System average daily flow will increase only

marginally over the current and next four Fiscal Years. See the caption "THE DISTRICT—Land Use and Service Area."

TABLE XII
McKinleyville Community Services District
Wastewater System Connections

Fiscal Year (Ended June 30)	*Residential Connections*	*Commercial Connections*	*Total Connections*
2021	5,352	201	5,553
2022	5,352	202	5,554
2023	5,356	202	5,558
2024	4,987	190	5,177
2025	4,989	186	5,175

Source: District.

Principal Customers

The table below sets forth the ten largest customers of the Wastewater System based on Wastewater System Gross Revenues as of June 30, 2025. The top ten Wastewater System customers accounted for approximately 7.87% of total Wastewater System Gross Revenues in Fiscal Year 2025.

TABLE XIII
McKinleyville Community Services District
Ten Largest Wastewater System Customers
(as of June 30, 2025)

Customer	*Customer Class*	*Wastewater System Gross Revenues*	*Percent of Total*[(1)]
CUSTOMER NO. 1	Residential	$ 84,641	1.91%
CUSTOMER NO. 2	Residential	53,697	1.21
CUSTOMER NO. 3	Commercial	39,585	0.90
CUSTOMER NO. 4	Residential	35,138	0.79
CUSTOMER NO. 5	Residential	33,138	0.75
CUSTOMER NO. 6	Residential	26,911	0.61
CUSTOMER NO. 7	Commercial	24,138	0.55
CUSTOMER NO. 8	Commercial	18,625	0.42
CUSTOMER NO. 9	Residential	16,512	0.37
CUSTOMER NO. 10	Residential	15,426	0.35
Totals		$347,810	7.87%

(1) Based on total Fiscal Year 2025 Wastewater System Gross Revenues (net of refunds, rebates, uncollectible debts and adjustments in favor of customers) of $4,421,391.
Source: District.

Outstanding Wastewater System Indebtedness

The following Wastewater System Parity Obligations are payable from Wastewater System Net Revenues on a parity with the Wastewater System Installment Payments.

SRF Agreement No. 3. In 2015, the District entered into an agreement (as amended, "**SRF Agreement No. 3**") with the SWRCB for the purpose of financing Wastewater System improvements. SRF Agreement No. 3 is currently outstanding in the principal amount of $12,674,873 and bears interest at the rate of 1.60% per annum. SRF Agreement No. 3 matures in 2047.

SRF Microgrid Agreement. In 2018, the District entered into an agreement (the "**SRF Microgrid Agreement**") with the SWRCB for the purpose of financing Wastewater System improvements. The SRF Microgrid Agreement is currently outstanding in the principal amount of $2,370,083 and bears interest at the rate of 1.80% per annum. The SRF Microgrid Agreement matures in 2034.

2020 Installment Sale Agreement. In 2020, the District entered into an agreement (the "**2020 Installment Sale Agreement**") with CSDA Finance Corporation for the purpose of financing Wastewater System improvements. The 2020 Installment Sale Agreement is currently outstanding in the principal amount of $1,055,400 and bears interest at the rate of 1.90% per annum. The 2020 Installment Sale Agreement matures in 2035.

2021 Wastewater Installment Purchase Contract. In 2021, the District entered into an Installment Purchase Contract (the "**2021 Wastewater Installment Purchase Contract**") with the Corporation for the purpose of financing Wastewater System improvements. The 2021 Wastewater Installment Purchase Contract is currently outstanding in the principal amount of $3,250,000 and bears interest at rates of between 2.25% and 4.00% per annum. The 2021 Wastewater Installment Purchase Contract matures in 2051.

Capital Improvement Plan

The District is continually making improvements to the Wastewater System to maintain operations, accommodate new connections, and maintain compliance with federal and State mandates. In addition, the District has been progressing its plans related to improvement and replacement of sewer infrastructure.

Master Planning. The District completed a 20-year Wastewater Facilities Plan in January 2012 (the "Wastewater Facilities Plan"). The Wastewater Facilities Plan identified a series of upgrades to the District's existing Wastewater treatment plant including portion of the effluent disposal system. The improvements will address the needs for the facility through the year 2030.

In 2022, the District completed a master planning effort for the wastewater collection system. The master planning effort included an analysis of system pipes and pump stations, identifying areas of near-term concern and planning for the replacement of the identified sections of the sewer collection mains and pump stations in the District's wastewater collection system. The majority of the system was installed in 1978 and the master planning effort assessed the existing system pipes and pump stations, identified areas of near-term concern and planned for the replacement of the identified sections of the mainlines and pump stations. The District is currently carrying out priority projects identified through the master planning effort.

Current Capital Improvement Plan. The District anticipates funding the Wastewater System capital improvement plan by applying the proceeds of the Wastewater System Certificates, grant proceeds to the extent received, connection fees received for new connections to the Wastewater System and Wastewater System Gross Revenues remaining after the payment of Wastewater System Parity Obligations and the Wastewater System Installment Purchase Contract. The following are major Wastewater System improvements anticipated over the next five years.

McKinleyville Community Services District
Summary of Wastewater System Capital Improvements

Proposed Improvement	*Estimated Cost*
Replacement of Highway Sewer Crossings	$4,000,000
Fischer Lift Station Upgrade	1,250,000
Sewer Main Rehabilitation and Replacement	1,000,000
Sludge Handling	1,000,000

Source: District.

Wastewater System Historical Debt Service Coverage

The following table shows revenues, expenses and debt service coverage for the Wastewater System for the prior five Fiscal Years. These results have been derived from the audited financial statements of the District but exclude certain receipts which are not included as Wastewater System Gross Revenues under the Wastewater System Installment Purchase Contract, depreciation and other non-cash items and include certain other adjustments.

McKinleyville Community Services District
Wastewater System Historical Debt Service Coverage
(Fiscal Year Ended June 30)

	2021	*2022*	*2023*	*2024*	*2025*
Wastewater System Gross Revenues					
Wastewater Service Revenues	$3,938,438	$3,999,791	$4,096,582	$4,286,859	$4,402,186
Other Service Charges	117,989	144,185	135,215	122,392	120,743
Investment Earnings[1]	83,599	68,616	260,265	405,920	549,079
Total Wastewater System Revenues	$4,140,026	$4,212,592	$4,492,062	$4,815,171	$5,072,008
Wastewater System Maintenance and Operation Costs					
Salaries and Related Expenses	$ 663,536	$ 665,819	$ 736,518	$ 891,793	$ 947,375
Employee Benefits[2]	522,539	483,256	945,081	638,643	649,541
Services and Supplies	3,126	2,844	886	2,789	10,548
Professional Services	44,822	55,711	55,480	54,713	61,468
Utilities	216,511	218,874	194,417	235,419	242,390
Insurance Expense	52,321	51,495	57,714	70,543	69,857
Other Operating Expenses	370,902	362,510	427,114	447,025	405,461
Total Operating Expenses	$1,873,757	$1,840,509	$2,417,210	$2,340,925	$2,386,640
Wastewater System Net Revenues	$2,266,268	$2,372,082	$2,074,852	$2,474,246	$2,685,368
Debt Service on Wastewater System Parity Obligations					
USDA Revenue Bonds[3]	$ 89,250	$ 85,250	$ 66,625	$ -	$ -
SRF Agreement No. 3	663,032	663,032	663,032	663,032	663,032
SRF Microgrid Agreement	-	-	-	-	193,028
2020 Installment Sale Agreement	110,553	116,447	116,333	116,388	116,408
2021 Wastewater Installment Purchase Contract	-	27,831	193,150	190,900	193,575
Total Debt Service on Wastewater System Parity Obligations	$ 862,835	$ 892,560	$1,039,140	$ 970,320	$1,166,043
Remaining Wastewater System Net Revenues	403,433	$1,479,522	$1,035,712	$1,503,926	$1,519,325
Debt Service Coverage	**2.63x**	**2.66x**	**2.00x**	**2.55x**	**2.30x**

(1) Reflects investment earnings allocated to Wastewater System. Differs from audited financial statements because the above numbers are net of unrealized gains and losses.
(2) Differs from audited financial statements because the above numbers are net of GASB 68 and 75 adjustments. See the captions "THE DISTRICT—Employee Pension Plan" and "THE DISTRICT—Other Post-Employment Benefits." Fiscal Year 2023 amount reflects auditor adjustment to group health insurance costs in the amount of approximately $418,000.
(3) These obligations matured in Fiscal Year 2023.
Source: District.

Wastewater System Projected Debt Service Coverage

Estimated projected operating results for the Wastewater System for the current and next four Fiscal Years, reflecting certain significant assumptions concerning future events and circumstances (including those set forth in the footnotes to the table), are set forth below. All of such assumptions are material in the

development of the District's financial projections, and variations in the assumptions may produce substantially different financial results. Actual operating results achieved during the projection period may vary from those presented in the forecast and such variations may be material.

McKinleyville Community Services District
Wastewater System Projected Debt Service Coverage
(Fiscal Year Ending June 30)

	2026[1]	*2027*	*2028*	*2029*	*2030*
Wastewater System Gross Revenues					
Wastewater Service Revenues[2]	$4,678,607	$4,912,537	$4,912,537	$4,912,537	$4,912,537
Other Service Charges[3]	179,767	179,767	179,767	179,767	179,767
Investment Earnings[3][4]	414,175	414,175	414,175	414,175	414,175
Total Wastewater System Revenues	$5,272,548	$5,506,479	$5,506,479	$5,506,479	$5,506,479
Wastewater System Maintenance and Operation Costs					
Salaries and Related Expenses[5]	$ 984,988	$1,014,537	$1,044,974	$1,076,323	$1,108,612
Employee Benefits[5]	717,550	739,076	761,249	784,086	807,609
Other Operating Expenses[5][6]	863,814	889,728	916,420	943,913	972,230
Total Operating Expenses	$2,566,351	$2,643,342	$2,722,642	$2,804,321	$2,888,451
Wastewater System Net Revenues	$2,706,197	$2,863,137	$2,783,837	$2,702,157	$2,618,028
Debt Service on Wastewater System Parity Obligations					
SRF Agreement No. 3	$ 663,032	$ 663,032	$ 663,032	$ 663,032	$ 663,032
SRF Microgrid Agreement	193,028	193,029	193,029	193,029	193,028
2020 Installment Sale Agreement	116,395	116,447	116,363	116,444	116,288
2021 Wastewater Installment Purchase Contract	191,175	193,806	191,363	188,813	191,188
2026 Wastewater Installment Purchase Contract*	-	132,908	253,000	250,000	251,875
Total Debt Service on Wastewater System Parity Obligations*	$1,163,630	$1,299,222	$1,416,787	$1,411,318	$1,415,411
Remaining Wastewater System Net Revenues*	$1,542,567	$1,563,915	$1,367,050	$1,290,840	$1,202,617
Debt Service Coverage*	**2.33x**	**2.20x**	**1.96x**	**1.91x**	**1.85x**

(1) Based on Fiscal Year 2026 actual amounts through February 2026 and estimates from March through June 2026.
(2) Assumes implementation of the Adopted Rate Plan as described under the caption "—Wastewater System Rates and Charges—Adopted Rate Plan" with no rate increases projected for Fiscal Years 2028 through 2030.
(3) Projected to remain at Fiscal Year 2026 amount.
(4) Reflects projected investment earnings expected to be allocated to Wastewater System.
(5) Projected to increase by approximately 3% per annum.
(6) Includes items placed in Services and Supplies, Professional Services, Utilities and Insurance Expense line items in the Wastewater System Historical Debt Service Coverage table.
Source: District.

* *Preliminary; subject to change.*

CONSTITUTIONAL LIMITATIONS ON APPROPRIATIONS AND CHARGES

Article XIIIB

Article XIIIB of the State Constitution limits the annual appropriations of the State and of any city, county, school district, authority, special district or other political subdivision of the State to the level of appropriations of the particular governmental entity for the prior fiscal year, as adjusted for changes in the cost of living and population. The "base year" for establishing such appropriation limit is the 1978-79 State fiscal year and the limit is to be adjusted annually to reflect changes in population and consumer prices. Adjustments in the appropriations limit of an entity may also be made if: (a) the financial responsibility for a service is transferred to another public entity or to a private entity; (b) the financial source for the provision of services is transferred from taxes to other revenues; or (c) the voters of the entity approve a change in the limit for a period of time not to exceed four years.

Appropriations that are subject to Article XIIIB generally include the proceeds of taxes levied by or for the State or other entity of local government, exclusive of certain State subventions, refunds of taxes and benefit payments from retirement, unemployment, insurance and disability insurance funds. "Proceeds of taxes" include, but are not limited to, all tax revenues and the proceeds to an entity of government from: (i) regulatory licenses, user charges, and user fees (but only to the extent that such proceeds exceed the cost reasonably borne by the entity in providing the service or regulation); and (ii) the investment of tax revenues. Article XIIIB includes a requirement that if an entity's revenues in any year exceed the amounts that are permitted to be spent, the excess would have to be returned by revising tax rates or fee schedules over the subsequent two years.

Certain expenditures are excluded from the appropriations limit, including payments of indebtedness that were existing or legally authorized as of January 1, 1979, or of bonded indebtedness thereafter approved by the voters, and payments that are required to comply with court or federal mandates which without discretion require an expenditure for additional services or which unavoidably make the provision of existing services more costly.

The District is of the opinion that its charges for water and wastewater service do not exceed the costs that it reasonably bears in providing such services and therefore are not subject to the limits of Article XIIIB. See the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants" for a description of the District's covenants to set rates and charges for the water service and wastewater service provided by the Enterprise.

Proposition 218

General. An initiative measure entitled the "Right to Vote on Taxes Act" ("**Proposition 218**") was approved by the voters of the State at the November 5, 1996 general election. Proposition 218 added Articles XIIIC and XIIID to the State Constitution. According to the "Title and Summary" of Proposition 218 prepared by the State Attorney General, Proposition 218 limits "the authority of local governments to impose taxes and property-related assessments, fees and charges."

Article XIIID. Article XIIID defines the terms "fee" and "charge" to mean "any levy other than an ad valorem tax, a special tax or an assessment, imposed by an agency upon a parcel or upon a person as an incident of property ownership, including user fees or charges for a property-related service." A "property-related service" is defined as "a public service having a direct relationship to property ownership." Article XIIID further provides that reliance by an agency on any parcel map (including an assessor's parcel map) may be considered a significant factor in determining whether a fee or charge is imposed as an incident of property ownership.

Article XIIID requires that any agency which imposes or increases any property-related fee or charge must provide written notice thereof to the record owner of each identified parcel upon which such fee or charge is to be imposed and must conduct a public hearing with respect thereto. The proposed fee or charge may not be imposed or increased if a majority of owners of the identified parcels file written protests against it. As a

result, because fees for water service and wastewater service are a "fee" or "charge" as defined in Article XIIID, the local government's ability to increase such fees or charges may be limited by a majority protest.

In addition, Article XIIID includes a number of limitations that are applicable to existing fees and charges, including provisions to the effect that: (a) revenues that are derived from the fee or charge may not exceed the funds which are required to provide the property-related service; (b) such revenues may not be used for any purpose other than that for which the fee or charge was imposed; (c) the amount of a fee or charge that is imposed upon any parcel or person as an incident of property ownership may not exceed the proportional cost of the service attributable to the parcel; and (d) no such fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Property-related fees or charges based on potential or future use of a service are not permitted.

Based upon the California Court of Appeal decision in *Howard Jarvis Taxpayers Association v. City of Los Angeles*, 85 Cal. App. 4th 79 (2000), which was denied review by the State Supreme Court, it was generally believed that Article XIIID did not apply to charges for water and wastewater services that are "primarily based on the amount consumed" (i.e., metered water or wastewater rates), which had been held to be commodity charges related to consumption of the service, not property ownership. The State Supreme Court ruled in *Bighorn-Desert View Water Agency v. Verjil*, 39 Cal. 4th 205 (2006) (the "***Bighorn* Case**"), however, that fees for ongoing water service through an existing connection were property-related fees and charges. The Court specifically disapproved the holding in *Howard Jarvis Taxpayers Association v. City of Los Angeles* that metered water rates are not subject to Proposition 218. The District complies with the notice, hearing and protest procedures of Article XIIID when considering rate increases.

On April 20, 2015, the California Court of Appeal, Fourth District, issued an opinion in *Capistrano Taxpayers Association, Inc. v. City of San Juan Capistrano*, 235 Cal. App. 4th 1493 (2015) (the "***SJC* Case**") upholding tiered water rates under Proposition 218 provided that the tiers correspond to the actual cost of furnishing service at a given level of usage, including the capital costs of improvements to provide additional increments of water. The opinion included a finding that the City of San Juan Capistrano did not make any attempt to calculate the actual costs of providing water at various tier levels. The District's current rate structure includes tiered rates based on usage. The District believes that its current water rates comply with the *SJC Case* decision because charges applicable to each tier reflect actual costs.

Article XIIIC. Article XIIIC provides that the initiative power may not be prohibited or otherwise limited in matters of reducing or repealing any local tax, assessment, fee or charge and that the power of initiative to affect local taxes, assessments, fees and charges is applicable to all local governments. Article XIIIC does not define the terms "local tax," "assessment," "fee" or "charge," so it was unclear whether the definitions set forth in Article XIIID referred to above are applicable to Article XIIIC. Moreover, the provisions of Article XIIIC are not expressly limited to local taxes, assessments, fees and charges imposed after November 6, 1996. On July 24, 2006, the State Supreme Court held in the *Bighorn* Case that the provisions of Article XIIIC applied to rates and fees charged for domestic water use. In the *Bighorn* Case, the Court noted that its decision did not address whether an initiative to reduce fees and charges could override statutory rate setting obligations.

On August 3, 2020, the State Supreme Court issued an opinion in *Wilde v. City of Dunsmuir* (2020) 9 Cal. 5th 1105 holding that taxpayers do not have the right under Proposition 218 to challenge water rates by referendum, and the District does not believe that Article XIIIC grants to the voters within the District the power (whether by initiative under Article XIIIC or otherwise, or by referendum, which is not authorized under Article XIIIC) to repeal or reduce rates and charges for water or wastewater service in a manner that would interfere with the contractual obligations of the District or the obligation of the District to maintain and operate the Enterprise. However, there can be no assurance as to the availability of particular remedies adequate to protect the Beneficial Owners of the Certificates. Remedies that are available to Beneficial Owners of the Certificates in the event of a default by the District are dependent upon judicial actions which are often subject to discretion and delay and could prove both expensive and time-consuming to obtain. So long as the Certificates are held in

book-entry form, DTC (or its nominee) will be the sole registered owner of the Certificates and the rights and remedies of the Certificate Owners will be exercised through the procedures of DTC.

In addition to the specific limitations on remedies which are contained in the applicable documents themselves, the rights and obligations with respect to the Certificates, the Trust Agreement and the Installment Purchase Agreement are subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights, to the application of equitable principles if equitable remedies are sought and to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies in the State. The various opinions of counsel to be delivered with respect to such documents, including the opinion of Special Counsel (the form of which is attached as Appendix C), will be similarly qualified.

Proposition 218

On November 2, 2010, State voters approved Proposition 26. Proposition 26 amends Article XIIIC to expand the definition of "tax" to include "any levy, charge, or exaction of any kind imposed by a local government" except the following: (1) a charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege; (2) a charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product; (3) a charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof; (4) a charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property; (5) a fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government, as a result of a violation of law; (6) a charge imposed as a condition of property development; and (7) assessments and property-related fees imposed in accordance with the provisions of Article XIIID. Proposition 26 provides that the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burdens on, or benefits received from, the governmental activity. The District does not believe that the enactment of Proposition 26 affects its ability to charge for services provided by the Enterprise under the exception set forth in clause (2) above.

Future Initiatives

Articles XIIIB, XIIIC and XIIID and Proposition 26 were adopted as measures that qualified for the ballot pursuant to the State's initiative process. From time to time other initiatives could be proposed and adopted affecting the District's revenues or ability to increase revenues.

CERTAIN RISK FACTORS

The following information, in addition to the other matters that are described in this Official Statement, should be considered by prospective investors in evaluating the Certificates. However, the following does not purport to be comprehensive, definitive or an exhaustive listing of risks and other considerations that may be relevant to making an investment decision with respect to the Certificates. In addition, the order in which the following information is presented is not intended to reflect the relative importance of any such risks. If any risk factor materializes to a sufficient degree, it alone could delay or preclude payment of principal of or interest on the Certificates.

Accuracy of Assumptions

To estimate the Water System Net Revenues and Wastewater System Revenues which will be available to pay the Water System Installment Payments and Wastewater System Installment Payments, respectively, the District has made certain assumptions with regard to various matters, including but not limited to future development within the District, the rates and charges to be imposed in future years, the expenses associated with operating the Enterprise and the interest rate at which funds will be invested. The District believes these assumptions to be reasonable, but to the extent that any of such assumptions fail to materialize, the Water System Net Revenues and Wastewater System Revenues which will be available to pay the Water System Installment Payments and Wastewater System Installment Payments, respectively will, in all likelihood, be less than those projected herein. See the captions "THE WATER SYSTEM—Water System Projected Debt Service Coverage" and "THE WATER SYSTEM—Water System Projected Debt Service Coverage."

In particular, if the Board defers or makes changes to the rate increases which are scheduled to go into effect under the Adopted Rate Plan or does not adopt rate increases as projected herein, Water System Net Revenues and Wastewater System Net Revenues will differ materially from those shown herein. See the captions "THE WATER SYSTEM—Water System Rates and Charges," "THE WASTEWATER SYSTEM—Wastewater System Rates and Charges" and "CONSTITUTIONAL LIMITATIONS ON APPROPRIATIONS AND CHARGES—Proposition 218."

The District may choose, however, to maintain compliance with the rate covenants set forth in the Installment Purchase Contracts in part by means of contributions from available reserves or resources. In such event, Water System Net Revenues or Wastewater System Net Revenues may generate amounts which are less than 1.20 times debt service in any given Fiscal Year. See the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants."

Decreased Demand and Revenues

There can be no assurance that the local demand for water and wastewater service will be maintained at levels described in this Official Statement. Reductions in the level of demand could require an increase in rates or charges in order to produce Water System Net Revenues or Wastewater System Net Revenues, respectively, sufficient to comply with the District's rate covenant in the respective Installment Purchase Contracts. Such rate increases could increase the likelihood of nonpayment under the respective Installment Purchase Contracts and could also further decrease demand. Demand for water services could be reduced as a result of hydrological conditions, conservation efforts (including in response to drought), an economic downturn (including as a result of the COVID-19 pandemic) or other factors. Furthermore, there can be no assurance that governmental entities with regulatory authority over the Enterprise will not adopt further restrictions on operation of the Enterprise.

Increased Expenses and Costs

There can be no assurance that Maintenance and Operation Costs of the Water System or Wastewater System will be consistent with the levels described in this Official Statement. Operation and Maintenance Costs may vary with labor costs (including costs related to pension liabilities and the costs of retaining qualified personnel with the proper certifications to operate Enterprise facilities), wastewater treatment costs, energy costs, regulatory compliance costs and other factors Changes in technology, increases in the cost of energy or other expenses would reduce Water System Net Revenues and Wastewater System Net Revenues, respectively, and could require substantial increases in rates or charges in order to comply with the rate covenant in the respective Installment Purchase Contracts. Such rate increases could increase the likelihood of nonpayment under the respective Installment Purchase Contracts and could also decrease demand. In addition, each of the Water System and the Wastewater System is subject to significant regulatory provisions, and costs associated with complying with newly adopted federal and State requirements may materially increase Maintenance and Operation Costs in the future.

Future Parity Obligations

Although the District has covenanted in the respective Installment Purchase Contracts not to issue additional obligations payable from respective Water System Net Revenues or Wastewater System Net Revenues on a senior basis to the respective Certificates, the Installment Purchase Contracts permit the issuance by the District of certain indebtedness which may have a lien upon the Water System Net Revenues or Wastewater System Net Revenues, respectively, which are on a parity basis to the lien which secures the respective Certificates, if certain coverage tests are met. See the caption "SECURITY FOR THE CERTIFICATES—Parity Obligations." These coverage tests involve, to some extent, projections of Net Revenues.

If Parity Obligations are issued, debt service coverage for the Certificates will be diluted below what it otherwise would be subject to under the coverage tests. Moreover, there is no assurance that the assumptions which form the basis of projections of Net Revenues, if any, will be actually realized subsequent to the date of such projections. If such assumptions are not realized, the amount of future respective Net Revenues may be less than projected, and the actual amount of respective Net Revenues may be insufficient to provide for the payment of principal of and interest with respect to the respective series of Certificates, and such additional Parity Obligations of the respective systems.

Rate Covenant Not a Guarantee

The Water System Installment Payments, which secure the Water System Certificates, are payable from Water System Net Revenues and the Wastewater System Installment Payments, which secure the Wastewater System Certificates, are payable from Wastewater System Net Revenues. See the caption "SECURITY FOR THE CERTIFICATES." The District's ability to make the Installment Payments depends on its ability to generate Water System Net Revenues and Wastewater System Net Revenues at the levels required by the applicable Installment Purchase Contract. Although the District has covenanted in the Installment Purchase Contracts to impose rates and charges as more particularly described under the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants," and although the District expects that sufficient Water System Net Revenues and Wastewater System Net Revenues to pay the applicable Certificates will be generated through the imposition and collection of such rates and charges, there can be no assurance that the imposition and collection of such rates and charges will actually result in the generation of Water System Net Revenues and Wastewater System Net Revenues at such levels. Among other matters, the availability of and demand for water and changes in law and government regulations could adversely affect the amount of Water System Net Revenues or Wastewater System Net Revenues realized by the District. The failure to generate sufficient Water System Net Revenues and Wastewater System Net Revenues to pay the applicable Certificates does not constitute a default or Event of Default under the Trust Agreements or the Installment Purchase Contracts, provided that the District has set rates and charges at levels that it reasonably expects will generate sufficient Water System Net Revenues and Wastewater System Net Revenues at the beginning of each Fiscal Year.

No Cross-Collateralization

Although information about both the Water System and the Wastewater System is presented in this Official Statement, there is no cross-collateralization of the security for the Water System Certificates or the Wastewater System Certificates. Specifically: (a) the Water System Installment Payments, which secure the Water System Certificates, are payable solely from Water System Net Revenues; and (b) the Wastewater System Installment Payments, which secure the Wastewater System Certificates, are payable solely from Wastewater System Net Revenues. Excess Water System Net Revenues will not be available (and are not permitted by State law to be applied) to pay the Wastewater System Installment Payments in the event of a shortfall in Wastewater System Net Revenues, nor will excess Wastewater System Net Revenues be available (and they are not permitted by State law to be applied) to pay the Water System Installment Payments in the event of a shortfall in Water System Revenues. Therefore, investors should assess the credit strength of each of the Water System and the Wastewater System independently. See "CONSTITUTIONAL LIMITATIONS ON APPROPRIATIONS AND CHARGES—Proposition 218."

Limited Recourse on Default

If the District defaults on its obligation to pay principal of and interest with respect to the Certificates, the Trustee has the right to accelerate the total unpaid principal amounts of such Certificates. However, in the event of a default and such acceleration there can be no assurance that the District will have sufficient Water System Net Revenues or Wastewater System Net Revenues, as applicable, to pay the accelerated debt service on such Certificates.

Limitations on Remedies Available; Bankruptcy

The enforceability of the rights and remedies of the Owners and the obligations of the District may become subject to the following: the federal bankruptcy code and applicable bankruptcy, insolvency, reorganization, moratorium or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect; equitable principles which may limit the specific enforcement under State law of certain remedies; the exercise by the United States of America of the powers delegated to it by the Federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State and its governmental bodies in the interest of servicing a significant and legitimate public purpose. Bankruptcy proceedings, or the exercising of powers by the federal or State government, if initiated, could subject the Owners to judicial discretion and interpretation of their rights in bankruptcy or otherwise and consequently may entail risks of delay, limitation, or modification of their rights.

The opinion to be delivered by Special Counsel concurrently with the execution and delivery of the Certificates will be subject to such limitations and the various other legal opinions to be delivered concurrently with the execution and delivery of the Certificates will be similarly qualified. See Appendix B. In the event that the District fails to comply with its covenants under the Installment Purchase Contracts or fails to pay the respective Installment Payments, which secure the payments of principal and interest with respect to the applicable Certificates, there can be no assurance of the availability of remedies adequate to protect the interest of the Owners of the Certificates.

Statutory and Regulatory Impact

Laws and regulations governing the operations of the Water System and Wastewater System are enacted and promulgated by government agencies on the federal, State and local levels. Compliance with these laws and regulations may be costly and, as more stringent standards are developed, these costs will likely increase. In addition, claims against the District for violations of regulations with respect to its facilities and services could be significant. Such claims are payable from Water System Gross Revenues, Wastewater System Gross Revenues or other legally available sources.

The District is also subject to various other factors that could adversely impact Water System Net Revenues or Wastewater System Net Revenues. For example, because the District bills customers for water and wastewater services on the same bill, the District's shutoff of a water connection may increase delinquencies for both the Water System and the Wastewater System in the future.

No assurance can be given that the cost of compliance with laws and regulations will not materially adversely affect the ability of the District to generate Water System Net Revenues or Wastewater System Net Revenues, respectively, in the amounts required by the respective Installment Purchase Contracts, despite the District's obligation to set rates and charges as set forth under the caption "SECURITY FOR THE CERTIFICATES—Rate Covenant." See the caption "—Rate Covenant Not a Guarantee."

Natural Calamities

General. From time to time, the District is subject to natural calamities, including, but not limited to, earthquake, flood, sea level rise, tsunami, high winds, wildfire, pandemic and drought, that may adversely affect

infrastructure and economic activity in the District, and which could have a negative impact on Enterprise revenues. There can be no assurance that the occurrence of any natural calamity would not cause substantial damage or interference to the Water System, the Wastewater System or the revenues or either system.

Although the District maintains insurance for damage to the Enterprise as described under the caption "THE DISTRICT—Insurance," there can be no assurance that specific losses will be covered by insurance or, if covered, that claims will be paid in full by the applicable insurers. Furthermore, significant portions of the Enterprise, including underground pipelines, valves and water meters, are not covered by property casualty insurance. Damage to such portions of the Enterprise as a result of natural disasters could result in uninsured losses to the District.

Drought. Although the District generally receives ample annual precipitation and has not experienced significant drought conditions since 1976-77, the District maintains a WSCP that can be implemented in the event of drought. See the captions "THE WATER SYSTEM—Water System Supply – Humboldt Bay Municipal Water District—Climate Change" and "THE WATER SYSTEM—Drought Declarations." Nevertheless, there can be no assurance that drought conditions will not affect the District and its water supplies and revenues in the future. See the caption "—Climate Change" below.

Seismic. Areas throughout the State, including the areas around the District, are subject to seismic events from time to time. Three major faults, including the San Andreas fault, the Mendocino fracture zone and the southern end of the Cascade subduction zone, all meet near the District's service area in what is known as a "triple junction." Other known faults in the County include the Mad River Fault and the Little Salmon Fault, and there may be additional faults which are currently unmapped. There is potential for destructive ground shaking during the occurrence of a major seismic event. In addition, land along fault lines may be subject to liquefaction during the occurrence of such an event, meaning that the land exhibits the properties of a fluid. If a seismic event were to occur in or around the District, Enterprise facilities could be damaged, which could result in decreased revenues and/or increased costs. In addition, the customers of the respective systems could be adversely impacted, resulting in reduced revenues.

Enterprise facilities are designed either to withstand a probable seismic event or to minimize the potential repair time in the event of damage. In addition, the District has undertaken a vulnerability assessment which ranks critical infrastructure by importance, builds redundancy into operations and includes contingency plans for potential damage to assets as well as succession plans for critical staff. The effects of lesser magnitude events are expected to be temporary, localized and readily repairable, and historically the Enterprise has not sustained major damage or experienced extended service interruptions due to seismic activity. However, there can be no assurance that future events will not result in significant damage to infrastructure and property in the future.

The District does not currently maintain earthquake damage coverage through its insurance policies and there is no obligation to maintain such insurance in the future under the Installment Purchase Contracts. See the captions "SECURITY FOR THE CERTIFICATES—Insurance" and "THE DISTRICT—Insurance."

Wildfire. The eastern portion of the District's service area is heavily forested with timber land. Parts of the District's service area have been designated by the Office of the State Fire Marshal as being in "High" and "Moderate" Fire Hazard Severity Zones and the service area is near areas that have been designated as being in a "Very High" Fire Hazard Severity Zone. Wildfires have occurred in recent years in and near the District's service area, including the August Complex Fire in 2020 and the Hill Fire in 2024. To date, none of such fires have affected Enterprise infrastructure or improvements on property of the District's customers. However, there can be no assurance that fires will not damage property within the boundaries of the District in the future. In addition, wildfires, even those that are burning far from the District's service area, can also cause smoky and polluted conditions that inhibit economic activity.

The District carries property insurance for fire damage to Enterprise facilities and liability insurance in the event that District actions or omissions during the course of a wildfire become the subject of lawsuits against the District. See the caption "THE DISTRICT—Insurance."

There is a risk of residential property within the District being destroyed by wildfires, and no assurance can be given as to the severity or frequency of future wildfires in or in the vicinity of the District's service area. There may also be a risk that homeowners may not be able to obtain casualty loss insurance from commercial carriers as a result of fire risk and may need to obtain the very limited casualty insurance that is available from the California Insurance Pool Authority. See the caption "—Availability of Property and Casualty Insurance" below.

In the event of the destruction of the property of District customers, decreased usage of the Enterprise and a decline in Enterprise revenues may occur. In addition, parts of the District's service area are hilly and the destruction of ground cover and vegetation resulting from a wildfire may cause mudslides on denuded slopes after heavy rains, which could cause additional damage to property.

In the event of an unusual or sustained heat wave in northern California, or during weather conditions such as high winds and low humidity, the District's electricity supplier may choose to shut off electric power to District facilities (and to other customers) with little or no advance warning in order to prevent electrical distribution and facilities from sparking a wildfire. Such an event is known as a Public Safety Power Shutoff.

The District maintains emergency diesel backup generators at all critical facilities, which are expected to the District to maintain full control and operate as needed for the duration of electric service outages that may occur if fire breaks out. However, there can be no assurance that the District will have sufficient backup supplies to power District facilities and ensure the provision of water and wastewater if Public Safety Power Shutoffs occur for extended periods of time. See the caption "—Climate Change" below.

The District has a program in place to clear brush on a routine basis from the perimeters of its facilities. Its pump stations are fully enclosed and its generators are housed inside fire-resistant block and concrete buildings.

Emergency Response Plan. The District has developed a Drinking Water Emergency Response Plan (the "**Emergency Response Plan**") pursuant to the requirements of America's Water Infrastructure Act of 2018. The Emergency Response Plan outlines procedures for responding to emergencies caused by natural hazards, malevolent acts or other unavoidable circumstances. The Emergency Response Plan, which will be implemented in accordance with the Incident Command System and the National Incident Management System, provides guidelines for evaluating an emergency situation, responding to an emergency and activating Incident Command Posts and an Emergency Operations Center. The Emergency Response Plan also includes procedures for public communication, outreach and notifications.

Availability of Property and Casualty Insurance

In recent years, several insurance companies have announced that they would cease accepting certain new applications in the State, including all business and personal lines property and casualty insurance. Any adverse impact to the availability of homeowner's insurance on homeowners in the District cannot be predicted, but it is possible that homeowner's insurance may not be readily available to homeowners within the District in the future, which may impact the willingness of the District's customers to continue residing within the District's service area and the assessed value of property within the District's service area. The District can provide no assurances whether future changes in insurance markets may occur, and what impact, if any, these changes may have on District finances. The District has covenanted to set rates and charges at levels that are sufficient to pay the Water System Installment Payments and the Wastewater System Installment Payments. See the caption "SECURITY FOR THE CERTIFICATES—Rate Covenants."

Climate Change

Climate change caused by human activities may have adverse effects on the Enterprise. Climate change can result in more variable weather patterns throughout the State, which can lead to longer and more severe droughts as well as increased risk of flooding and a rise in sea levels. As greenhouse gas emissions continue to accumulate in the atmosphere, climate change is expected to intensify, increasing the frequency and severity of extreme weather events such as droughts, wildfires, high winds, sea level rise, periods of intense rainfall, associated floods, coastal storm surges and heat waves. See the caption "THE WATER SYSTEM—Water System Supply – Humboldt Bay Municipal Water District—Climate Change."

Rising temperatures as a result of climate change are expected to increase the rate at which water evaporates into the air from soils and surface waters, raising the demand for irrigation of agricultural lands, lawns and gardens. Higher temperatures and drought are likely to increase the severity, frequency and extent of wildfires. The eastern portion of the District's service area is heavily forested with timber land and an increased risk of wildfires could require additional water storage and demand for firefighting needs. The District's service area is also adjacent to the Pacific Ocean. The District assesses that the sea level is likely to rise 8-9 inches by 2040. Although the District sits on a coastal bluff, it may still be vulnerable to sea level rise. For example, the District's main pump station rests at approximately 50 feet elevation along the Mad River and is potentially vulnerable to sea level rise and flooding.

The fiscal impact of climate change on the District's finances is an evolving calculation. Significant increases in climate resiliency programming may have a material effect on the Enterprise's finances by requiring greater expenditures to counteract the adverse impacts of climate change, changing business and activities of Enterprise customers or increasing the cost of providing service to customers. Comprehensive projections of the impacts of global climate change on the District are complex and depend on many factors that are outside of the District's control. The various scientific studies that forecast the amount and timing of adverse impacts of climate change are based on assumptions contained in such studies, but actual events may vary materially. Also, the scientific understanding of climate change and its effects continues to evolve. Accordingly, although the District considers climate change in the operation of the Enterprise, the District is unable to forecast with certainty when adverse impacts of climate change will occur or the extent of such impacts. While the impacts of climate change may be mitigated by the District's past and future investment in adaptation strategies, the District can give no assurance about the net effects of those strategies and whether the District will be required to take additional adaptive mitigation measures.

The District considers the potential effects of climate change in its planning, including in its Urban Water Management Plan. The District has also utilized the EPA's Climate Resilience Evaluation and Awareness Tool to develop climate scenarios and to assess climate-related risk.

Cybersecurity Risks

The District, like many other public and private entities, relies on a complex technology environment to conduct its operations. As recipient and provider of personal, private and sensitive information, the District is subject to multiple cyber threats, including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to the District's digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurance can be given that the District's efforts to manage cyber threats and attacks will be successful or that an such attack will not materially impact the operations or finances of the District or the Enterprise. See the caption "THE DISTRICT—Cybersecurity" for a discussion of the District's cybersecurity measures.

No Obligation to Tax

The obligation of the District to make the Installment Payments, which secure the Certificates, does not constitute an obligation of the District for which the District is obligated to levy or pledge any form of taxation or for which the District has levied or pledged any form of taxation. The obligation of the District to make the Installment Payments does not constitute a debt or indebtedness of the District, the County, the State or any of its political subdivisions in violation of any constitutional or statutory debt limitation or restriction and is not secured by a pledge of any revenues other than the Net Revenues of the respective systems, as described herein.

Change in Law

In addition to the other limitations described herein, the State electorate or the State Legislature could adopt Constitutional or legislative measures or an initiative which have the effect of reducing revenues payable to or collected by the District. There is no assurance that the State electorate or the State Legislature will not at some future time approve additional limitations that could have the effect of reducing the Net Revenues of the respective systems, and adversely affecting the security for the Certificates.

Loss of Tax Exemption

In order to maintain the exclusion from gross income for federal income tax purposes of interest with respect to the Certificates, the District and the Corporation have covenanted in the Installment Purchase Contracts and the Trust Agreements to comply with the applicable requirements of the Internal Revenue Code of 1986, as amended (the "**Code**"), and not to take any action or fail to take any action if such action or failure to take such action would adversely affect the exclusion from gross income of interest with respect to the Certificates thereunder. Interest with respect to the Certificates could become includable in gross income for purposes of federal income taxation retroactive to the date that the Certificates were executed and delivered as a result of future acts or omissions of the District or the Corporation in violation of their covenants in the Installment Purchase Contracts or the Trust Agreements. In addition, current and future legislative proposals, if enacted into law, may cause interest with respect to the Certificates to be subject, directly or indirectly, to federal income taxation by, for example, changing the current exclusion or deduction rules to limit the aggregate amount of interest on state and local government bonds that may be treated as tax exempt by individuals or to eliminate such exemption altogether. See the caption "TAX EXEMPTION." Should such an event of taxability occur, the Certificates are not subject to a special prepayment or an increased interest rate and will remain outstanding until maturity.

Secondary Market for the Certificates

There can be no guarantee that there will be a secondary market for the Certificates or, if a secondary market exists, that any Certificates can be sold for any particular price. Occasionally, because of general market conditions, adverse history or economic prospects connected with a particular issue or an obligor's failure to provide timely continuing disclosures, secondary marketing practices in connection with a particular issue are suspended or terminated. In addition, prices of issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

Impact of State Budget

The State has experienced serious budgetary shortfalls in recent years, including a deficit in State fiscal year 2024-25. The District cannot predict what actions may be taken in the future by the State Legislature and the Governor to deal with changing State revenues and expenditures. It is therefore anticipated that there legislation in the future could address a budget deficit in a way that affects Enterprise revenues or the District's water supply. The District cannot predict what measures may be proposed or implemented for the current State fiscal year or in the future. Given the magnitude of the State's historical budgetary deficits, it is possible that future legislation will adversely impact revenues of local agencies.

Trustee Obligations

The Trustee has no obligation to advance its own funds to pursue any remedies. As a consequence, the Trustee's willingness and ability to pursue any of the remedies provided in the Trust Agreements or the Installment Purchase Contracts may be dependent upon the availability of funds from an interested party. There can be no assurance that the Trustee will be willing and able to perform its duties under the Trust Agreements.

IRS Audit of Tax-Exempt Issues

The Internal Revenue Service (the "**IRS**") has initiated an expanded program for the auditing of tax-exempt issues, including both random and targeted audits. It is possible that the Certificates will be selected for audit by the IRS. It is also possible that the market value of the Certificates might be affected as a result of such an audit of the Certificates (or by an audit of similar obligations), regardless of the ultimate outcome of the audit. The primary penalty available to the IRS with respect to a tax-exempt entity engaged in improper use of tax-exempt proceeds is the revocation of tax-exempt status for the applicable obligations. Although the IRS has not frequently revoked the tax-exempt status of municipal bonds, it could do so in the future. See the caption "— Loss of Tax Exemption" for a discussion of the possible effect of the loss of the tax exemption on the Certificates.

Risks Associated With Bond Insurance

In the event that the District defaults in the payment of Installment Payments when due, the owners of the Bonds will have a claim under the Water System Insurance Policy or the Wastewater System Insurance Policy, as applicable, for such payments. See the caption "CERTIFICATE INSURANCE." In the event that the Insurer becomes obligated to make payments with respect to a series of Certificates, no assurance can be given that such event will not adversely affect the market for the Certificates. In the event that the Insurer is unable to make payment of principal of and interest with respect to the Certificates when due under the Water System Insurance Policy or the Wastewater System Insurance Policy, as applicable, the Certificates will be payable solely from the sources described under the caption "SECURITY FOR THE CERTIFICATES" and amounts held in certain funds and accounts established under the applicable Trust Agreement.

The long-term ratings on the Certificates are dependent in part on the financial strength of the Insurer and its claims-paying ability. The Insurer's financial strength and claims-paying ability are predicated upon a number of factors which could change over time. If the long-term ratings of the Insurer are lowered, such event could adversely affect the market for the Certificates. See the caption "RATINGS."

None of the Corporation, the District or the Underwriter has made an independent investigation of the claims-paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is being made by the Corporation, the District or the Underwriter in this Official Statement. Therefore, when making an investment decision with respect to the Certificates, potential investors should carefully consider the ability of the District to make the Installment Payments, assuming that the Water System Insurance Policy or the Wastewater System Insurance Policy, as applicable, is not available to make payments on the applicable Certificates, and the claims-paying ability of the Insurer through final maturity of the applicable Certificates.

So long as the Water System Insurance Policy and the Wastewater System Insurance Policy, as applicable, remain in effect and the Insurer is not in default of its obligations thereunder, the Insurer has certain notice, consent and other rights under the applicable Trust Agreement and will have the right to control all remedies for default under such Trust Agreement with respect to the applicable series of Certificates. The Insurer is not required to obtain the consent of the owners of such Certificates with respect to the exercise of remedies. See Appendix A.

LITIGATION

The District

There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending or, to the knowledge of the District, threatened against the District affecting the existence of the District or the titles of its officers to their offices or seeking to restrain or to enjoin the sale or delivery of the Certificates, the application of the proceeds thereof in accordance with the Trust Agreements, in any way contesting or affecting the action of the District contemplated by any of said documents, in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto or contesting the powers of the District or its authority with respect to the Certificates or any action of the District contemplated by any of said documents.

The Corporation

There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending or, to the knowledge of the Corporation, threatened against the Corporation affecting the existence of the Corporation or the titles of its officers to their offices or seeking to restrain or to enjoin the sale or delivery of the Certificates, the application of the proceeds thereof in accordance with the Trust Agreement, in any way contesting or affecting the action of the Corporation contemplated by any of said documents, in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto or contesting the powers of the Corporation or its authority with respect to the Certificates or any action of the Corporation contemplated by any of said documents.

THE CORPORATION

The Corporation was incorporated under the Nonprofit Public Benefit Corporation Law of the State of California. The Corporation was organized as a nonprofit corporation for the purpose, among others, of assisting entities, such as the District, in the acquisition, construction and financing of public improvements which are determined to be of public benefit to such entities. The Corporation's articles of incorporation and bylaws empower it to participate in the financing of the Water System Project or the Wastewater System Project.

RATINGS

S&P Global Ratings, a Standard & Poor's Financial Services LLC business ("**S&P**"), is expected to assign the insured rating of "[__]" to the Water System Certificates based upon the issuance and delivery of the Water System Insurance Policy by the Insurer at the time of execution and delivery of the Water System Certificates. S&P has also assigned the Water System Certificates the rating of "[__]" notwithstanding the delivery of the Water System Insurance Policy for the Water System Certificates.

S&P is expected to assign the insured rating of "[__]" to the Wastewater System Certificates based upon the issuance and delivery of the Wastewater System Insurance Policy by the Insurer at the time of execution and delivery of the Wastewater System Certificates. S&P has also assigned the Wastewater System Certificates the rating of "[__]" notwithstanding the delivery of the Wastewater System Insurance Policy for the Wastewater System Certificates.

A rating is not a recommendation to buy, sell or hold securities. Future events could have an adverse impact on the ratings of the Certificates, and there is no assurance that any credit rating that is given to the Certificates will be maintained for any period of time or that a rating may not be qualified, downgraded, lowered or withdrawn entirely by S&P if, in the judgment of S&P, circumstances so warrant. In addition, there can be no assurance that the criteria required to achieve a rating on the Certificates will not change during the period that the Certificates remain outstanding.

Any qualification, downward revision, lowering or withdrawal of a rating on the Certificates may have an adverse effect on the market price of the applicable Certificates. Such rating reflects only the current views of S&P (which could change at any time), and an explanation of the significance of such rating may be obtained from S&P. Generally, rating agencies base their ratings on information and materials furnished to them (which may include information and material from the District that is not included in this Official Statement) and on investigations, studies and assumptions by the rating agencies.

The District has covenanted in the Continuing Disclosure Certificates to file notices of any rating changes on the Certificates with EMMA. See the caption "CONTINUING DISCLOSURE OBLIGATION" and Appendix D. Notwithstanding such covenant, information relating to rating changes on the Certificates may be publicly available from S&P prior to such information being provided to the District and prior to the date by which the District is obligated to file a notice of rating change. Purchasers of the Certificates are directed to S&P and its websites and official media outlets for the most current ratings with respect to the Certificates after the execution and delivery of the Certificates.

In providing ratings on the Certificates, S&P may have performed independent calculations of coverage ratios using its own internal formulas and methodology, which may not reflect the provisions of the Installment Purchase Contracts. The District makes no representations as to any such calculations, and such calculations should not be construed as a representation by the District as to past or future compliance with any financial covenants, the availability of particular revenues for the payment of debt service or for any other purpose.

None of the Corporation, the District or the Underwriter makes any representation as to the Insurer's creditworthiness or any representation that the Insurer's credit rating will be maintained in the future. S&P has previously taken action to downgrade the ratings of certain municipal bond insurers and has published various releases outlining the processes that S&P intends to follow in evaluating the ratings of financial guarantors. For some financial guarantors, the result of such evaluations could be a rating affirmation, a change in rating outlook, a review for downgrade or a downgrade. Potential investors are directed to S&P for additional information on S&P's evaluations of the financial guaranty industry and individual financial guarantors, including the Insurer. See the caption "CERTIFICATE INSURANCE" for further information relating to the Insurer.

TAX EXEMPTION

General Matters

In the opinion of Kutak Rock LLP, Special Counsel, under existing laws, regulations, rulings and judicial decisions, interest evidenced by the Certificates (including any original issue discount properly allocable to the owner of a Certificate) is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinion described above assumes the accuracy of certain representations and compliance by the District and the Corporation with covenants designed to satisfy the requirements of the Code that must be met subsequent to the execution and delivery of the Certificates. Failure to comply with such requirements could cause interest evidenced by the Certificates to be included in gross income for federal income tax purposes retroactive to the date of execution and delivery of the Certificates. The District and the Corporation have covenanted to comply with such requirements. Special Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the Certificates. Interest evidenced by the Certificates may affect the federal alternative minimum tax imposed on certain corporations.

The accrual or receipt of interest evidenced by the Certificates may otherwise affect the federal income tax liability of the owners of the Certificates. The extent of these other tax consequences will depend on such owners' particular tax status and other items of income or deduction. Special Counsel has expressed no opinion regarding any such consequences.

Purchasers of the Certificates, particularly purchasers that are corporations (including S corporations, foreign corporations operating branches in the United States of America and certain corporations subject to the alternative minimum tax imposed on corporations), property or casualty insurance companies, banks, thrifts or other financial institutions, certain recipients of social security or railroad retirement benefits, taxpayers entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, should consult their tax advisors as to the tax consequences of purchasing or owning the Certificates.

Special Counsel is also of the opinion that interest evidenced by the Certificates is exempt from State of California personal income taxes. Special Counsel has expressed no opinion regarding other tax consequences arising with respect to the Certificates under the laws of the State of California or any other state or jurisdiction.

A copy of the form of opinion of Special Counsel is attached hereto as Appendix B.

Original Issue Discount

The Certificates that have an original yield above their respective interest rates, as shown on the inside front cover page of this Official Statement (collectively, the "**Discount Certificates**"), are being sold at an original issue discount. The difference between the initial public offering prices of such Discount Certificates and their stated amounts to be paid at maturity (excluding "qualified stated interest" within the meaning of Section 1.1273-1 of the Treasury Regulations) constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

The amount of original issue discount that is treated as having accrued with respect to a Discount Certificates is added to the cost basis of the owner of the Certificate in determining, for federal income tax purposes, gain or loss upon disposition of such Discount Certificate (including its sale, redemption or payment at maturity). Amounts received on disposition of such Discount Certificate that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discount Certificate, on days that are determined by reference to the maturity date of such Discount Certificate. The amount treated as original issue discount on such Discount Certificate for a particular semiannual accrual period is equal to: (a) the product of: (i) the yield to maturity for such Discount Certificate (determined by compounding at the close of each accrual period); and (ii) the amount that would have been the tax basis of such Discount Certificate at the beginning of the particular accrual period if held by the original purchaser; less (b) the amount of any interest payable for such Discount Certificate during the accrual period. The tax basis for purposes of the preceding sentence is determined by adding to the initial public offering price on such Discount Certificate the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If such Discount Certificate is sold between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

Owners of Discount Certificates should consult their tax advisors with respect to the determination and treatment of original issue discount accrued as of any date and with respect to the state and local tax consequences of owning a Discount Certificate. Subsequent purchasers of Discount Certificate that purchase such Certificates for a price that is higher or lower than the "adjusted issue price" of the Certificates at the time of purchase should consult their tax advisors as to the effect on the accrual of original issue discount.

Original Issue Premium

The Certificates that have an original yield below their respective interest rates, as shown on the inside front cover page of this Official Statement (collectively, the "**Premium Certificates**"), are being sold at a premium. An amount equal to the excess of the issue price of a Premium Certificate over its stated redemption price at maturity constitutes premium on such Premium Certificate. A purchaser of a Premium Certificate must amortize any premium over such Premium Certificate's term using constant yield principles, based on the purchaser's yield to maturity (or, in the case of Premium Certificates callable prior to their maturity, generally by amortizing the premium to the call date, based on the purchaser's yield to the call date and giving effect to any call premium). As premium is amortized, the amount of the amortization offsets a corresponding amount of interest for the period, and the purchaser's basis in such Premium Certificate is reduced by a corresponding amount resulting in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition of such Premium Certificate prior to its maturity. Even though the purchaser's basis may be reduced, no federal income tax deduction is allowed. Purchasers of the Premium Certificate should consult their tax advisors with respect to the determination and treatment of premium for federal income tax purposes and with respect to the state and local tax consequences of owning a Premium Certificate.

Backup Withholding

An owner of a Certificate may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Certificates if such owner fails to provide to any person required to collect such information pursuant to Section 6049 of the Code with such owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide such persons with a certified statement, under penalty of perjury, that such owner is not subject to backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to under this caption "TAX EXEMPTION" or adversely affect the market value of the Certificates. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds or other obligations issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Certificates. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Certificates or the market value thereof would be impacted thereby. Purchasers of the Certificates should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Special Counsel are based on existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Certificates, and Special Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE CERTIFICATES ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE CERTIFICATES AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE CERTIFICATES.

APPROVAL OF LEGALITY

Legal matters incident to the execution and delivery of the Certificates are subject to the approving opinion of Kutak Rock LLP, Irvine, California, Special Counsel. A form of such opinion for the Certificates is attached hereto as Appendix B and copies of such opinion with respect to the Certificates will be available at the

time of delivery of the Certificates. Certain matters will be passed upon for the District by its counsel, The Mitchell Law Firm, LLP, Eureka, California, District Counsel. Certain matters will be passed upon for the Corporation by McMurchie Law Firm, Folsom, California, for the Underwriter by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Underwriter's Counsel, for the Trustee by its counsel and for the Insurer by its counsel. Compensation to Special Counsel and Underwriter's Counsel is contingent upon the issuance of the Certificates.

The opinion of Special Counsel provides that, subject to the qualifications contained therein, the Trust Agreements and the Installment Purchase Contracts have been duly and validly authorized, executed and delivered by the Corporation and constitute the legally valid and binding obligations of the Corporation enforceable in accordance with their respective terms. Counsel for the District will deliver an opinion which provides that, subject to the qualifications contained therein, the District has the lawful authority to execute and deliver the Trust Agreements and the Installment Purchase Contracts under the laws of the State and that such documents have been duly approved, executed and delivered by the District and constitute legal, valid and binding obligations of the District enforceable in accordance with their respective terms.

FORWARD-LOOKING STATEMENTS

When used in this Official Statement and in any continuing disclosure by the District, in the District's press releases and in oral statements made with the approval of an authorized officer of the District, the words or phrases "will likely result," "are expected to," "will continue," "is anticipated," "estimate," "project," "forecast," "intend," "expect" and similar expressions identify "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such statements are subject to risks and uncertainties that could cause actual results to differ materially from those contemplated in such forward-looking statements. Any forecast is subject to such uncertainties. Inevitably, some assumptions used to develop the forecasts will not be realized and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between forecasts and actual results, and those differences may be material.

CONTINUING DISCLOSURE OBLIGATION

The District has covenanted in a Continuing Disclosure Certificate dated the date of execution and delivery of the Certificates (the "**Continuing Disclosure Certificate**") to provide annually certain financial information and operating data relating to the Enterprise by not later than each March 31 following the end of its Fiscal Year, including the audited financial statements of the District for each such Fiscal Year, as well as notice of certain enumerated events within ten Business Days (together, the "**Annual Report**"). The Annual Report and the notices of enumerated events will be filed by the District with EMMA, which is maintained on the Internet at http://emma.msrb.org/.

The specific nature of the information to be contained in the Annual Report and the notices of enumerated events is set forth in Appendix D. These covenants have been made in order to assist the Underwriter in complying with Section (b)(5) of Rule 15c2-12 adopted by the Securities and Exchange Commission ("**Rule 15c2-12**").

A failure by the District to comply with its undertaking will not constitute an Event of Default under the Trust Agreements or the Installment Purchase Contracts. Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the applicable Certificates in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Certificates and their market price. The Corporation is not responsible for the undertaking of the District.

[DISCLOSURE RE PRIOR COMPLIANCE TO COME]

UNDERWRITING

The Water System Certificates are being purchased by Oppenheimer & Co. Inc. (the "**Underwriter**"). The Underwriter has agreed to purchase the Water System Certificates at a price equal to $_____ (which represents the par amount of the Water System Certificates plus/less a net original issue premium/discount of $_____ minus an underwriting discount of $_____). The purchase agreement relating to the Water System Certificates provides that the Underwriter will purchase all of the Water System Certificates if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in said purchase agreements, the approval of certain legal matters by counsel and certain other conditions.

The Wastewater System Certificates are being purchased by the Underwriter. The Underwriter has agreed to purchase the Wastewater System Certificates at a price equal to $_____ (which represents the par amount of the Wastewater System Certificates plus/less a net original issue premium/discount of $_____ minus an underwriting discount of $_____). The purchase agreement relating to the Wastewater System Certificates provides that the Underwriter will purchase all of the Wastewater System Certificates if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in said purchase agreements, the approval of certain legal matters by counsel and certain other conditions.

The initial public offering prices stated on the inside front cover page of this Official Statement may be changed from time to time by the Underwriter. The Underwriter may offer and sell the Certificates to certain dealers (including dealers depositing Certificates into investment trusts), dealer banks, banks acting as agents and others at prices lower than said public offering prices.

The Underwriter and its affiliates comprise a full-service financial institution engaged in activities which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. The Underwriter and its affiliates may have provided, and may in the future provide, a variety of these services to the District and to persons and entities with relationships with the District, for which they received or will receive customary fees and expenses.

In the ordinary course of these business activities, the Underwriter and its affiliates may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District.

The Underwriter and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire such assets, securities and instruments. Such investment and securities activities may involve securities and instruments of the District.

MUNICIPAL ADVISOR

The District has retained Fieldman, Rolapp & Associates, Inc., Irvine, California, as its Municipal Advisor in connection with the execution and delivery of the Certificates. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement.

The Municipal Advisor is an independent financial advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities. The payment of the fees of the Municipal Advisor is contingent upon the execution and delivery of the Certificates.

MISCELLANEOUS

The foregoing summaries do not purport to be complete and are expressly made subject to the provisions of the documents, copies of which may be obtained from the Trustee, or during the period of the offering, the Underwriter.

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement does not constitute an agreement between the Corporation, the District or the Underwriter and the purchasers or owners of any of the Certificates.

This Official Statement, and its distribution and use by the Underwriter, has been duly authorized and approved by the District.

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

By: _____
Patrick Kaspari, P.E.
General Manager

APPENDIX A

DEFINITIONS OF CERTAIN TERMS AND SUMMARY OF PRINCIPAL LEGAL DOCUMENTS

The following is a summary of certain provisions of the Installment Purchase Contracts and the Trust Agreements which are not described elsewhere. This summary does not purport to be comprehensive and reference should be made to the respective agreement for a full and complete statement of the provisions thereof.

The Water System Certificates and the Wastewater System Certificates will each be issued under different Trust Agreements and Installment Purchase Contracts and secured by separate and distinct sources of revenues as described in this Official Statement. The Water System Certificates and the Wastewater System Certificates are not cross-collateralized in any manner.

[TO COME FROM BOND COUNSEL]

APPENDIX B

FORM OF OPINION OF SPECIAL COUNSEL

Upon execution and delivery of each series of the Certificates, Kutak Rock LLP, Special Counsel, proposes to render its final approving opinion in substantially the following form:

[Closing Date]

McKinleyville Community Services District
1656 Sutter Road
McKinleyville, California 95519

Re: *$_____ McKinleyville Community Services District Revenue Certificates of Participation Series 2026__ (_____ Project – Bank Qualified)*

Ladies and Gentlemen:

We have reviewed the Constitution and the laws of the State of California and certain proceedings taken by McKinleyville Community Services District (the "District") in connection with the authorization, execution and delivery by the District of that certain Installment Purchase Contract, dated as of July 1, 2026 (the "Installment Purchase Contract"), by and between the District and the CSDA Finance Corporation (the "Corporation"). We have also reviewed that certain Trust Agreement, dated as of July 1, 2026 (the "Trust Agreement"), by and among U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), the Corporation and the District. In rendering this opinion, we also have relied upon certain representations of fact and certifications made by the Corporation and the District, the initial purchaser of the Certificates (as such term is defined below) and others. We have not undertaken to verify through independent investigation the accuracy of the representations and certifications relied upon by us. All capitalized terms used herein shall have the meaning given them in the Trust Agreement unless otherwise defined.

Pursuant to the Trust Agreement, the Trustee has agreed to execute and deliver the $_____ aggregate principal amount of McKinleyville Community Services District Revenue Certificates of Participation, Series 2026__ (_____ Project – Bank Qualified) (the "Certificates") evidencing undivided proportionate interests of the owners of the Certificates in certain installment payments (the "Installment Payments") to be made by the District pursuant to the Installment Purchase Contract. Pursuant to that certain Assignment Agreement, dated as of July 1, 2026 (the "Assignment Agreement"), the Corporation has assigned to the Trustee the Corporation's right to receive Installment Payments from the District under the Installment Purchase Contract.

Based upon our examination of the foregoing, and in reliance thereon and on all matters of fact as we deem relevant under the circumstances, and upon consideration of applicable laws, we are of the opinion that:

1. The proceedings of the District show lawful authority for the execution and delivery of the Trust Agreement and the Installment Purchase Contract under the laws of the State of California (the "State") now in force, and the Trust Agreement and the Installment Purchase Contract have been duly authorized, executed and delivered by the District. Assuming due authorization, execution and delivery by the Trustee and the Corporation, as appropriate, the Trust Agreement and the Installment Purchase Contract are valid and binding obligations of the District enforceable against the District in accordance with their respective terms.

2. The Certificates, assuming due execution and delivery by the Trustee, are entitled to the benefits of the Trust Agreement.

3. The obligation of the District to make the Installment Payments from Net Revenues (as such term is defined in the Installment Purchase Contract) is an enforceable obligation of the District and does not constitute a debt of the District, the State or any political subdivision thereof in contravention of any constitutional or statutory debt limit or restriction, and does not constitute an obligation for which the District is obligated to levy or pledge any form of taxation or for which the District has levied or pledged any form of taxation.

4. Interest received by the owners of the Certificates is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinions set forth in the preceding sentence assume the accuracy of certain representations of the Corporation and the District with respect to certain covenants designed to satisfy the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), that must be met subsequent to the execution and delivery of the Certificates. Failure to comply with such requirements could cause such interest to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions retroactive to the date of execution and delivery of the Certificates. The Corporation and the District have covenanted to comply with such requirements. We express no opinion regarding other federal tax consequences arising with respect to the Certificates. Special Counsel is further of the opinion that, under the existing laws of the State, interest evidenced by the Certificates is exempt from personal income taxes of the State under present State law. Interest evidenced by the Certificates may affect the federal alternative minimum tax imposed on certain corporations.

In rendering the opinions expressed in paragraph 4 above, we are relying upon representations and covenants of the Corporation and the District in the Trust Agreement, the Installment Purchase Contract and the Tax Compliance Certificate executed by the District on the date hereof (the "Tax Certificate") concerning the use of the facilities financed with Certificate proceeds, the investment and use of Certificate proceeds and the rebate, if any, to the federal government of certain earnings thereon. In addition, we have assumed that all such representations are true and correct and that the Corporation and the District will comply with such covenants. We express no opinion with respect to the exclusions of the interest from gross income under Section 103(a) of the Code in the event that any such representations are untrue or the Corporation or the District fail to comply with such covenants. Except as stated above, we express no opinion as to any federal tax consequences of the receipt of interest on, or the ownership or disposition of, the Certificates.

Certain agreements, requirements and procedures contained or referred to in the Trust Agreement, the Tax Certificate and other documents related to the Certificates may be changed and certain actions may be taken or omitted, under the circumstances and subject to the terms and conditions set forth in such documents, upon the advice or with the approving opinion of counsel nationally recognized in the area of tax-exempt obligations. We express no opinion as to the effect on the tax consequences on and after the date on which any such change occurs or action is taken or omitted upon advice or approval of counsel other than Kutak Rock LLP.

Further, we note that the rights of the owners of the Certificates and the enforceability of the Certificates, the Trust Agreement and the Installment Purchase Contract may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against governmental entities in the State. We express no opinion with respect to any indemnification, contribution, choice of law, choice of forum or waiver provisions contained in the foregoing documents.

We have not made or undertaken to make an investigation of the state of title to any of the real property described in the Installment Purchase Contract, the Trust Agreement or the Assignment Agreement or of the accuracy or sufficiency of the description of such property contained therein, and we express no opinion with respect to such matters.

We are admitted to the practice of law only in the State of California and our opinion is limited to matters governed by the laws of the State of California and federal law. We assume no responsibility with respect to the applicability or the effect of the laws of any other jurisdiction.

The opinions expressed herein are based upon our analysis and interpretation of existing statutes, regulations, rulings and judicial decisions and cover certain matters not directly addressed by such authorities. The opinions expressed herein may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions or events are taken or do occur. Our engagement with respect to the Certificates terminates on the date of their execution and delivery.

We express no opinion herein as to the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Certificates and expressly disclaim any duty to advise the owners of the Certificates with respect to matters contained in the Official Statement.

Respectfully submitted,

APPENDIX C

ECONOMIC AND DEMOGRAPHIC INFORMATION ABOUT HUMBOLDT COUNTY

The economic and demographic data contained in this Appendix are provided as general background information only. The Certificates are not secured by any revenues of the County or the State and are payable solely from the sources that are described under the caption "SECURITY FOR THE CERTIFICATES" in the forepart of this Official Statement.

General Information

Humboldt County (the "**County**") is the largest and most populous of California's north coast counties. Eureka, the County seat, is located approximately 270 miles north of San Francisco along U.S. Highway 101, which runs from southern California into Oregon and Washington. The County was created from the western portion of Trinity County in 1853. The County's name is derived from Humboldt Bay. Originally discovered in 1806 by a hunting party, the bay was not rediscovered until 1849 and then named in honor of the naturalist and explorer Baron Alexander von Humboldt. The County's 3,600 square miles are known for their rural beauty, roughly 80% of which is designated recreation areas and timber land. The County is home to the biggest and oldest redwood trees in the world. Natural resources also make the County a primary tourist destination. Popular sites include Six Rivers National Forest, King Range National Conservation Area, Humboldt Redwoods State Park, Redwoods National Park and Richardson Grove State Park.

Population

The County's population at January 1, 2021, the most recent estimate, was 130,851 according to the State Department of Finance. The table below shows population estimates for certain cities within the County and for the County as of 2025 and as of the census year of 2020.

Humboldt County
Population
Calendar Years 2020 and 2025

Area	*2020*	*2025*
Arcata	17,891	19,001
Blue Lake	1,271	1,136
Eureka	26,582	26,122
Ferndale	1,376	1,361
Fortuna	12,006	12,198
Rio Dell	3,270	3,232
Trinidad	345	296
Balance of County	70,083	70,471
County Total	132,824	133,817

Source: California Department of Finance, E-1 Population Estimates 2025.

Employment and Industry

The table below provides information about employment rates and employment by industry type for the County as of 2025 and the census year of 2020.

Humboldt County
Annual Averages of Civilian Labor Force, Employment, Unemployment and Employment by Industry
Calendar Years 2020 and 2025

Employment Category	*2020*	*2025*
Civilian Labor Force	59,400	60,000
Civilian Employment	54,400	57,000
Civilian Unemployment	5,000	3,000
Civilian Unemployment Rate	8.4%	5.0%
Total, All Industries	47,700	52,400
Total Farm	1,200	800
Total Nonfarm	46,500	51,600
Total Private	33,100	35,800
Goods Producing	4,600	4,900
Mining, Logging, and Construction	2,500	2,800
Mining and Logging	400	300
Construction	2,200	2,500
Manufacturing	2,100	2,200
Durable Goods	1,100	1,300
Nondurable Goods	1,000	900
Service Providing	41,900	46,600
Private Service Providing	28,500	30,900
Trade, Transportation & Utilities	8,700	8,400
Wholesale Trade	1,100	1,000
Retail Trade	6,500	6,200
Transportation, Warehousing & Utilities	1,000	1,200
Information	300	400
Financial Activities	1,700	1,700
Professional & Business Services	3,400	2,900
Educational & Health Services	8,300	10,100
Leisure & Hospitality	4,300	5,200
Other Services	1,900	2,300
Government	13,400	15,800
Federal Government	800	800
State & Local Government	12,600	14,900
State Government	3,300	3,700
State Government Education	2,000	2,200
State Government Excluding Education	1,400	1,500
Local Government	9,200	11,300

Source: Labor Market Information division of the California Employment Development Department.

Largest Employers

The table below lists the major employers in the County as of June 2025, listed alphabetically.

Humboldt County
Major Employers as of June 2025

Employer Name	*Location*	*Industry (and Employee Count)*
Arcata Forest Products	Arcata	Lumber-Wholesale (100-249)
Bettendorf Trucking	Arcata	Trucking and Logistics (250-499)
Blue Lake Casino & Hotel	Blue Lake	Casinos (250-499)
California Department of Forestry	Fortuna	Fire Department (100-249)
Columbia Bank	Eureka	Financial Services (250-499)
Costco Wholesale	Eureka	Wholesale Clubs (100-249)
County of Humboldt	Eureka	Government (1,000 – 4,999)
Danco Property Management	Arcata	Construction Companies (100-249)
Eureka City Clerk	Eureka	Government (250-499)
Eureka High School	Eureka	Schools (100-249)
Green Diamond Resource Co.	Korbel	Forestry (250-499)
Humboldt County Department of Health	Eureka	Government (100-249)
Humboldt County Mental Health	Eureka	Hospitals (100-249)
Humboldt County Sheriff Department	Eureka	Law Enforcement (100-249)
Humboldt County Social Svc	Eureka	Government (250-499)
Newmarket International Inc.	Eureka	Hospitality Training (250-499)
North Coast Co-op	Arcata	Grocers-Wholesale (100-249)
Providence St. Joseph Hospital	Eureka	Hospitals (1,000-4,999)
Redwood Memorial Hospital	Fortuna	Hospitals (100-249)
Schmidbauer Lumber Inc.	Eureka	Logging (100-249)
St Joseph Hospital	Eureka	Hospitals (1,000-4,999)
Sun Valley Floral Farms	Arcata	Greenhouses (500-999)
Target	Eureka	Department Stores (100-249)
United States Post Office	Eureka	Post Offices (100-249)
Winco Foods	Eureka	Grocers-Retail (100-249)

Source: State of California Employment Development Department, extracted from The America's Labor Market Information System (ALMS) Employer Database, 2026 1st Edition.

Household Income

The table below shows median income for the County, the State of California and the United States as of 2026.

Humboldt County, State of California and United States
Median Income (2026)

Jurisdiction	*Median Household Income*	*Median Effective Buying Income*
Humboldt County	$ 65,849	$60,247
State of California	105,377	89,921
United States	86,286	75,389

Source: [____].

Effective Buying Income

"**Effective Buying Income**" is defined as personal income less personal tax and non-tax payments, a number often referred to as "disposable" or "after-tax" income. Personal income is the aggregate of wages and salaries, other labor-related income (such as employer contributions to private pension funds), proprietor's income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), non-tax payments (fines, fees, penalties, etc.) and personal contributions to social insurance. According to U.S. government definitions, the resultant figure is commonly known as "disposable personal income."

The following table summarizes the total household Effective Buying Income for the County, the State and the United States for calendar years 2021 through 2025.

Humboldt County, State of California and United States
Effective Buying Income

Year	*Area*	*Total Effective Buying Income (000s Omitted)*	*Median Household Effective Buying Income*
2022	Humboldt County	Not available	Not available
	California	$ 1,452,426,453	$76,880
	United States	11,208,582,541	63,680
2023	Humboldt County	Not available	Not available
	California	$ 1,461,799,662	$76,990
	United States	11,454,846,396	64,600
2024	Humboldt County	Not available	Not available
	California	$ 1,510,708,521	$80,609
	United States	11,987,185,825	67,310
2025	Humboldt County	$ 4,168,824	$56,274
	California	1,557,429,766	82,265
	United States	12,525,577,707	69,245
2026	Humboldt County	$ 4,350,618	$60,247
	California	1,730,654,738	89,921
	United States	13,932,177,817	75,389

Source: Claritas, LLC.

Commercial Activity

The following table summarizes the annual volume of taxable sales within the County from 2020 through 2024, the latest full calendar year for which such information is available.

Humboldt County
Summary of Taxable Sales[1]

	2020	*2021*	*2023*	*2023*	*2024*
Motor Vehicle and Parts Dealers	$ 255,513,025	$ 285,025,153	$ 261,000,105	$ 237,599,973	$ 234,099,663
Home Furnishings/Appliance Stores	61,685,215	69,001,122	60,567,483	55,679,971	52,075,302
Building Material/Garden Equipment/Supplies Dealers	280,600,716	290,444,428	216,187,123	206,854,919	188,828,183
Food and Beverage Stores	164,051,244	164,151,216	149,926,424	149,808,894	147,753,523
Gasoline Stations	165,186,630	208,214,041	224,210,540	201,229,118	186,181,860
Clothing/Accessories Stores	56,556,904	71,045,719	59,793,179	57,289,282	57,834,778
General Merchandise Stores	214,119,029	237,682,630	228,381,084	222,053,526	221,786,055
Food Services and Drinking Places	159,173,267	208,613,934	219,972,783	218,759,006	219,586,318
Other Retail Group	386,604,609	395,418,749	330,836,212	316,247,557	326,236,410
Total Retail and Food Services	$1,743,490,639	$1,929,596,992	$1,750,874,933	$1,665,522,246	$1,634,382,092
All Other Outlets	$ 504,451,302	$ 623,390,700	$ 610,370,944	$ 619,952,614	$ 648,196,444
Total All Outlets	$2,247,941,941	$2,552,987,692	$2,361,245,877	$2,285,474,860	$2,282,578,536

[1] Totals may not add due to rounding.
Source: State of California Department of Tax and Fee Administration.

The number of establishments selling merchandise which is subject to sales tax and the valuation of taxable transactions in the County during the past five years is shown in the following table.

Humboldt County
Number of Permits and Valuation of Taxable Transactions

	Number of Permits	*Taxable Transactions*
2021	6,068	$632,299,660
2022	6,001	596,541,959
2023	5,882	584,274,749
2024	5,774	593,575,782
2025	5,701	598,737,542

Source: California Department of Tax and Fee Administration.

Transportation

Humboldt Transit Authority ("**HTA**") operates two fixed route transit bus systems: Redwood Transit System and Eureka Transit Service. The Redwood Transit System provides intercity service to and within communities between Trinidad and Scotia, including Manila, King Salmon, Field's Landing, Loleta, Fernbridge and Fortuna. HTA also offers service between McKinleyville or Arcata and Willow Creek and an express bus between Arcata and College of the Redwoods when classes are in session. The Eureka Transit Service operates in and around the City of Eureka and provides local service on four scheduled routes. Connections can be made to the Redwood Transit System at several places in Eureka. Some other local public transit systems include the Arcata and Mad River Transit System and the Blue Lake Rancheria Transit Authority.

Amtrak Thruway bus has stops in many towns in the region, including Eureka, Arcata and Fortuna. These stops are not managed by Amtrak and therefore have no services beyond serving passengers.

Arcata-Eureka Airport is located in McKinleyville. Commercial flights are available. Other general aviation airports are located at Dinsmore, Garberville, Kneeland, Murray Field (Eureka), Samoa Field and Rohnerville (Fortuna).

California's second largest natural bay, Humboldt Bay is located in the County.

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

Upon the execution and delivery of the Certificates, the District proposes to enter into a Continuing Disclosure Agreement in substantially the following form:

THIS CONTINUING DISCLOSURE CERTIFICATE (the "Disclosure Certificate") is executed and delivered by the McKinleyville Community Services District (the "District") in connection with the execution and delivery of its $_____ Revenue Certificates of Participation, Series 2026A (Water Project – Bank Qualified) (the "Water System Certificates") and $_____ McKinleyville Community Services District Revenue Certificates of Participation Series 2026B (Wastewater Project – Bank Qualified) (the "Wastewater System Certificates" and collectively with the Water System Certificates, the "Certificates"). The Water System Certificates are being executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "Water System Trust Agreement"), by and among U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), CSDA Finance Corporation (the "Corporation") and the District. The Wastewater System Certificates are being executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "Wastewater System Trust Agreement" and, together with the Water System Trust Agreement, the "Trust Agreement"), by and among the Trustee, the Corporation and the District. The District covenants and agrees as follows:

Section 1. Purpose of This Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the District for the benefit of the Holders and Beneficial Owners of the Certificates and in order to assist the Participating Underwriter in complying with the Rule.

Section 2. Definitions. In addition to the definitions set forth in the respective Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"*Annual Report*" means any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"*Annual Report Date*" means the date that is nine months after the end of the District's Fiscal Year (currently March 31 based on the District's Fiscal Year end of June 30).

"*Dissemination Agent*" means the District or any dissemination agent designed in writing by the District to act as such.

"*Financial Obligation*" means a: (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of clause (a) or (b). The term "Financial Obligation" does not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

"*Fiscal Year*" means any twelve-month period beginning on July 1 in any year and extending to the next succeeding June 30, both dates inclusive, or any other twelve-month period selected and designated by the District as its official Fiscal Year period under a certificate of the District filed with the Trustee.

"*Holder*" means a registered owner of the Certificates.

"*Insurer*" means _____.

"*Listed Events*" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"*MSRB*" means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

"*Official Statement*" means the Official Statement dated June __, 2026 relating to the Certificates.

"*Participating Underwriter*" means the original underwriter of the Certificates required to comply with the Rule in connection with offering of the Certificates.

"*Rule*" means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The District shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing March 31, 2027, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4. Not later than 15 Business Days prior to the Annual Report Date, the District shall provide the Annual Report to the Dissemination Agent (if other than the District). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the District) has not received a copy of the Annual Report, the Dissemination Agent shall contact the District to determine if the District is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4; provided that the audited financial statements of the District may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the District's Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(b). The District shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the District hereunder.

(b) If the District does not provide (or cause the Dissemination Agent to provide) an Annual Report by the Annual Report Date, the District shall provide (or cause the Dissemination Agent to provide) in a timely manner to the MSRB, in an electronic format as prescribed by the MSRB, a notice in substantially the form prescribed by the MSRB.

(c) With respect to each Annual Report, the Dissemination Agent shall: (i) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and (ii) if the Dissemination Agent is other than the District, file a report with the District certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

(a) The District's audited financial statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the District's audited financial statements are not available by the Annual Report Date, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) Unless otherwise provided in the audited financial statements filed on or before the Annual Report Date, financial information and operating data with respect to the District for the preceding Fiscal Year:

(i) Adopted rates and charges of the Water System for the prior Fiscal Year, substantially in the form of Table IV to the Official Statement.

(ii) A table showing the number of connections of the Water System for the prior Fiscal Year, substantially in the form of Table VII to the Official Statement.

(iii) A table showing the Ten Largest Commercial Water Customers of the Water System for the prior Fiscal Year, substantially in the form of Table VIII to the Official Statement.

(iv) Adopted rates and charges of the Wastewater System for the prior Fiscal Year, substantially in the form of Table IX to the Official Statement.

(v) A table showing the number of connections of the Wastewater System for the prior Fiscal Year, substantially in the form of Table XII to the Official Statement.

(vi) A table showing the Ten Largest Customers of the Wastewater System for the prior Fiscal Year, substantially in the form of Table XIII to the Official Statement.

(vii) A table showing the Water System and Wastewater System Net Revenues, Operating and Maintenance Costs and debt service coverage ratio for the Water System Certificates, Wastewater System Certificates and any Parity Obligations for the prior Fiscal Year, substantially in the form of the tables set forth under the captions "THE WATER SYSTEM—Water System Historical Debt Service Coverage" and "THE WASTEWATER SYSTEM—Wastewater System Historical Debt Service Coverage" in the Official Statement.

(c) In addition to any of the information expressly required to be provided under this Disclosure Certificate, the District shall provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

(d) Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which are available to the public on the MSRB's Internet website or filed with the Securities and Exchange Commission. The District shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) The District shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the District and the Certificates:

(1) Principal and interest payment delinquencies.

(2) Non payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the District.

(13) The consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the District, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the District, any of which reflect financial difficulties.

(b) Whenever the District obtains knowledge of the occurrence of a Listed Event, the District shall, or shall cause the Dissemination Agent (if not the District) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 Business Days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (a)(9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Certificates under the applicable Trust Agreement or Installment Purchase Contract.

(c) The District acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the qualifier "if material." The District shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that the District determines the event's occurrence is material for purposes of U.S. federal securities law.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the

existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District.

Section 6. Identifying Information for Filing with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Certificates. The initial Dissemination Agent shall be the District. If such termination occurs prior to the final maturity of the Certificates, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

Section 8. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any Dissemination Agent, with or without appointing a successor Dissemination Agent. Any Dissemination Agent may resign by providing 30 days' written notice to the District.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Certificates, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Certificates, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either: (i) is approved by holders of the Certificates in the manner provided in the Trust Agreement and Installment Purchase Contract for amendments to the Trust Agreement and Installment Purchase Contract, respectively, with the consent of holders; or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Certificates.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first annual financial information filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the District to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section shall be filed in the same manner as for a Listed Event under Section 5(b).

Section 10. **Additional Information**. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the District shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. **Default**. If the District fails to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Certificates may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Trust Agreements, and the sole remedy under this Disclosure Certificate in the event of any failure of the District to comply with this Disclosure Certificate shall be an action to compel performance.

No Holder or Beneficial Owner of the Certificates may institute such action, suit or proceeding to compel performance unless they shall have first delivered to the District satisfactory written evidence of their status as such, and a written notice of and request to cure such failure, and the District shall have refused to comply therewith within a reasonable time.

Section 12. **Duties, Immunities and Liabilities of Dissemination Agent**.

(a) The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the District agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it by the District hereunder, and shall not be deemed to be acting in any fiduciary capacity for the District, the Note holders or any other party. The obligations of the District under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Certificates.

(b) The Dissemination Agent shall be paid compensation by the District for its services provided hereunder in accordance with its schedule of fees as amended from time to time, and shall be reimbursed for all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder.

Section 13. **Beneficiaries**. This Disclosure Certificate shall inure solely to the benefit of the District, the Dissemination Agent, the Participating Underwriter, the Insurer and the holders and beneficial owners from time to time of the Certificates, and shall create no rights in any other person or entity.

Section 14. **Counterparts**. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Section 15. **Certificate Insurer Provisions**. The District will provide the Insurer with all notices and other information that it is obligated to provide under this Disclosure Certificate. The notice address of the Insurer is _____.

Section 16. **Notices**. Notices should be sent in writing to the following addresses. The following information may be conclusively relied upon until changed in writing. If to the District: McKinleyville Community Services District, 1656 Sutter Road, McKinleyville, CA 95519 Attention: General Manager. If to the Participating Underwriter: Oppenheimer & Co. Inc., 580 California Street, Suite 2300, San Francisco, CA 94104 Attention: Managing Director.

Dated: July __, 2026

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

By: _____
Patrick Kaspari, P.E.
General Manager

APPENDIX E

BOOK-ENTRY-ONLY SYSTEM

The information in this section concerning DTC and DTC's book-entry only system has been obtained from sources that the District and the Underwriter believe to be reliable, but neither the District nor the Underwriter takes any responsibility for the completeness or accuracy thereof. The following description of the procedures and record keeping with respect to beneficial ownership interests in the Certificates, payment of principal, premium, if any, accreted value, if any, and interest with respect to the Certificates to DTC Participants or Beneficial Owners, confirmation and transfers of beneficial ownership interests in the Certificates and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Certificates. The Certificates will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered certificate will be issued for each annual maturity of the Certificates, each in the aggregate principal amount of such annual maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Certificates under the DTC system must be made by or through Direct Participants, which will receive a credit for the Certificates on DTC's records. The ownership interest of each actual purchaser of each Certificates ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Certificates are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Certificates, except in the event that use of the book-entry system for the Certificates is discontinued.

To facilitate subsequent transfers, all Certificates deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Certificates with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Certificates; DTC's records reflect only the identity of the Direct Participants to whose accounts such

Certificates are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Certificates may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Certificates, such as prepayments, tenders, defaults, and proposed amendments to the Certificate documents. For example, Beneficial Owners of Certificates may wish to ascertain that the nominee holding the Certificates for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Prepayment notices shall be sent to DTC. If less than all of the Certificates within a maturity are being prepaid, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be prepaid.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Certificates unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Certificates are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Prepayment proceeds, distributions, and dividend payments with respect to the Certificates will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of prepayment proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Certificate Owner shall give notice to elect to have its Certificates purchased or tendered, through its Participant, to the Trustee, and shall effect delivery of such Certificates by causing the Direct Participant to transfer the Participant's interest in the Certificates, on DTC's records, to the Trustee. The requirement for physical delivery of Certificates in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Certificates are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Certificates to the Trustee's DTC account. DTC may discontinue providing its services as depository with respect to the Certificates at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, physical certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

THE TRUSTEE, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE CERTIFICATES, WILL SEND ANY NOTICE OF PREPAYMENT OR OTHER NOTICES TO OWNERS ONLY TO DTC. ANY FAILURE OF DTC TO ADVISE ANY DTC PARTICIPANT, OR OF ANY DTC PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER, OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OF SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE PREPAYMENT OF THE CERTIFICATES CALLED FOR PREPAYMENT OR OF ANY OTHER ACTION PREMISED ON SUCH NOTICE.

APPENDIX F

AUDITED FINANCIAL STATEMENTS OF THE DISTRICT FOR THE FISCAL YEAR ENDED JUNE 30, 2025

APPENDIX G

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

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CONTINUING DISCLOSURE CERTIFICATE

THIS CONTINUING DISCLOSURE CERTIFICATE (the "Disclosure Certificate") is executed and delivered by the McKinleyville Community Services District (the "District") in connection with the execution and delivery of its $_____ Revenue Certificates of Participation, Series 2026A (Water Project – Bank Qualified) (the "Water System Certificates") and $_____ McKinleyville Community Services District Revenue Certificates of Participation Series 2026B (Wastewater Project – Bank Qualified) (the "Wastewater System Certificates" and collectively with the Water System Certificates, the "Certificates"). The Water System Certificates are being executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "Water System Trust Agreement"), by and among U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), CSDA Finance Corporation (the "Corporation") and the District. The Wastewater System Certificates are being executed and delivered pursuant to a Trust Agreement, dated as of July 1, 2026 (the "Wastewater System Trust Agreement" and, together with the Water System Trust Agreement, the "Trust Agreement"), by and among the Trustee, the Corporation and the District. The District covenants and agrees as follows:

Section 1. Purpose of This Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the District for the benefit of the Holders and Beneficial Owners of the Certificates and in order to assist the Participating Underwriter in complying with the Rule.

Section 2. Definitions. In addition to the definitions set forth in the respective Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"*Annual Report*" means any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"*Annual Report Date*" means the date that is nine months after the end of the District's Fiscal Year (currently March 31 based on the District's Fiscal Year end of June 30).

"*Dissemination Agent*" means the District or any dissemination agent designed in writing by the District to act as such.

"*Financial Obligation*" means a: (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of clause (a) or (b). The term "Financial Obligation" does not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

"*Fiscal Year*" means any twelve-month period beginning on July 1 in any year and extending to the next succeeding June 30, both dates inclusive, or any other twelve-month period selected and designated by the District as its official Fiscal Year period under a certificate of the District filed with the Trustee.

"*Holder*" means a registered owner of the Certificates.

"*Insurer*" means _____.

"*Listed Events*" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"*MSRB*" means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

"*Official Statement*" means the Official Statement dated June __, 2026 relating to the Certificates.

"*Participating Underwriter*" means the original underwriter of the Certificates required to comply with the Rule in connection with offering of the Certificates.

"*Rule*" means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The District shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing March 31, 2027, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4. Not later than 15 Business Days prior to the Annual Report Date, the District shall provide the Annual Report to the Dissemination Agent (if other than the District). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the District) has not received a copy of the Annual Report, the Dissemination Agent shall contact the District to determine if the District is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4; provided that the audited financial statements of the District may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the District's Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(b). The District shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the District hereunder.

(b) If the District does not provide (or cause the Dissemination Agent to provide) an Annual Report by the Annual Report Date, the District shall provide (or cause the Dissemination Agent to provide) in a timely manner to the MSRB, in an electronic format as prescribed by the MSRB, a notice in substantially the form prescribed by the MSRB.

(c) With respect to each Annual Report, the Dissemination Agent shall: (i) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and (ii) if the Dissemination Agent is other than the District, file a report with the District certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

(a) The District's audited financial statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the District's audited financial statements are not available by the Annual Report Date, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) Unless otherwise provided in the audited financial statements filed on or before the Annual Report Date, financial information and operating data with respect to the District for the preceding Fiscal Year:

(i) Adopted rates and charges of the Water System for the prior Fiscal Year, substantially in the form of Table IV to the Official Statement.

(ii) A table showing the number of connections of the Water System for the prior Fiscal Year, substantially in the form of Table VII to the Official Statement.

(iii) A table showing the Ten Largest Commercial Water Customers of the Water System for the prior Fiscal Year, substantially in the form of Table VIII to the Official Statement.

(iv) Adopted rates and charges of the Wastewater System for the prior Fiscal Year, substantially in the form of Table IX to the Official Statement.

(v) A table showing the number of connections of the Wastewater System for the prior Fiscal Year, substantially in the form of Table XII to the Official Statement.

(vi) A table showing the Ten Largest Customers of the Wastewater System for the prior Fiscal Year, substantially in the form of Table XIII to the Official Statement.

(vii) A table showing the Water System and Wastewater System Net Revenues, Operating and Maintenance Costs and debt service coverage ratio for the Water System Certificates, Wastewater System Certificates and any Parity Obligations for the prior Fiscal Year, substantially in the form of the tables set forth under the captions "THE WATER SYSTEM—Water System Historical Debt Service Coverage" and "THE WASTEWATER SYSTEM—Wastewater System Historical Debt Service Coverage" in the Official Statement.

(c) In addition to any of the information expressly required to be provided under this Disclosure Certificate, the District shall provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

(d) Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which are available to the public on the MSRB's Internet website or filed with the Securities and Exchange Commission. The District shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) The District shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the District and the Certificates:

(1) Principal and interest payment delinquencies.

(2) Non payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the District.

(13) The consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the District, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the District, any of which reflect financial difficulties.

(b) Whenever the District obtains knowledge of the occurrence of a Listed Event, the District shall, or shall cause the Dissemination Agent (if not the District) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 Business Days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (a)(9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Certificates under the applicable Trust Agreement or Installment Purchase Contract.

(c) The District acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the qualifier "if material." The District shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that the District determines the event's occurrence is material for purposes of U.S. federal securities law.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District.

Section 6. Identifying Information for Filing with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Certificates. The initial Dissemination Agent shall be the District. If such termination occurs prior to the final maturity of the Certificates, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

Section 8. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any Dissemination Agent, with or without appointing a successor Dissemination Agent. Any Dissemination Agent may resign by providing 30 days' written notice to the District.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Certificates, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Certificates, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either: (i) is approved by holders of the Certificates in the manner provided in the Trust Agreement and Installment Purchase Contract for amendments to the Trust Agreement and Installment Purchase Contract, respectively, with the consent of holders; or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Certificates.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first annual financial information filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the District to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section shall be filed in the same manner as for a Listed Event under Section 5(b).

Section 10. **Additional Information**. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the District shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. **Default**. If the District fails to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Certificates may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Trust Agreements, and the sole remedy under this Disclosure Certificate in the event of any failure of the District to comply with this Disclosure Certificate shall be an action to compel performance.

No Holder or Beneficial Owner of the Certificates may institute such action, suit or proceeding to compel performance unless they shall have first delivered to the District satisfactory written

evidence of their status as such, and a written notice of and request to cure such failure, and the District shall have refused to comply therewith within a reasonable time.

Section 12. **Duties, Immunities and Liabilities of Dissemination Agent**.

(a) The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the District agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it by the District hereunder, and shall not be deemed to be acting in any fiduciary capacity for the District, the Note holders or any other party. The obligations of the District under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Certificates.

(b) The Dissemination Agent shall be paid compensation by the District for its services provided hereunder in accordance with its schedule of fees as amended from time to time, and shall be reimbursed for all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder.

Section 13. **Beneficiaries**. This Disclosure Certificate shall inure solely to the benefit of the District, the Dissemination Agent, the Participating Underwriter, the Insurer and the holders and beneficial owners from time to time of the Certificates, and shall create no rights in any other person or entity.

Section 14. **Counterparts**. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Section 15. **Certificate Insurer Provisions**. The District will provide the Insurer with all notices and other information that it is obligated to provide under this Disclosure Certificate. The notice address of the Insurer is _____.

Section 16. **Notices**. Notices should be sent in writing to the following addresses. The following information may be conclusively relied upon until changed in writing. If to the District: McKinleyville Community Services District, 1656 Sutter Road, McKinleyville, CA 95519 Attention: General Manager. If to the Participating Underwriter: Oppenheimer & Co. Inc., 580 California Street, Suite 2300, San Francisco, CA 94104 Attention: Managing Director.

Dated: July __, 2026

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

By: _____
Patrick Kaspari, P.E.
General Manager

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McKinleyville Community Services District

2026 Certificates of Participation
CALENDAR

Board Meetings = meets on the 1st Wednesday of every month at 6:00pm

Agenda Deadline = due 8 days prior to meetings

Holidays

MAR 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APR 2026

S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY 2026

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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUN 2026

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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JUL 2026

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5	6	7	8	9	10	11
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26	27	28	29	30	31	

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McKinleyville Community Services District
2026 Certificates of Participation

TIME AND RESPONSIBILITY SCHEDULE

Revised on:
Wednesday, February 25, 2026

Issuer (I) = McKinleyville Community Services District
District Legal Cousel (DLC) = The Mitchell Law Firm, LLP
Counter Party (CP) = CSDA Finance Corporation
Counter Party Counsel (CPC) = McMurchie Law
Bond & Disclosure Counsel (BC/DC) = Kutak Rock LLP
Municipal Advisor (MA) = Fieldman
Underwriter (U) = Oppenheimer & Co. Inc.
Underwriter's Counsel (UC) = Stradling Yocca Carlson & Rauth
Trustee (T) = U.S. Bank
Trustee's Counsel (TC) = Dorsey & Whitney
Rating Agency (RA) = S&P Global Ratings
Printer (P) = Royce Printing

	Date	Description	Responsible Parties	Status
	Mon, Jul 21, 2025	Kick-Off Teams meeting (11:30am)	All	✓
	Wed, Jul 23, 2025	Distribute RFP for Trustee	MA	✓
	Fri, Aug 8, 2025	Deadline for RFP responses for Trustee	MA	✓
	Tue, Dec 2, 2025	Check-in Teams meeting (1:30pm)	All	✓
	Tue, Feb 24, 2026	Agenda deadline for March 4th Board Meeting	All	✓
	Wed, Mar 4, 2026	**Board Meeting:** Adopt resolution directing staff to proceed with the financing Adopt reimbursement resolution	**All**	
Week of	Mon, Mar 16, 2026	Updated bond sizing and market update distributed	U	
		Distribute schedule and IPL	MA	
		Check-In Zoom meeting (Date and Time TBD)	All	
Week of	Mon, Mar 23, 2026	1st drafts of Installment Sale Agreements, Indentures, Assignment Agreements	BC	
Week of	Mon, Mar 30, 2026	1st draft of Preliminary Official Statement (POS) and Continuing Disclosure Agreement (CDA) (financing documents) distributed	DC	
		1st draft of Bond Purchase Agreement (BPA) distributed	UC	
		Teams meeting to discuss 1st drafts of legal and financing documents (Date and Time TBD)	All	
	Mon, Apr 6, 2026	Comments due to 1st drafts of legal and financing documents	All	
	Mon, Apr 13, 2026	2nd drafts of legal documents distributed	BC	
		2nd draft of financing documents distributed	DC	
		1st draft of credit presentation distributed	MA	
		Updated bond sizing and market update distributed	U	
Week of	Mon, Apr 20, 2026	Check-in Teams meeting (TBD)	All	
	Mon, Apr 27, 2026	Comments due to 1st draft of credit presentation	All	
	Wed, Apr 29, 2026	2nd draft of credit presentation distributed	MA	
	Fri, May 1, 2026	Credit package sent to S&P and bond insurers	MA, U	
Week of	Mon, May 4, 2026	Conference call to review 2nd drafts of legal and financing documents and credit presentation	All	
	Fri, May 8, 2026	Final credit presentation with slide assignments distributed	MA	
Week of	Mon, May 11, 2026	Rating Presentation meeting with S&P	All	
		Updated bond sizing and market update distributed	U	
		Final legal documents, financing documents, and BPA distributed for agenda deadline	BC,DC,UC	
Week of	Mon, May 18, 2026	Receive S&P Rating	All	
		Receive bond insurance and surety reserve bids	All	
	Mon, May 25, 2026	MEMORIAL DAY HOLIDAY		
Week of	Tue, May 26, 2026	Underwriter Due Diligence Call	All	
		Updated bond sizing and market update distributed	U	
	Tue, May 26, 2026	Agenda deadline for June 4th Board Meeting	All	
	Wed, Jun 3, 2026	**Board Meeting:** Approves legal and financing documents Authorizes the sale of the COPs	**All**	
	Thu, Jun 4, 2026	**CSDA Meeting:** Approves legal and financing documents	**All**	
	Mon, Jun 8, 2026	Final POS distributed	DC	

Date	Description	Responsible Parties	Status
Tue, Jun 9, 2026	Confirm COI and UWD	MA, U	
Wed, Jun 17, 2026	Print and post POS	DC	
Fri, Jun 19, 2026	JUNETEENTH HOLIDAY		
Wed, Jun 24, 2026	Pre-Pricing Virtual Meeting	All	
Thu, Jun 25, 2026	Pricing Virtual Meeting; sign BPA	All	
Fri, Jun 26, 2026	Distribute draft Official Statement	DC	
Mon, Jun 29, 2026	Distribute draft closing documents	BC	
Thu, Jul 2, 2026	Print and post Official Statement	DC	
Fri, Jul 3, 2026	INDEPENDENCE DAY HOLIDAY		
Wed, Jul 8, 2026	Pre-Closing	All	
Thu, Jul 9, 2026	Closing and receipt of funds	All	

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.3 **Consider Second Reading and Adoption of Ordinance 2026-01 Amending Regulation 46 – Community Forest Committee of the McKinleyville Community Services District Rules and Regulations**

PRESENTED BY: **Kirsten Messmer, Parks and Recreation Director**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends the McKinleyville Community Services District (MCSD) Board of Directors review the information provided, take public comment, discuss, and approve the second reading and adoption of Ordinance 2026-01 **(Attachment 2)** by title only.

Discussion:

Recent resignations from the McKinleyville Community Forest Committee (MCFC) and consideration of the proposed Tribal Committee members caused Staff and the MCFC to revisit the Rules & Regulations establishing the MCFC and Subcommittees. Major edits included:

- Formally establishing two Alternate MCFC seats
- Formally establishing Tribal Government appointee seat
- Formally establishing At Large Tribal member seat
- Replacing the MCSD Operations Director seat with the MCSD Environmental Programs Coordinator seat

Although the MCSD Board appointed three (3) Alternates back in 2024, the Rules & Regulations were not updated to reflect these seats at the time. The Committee recommends that since the Committee is adding an additional voting seat, that we instead have only two (2) Alternate seats, given that the current Committee is already large in size and that there is presently only two (2) seats filled.

Additionally, at the February 17, 2026 MCFC meeting the Committee voted to have Staff bring the changes back to the Committee made to the Rules and Regulations that included specifying having one (1) voting seat be appointed by a local Tribal Council or local Tribal Government, and adding an additional voting seat for a local Tribal member who is a resident of the MCSD.

While making these changes to Regulation 46, Staff also made a few other changes to further reflect the developments on the MCFC and Subcommittees. The MCFC reviewed these changes, made additional edits during their March 17, 2026 meeting, and directed Staff to accept the revisions and take the revised Rules & Regulations to the Board for approval. All suggested changes were accepted and are shown in

the attached Regulation 46 in Track Changes **(Attachment 1).** Ordinance 2026-01 **(Attachment 2)** has been drafted to codify these amendments.

This is the second reading of this Ordinance. Should the Board approve the second reading and adopt the Ordinance, the Ordinance will go into effect on June 5, 2026.

Alternatives:

None

Fiscal Analysis:

None

Environmental Requirements:

Not applicable

Exhibits/Attachments:

Attachment 1 – 2026-03-17 Regulation 46 in Track Changes

Attachment 2 – Ordinance 2026-01

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT RULES AND REGULATIONS

REGULATION 46 – COMMUNITY FOREST COMMITTEE

Rule 46.01. FORMATION OF COMMUNITY FOREST COMMITTEE – the Board of Directors authorizes the formation of a Community Forest Committee to provide the Board of Directors and staff with recommendations regarding the use, management and operation of the community forest.

Rule 46.02. MEMBERSHIP - the McKinleyville Community Services District Community Forest Committee shall consist of 16 members and up to two (2) alternate members consisting of:

(a) Two (2) non-voting members shall be members of the District Board.

(b) The remaining fourteen (14) members will be regular voting members. Of the regular voting members, one (1) will be a member of the Parks and Recreation Committee, one (1) will be the MCSD General Manager, one (1) will be MCSD's Parks & Recreation Director, one (1) will be MCSD's Environmental Programs Coordinator, one (1) will be a MCSD Recreation Coordinator, one (1) will be appointed by theMcKinleyville Municipal Advisory Committee, one (1) will be appointed by a local Tribal Council or local Tribal Government, at least one (1) will be a Registered Professional Forester, at least one (1) will be a representative from an appropriate natural resource service agency, at least one (1) will be a field expert in forest management, natural resources or biology, at least one (1) will be an enrolled member of a local tribe who is a resident of the MCSD, at least one (1) will be an at large member of the public who is a resident of the MCSD and is to be appointed by the MCSD Board of Directors. The remaining open seats up to 16 members may be filled by additional McKinleyville residents, field experts and/or tribal community representatives. The two (2) alternate members will be members of the public who are residents of the MCSD.

(c) The two (2) alternate members will only become voting members if a regular member is absent from a Committee Meeting. If both alternates are present but only one regular member is absent, they(the alternates) will decide who will fill in by a mutually agreed upon method. If the alternates cannot determine a method of decision, the Committee chair will choose a method for them.

(d) Any citizen, residing in the service area of the McKinleyville Community Services District, may apply to the District Board for appointment to fill appropriate vacant seats on the Community Forest Committee.

Rule 46.03. APPOINTMENT - the Committee members shall be appointed as follows:

(a) The Board of Directors shall announce each vacancy and shall state they are seeking applicants, setting forth the qualifications, if any required.
(b) The MCFC shall review all applications submitted to fill vacant seat(s) and select a slate of candidates to recommend to the MCSD Board for appointment. A majority of the Board of Directors will then vote to appoint the most qualified candidates to fill the vacant seat(s).

Rule 46.04. MEMBER QUALIFICATIONS - all members not representing a specific entity or expertise shall be residents of the McKinleyville Community Services District.

Rule 46.05. TERMS OF OFFICE -the Committee members shall serve terms as follows:

(a) Appointment of District Board Members shall be for a term of one (1) year. Such member shall be a non-voting member and shall be appointed by the MCSD Board President in January each year.
(b) Appointment of field experts shall be for a term of two (2) years.
(c) Terms of the non-Board of Director Committee members shall be staggered so that no more than half of the membership terms shall expire in any given year.
(d) The annual expiration date of appointment shall be December 31st.

Rule 46.06. REMOVAL - members of the Committee may be removed by a majority vote of the District Board of Directors.

Rule 46.07. ABSENCES - if any member of the Committee is absent for three (3) regular consecutive meetings, or accumulates four (4) absences at any time during the calendar year, the Parks & Recreation Director shall certify that fact to the Board of Directors and the Board of Directors shall thereafter declare the position on the Committee to be vacant and proceed to fill the position by appointment.

Rule 46.09. OFFICERS - the MCSD Directors will serve as Chairperson and Vice-Chairperson of the Committee. The MCSD Directors for this Committee will be appointed by the MCSD Board President annually.

Rule 46.10. MEETINGS - the Committee shall hold regularly scheduled meetings in Azalea Hall, or at such other place within the District as may be designated by the Committee, and may hold such additional meetings as it may deem necessary or expedient. All meetings must be noticed in compliance with state and federal laws.

Rule 46.11. TIME/LOCATION OF MEETINGS - the time of the regular meetings shall generally be at 5:30 p.m. on the third Tuesday of each month at Azalea Hall or as established from time to time by the Committee members.

Rule 46.12. QUORUM - a majority of the Committee shall constitute a quorum of the voting members for the purpose of transacting business of the Committee.

Rule 46.13. RECORDS - written records of all the proceedings, findings, determinations and transactions of the Committee shall be kept, which record shall be a public record and a copy of which record shall be filed with the District Secretary.

Rule 46.14. PURPOSE -the Committee's purpose is to assist the District in the development, operation and management of the McKinleyville Community Forest. This is a working Committee. Members are expected to not only attend regular meetings of the Committee, but to also dedicate time and expertise to matters pertaining to the development, operation and maintenance of the McKinleyville Community Forest in service to the McKinleyville community.

Rule 46.15 POWERS AND DUTIES - the McKinleyville Community Forest Committee shall have the following powers and duties:

(a) To serve in an advisory capacity to the Board of Directors and District Staff in matters pertaining to the management and operation of the community forest property owned by the District;
(b) To make recommendations to the Board of Directors and District Staff with respect to the provisions of the annual budget for community forest management and operation;
(c) To recommend to the Board of Directors acceptance or rejection of offers of donations of money, personal property and real property to be used for management and/or operation of the community forest;
(d) To recommend to the Board of Directors a comprehensive forest management, trails, and operating plans;
(e) To recommend for adoption by the Board of Directors Rules and Regulations for the use and improvement of the District's community forest property;
(f) To recommend to the Board of Directors and District staff policies for the development and improvement of community forest amenities and attributes in service to the community's needs;
(g) To perform research, data gathering and analysis for matters pertaining to the development and management of the community forest;
(h) To perform duties related to fundraising for the development, operation and maintenance of the community forest;
(i) To participate in community work efforts related to the development, operation and maintenance of the community forest; and
(j) To perform such other duties relating to community forest matters as may be prescribed by the Board of Directors.

Rule 46.16 TRAILS, INFRASTRUCTURE, CLEANUPS, AND SECURITY (TICS) SUBCOMMITTEE

Rule 46.16.01. MEMBERSHIP - the Trails, Infrastructure, Cleanups, and Security Subcommittee may have up to eleven (11) members and up to two (2) alternate members. The members will not be compensated for their service.

(a) Of the eleven (11) regular (voting) members, six (6) will be members of the McKinleyville Community Forest Committee and five (5) will be members of the public. The two (2) alternate members will be members of the public.

(b) The two (2) alternate members will only become voting members if a regular member is absent. If both alternates are present but only one regular member is absent, they will decide who will fill in by a mutually agreed upon method. If the alternates cannot determine a method of decision, the Subcommittee chair will choose a method for them.

(c) All members of the Trails, Infrastructure, Cleanups, and Security Subcommittee will represent, to the extent possible, various recreational and outdoor interests of the community. Recommendations for appointment may be made by the McKinleyville Community Forest Committee.

(d) Any citizen, residing in the service area of the McKinleyville Community Services District may apply for appointment to fill vacant seats on the Trails, Infrastructure, Cleanups, and Security Subcommittee.

Rule 46.16.02 APPOINTMENT - the Committee members will be appointed as follows:

(a) The McKinleyville Community Forest Committee will announce each vacancy and will state they are seeking applicants, setting forth the qualifications, if any.

(b) The McKinleyville Community Forest Committee will review each application and will recommend the most qualified applicants to the Board of Directors. The Board of Directors will subsequently make the final appointments to the Subcommittee.

Rule 46.16.03 MEMBER QUALIFICATIONS - all public members will be residents of the McKinleyville Community Services District; No members of the Trails, Infrastructure, Cleanups, and Security Subcommittee will be a family member or related to a full-time MCSD employee or member of the Board of Directors.

Rule 46.16.04. TERMS OF OFFICE -the Subcommittee members will serve terms as follows:

(a) Appointed members from the McKinleyville Community Forest Committee will be for a term of two (2) years, corresponding to their terms on the MCFC.

(b) Appointment of public members (including alternates) will be for a term of two (2) years.

Rule 46.16.05. REMOVAL - members of the Subcommittee may be removed by a majority vote of the District Board of Directors.

Rule 46.16.06. ABSENCES - if any member of the Subcommittee is absent for three (3) regular consecutive meetings, or accumulates four (4) absences at any time during the calendar year, the Parks & Recreation Director shall certify that fact to the Board of Directors and the Board of Directors shall thereafter declare the position on the Committee to be vacant and proceed to fill the position by appointment.

Rule 46.16.07. ELECTION OF OFFICERS - the Subcommittee will, as soon as is practical, after the time of the annual appointment of a member or members to such Committee, elect its' officers.

Rule 46.16.08. OFFICERS - the Subcommittee will elect a Chairperson, Vice-Chairperson, and Secretary from among its members. The office of Chairperson and Vice-Chairperson will not be held by the same member for more than two (2) consecutive years.

Rule 46.16.09. MEETINGS - the Subcommittee will hold regularly scheduled meetings in a place within the District as designated by the Subcommittee and may hold additional meetings as necessary. All meetings must be noticed in compliance with state and federal laws.

Rule 46.16.10. TIME/LOCATION OF MEETINGS - the time and location of the regular meetings will be established from time to time by the Subcommittee members. They will generally be held at 5:15 pm on the fourth Tuesday of the month at the MCSD Conference Room, 1656 Sutter Road, McKinleyville.

Rule 46.16.11. QUORUM - a majority of the Subcommittee will constitute a quorum for the purpose of transacting business of the Subcommittee.

Rule 46.16.12. RECORDS - written records of all the proceedings, findings, determinations and transactions of the Subcommittee will be kept, and will be a public record. A copy will be filed with the District Secretary.

Rule 46.16.13. POWERS AND DUTIES - the Trails, Infrastructure, Cleanups, and Security Subcommittee will have the following powers and duties:

(a) To serve in an advisory capacity to the McKinleyville Community Forest Committee and District Staff in matters pertaining to the development of a Trail Plan and system within the McKinleyville Community Forest;

(b) To make recommendations to the McKinleyville Community Forest Committee and District Staff on the development of various infrastructure improvements in the McKinleyville Community Forest;
(c) Help to organize trails maintenance or forest clean-up events with a purpose of maintaining trails and removing litter.
(d) To make recommendations to the McKinleyville Community Forest Committee on projects that would improve the safety and security of the property and users of the McKinleyville Community Forest;
(e) To recommend to the McKinleyville Community Forest Committee Rules and Regulations for the use, development, and improvement of the McKinleyville Community Forest;
(f) To perform such other duties relating to Trails, Infrastructure, Cleanups, and Security matters as may be prescribed by the McKinleyville Community Forest Committee.
(g) To review requests for Memorandums of Understanding for recommendation by the McKinleyville Community Forest Committee to the McKinleyville Community Services District Board of Directors for approval.

Rule 46.17 FOREST MANAGEMENT PLAN AND FUNDING/BUDGET SUBCOMMITTEE

Rule 46.17.01. MEMBERSHIP - the Forest Management Plan, Budget, and Funding Subcommittee may have up to eleven (11) members and up to two (2) alternate members. The members will not be compensated for their service.

(a) Of the eleven (11) regular (voting) members, six (6) will be appointed members of the McKinleyville Community Forest Committee and five (5) will be members of the public. The two (2) alternate members will be members of the public.
(b) The two (2) alternate members will only become voting members if a regular member is absent. If both alternates are present but only one regular member is absent, they will decide who will fill in by a mutually agreed upon method. If the alternates cannot determine a method of decision, the Subcommittee chair will choose a method for them.
(c) All members of the Forest Management Plan, Budget, and Funding Subcommittee will represent, to the extent possible, various recreational and outdoor interests of the community. Recommendations for appointment may be made by the McKinleyville Community Forest Committee.
(d) Any citizen, residing in the service area of the McKinleyville Community Services District may apply for appointment to fill vacant public seats on the Forest Management Plan, Budget, and Funding Subcommittee.

Rule 46.17.02. APPOINTMENT - the Committee members will be appointed as follows:

(a) The McKinleyville Community Forest Committee will announce each vacancy and will state they are seeking applicants, setting forth the qualifications, if any.

(b) The McKinleyville Community Forest Committee will review each application and will recommend the most qualified applicants to the Board of Directors. The Board of Directors will subsequently make the final appointments to the Subcommittee.

Rule 46.17.03. MEMBER QUALIFICATIONS – all public members will be resident electors of the McKinleyville Community Services District; No members of the Forest Management Plan, Funding, and Budget Subcommittee will be a family member or related to a full-time MCSD employee or member of the Board of Directors.

Rule 46.17.04. TERMS OF OFFICE -the Subcommittee members will serve terms as follows:

(a) Appointment of members from the McKinleyville Community Forest Committee will be for a term of two (2) years, corresponding to their terms on the MCFC.

(b) Appointment of public members (including alternates) will be for a term of two (2) years.

Rule 46.17.05. REMOVAL - members of the Subcommittee may be removed by a majority vote of the District Board of Directors.

Rule 46.17.06. ABSENCES - if any member of the Subcommittee is absent for three (3) regular consecutive meetings, or accumulates four (4) absences at any time during the calendar year, the Parks & Recreation Director shall certify that fact to the Board of Directors and the Board of Directors shall thereafter declare the position on the Committee to be vacant and proceed to fill the position by appointment.

Rule 46.17.07. ELECTION OF OFFICERS - the Subcommittee will, as soon as is practical, after the time of the annual appointment of a member or members to such Committee, elect its' officers.

Rule 46.17.08. OFFICERS - the Subcommittee will elect a Chairperson, Vice-Chairperson, and Secretary from among its members. The office of Chairperson and Vice-Chairperson will not be held by the same member for more than two (2) consecutive years.

Rule 46.17.09. MEETINGS - the Subcommittee will hold regularly scheduled meetings in a place within the District as designated by the Subcommittee and may hold additional meetings as necessary. All meetings must be noticed in compliance with state and federal laws.

Rule 46.17.10. TIME/LOCATION OF MEETINGS - the time and location of the regular meetings will be established from time to time by the Subcommittee members. In general they shall be held at 4:30 p.m. on the first Tuesday of the month at the MCSD Conference Room, 1656 Sutter Road, McKinleyville.

Rule 46.17.11. QUORUM - a majority of the Subcommittee will constitute a quorum for the purpose of transacting business of the Subcommittee.

Rule 46.17.12. RECORDS - written records of all the proceedings, findings, determinations and transactions of the Subcommittee will be kept and will be a public record. A copy will be filed with the District Secretary.

Rule 46.17.13. POWERS AND DUTIES - the Forest Management Plan, Funding and Budget Subcommittee will have the following powers and duties:

(a) To serve in an advisory capacity to the McKinleyville Community Forest Committee and District Staff in matters pertaining to the development of the McKinleyville Community Forest Management Plan;
(b) To make recommendations to the McKinleyville Community Forest Committee and District Staff on the identification and pursuit of grants and other funding for the McKinleyville Community Forest;
(c) To recommend to the McKinleyville Community Forest Committee rules and regulations for the use, development, and improvement of the McKinleyville Community Forest;
(d) To perform such other duties relating to Forest Management Plan, Funding, and Budget matters as may be prescribed by the McKinleyville Community Forest Committee.
(e) To review requests for Memorandums of Understanding for recommendation by the McKinleyville Community Forest Committee to the McKinleyville Community Services District Board of Directors for approval.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT AMENDING REGULATION 46 – COMMUNITY FOREST COMMITTEE OF MCSD THE RULES AND REGULATIONS

WHEREAS, recent resignations from the McKinleyville Community Forest Committee ("MCFC"), together with the consideration of proposed Tribal Committee members, prompted District Staff and the MCFC to conduct a review of Regulation 46 of the MCSD Rules & Regulations; and

WHEREAS, during this review, Staff and the Committee identified several necessary updates to Regulation 46 to reflect the current and intended organizational structure of the MCFC and its Subcommittees, and

WHEREAS, the MCSD Board appointed three (3) Alternates to the MCFC in 2024, but Regulation 46 was not updated at that time to reflect the existence of Alternate seats, and the MCFC now recommends establishing only two (2) Alternate positions, consistent with current occupancy and to maintain reasonable Committee size; and

WHEREAS, at its meeting on February 17, 2026, the MCFC voted to direct Staff to incorporate language specifying one (1) voting seat appointed by a local Tribal Council or Tribal Government, and one (1) additional voting seat for a Tribal member residing within the MCSD; and

WHEREAS, while implementing these edits, Staff identified additional minor updates to Regulation 46 needed to accurately reflect the current function, composition, and development of the MCFC and its Subcommittees; and

WHEREAS, the MCFC reviewed these updates, made additional revisions during its March 17, 2026 meeting, and voted to accept all proposed changes and forward the revised Regulation 46 to the Board of Directors for approval.

NOW, THEREFORE, the Board of Directors of the McKinleyville Community Services District ordains that Regulation 46 of the District's adopted Rules and Regulations is amended to read as follows:

REGULATION 46 – COMMUNITY FOREST COMMITTEE

Rule 46.01. FORMATION OF COMMUNITY FOREST COMMITTEE – the Board of Directors authorizes the formation of a Community Forest Committee to provide the Board of Directors and staff with recommendations regarding the use, management and operation of the community forest.

Rule 46.02. MEMBERSHIP - the McKinleyville Community Services District Community Forest Committee shall consist of 16 members and up to two (2) alternate members consisting of:

(a) Two (2) non-voting members shall be members of the District Board.

(b) The remaining fourteen (14) members will be regular voting members. Of the regular voting members, one (1) will be a member of the Parks and Recreation Committee, one (1) will be the MCSD General Manager, one (1) will be MCSD's Parks & Recreation Director, one (1) will be MCSD's Environmental Programs Coordinator, one (1) will be a MCSD Recreation Coordinator, one (1) will be appointed by the McKinleyville Municipal Advisory Committee, one (1) will be appointed by a local Tribal Council or local Tribal Government, at least one (1) will be a Registered Professional Forester, at least one (1) will be a representative from an appropriate natural resource service agency, at least one (1) will be a field expert in forest management, natural resources or biology, at least one (1) will be an enrolled member of a local tribe who is a resident of the MCSD, at least one (1) will be an at large member of the public who is a resident of the MCSD and is to be appointed by the MCSD Board of Directors. The remaining open seats up to 16 members may be filled by additional McKinleyville residents, field experts and/or tribal community representatives. The two (2) alternate members will be members of the public who are residents of the MCSD.

(c) The two (2) alternate members will only become voting members if a regular member is absent from a Committee Meeting. If both alternates are present but only one regular member is absent, they will decide who will fill in by a mutually agreed upon method. If the alternates cannot determine a method of decision, the Committee chair will choose a method for them.

(d) Any citizen, residing in the service area of the McKinleyville Community Services District, may apply to the District Board for appointment to fill appropriate vacant seats on the Community Forest Committee.

Rule 46.03. APPOINTMENT - the Committee members shall be appointed as follows:

(a) The Board of Directors shall announce each vacancy and shall state they are seeking applicants, setting forth the qualifications, if any required.

(b) The MCFC shall review all applications submitted to fill vacant seat(s) and select a slate of candidates to recommend to the MCSD Board for appointment. A majority of the Board of Directors will then vote to appoint the most qualified candidates to fill the vacant seat(s).

Rule 46.04. MEMBER QUALIFICATIONS - all members not representing a specific entity or expertise shall be residents of the McKinleyville Community Services District.

Rule 46.05. TERMS OF OFFICE -the Committee members shall serve terms as follows:

(a) Appointment of District Board Members shall be for a term of one (1) year. Such member shall be a non-voting member and shall be appointed by the MCSD Board President in January each year.

(b) Appointment of field experts shall be for a term of two (2) years.

(c) Terms of the non-Board of Director Committee members shall be staggered so that no more than half of the membership terms shall expire in any given year.
(d) The annual expiration date of appointment shall be December 31st.

Rule 46.06. REMOVAL - members of the Committee may be removed by a majority vote of the District Board of Directors.

Rule 46.07. ABSENCES - if any member of the Committee is absent for three (3) regular consecutive meetings, or accumulates four (4) absences at any time during the calendar year, the Parks & Recreation Director shall certify that fact to the Board of Directors and the Board of Directors shall thereafter declare the position on the Committee to be vacant and proceed to fill the position by appointment.

Rule 46.09. OFFICERS - the MCSD Directors will serve as Chairperson and Vice-Chairperson of the Committee. The MCSD Directors for this Committee will be appointed by the MCSD Board President annually.

Rule 46.10. MEETINGS - the Committee shall hold regularly scheduled meetings in Azalea Hall, or at such other place within the District as may be designated by the Committee, and may hold such additional meetings as it may deem necessary or expedient. All meetings must be noticed in compliance with state and federal laws.

Rule 46.11. TIME/LOCATION OF MEETINGS - the time of the regular meetings shall generally be at 5:30 p.m. on the third Tuesday of each month at Azalea Hall or as established from time to time by the Committee members.

Rule 46.12. QUORUM - a majority of the Committee shall constitute a quorum of the voting members for the purpose of transacting business of the Committee.

Rule 46.13. RECORDS - written records of all the proceedings, findings, determinations and transactions of the Committee shall be kept, which record shall be a public record and a copy of which record shall be filed with the District Secretary.

Rule 46.14. PURPOSE -the Committee's purpose is to assist the District in the development, operation and management of the McKinleyville Community Forest. This is a working Committee. Members are expected to not only attend regular meetings of the Committee, but to also dedicate time and expertise to matters pertaining to the development, operation and maintenance of the McKinleyville Community Forest in service to the McKinleyville community.

Rule 46.15 POWERS AND DUTIES - the McKinleyville Community Forest Committee shall have the following powers and duties:

(a) To serve in an advisory capacity to the Board of Directors and District Staff in matters pertaining to the management and operation of the community forest property owned by the District;
(b) To make recommendations to the Board of Directors and District Staff with respect to the provisions of the annual budget for community forest management and operation;
(c) To recommend to the Board of Directors acceptance or rejection of offers of donations of money, personal property and real property to be used for management and/or operation of the community forest;
(d) To recommend to the Board of Directors a comprehensive forest management, trails, and operating plans;
(e) To recommend for adoption by the Board of Directors Rules and Regulations for the use and improvement of the District's community forest property;
(f) To recommend to the Board of Directors and District staff policies for the development and improvement of community forest amenities and attributes in service to the community's needs;
(g) To perform research, data gathering and analysis for matters pertaining to the development and management of the community forest;
(h) To perform duties related to fundraising for the development, operation and maintenance of the community forest;
(i) To participate in community work efforts related to the development, operation and maintenance of the community forest; and
(j) To perform such other duties relating to community forest matters as may be prescribed by the Board of Directors.

Rule 46.16 TRAILS, INFRASTRUCTURE, CLEANUPS, AND SECURITY (TICS) SUBCOMMITTEE

Rule 46.16.01. MEMBERSHIP - the Trails, Infrastructure, Cleanups, and Security Subcommittee may have up to eleven (11) members and up to two (2) alternate members. The members will not be compensated for their service.

(a) Of the eleven (11) regular (voting) members, six (6) will be members of the McKinleyville Community Forest Committee and five (5) will be members of the public. The two (2) alternate members will be members of the public.
(b) The two (2) alternate members will only become voting members if a regular member is absent. If both alternates are present but only one regular member is absent, they will decide who will fill in by a mutually agreed upon method. If the alternates cannot determine a method of decision, the Subcommittee chair will choose a method for them.
(c) All members of the Trails, Infrastructure, Cleanups, and Security Subcommittee will represent, to the extent possible, various recreational and outdoor interests of the community. Recommendations for appointment may be made by the McKinleyville Community Forest Committee.

(d) Any citizen, residing in the service area of the McKinleyville Community Services District may apply for appointment to fill vacant seats on the Trails, Infrastructure, Cleanups, and Security Subcommittee.

Rule 46.16.02 APPOINTMENT - the Committee members will be appointed as follows:

(a) The McKinleyville Community Forest Committee will announce each vacancy and will state they are seeking applicants, setting forth the qualifications, if any.

(b) The McKinleyville Community Forest Committee will review each application and will recommend the most qualified applicants to the Board of Directors. The Board of Directors will subsequently make the final appointments to the Subcommittee.

Rule 46.16.03 MEMBER QUALIFICATIONS - all public members will be residents of the McKinleyville Community Services District; No members of the Trails, Infrastructure, Cleanups, and Security Subcommittee will be a family member or related to a full-time MCSD employee or member of the Board of Directors.

Rule 46.16.04. TERMS OF OFFICE -the Subcommittee members will serve terms as follows:

(a) Appointed members from the McKinleyville Community Forest Committee will be for a term of two (2) years, corresponding to their terms on the MCFC.

(b) Appointment of public members (including alternates) will be for a term of two (2) years.

Rule 46.16.05. REMOVAL - members of the Subcommittee may be removed by a majority vote of the District Board of Directors.

Rule 46.16.06. ABSENCES - if any member of the Subcommittee is absent for three (3) regular consecutive meetings, or accumulates four (4) absences at any time during the calendar year, the Parks & Recreation Director shall certify that fact to the Board of Directors and the Board of Directors shall thereafter declare the position on the Committee to be vacant and proceed to fill the position by appointment.

Rule 46.16.07. ELECTION OF OFFICERS - the Subcommittee will, as soon as is practical, after the time of the annual appointment of a member or members to such Committee, elect its' officers.

Rule 46.16.08. OFFICERS - the Subcommittee will elect a Chairperson, Vice-Chairperson, and Secretary from among its members. The office of Chairperson and Vice-Chairperson will not be held by the same member for more than two (2) consecutive years.

Rule 46.16.09. MEETINGS - the Subcommittee will hold regularly scheduled meetings in a place within the District as designated by the Subcommittee and may hold additional meetings as necessary. All meetings must be noticed in compliance with state and federal laws.

Rule 46.16.10. TIME/LOCATION OF MEETINGS - the time and location of the regular meetings will be established from time to time by the Subcommittee members. They will generally be held at 5:15 pm on the fourth Tuesday of the month at the MCSD Conference Room, 1656 Sutter Road, McKinleyville.

Rule 46.16.11. QUORUM - a majority of the Subcommittee will constitute a quorum for the purpose of transacting business of the Subcommittee.

Rule 46.16.12. RECORDS - written records of all the proceedings, findings, determinations and transactions of the Subcommittee will be kept, and will be a public record. A copy will be filed with the District Secretary.

Rule 46.16.13. POWERS AND DUTIES - the Trails, Infrastructure, Cleanups, and Security Subcommittee will have the following powers and duties:

(a) To serve in an advisory capacity to the McKinleyville Community Forest Committee and District Staff in matters pertaining to the development of a Trail Plan and system within the McKinleyville Community Forest;
(b) To make recommendations to the McKinleyville Community Forest Committee and District Staff on the development of various infrastructure improvements in the McKinleyville Community Forest;
(c) Help to organize trails maintenance or forest clean-up events with a purpose of maintaining trails and removing litter.
(d) To make recommendations to the McKinleyville Community Forest Committee on projects that would improve the safety and security of the property and users of the McKinleyville Community Forest;
(e) To recommend to the McKinleyville Community Forest Committee Rules and Regulations for the use, development, and improvement of the McKinleyville Community Forest;
(f) To perform such other duties relating to Trails, Infrastructure, Cleanups, and Security matters as may be prescribed by the McKinleyville Community Forest Committee.
(g) To review requests for Memorandums of Understanding for recommendation by the McKinleyville Community Forest Committee to the McKinleyville Community Services District Board of Directors for approval.

Rule 46.17 FOREST MANAGEMENT PLAN AND FUNDING/BUDGET SUBCOMMITTEE

Rule 46.17.01. MEMBERSHIP - the Forest Management Plan, Budget, and Funding Subcommittee may have up to eleven (11) members and up to two (2) alternate members. The members will not be compensated for their service.

(a) Of the eleven (11) regular (voting) members, six (6) will be appointed members of the McKinleyville Community Forest Committee and five (5) will be members of the public. The two (2) alternate members will be members of the public.

(b) The two (2) alternate members will only become voting members if a regular member is absent. If both alternates are present but only one regular member is absent, they will decide who will fill in by a mutually agreed upon method. If the alternates cannot determine a method of decision, the Subcommittee chair will choose a method for them.

(c) All members of the Forest Management Plan, Budget, and Funding Subcommittee will represent, to the extent possible, various recreational and outdoor interests of the community. Recommendations for appointment may be made by the McKinleyville Community Forest Committee.

(d) Any citizen, residing in the service area of the McKinleyville Community Services District may apply for appointment to fill vacant public seats on the Forest Management Plan, Budget, and Funding Subcommittee.

Rule 46.17.02. APPOINTMENT - the Committee members will be appointed as follows:

(a) The McKinleyville Community Forest Committee will announce each vacancy and will state they are seeking applicants, setting forth the qualifications, if any.

(b) The McKinleyville Community Forest Committee will review each application and will recommend the most qualified applicants to the Board of Directors. The Board of Directors will subsequently make the final appointments to the Subcommittee.

Rule 46.17.03. MEMBER QUALIFICATIONS – all public members will be resident electors of the McKinleyville Community Services District; No members of the Forest Management Plan, Funding, and Budget Subcommittee will be a family member or related to a full-time MCSD employee or member of the Board of Directors.

Rule 46.17.04. TERMS OF OFFICE -the Subcommittee members will serve terms as follows:

(a) Appointment of members from the McKinleyville Community Forest Committee will be for a term of two (2) years, corresponding to their terms on the MCFC.

(b) Appointment of public members (including alternates) will be for a term of two (2) years.

Rule 46.17.05. REMOVAL - members of the Subcommittee may be removed by a majority vote of the District Board of Directors.

Rule 46.17.06. ABSENCES - if any member of the Subcommittee is absent for three (3) regular consecutive meetings, or accumulates four (4) absences at any time during the calendar year, the Parks & Recreation Director shall certify that fact to the Board of Directors and the Board of Directors shall thereafter declare the position on the Committee to be vacant and proceed to fill the position by appointment.

Rule 46.17.07. ELECTION OF OFFICERS - the Subcommittee will, as soon as is practical, after the time of the annual appointment of a member or members to such Committee, elect its' officers.

Rule 46.17.08. OFFICERS - the Subcommittee will elect a Chairperson, Vice-Chairperson, and Secretary from among its members. The office of Chairperson and Vice-Chairperson will not be held by the same member for more than two (2) consecutive years.

Rule 46.17.09. MEETINGS - the Subcommittee will hold regularly scheduled meetings in a place within the District as designated by the Subcommittee and may hold additional meetings as necessary. All meetings must be noticed in compliance with state and federal laws.

Rule 46.17.10. TIME/LOCATION OF MEETINGS - the time and location of the regular meetings will be established from time to time by the Subcommittee members. In general they shall be held at 4:30 p.m. on the first Tuesday of the month at the MCSD Conference Room, 1656 Sutter Road, McKinleyville.

Rule 46.17.11. QUORUM - a majority of the Subcommittee will constitute a quorum for the purpose of transacting business of the Subcommittee.

Rule 46.17.12. RECORDS - written records of all the proceedings, findings, determinations and transactions of the Subcommittee will be kept and will be a public record. A copy will be filed with the District Secretary.

Rule 46.17.13. POWERS AND DUTIES - the Forest Management Plan, Funding and Budget Subcommittee will have the following powers and duties:

(a) To serve in an advisory capacity to the McKinleyville Community Forest Committee and District Staff in matters pertaining to the development of the McKinleyville Community Forest Management Plan;

(b) To make recommendations to the McKinleyville Community Forest Committee and District Staff on the identification and pursuit of grants and other funding for the McKinleyville Community Forest;
(c) To recommend to the McKinleyville Community Forest Committee rules and regulations for the use, development, and improvement of the McKinleyville Community Forest;
(d) To perform such other duties relating to Forest Management Plan, Funding, and Budget matters as may be prescribed by the McKinleyville Community Forest Committee.
(e) To review requests for Memorandums of Understanding for recommendation by the McKinleyville Community Forest Committee to the McKinleyville Community Services District Board of Directors for approval.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Introduced at a regular meeting of the Board of Directors held on April 1, 2025 and passed and adopted by the Board of Directors on May 6, 2026 upon the motion of Director_____ and seconded by Director _____ and by the following polled vote:

AYES:
NOES: None
ABSTAIN: None
ABSENT: None

_____
Dennis Mayo, Board President

Attest:

_____
Joseph Blaine, CMC, Board Secretary

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.4 **Consider Adoption of Ordinance 2026-02 Amending the District's Rules and Regulations Regarding Collection of Delinquent Water and Sewer Charges**

PRESENTED BY: **Samantha Howard, Finance Director**

TYPE OF ACTION: **Roll Call**

Recommendation:

Staff recommends McKinleyville Community Services District (MCSD) Board of Directors review the information provided, discuss, take public comment, and approve the Second reading of Ordinance 2026-02 **(Attachment 1),** previously introduced on April 1, 2026, amending the District's Rules and Regulations Regarding Collection of Delinquent Water and Sewer Charges by title only.

Discussion:

As presented at the regular Board meeting held on April 1, 2026, District staff reached out to legal counsel and requested draft revisions to address service disconnection and collection of delinquent charges through the tax-roll process. In reviewing the existing Rules and Regulations, District Counsel noted that the sewer-service collection provisions already address tax-roll collection, but they still reference an older statutory framework rather than the current Community Services District Law provision found in Government Code section 61115.

Because the District's immediate need concerns water-service collections, the principal purpose of the ordinance is to add a complete water-service collection framework. The proposed sewer revisions are limited conforming edits intended to update outdated statutory references and maintain internal consistency between the District's water and sewer collection procedures.

A. Water-service amendments

The ordinance adds new Rules 11.05 through 11.13 to Regulation 11. Those new rules separately address: (1) authorization for collection of delinquent charges on the tax roll; (2) the tax-roll procedure; (3) the report, notice, hearing, and final determination process; (4) filing with the County Auditor and collection on the tax roll; (5) authorization for recovery by recorded lien; (6) the recorded-lien procedure; and (7) a cumulative-remedies clause.

B. Limited sewer conforming amendments

The sewer article already contains a detailed collection structure. The ordinance does not rewrite that structure. Instead, it updates specific sewer rules so that the sewer article references Government Code section 61115, expressly includes the recorded-lien remedy, and uses delinquency-focused language consistent with the proposed water amendments.

This is the second reading of this Ordinance. Should the Board approve the second reading, this Ordinance will go into effect on June 5, 2026.

Alternatives:

Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – Ordinance 2026-02
- Attachment 2 – Regulation 1 Draft Changes
- Attachment 3 – California Government Code Section 61115-Collection and Enforcement of Rates and Charges

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT AMENDING THE DISTRICT'S RULES AND REGULATIONS REGARDING COLLECTION OF DELINQUENT WATER AND SEWER CHARGES

WHEREAS, the McKinleyville Community Services District (the "District") is organized and operates pursuant to the Community Services District Law, Government Code section 61000 et seq.;

WHEREAS, the Board of Directors desires to amend the District's Rules and Regulations to add express procedures for collection of delinquent water service charges and penalties through the tax-roll and recorded-lien remedies authorized by Government Code section 61115;

WHEREAS, the Board desires to adopt limited conforming sewer amendments so that both water and sewer provisions align with the Community Services District Law, specifically Government Code section 61115;

WHEREAS, the sewer revisions are intended to update and harmonize the existing sewer rules and are not intended to expand the scope of the District's collection authority beyond that otherwise provided by law; and

WHEREAS, the Board finds that these amendments will promote administrative clarity, improve internal consistency within the Rules and Regulations, and provide clear procedures for the collection and enforcement of delinquent service charges and penalties.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings and Purpose.
The foregoing recitals are true and correct and are incorporated herein by this reference. The purpose of this ordinance is to amend the District's Rules and Regulations to add water-service collection procedures under Government Code section 61115 and to adopt related conforming amendments to the sewer-service collection provisions.

SECTION 2. Amendment to Rule 1.62.
Rule 1.62 of the District's Rules and Regulations is hereby amended in its entirety to read as set forth in Exhibit A.

SECTION 3. New Water Rules.
New Rules 11.05 through 11.13 are hereby added to Article II, Regulation 11, of the District's Rules and Regulations as set forth in Exhibit A.

SECTION 4. Conforming Sewer Amendments.
Rules 28.08 through 28.16 and Rules 28.19 through 28.22 of the District's Rules and Regulations are hereby amended as set forth in Exhibit A.

SECTION 5. Unchanged Provisions.
Except as expressly amended by this ordinance, the District's Rules and Regulations shall remain in full force and effect.

SECTION 6. CEQA.
The Board finds that adoption of this ordinance is not a project under California Environmental Quality Act Guidelines section 15378, because it constitutes an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment. In the alternative, the Board finds that it can be seen with certainty that there is no possibility that adoption of this ordinance may have a significant effect on the environment within the meaning of CEQA Guidelines section 15061(b)(3).

SECTION 7. Severability.
If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unenforceable, the remaining portions of this ordinance shall remain in full force and effect. The Board declares that it would have adopted this ordinance and each section, subsection, sentence, clause, and phrase hereof irrespective of the fact that any one or more portions may be declared invalid or unenforceable.

SECTION 8. Effective Date; Publication.
This ordinance shall take effect and be published, posted, or otherwise processed as required by law and the District's standard ordinance procedures.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Introduced at a regular meeting of the Board of Directors held on April 1, 2025 and passed and adopted by the Board of Directors on May 6, 2026 upon the motion of Director_____ and seconded by Director _____ and by the following polled vote:

AYES:
NOES: None
ABSTAIN: None
ABSENT: None

_____
Dennis Mayo, Board President

Attest:

_____
Joseph Blaine, CMC, Board Secretary

EXHIBIT A

Amendments to the McKinleyville Community Services District Rules and Regulations

1. Amendment to Rule 1.62:

Rule 1.62. REPORT — Means the report prepared and filed pursuant to Government Code section 61115, as the same now exists or may hereafter be amended.

2. New Water Rules to be added after Rule 11.04:

Rule 11.05. COLLECTION OF DELINQUENT CHARGES ON TAX ROLL — As an alternative to any of the other procedures herein provided, the District may provide for the collection on the tax roll, in the same manner as property taxes, of delinquent water service charges and any penalties lawfully imposed thereon, pursuant to Government Code section 61115.

Rule 11.06. PROCEDURE FOR TAX-ROLL COLLECTION — When the District elects to collect delinquent water service charges and penalties on the tax roll, proceedings shall be had as provided in Government Code section 61115, as the same now exists or may hereafter be amended.

Rule 11.07. REPORT — A written report shall be prepared and filed with the Board, which shall contain a description of each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year, in accordance with Government Code section 61115.

Rule 11.08. NOTICE — Notice of the filing of the report and of the time and place of hearing thereon shall be given in the manner required by Government Code section 61115, including publication pursuant to Government Code section 6066 and mailed notice to the owner of each affected parcel.

Rule 11.09. HEARING AND FINAL DETERMINATION OF CHARGES — At the time of said hearing, the Board shall hear and consider all objections or protests, if any, to said report, and may continue the hearing from time to time. Upon the conclusion of the hearing, the Board may adopt, revise, change, reduce, or modify any charge or penalty or overrule any or all objections, and shall make its determination upon each parcel described in the report, which determination shall be final.

Rule 11.10. FILING OF REPORT WITH COUNTY AUDITOR; COLLECTION ON TAX ROLL — On or before August 10 following the Board's final determinations, the General Manager shall file with the County Auditor a copy of the final report adopted by the Board. The County Auditor shall enter the amount of the charges and penalties against each affected parcel as it appears on the current assessment roll, and the County Tax Collector shall include the amount of the charges and penalties on the tax bill for each affected parcel and collect the same in the manner provided by Government Code section 61115. The District shall reimburse the County for reasonable expenses incurred by the County in connection with such collection.

Rule 11.11. RECOVERY BY RECORDED LIEN — As an alternative to any of the other procedures herein provided, the District may recover delinquent water service charges and any penalties lawfully imposed thereon by recording a certificate in the office of the County Recorder pursuant to Government Code section 61115.

Rule 11.12. PROCEDURE FOR RECORDED LIEN — When the District elects to recover delinquent water service charges and penalties by recorded lien, the District may record the certificate authorized by Government Code section 61115 in the manner and with the effect provided therein. From the time of recording, the amount required to be paid, together with any interest and penalties thereon, shall constitute a lien upon all real property in the county owned by the person or persons against whom the charges were imposed, as provided by Government Code section 61115.

Rule 11.13. OTHER REMEDIES CUMULATIVE — All remedies herein provided for the enforcement and collection of water rates, charges, delinquencies, penalties, interest, costs, and expenses are cumulative and may be pursued alternatively or consecutively as the District determines, including discontinuance of service, collection by suit, collection through the Interagency Intercept Program, collection on the tax roll, and recovery by recorded lien; provided, however, that the District shall not obtain a double recovery of the same amounts.

3. Sewer Rules to be amended:

Rule 28.08. BILLING AND COLLECTING DELINQUENCIES ON TAX ROLL — The District may provide for the collection on the tax roll, in the same manner as property taxes, of delinquent sewer service charges and any penalties lawfully imposed thereon, pursuant to Government Code section 61115.

Rule 28.09. OTHER REMEDIES — The District may provide otherwise for the collection of such delinquent charges and penalties. All remedies herein provided for their enforcement and collection are cumulative and may be pursued alternatively or consecutively as the District determines, including collection on the tax roll, recovery by recorded lien, discontinuance of service, collection by suit, and collection through the Interagency Intercept Program; provided, however, that the District shall not obtain a double recovery of the same amounts.

Rule 28.10. PROCEDURE — When the District elects to collect delinquent sewer service charges and penalties on the tax roll, proceedings therefor shall be had as provided in Government Code section 61115, as the same now exists or may hereafter be amended.

Rule 28.11. ALTERNATIVE — The powers authorized by this Regulation shall be an alternative to all other powers of the District and an alternative to procedures adopted by the Board for the collection of such charges, delinquencies, penalties, interest, and costs.

Rule 28.12. REPORT — A written report shall be prepared and filed with the Board, which shall contain a description of each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year, in accordance with Government Code section 61115.

Rule 28.13. NOTICE — Notice of the filing of the report and of the time and place of hearing thereon shall be given in the manner required by Government Code section 61115, including publication pursuant to Government Code section 6066 and mailed notice to the owner of each affected parcel.

Rule 28.14. HEARING — At the time of said hearing, the Board shall hear and consider all objections or protests, if any, to said report, and may continue the hearing from time to time.

Rule 28.15. FINAL DETERMINATION OF CHARGES — Upon the conclusion of the hearing on the report, the Board may adopt, revise, change, reduce, or modify any charge or penalty or overrule any or all objections, and shall make its determination upon each parcel described in the report, which determination shall be final.

Rule 28.16. FILING OF REPORT WITH COUNTY AUDITOR — On or before August 10 following the Board's final determinations, the General Manager shall file with the County Auditor a copy of the final report adopted by the Board.

Rule 28.19. LIEN — As an alternative to the tax-roll procedure and any other remedy provided by law, the District may recover delinquent sewer service charges and any penalties lawfully imposed thereon by recording a certificate in the office of the County Recorder pursuant to Government Code section 61115. From the time of recording, the amount required to be paid, together with any interest and penalties thereon, shall constitute a lien upon all real property in the county owned by the person or persons against whom the charges were imposed, as provided by Government Code section 61115.

Rule 28.20. TAX BILL — After the final report is filed with the County Auditor, the amount of the charges and penalties shall be entered against each affected parcel as provided by Government Code section 61115 and collected at the same time and in the same manner as property taxes.

Rule 28.21. COLLECTION — All laws applicable to the levy, collection, and enforcement of amounts entered on the tax roll pursuant to Government Code section 61115 shall apply to such charges and penalties.

Rule 28.22. COMPENSATION OF COUNTY — The District shall reimburse the County for reasonable expenses incurred by the County in connection with the levy, collection, and enforcement of such charges and penalties pursuant to Government Code section 61115.

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MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

REGULATION 1 DRAFT CHANGE

Rule 1.62. REPORT - means the report prepared and filed pursuant to Government Code section 61115, as the same now exists or may hereafter be amended.

DRAFT WATER RULES

Rule 11.05. COLLECTION OF DELINQUENT CHARGES ON TAX ROLL – As an alternative to any of the other procedures herein provided, the District may provide for the collection on the tax roll, in the same manner as property taxes, of delinquent water service charges and any penalties lawfully imposed thereon, pursuant to Government Code section 61115.

Rule 11.06. PROCEDURE FOR TAX-ROLL COLLECTION – When the District elects to collect delinquent water service charges and penalties on the tax roll, proceedings shall be had as provided in Government Code section 61115, as the same now exists or may hereafter be amended.

Rule 11.07. REPORT – A written report shall be prepared and filed with the Board, which shall contain a description of each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year, in accordance with Government Code section 61115.

Rule 11.08. NOTICE – Notice of the filing of the report and of the time and place of hearing thereon shall be given in the manner required by Government Code section 61115, including publication pursuant to Government Code section 6066 and mailed notice to the owner of each affected parcel.

Rule 11.09. HEARING AND FINAL DETERMINATION OF CHARGES – At the time of said hearing, the Board shall hear and consider all objections or protests, if any, to said report, and may continue the hearing from time to time. Upon the conclusion of the hearing, the Board may adopt, revise, change, reduce, or modify any charge or penalty or overrule any or all objections, and shall make its determination upon each parcel described in the report, which determination shall be final.

Rule 11.10. FILING OF REPORT WITH COUNTY AUDITOR; COLLECTION ON TAX ROLL – On or before August 10 following the Board's final determinations, the General Manager shall file with the County Auditor a copy of the final report adopted by the Board. The County Auditor shall enter the amount of the charges and penalties against each affected parcel as it appears on the current assessment roll, and the County Tax Collector shall include the amount of the charges and penalties on the tax bill for each affected parcel and collect the same in the manner provided by Government Code section 61115. The District shall reimburse the County for reasonable expenses incurred by the County in connection with such collection.

Rule 11.11. RECOVERY BY RECORDED LIEN – As an alternative to any of the other procedures herein provided, the District may recover delinquent water service charges and any penalties lawfully imposed thereon by recording a certificate in the office of the County Recorder pursuant to Government Code section 61115.

Rule 11.12. PROCEDURE FOR RECORDED LIEN – When the District elects to recover delinquent water service charges and penalties by recorded lien, the District may record the certificate authorized by Government Code section 61115 in the manner and with the effect provided therein. From the time of

recording, the amount required to be paid, together with any interest and penalties thereon, shall constitute a lien upon all real property in the county owned by the person or persons against whom the charges were imposed, as provided by Government Code section 61115.

Rule 11.13. OTHER REMEDIES CUMULATIVE – All remedies herein provided for the enforcement and collection of water rates, charges, delinquencies, penalties, interest, costs, and expenses are cumulative and may be pursued alternatively or consecutively as the District determines, including discontinuance of service, collection by suit, collection through the Interagency Intercept Program, collection on the tax roll, and recovery by recorded lien; provided, however, that the District shall not obtain a double recovery of the same amounts.

DRAFT SEWER RULES

Rule 28.08. BILLING AND COLLECTING DELINQUENCIES ON TAX ROLL - the District may provide for the collection on the tax roll, in the same manner as property taxes, of delinquent sewer service charges and any penalties lawfully imposed thereon, pursuant to Government Code section 61115.

Rule 28.09. OTHER REMEDIES - the District may provide otherwise for the collection of such delinquent charges and penalties. All remedies herein provided for their enforcement and collection are cumulative and may be pursued alternatively or consecutively as the District determines, including collection on the tax roll, recovery by recorded lien, discontinuance of service, collection by suit, and collection through the Interagency Intercept Program; provided, however, that the District shall not obtain a double recovery of the same amounts.

Rule 28.10. PROCEDURE - when the District elects to collect delinquent sewer service charges and penalties on the tax roll, proceedings therefor shall be had as provided in Government Code section 61115, as the same now exists or may hereafter be amended.

Rule 28.11. ALTERNATIVE - the powers authorized by this Regulation shall be an alternative to all other powers of the District and an alternative to procedures adopted by the Board for the collection of such charges, delinquencies, penalties, interest, and costs.

Rule 28.12. REPORT - a written report shall be prepared and filed with the Board, which shall contain a description of each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year, in accordance with Government Code section 61115.

Rule 28.13. NOTICE - notice of the filing of the report and of the time and place of hearing thereon shall be given in the manner required by Government Code section 61115, including publication pursuant to Government Code section 6066 and mailed notice to the owner of each affected parcel.

Rule 28.14. HEARING - at the time of said hearing, the Board shall hear and consider all objections or protests, if any, to said report, and may continue the hearing from time to time.

Rule 28.15. FINAL DETERMINATION OF CHARGES - upon the conclusion of the hearing on the report, the Board may adopt, revise, change, reduce, or modify any charge or penalty or overrule any or all objections, and shall make its determination upon each parcel described in the report, which determination shall be final.

Rule 28.16. FILING OF REPORT WITH COUNTY AUDITOR - on or before August 10 following the Board's final determinations, the General Manager shall file with the County Auditor a copy of the final report adopted by the Board.

Rule 28.19. LIEN - as an alternative to the tax-roll procedure and any other remedy provided by law, the District may recover delinquent sewer service charges and any penalties lawfully imposed thereon by recording a certificate in the office of the County Recorder pursuant to Government Code section 61115. From the time of recording, the amount required to be paid, together with any interest and penalties thereon, shall constitute a lien upon all real property in the county owned by the person or persons against whom the charges were imposed, as provided by Government Code section 61115.

Rule 28.20. TAX BILL - after the final report is filed with the County Auditor, the amount of the charges and penalties shall be entered against each affected parcel as provided by Government Code section 61115 and collected at the same time and in the same manner as property taxes.

Rule 28.21. COLLECTION - all laws applicable to the levy, collection, and enforcement of amounts entered on the tax roll pursuant to Government Code section 61115 shall apply to such charges and penalties.

Rule 28.22. COMPENSATION OF COUNTY - the District shall reimburse the County for reasonable expenses incurred by the County in connection with the levy, collection, and enforcement of such charges and penalties pursuant to Government Code section 61115.

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West's Annotated California Codes
Government Code (Refs & Annos)
Title 6. Districts (Refs & Annos)
Division 3. Community Services Districts (Refs & Annos)
Part 3. Purposes, Services, and Facilities (Refs & Annos)
Chapter 2. Finance (Refs & Annos)

West's Ann.Cal.Gov.Code § 61115

§ 61115. Collection and enforcement of rates and charges

Effective: January 1, 2006
Currentness

(a) The board of directors may, by resolution or ordinance, do the following:

(1) Establish rates or other charges for services and facilities that the district provides.

(2) Provide for the collection and enforcement of those rates or other charges.

(3) Among the permissible methods for collection and enforcement are:

(A) To provide that the charges for any of these services and facilities may be collected with the rates or charges for any other services and facilities provided by the district, and that all charges may be billed on the same bill and collected as one item.

(B) To provide that if all or part of a bill is not paid, the district may discontinue any or all services.

(C) To provide for a basic penalty for the nonpayment of charges of not more than 10 percent, plus an additional penalty of not more than 1 percent per month for the nonpayment of the charges and the basic penalty. The board of directors may provide for the collection of these penalties.

(b) The board of directors may provide that any charges and penalties may be collected on the tax roll in the same manner as property taxes. The general manager shall prepare and file with the board of directors a report that describes each affected parcel of real property and the amount of charges and delinquencies for each affected parcel for the year. The general manager shall give notice of the filing of the report and of the time and place for a public hearing by publishing the notice pursuant to Section 6066 in a newspaper of general circulation, and by mailing the notice to the owner of each affected parcel. At the public hearing, the board of directors shall hear and consider any objections or protests to the report. At the conclusion of the public hearing, the board of directors may adopt or revise the charges and penalties. The board of directors shall make its determination on each affected parcel and its determinations shall be final. On or before August 10 of each year following these determinations, the general manager shall file with the county auditor a copy of the final report adopted by the board of directors. The county auditor shall enter the amount of the charges and penalties against each of the affected parcels of real property as they appear

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on the current assessment roll. The county tax collector shall include the amount of the charges and penalties on the tax bills for each affected parcel of real property and collect the charges and penalties in the same manner as property taxes.

(c) The board of directors may recover any charges and penalties by recording in the office of the county recorder of the county in which the affected parcel is located, a certificate declaring the amount of the charges and penalties due, the name and last known address of the person liable for those charges and penalties. From the time of recordation of the certificate, the amount of the charges and penalties constitutes a lien against all real property of the delinquent property owner in that county. This lien shall have the force, effect, and priority of a judgment lien. Within 30 days of receipt of payment for all amounts due, including the recordation fees paid by the district, the district shall record a release of the lien. In filing any instrument for recordation, the district shall pay the fees required by Article 5 (commencing with Section 27360) of Chapter 6 of Part 3 of Title 3.

(d) A district shall reimburse the county for the reasonable expenses incurred by the county pursuant to this section.

(e) Any remedies for the collection and enforcement of rates or other charges are cumulative and the district may pursue remedies alternatively or consecutively.

Credits
(Added by Stats.2005, c. 249 (S.B.135), § 3.)

Notes of Decisions (6)

West's Ann. Cal. Gov. Code § 61115, CA GOVT § 61115
Current with urgency legislation through Ch. 6 of 2026 Reg.Sess. Some statute sections may be more current, see credits for details.

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2025 TYPE OF ITEM: **ACTION**

ITEM: E.5 **Consider Support for AB (Assembly Bill) 1866 (Rogers) California Disaster Assistance Act: Minimum Damages Thresholds**

PRESENTED BY: **Joey Blaine, Board Secretary**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends that the Board review the information provided, take public comment and consider support for AB 1866 (**Attachment 1**) and approve the Board President and General Manager to sign a letter of support (**Attachment 2**).

Discussion:

Assemblymember Chris Rogers has introduced AB 1866, California Disaster Assistance Act: Minimum Damages Thresholds, to provide more equitable funding for small, rural, and low-income communities. The Bill ensures that local agencies unable to meet high federal damage thresholds for FEMA (Federal Emergency Management Agency) disaster aid receive priority for state assistance and allows volunteer efforts to count towards local matching requirements. Assemblymember Rogers has highlighted the recovery difficulties Rio Dell has experienced since the 2022 earthquake as an example of where this legislation would be beneficial. As McKinleyvlle is also a small, rural community, also susceptible to seismic events and other natural disasters that may cause meaningful damage, but not to the level that qualifies for federal assistance, staff believes the District's support of this bill is prudent.

Alternatives:

Staff analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – AB 1866 Text

- Attachment 2 – Letter of Support

AMENDED IN ASSEMBLY MARCH 11, 2026

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

ASSEMBLY BILL **NO. 1866**

Introduced by Assembly Member Rogers

February 11, 2026

An act to *amend Section 8685.9 of, and to* add Section 8685.1 ~~to~~ *to,* the Government Code, relating to disaster assistance.

LEGISLATIVE COUNSEL'S DIGEST

AB 1866, as amended, Rogers. California Disaster Assistance Act: minimum damages thresholds.

Existing law, the California Disaster Assistance Act, requires the Director of Emergency Services to provide financial assistance to local agencies for their personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities, incurred as a result of a state of emergency proclaimed by the Governor, subject to specified criteria.

This bill would require the director, in administering those provisions, to prioritize local agencies that are not eligible for federal funding due to the agency's inability to meet minimum damage thresholds under federal law, as specified.

The California Disaster Assistance Act limits the state share for any eligible project to no more than 75% of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with specified federal law.

This bill would specify costs that may be included in the local agency cost share.

Digest Key

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 8685.1 is added to the Government Code, to read:

8685.1. The director, when determining an allocation of funds for a project consistent with this chapter, shall prioritize local agencies that are not eligible under the federal Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. Sec. 5121 et seq.) due to their inability to meet the minimum damages threshold set by Section 206.48 of Title 44 of the Code of Federal Regulations.

SEC. 2. *Section 8685.9 of the Government Code is amended to read:*

8685.9. *(a)* Notwithstanding any other provision of law, including Section 8686, for any eligible project, the state share shall not exceed 75 percent of total state eligible costs unless the local agency is located within a city, county, or city and county that has adopted a local hazard mitigation plan in accordance with the federal Disaster Mitigation Act of 2000 (P.L. 106-390) as part of the safety element of its general plan adopted pursuant to subdivision (g) of Section 65302. In that situation, the Legislature may provide for a state share of local costs that exceeds 75 percent of total state eligible costs.

(b) Notwithstanding any other law, including Section 8686, for any eligible project, the local agency cost share may include, but is not limited to, the following:

(1) Local agency personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities, incurred as a result of a state of emergency proclaimed by the Governor.

(2) Costs to repair, restore, reconstruct, or replace facilities belonging to local agencies damaged as a result of disasters as defined in Section 8680.3, including mitigation measures performed pursuant to subdivision (b) of Section 8686.4.

(3) Indirect administrative costs and any other assistance deemed necessary by the local agency.

(4) A calculated level of compensation associated with volunteer services provided by individuals participating in emergency work activities, including, but not limited to, community emergency response teams as authorized under the federal Robert T. Stafford Disaster Relief and Emergency Assistance Act (commencing with Section 5121) of Title 42 of the United States Code.

McKINLEYVILLE COMMUNITY SERVICES DISTRICT

April 29, 2026

Assemblymember Chris Rogers
1021 O Street, Suite 5130
Sacramento, CA 95814

RE: AB 1866 (Rogers) California Disaster Assistance Act

Dear Assemblymember Rogers:

McKinleyville Community Services District is pleased to support AB 1866 (Rogers), which would strengthen the California Disaster Assistance Act (CDAA) by ensuring local agencies that do not qualify for federal disaster aid are prioritized when being considered for state disaster public assistance following a state-declared emergency.

McKinleyville Community Services District is a special district serving a population of approximately 17,000 residents. The District provides essential public services, including water and wastewater utilities, streetlighting, and parks and recreation, all of which are vital to the health, safety, and quality of life of the community.

Under current law, the CDAA requires the Director of California's Office of Emergency Services (CalOES) to provide financial assistance to local agencies for personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities arising from a state of emergency proclaimed by the Governor. While federal disaster assistance is also an important component of recovery, access to that funding is constrained by the Federal Emergency Management Agency' s (FEMA) statewide per capita damage threshold, which often requires very large-scale impacts across California for federal aid to be triggered.

Because this threshold is based on statewide damages, communities that experience significant local impacts may still be ineligible for federal assistance if the overall event does not meet the federal minimum. Smaller, rural, and economically disadvantaged communities are particularly vulnerable under this structure, as they often lack the fiscal capacity to absorb unexpected recovery costs for damaged public facilities and infrastructure.

AB 1866 would clarify that, when allocating state public assistance funding under the CDAA, the CalOES Director should prioritize local agencies that are not eligible for federal assistance due to their inability to meet FEMA' s minimum damage threshold. This change would help ensure more equitable access to state disaster funding and provide critical support to communities working to rebuild without federal assistance. For communities like ours, this prioritization would help protect local budgets, preserve essential services, and support timely recovery following disaster events that do not meet the federal threshold.

As a small, rural, economically disadvantaged community, McKinleyville is particularly vulnerable to natural disasters, including severe storms, flooding, and seismic events. While these incidents can cause meaningful damage to our public infrastructure and strain limited local resources, they often do not rise to the level required to qualify for federal disaster assistance. This leaves communities like ours facing difficult financial burdens in the aftermath of emergencies.

AB 1866 addresses this critical gap by prioritizing state support for jurisdictions that are disproportionately impacted yet underserved under existing federal criteria. This approach recognizes the realities faced by smaller communities and promotes a more equitable distribution of disaster recovery resources across California.

Thank you for your leadership on this important issue and for your continued commitment to supporting rural and coastal communities.

Sincerely,

Patrick Kaspari
General Manager

Dennis Mayo
Board President

McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **INFORMATIONAL**

ITEM: E.6 **Review Operations Draft Budget for Water, Wastewater, and Streetlight Funds, FY2026-27**

PRESENTED BY: **Samantha Howard, Finance Director**

TYPE OF ACTION: **Information Only**

Recommendation:

Staff recommend that the Board review, take public comment, and discuss the FY2026-27 Draft Operating Budget for the Water, Wastewater, and Streetlights Funds.

Discussion:

The budget was developed based on current costs, trends, and best estimates. Staff have developed a projection of water and wastewater sales based on current consumption trends rather than the most recent Rate Study. The following comparisons compare the proposed budget for Fiscal Year 26/27 to the approved budget for 25/26.

For the Water Fund, FY26/27 Net Income is budgeted to have an 18% increase compared to the FY25/26 budget. Revenue is forecasted to increase by 8% due to the regularly scheduled rate increase, an increase in cell tower lease revenue, and an increase in grant revenue from the McCluski Tank and Mad River Crossing grants. Forecasted expenses for the Water Fund are expected to have an overall increase of 4% compared to the FY25/26 budget, primarily due to a 41% increase in general liability insurance, 26% increase in postage, 45% increase in subscriptions, and 20% increase in permit fees. These increases were made to more accurately reflect the estimated actuals for FY25/26. The Water Fund is projected to end FY26/27 with a $2.348 million surplus.

Net Income for the Wastewater fund is budgeted to have a 2% decrease compared to FY26/27. Revenue is forecasted to increase by 1% overall due to the regularly scheduled rate increase, increase in lease revenue, increase in interest revenue, but $500,000 decrease in expected grant revenue. Wastewater expenses are expected to increase compared to FY25/26 primarily due to the budgeting of the Section 115 Trust contribution of $100,000, which was missed in the prior budget, a 41% increase in general liability insurance, and a 45% increase in subscriptions. Despite the budgeted decrease in Net Income, the Wastewater Fund is forecasted to end FY26/27 with a $3.366 million surplus.

The Streetlight Fund remains stable in comparison to fiscal year 25/26. However, similar to the Wastewater Fund, the Section 115 Trust contribution of $10,000

was inadvertently left out of the budget for prior year, and therefore the budget summary shows a 53% decrease in Net Income for FY26/27 compared to FY25/26. Staff will be issuing a budget revision for FY25/26 to correct these errors.

Questions from the Directors on any category item or on the budget overall are welcome. The finalized budget will be presented to the Board for formal approval in June.

Alternatives:

Take Action

Fiscal Analysis:

See attached FY2026-27 Draft Operating Budgets for Water, Wastewater, and Streetlights Funds.

Environmental Requirements:

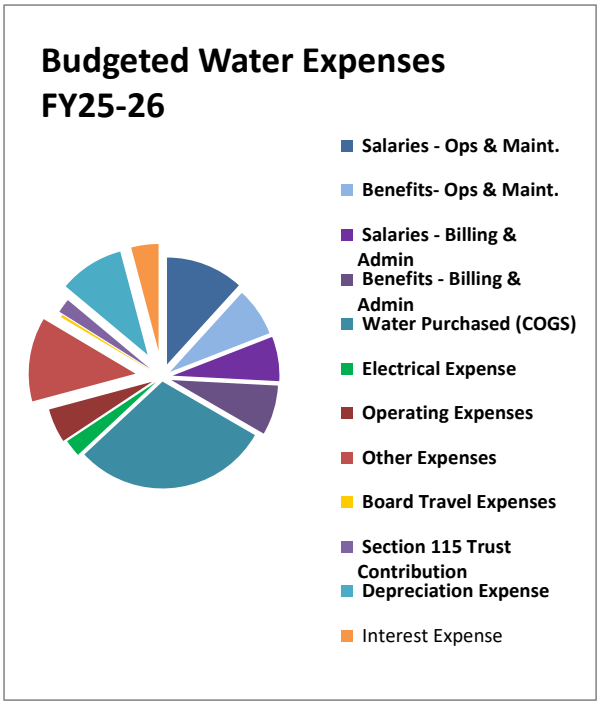
Not applicable

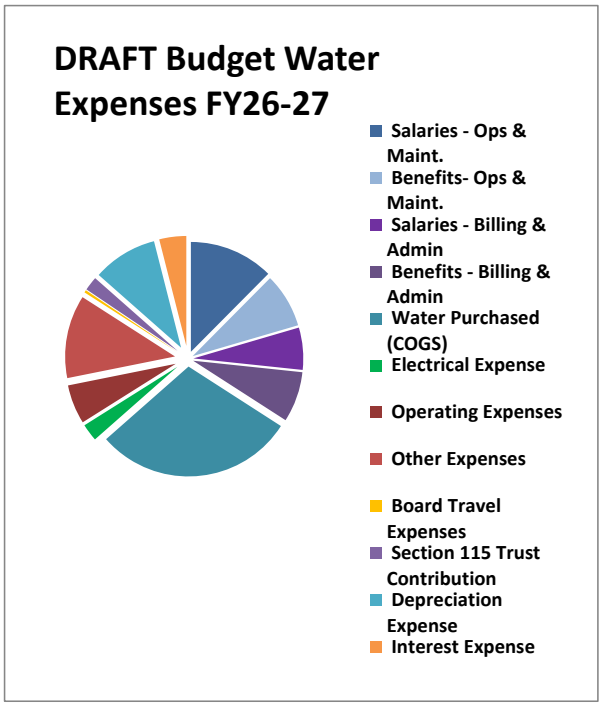
Exhibits/Attachments:

- Attachment 1 – FY2026-27 Draft Operating Budget for Water
- Attachment 2 – FY2026-27 Draft Operating Budget for Wastewater
- Attachment 3 – FY2026-27 Draft Operating Budget for Streetlights

McKinleyville Community Services District
Enterprise Funds: PROPOSED Water Operating Budget
FY 2026-27

Description	Water Fund Approved Budget FY25-26		Water Fund Proposed Budget FY26-27		Difference	
Water Revenues						
Water Sales	4,460,000	67%	4,800,000	67%	340,000	8%
Capacity Fees	75,000	1%	75,000	1%	-	0%
Grant Revenue	1,750,000	26%	1,962,000	27%	212,000	12%
Other Revenue	135,859	2%	138,086	2%	2,227	2%
Contributed Construction	25,000	0%	25,000	0%	-	0%
Interest Revenue	200,000	3%	200,000	3%	-	0%
Total Revenues	**6,645,859**	**100%**	**7,200,086**	**100%**	**554,227**	**8%**
Water Expenses						
Salaries - Ops & Maint.	547,742	12%	603,576	12%	55,834	10.2%
Benefits- Ops & Maint.	342,544	7%	389,509	8%	46,965	13.7%
Salaries - Billing & Admin	313,853	7%	300,952	6%	(12,901)	-4.1%
Benefits - Billing & Admin	351,153	8%	360,513	7%	9,359	2.7%
Water Purchased (COGS)	1,385,125	30%	1,426,679	29%	41,554	3.0%
Electrical Expense	121,500	3%	124,000	3%	2,500	2.1%
Operating Expenses	240,500	5%	280,368	6%	39,868	16.6%
Other Expenses	593,149	13%	593,658	12%	509	0.1%
Board Travel Expenses	18,000	0%	18,000	0%	-	0.0%
Section 115 Trust Contribution	100,000	2%	100,000	2%	-	0.0%
Depreciation Expense	457,000	10%	462,090	10%	5,090	1.1%
Interest Expense	192,542	4%	192,542	4%	-	0.0%
Total Expenses	**4,663,108**	**100%**	**4,851,886**	**100%**	**188,778**	**4.0%**
Excess (Deficit)	**1,982,751**		**2,348,200**		**365,449**	

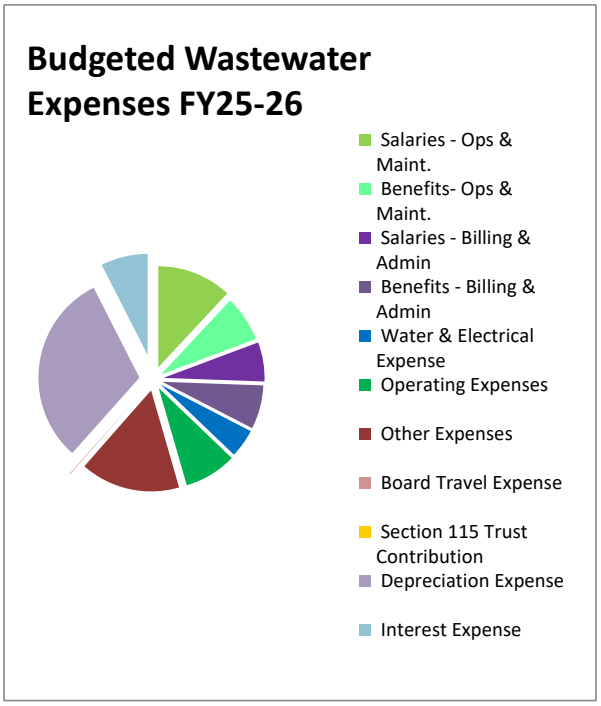


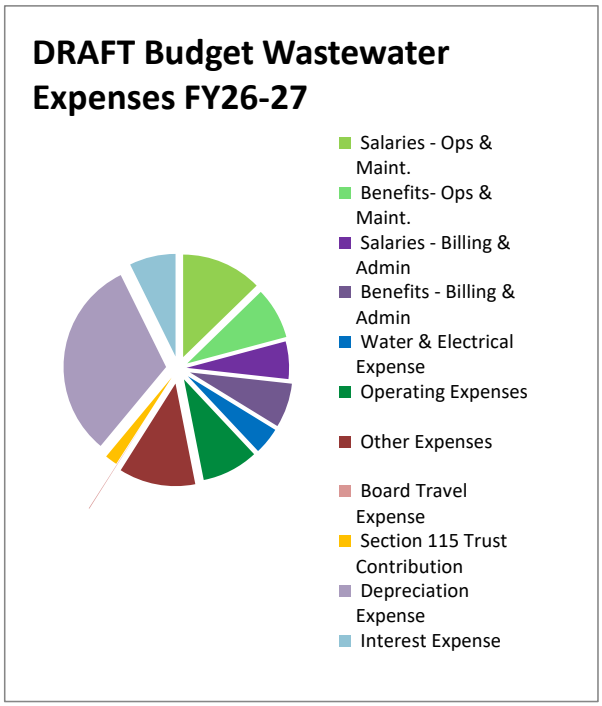


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McKinleyville Community Services District
Enterprise Funds: PROPOSED Sewer Operating Budget
FY 2026-27

Description	Wastewater Fund Approved Budget FY25-26		Wastewater Fund Proposed Budget FY26-27		Difference	
Wastewater Revenues						
Sewer Service Charges	4,450,000	53%	4,800,000	56%	350,000	8%
Capacity Fees	100,000	1%	100,000	1%	-	0%
Grant Revenue	3,500,000	41%	3,000,000	35%	(500,000)	-14%
Other Revenue	91,372	1%	146,172	2%	54,800	60%
Contributed Construction	75,000	1%	75,000	1%	-	0%
Interest Revenue	250,000	3%	400,000	5%	150,000	60%
Total Revenues	**8,466,372**	**100%**	**8,521,172**	**100%**	**54,800**	**0.6%**
Wastewater Expenses						
Salaries - Ops & Maint.	599,004	12%	655,589	13%	56,586	9%
Benefits- Ops & Maint.	368,721	7%	418,991	8%	50,270	14%
Salaries - Billing & Admin	314,638	6%	304,529	6%	(10,108)	-3%
Benefits - Billing & Admin	351,763	7%	361,163	7%	9,400	3%
Water & Electrical Expense	229,000	5%	219,000	4%	(10,000)	-4%
Operating Expenses	419,900	8%	458,768	9%	38,868	9%
Other Expenses	800,214	16%	622,330	12%	(177,884)	-22%
Board Travel Expense	5,700	0%	5,700	0%	-	0%
Section 115 Trust Contribution	-	0%	100,000	2%	100,000	100%
Depreciation Expense	1,550,000	31%	1,632,753	32%	82,753	5%
Interest Expense	376,229	8%	376,229	7%	-	0%
Total Expenditures	**5,015,169**	**100%**	**5,155,053**	**100%**	**139,884**	**2.8%**
Excess (Deficit)	**3,451,203**		**3,366,119**		**(85,084)**	

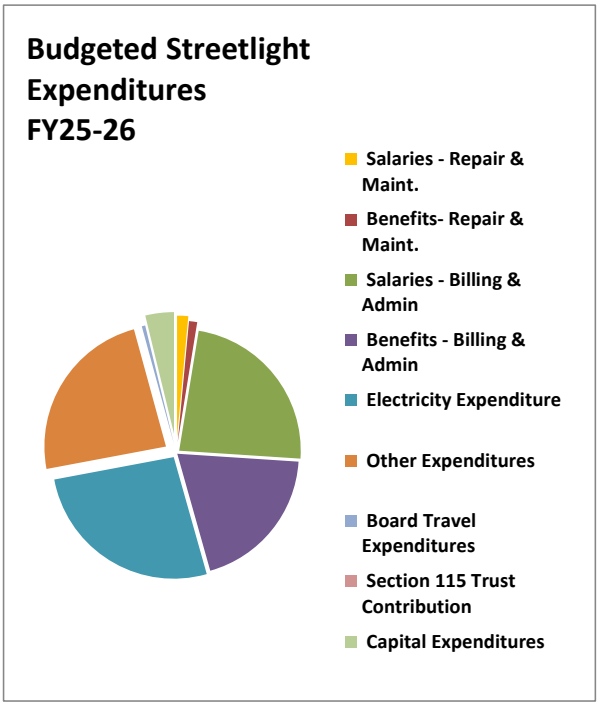


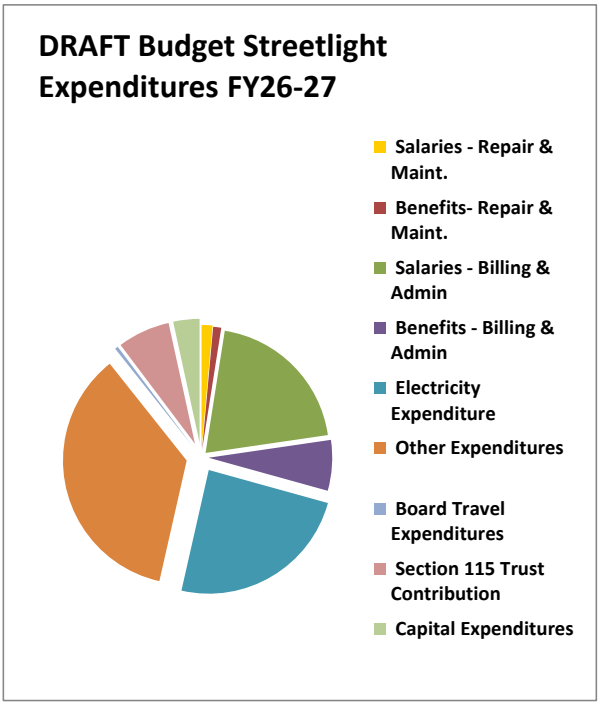


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McKinleyville Community Services District
Streetlights Fund PROPOSED Operating Budget
FY 2026-27

Description	Streetlights Fund Approved Budget FY25-26		Streetlights Fund Proposed Budget FY26-27		Difference	
Streetlight Revenues						
Streetlight Charges	125,200	85%	131,500	86%	6,300	5.0%
Other Charges	18,550	13%	18,550	12%	-	0.0%
Interest Revenue	3,000	2%	3,000	2%	-	0.0%
Total Revenues	**146,750**	**100%**	**153,050**	**100%**	**6,300**	**4%**
Streetlight Expenditures						
Salaries - Repair & Maint.	1,955	1%	2,091	1%	136	6.9%
Benefits- Repair & Maint.	1,432	1%	1,541	1%	109	7.6%
Salaries - Billing & Admin	30,907	23%	29,498	20%	(1,409)	-4.6%
Benefits - Billing & Admin	25,794	20%	9,659	7%	(16,135)	-62.6%
Electricity Expenditure	34,800	26%	35,400	24%	600	1.7%
Other Expenditures	31,220	24%	52,228	36%	21,008	67.3%
Board Travel Expenditures	600	0%	600	0%	-	0.0%
Section 115 Trust Contribution	-		10,000		10,000	100.0%
Capital Expenditures	5,000	4%	5,000	3%	-	0.0%
Total Expenditures	**131,708**	**100%**	**146,017**	**93%**	**14,309**	**11%**
Excess (Deficit)	**15,042**		**7,033**		**(8,009)**	





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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.7 **FY2025-26 Budget Revision**

PRESENTED BY: **Samantha Howard, Finance Director**

TYPE OF ACTION: **Roll Call**

Recommendation:

Staff recommends that the Board review the information presented, take public comment and approve the Revision to MCSD's FY2025-26 Budget.

Discussion:

Per MCSD's Procurement Policy, budgeted line items that are projected to require cumulative increases beyond 10% in any fiscal year must be approved by the Board.

In the current fiscal year, 2025-26, all funds are requiring a budget revision due to several line items that are projected to exceed the 10% limit. Budget Summaries are **Attachment 1** and highlights for each fund are as follows:

Water

Total revenue for the Water Fund is projected to be $934,884 less than originally budgeted primarily due to a decrease in expected grant revenue and approximately $56,575 loss on disposal of impaired assets.

Total expenses for the Water Fund are projected to be less than originally budgeted by $36,268 primarily due to the removal of the $218,000 bond issuance expense that will be carried to FY2027. However, key expenses that are projected to be beyond the 10% limit include PERS Employer Contributions, General Liability Insurance, Subscriptions, Permit Fees, and Board Travel.

Water Net Income is projected to be $1,084,134 for FY2025-26.

Water CIP Budget

For the Water CIP budget, the 4.5 Million Gallon Tank project budget has increased from $1,000,000 to $2,800,000 to ensure it captures all expected expenditures through the end of the fiscal year. All other CIP items remain the same as the original budget.

Sewer

Total revenue for the Sewer Fund is projected to be $2,693,326 less than originally budgeted primarily due to the loss of the Highway Sewer Crossing

Grant, no receipt of Recycled Water Grant Funding, and $145,813 loss on disposal of impaired assets.

Total expenses for the Sewer Fund are projected to be $78,938 higher than originally budgeted primarily due to increases in wages, worker's compensation, PERS Employer Contributions, staff's failure to budget accurately for the Section 115 Trust Contribution, which has been paid, Postage, General Liability Insurance, Subscriptions, Permit Fees, and Board Travel. These increases were offset by the removal of the $240,000 bond issuance expense that will be carried to FY2027.

Sewer Net Income is projected to be $678,940 for FY2025-26. No adjustments were made to the Sewer CIP budget.

Streetlights

Total revenue for the Streetlight Fund is projected to remain as originally budgeted; however, staff failed to budget accurately for the Section 115 Trust Contribution, which has been paid, and therefore expenses are projected to be $12,654 higher than originally budgeted.

Streetlight's Net Income is projected to be $2,387 for FY2025-26. No adjustments were made to the Streetlight's CIP budget.

Parks/General

Total revenue for the General Fund is projected to be $408,207 higher than originally budgeted. This increase is primarily due to a $293,784 estimated increase in Program Revenue due to the year-round services now provided to the Expanded Learning Program. Additionally, Property Tax Revenue has been increased to more accurately reflect the estimated actual revenue.

The General Fund CIP budget has been adjusted for a $600,000 increase to the BMX Track & Park project budget and to reduce previously budgeted projects that will not be completed prior to the end of the Fiscal Year. Net change in the CIP Budget is a $522,600 increase. As a Governmental Fund, these expenditures are reflected in the Parks/General Budget Summary

Total expenditures for the General Fund are projected to be $812,525 higher than originally anticipated. This increase is primarily due to the CIP budget adjustments and the increased costs associated with providing year-round services to the Expanded Learning Program.

Parks/General Net Loss is projected to be ($403,910) for FY2025-26.

Measure B

Total revenue for the Measure B fund is projected to be $37,263 less than originally budgeted as the Measure B Assessment revenue has been adjusted to more accurately reflect the estimated actual revenue.

Total expenditures for the Measure B Fund are projected to be $175,887 less than originally budgeted primarily due to a reduction in the CIP budget.

Measure B Net Income is projected to be $153,749 for FY2025-26.

Alternatives:

Staff analysis consists of the following potential alternative

- Take No Action

Fiscal Analysis:

Not applicable

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – FY26 Budget Summaries for all Funds

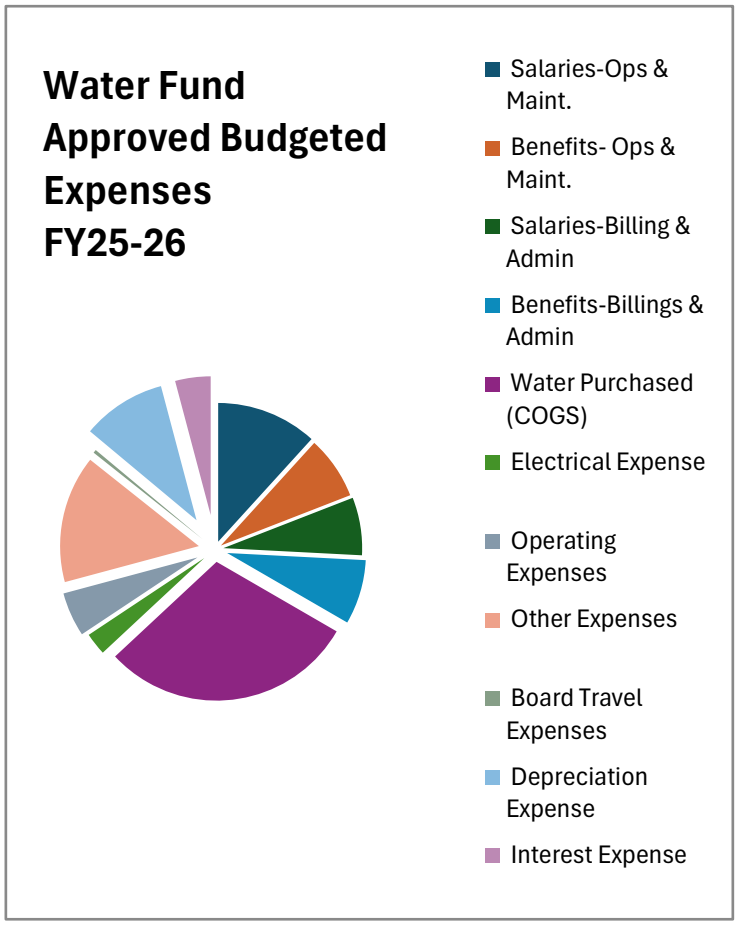
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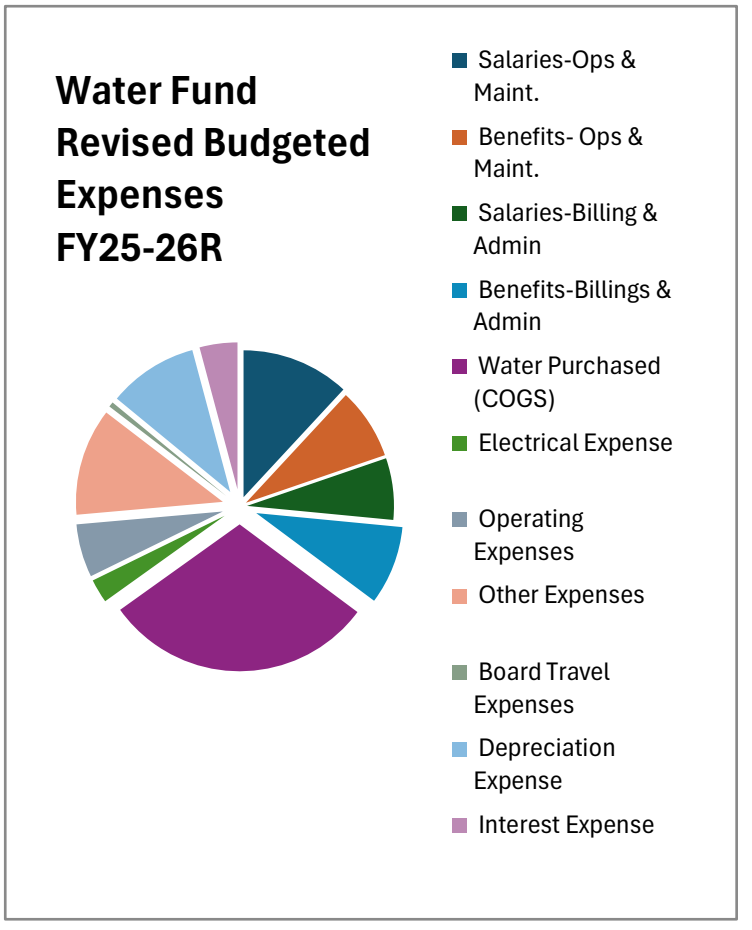
McKinleyville Community Services District

Enterprise Funds: Water PROPOSED Operating Budget Revision

FY 2025-26R

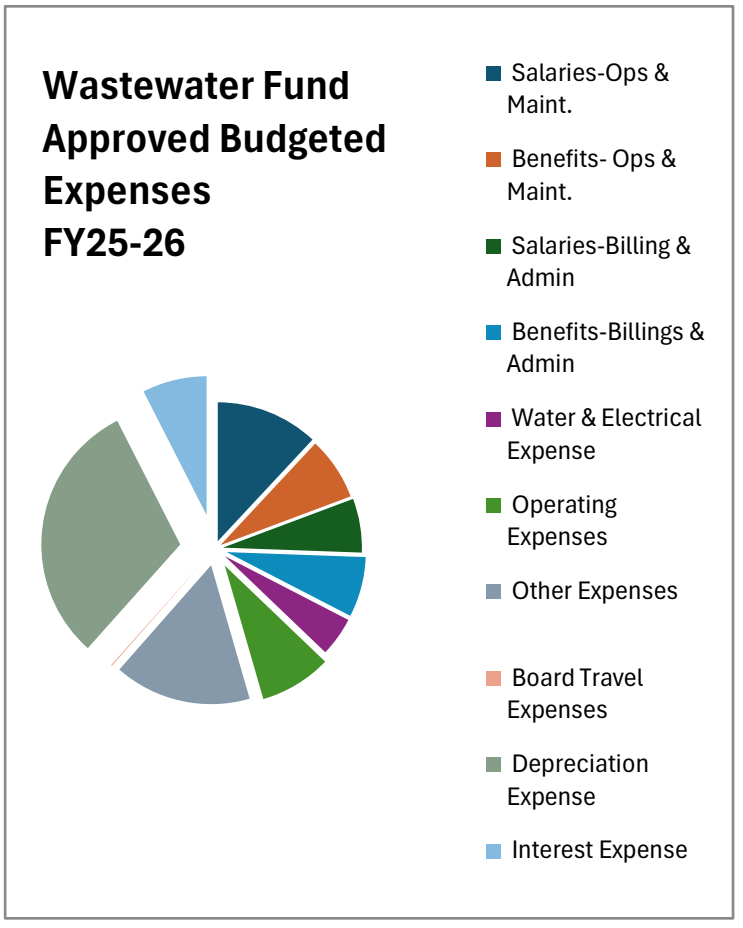
Description	Water Fund Approved Budget FY25-26		Water Fund REVISED Budget FY25-26R		Difference	
Water Revenues						
Water Sales	4,460,000	67%	4,460,000	78%	0	0.0%
Capacity Fees	75,000	1%	75,000	1%	0	0.0%
Grant Revenue	1,750,000	26%	875,635	15%	(874,365)	-50.0%
Other Revenue	135,859	2%	75,339	1%	(60,519)	-44.5%
Contributed Construction	25,000	0%	25,000	0%	0	0.0%
Interest Revenue	200,000	3%	200,000	3.5%	0	0.0%
Total Revenues	**6,645,859**	**100%**	**5,710,974**	**100%**	**(934,884)**	-14.1%
Water Expenses						
Salaries-Ops & Maint.	547,742	12%	550,673	12%	2,930	0.5%
Benefits- Ops & Maint.	342,544	7%	362,786	8%	20,242	5.9%
Salaries-Billing & Admin	313,853	7%	313,853	7%	(0)	0.0%
Benefits-Billings & Admin	351,153	8%	400,450	9%	49,297	14.0%
Water Purchased (COGS)	1,385,125	30%	1,385,125	30%	0	0.0%
Electrical Expense	121,500	3%	121,500	3%	0	0.0%
Operating Expenses	240,500	5%	270,900	6%	30,400	12.6%
Other Expenses	693,149	15%	546,312	12%	(146,837)	-3.1%
Board Travel Expenses	18,000	0%	25,700	1%	7,700	42.8%
Depreciation Expense	457,000	10%	457,000	10%	0	0.0%
Interest Expense	192,542	4%	192,542	4%	0	0.0%
Total Expenses	**4,663,108**	**100%**	**4,626,840**	**100%**	**(36,268)**	-0.8%
Excess (Deficit)	**1,982,751**		**1,084,134**			

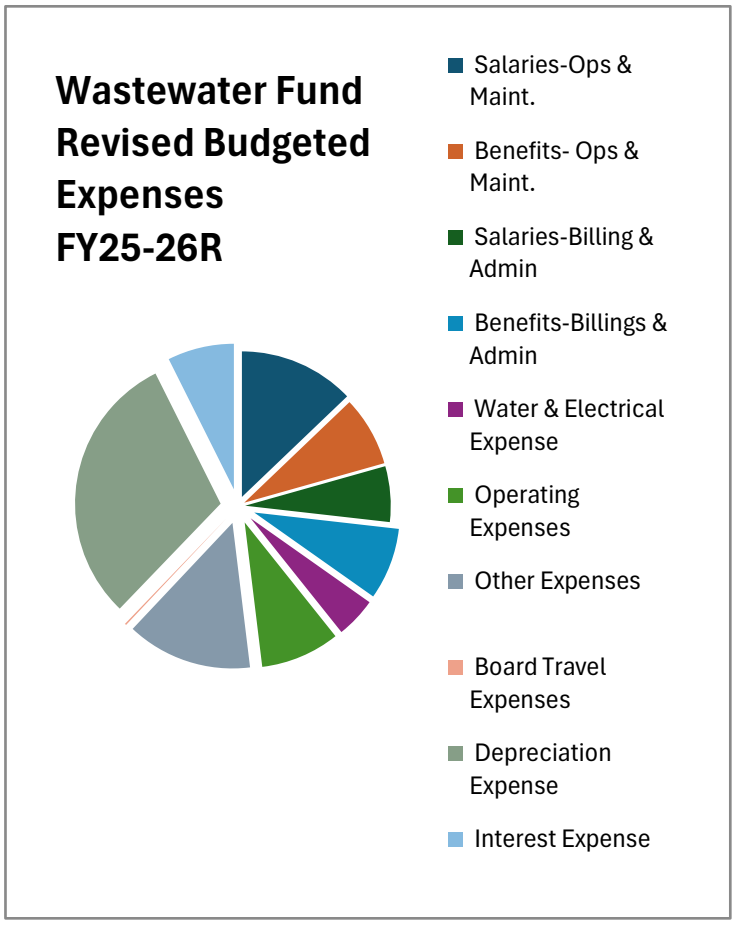




McKinleyville Community Services District
Enterprise Funds: Wastewater PROPOSED Operating Budget Revision
FY 2025-26R

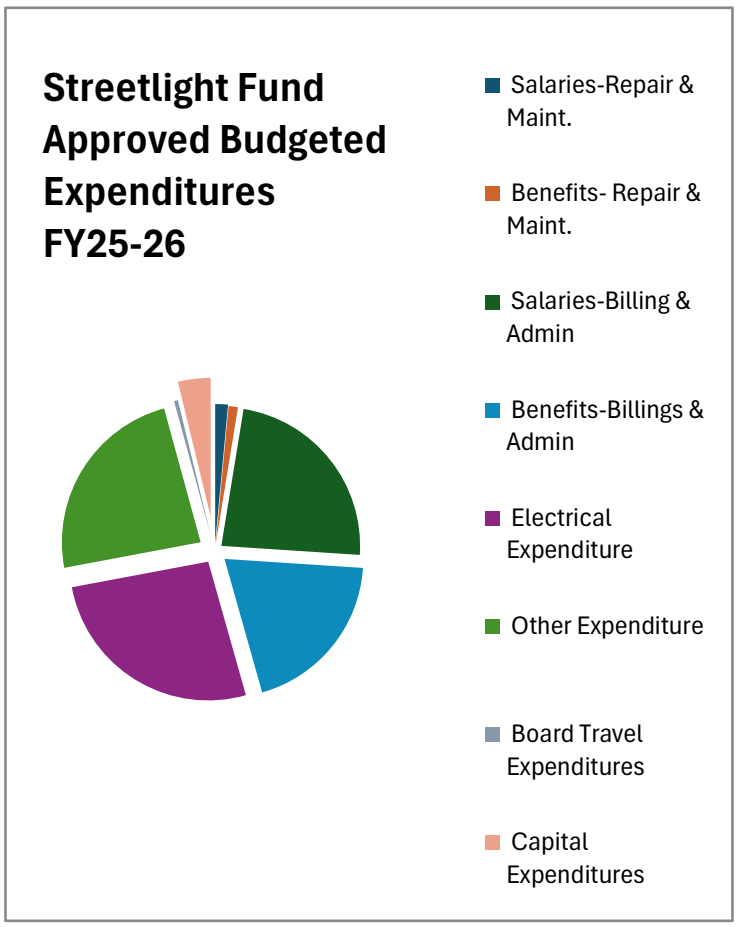
Description	Wastewater Fund Approved Budget FY25-26		Wastewater Fund REVISED Budget FY25-26R		Difference	
Wastewater Revenues						
Sewer Service Charges	4,450,000	53%	4,450,000	77%	0	0.0%
Capacity Fees	100,000	1%	156,200	3%	56,200	56.2%
Grant Revenue	3,500,000	41%	350,094	6%	(3,149,906)	-90.0%
Other Revenue	91,372	1%	26,752	0%	(64,620)	-70.7%
Contributed Construction	75,000	1%	75,000	1%	0	0.0%
Interest Revenue	250,000	3%	715,000	12.4%	465,000	186.0%
Total Revenues	**8,466,372**	**100%**	**5,773,046**	**100%**	**(2,693,326)**	-31.8%
Wastewater Expenses						
Salaries-Ops & Maint.	599,004	12%	655,001	13%	55,997	9.3%
Benefits- Ops & Maint.	368,721	7%	395,493	8%	26,771	7.3%
Salaries-Billing & Admin	314,638	6%	314,638	6%	0	0.0%
Benefits-Billings & Admin	351,763	7%	406,788	8%	55,025	15.6%
Water & Electrical Expense	229,000	5%	229,000	4%	0	0.0%
Operating Expenses	419,900	8%	447,800	9%	27,900	6.6%
Other Expenses	800,214	16%	710,659	14%	(89,555)	-2.0%
Board Travel Expenses	5,700	0%	8,500	0%	2,800	49.1%
Depreciation Expense	1,550,000	31%	1,550,000	30%	0	0.0%
Interest Expense	376,229	8%	376,229	7%	0	0.0%
Total Expenses	**5,015,169**	**100%**	**5,094,107**	**100%**	**78,938**	1.6%
Excess (Deficit)	**3,451,203**		**678,940**			

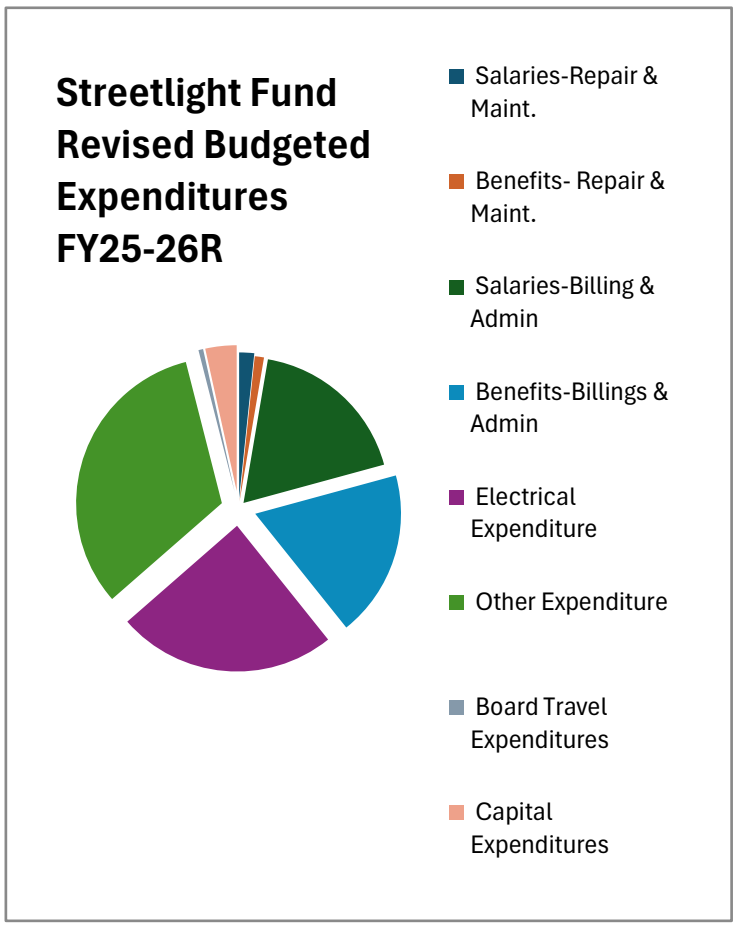




McKinleyville Community Services District
Governmental: Streetlights PROPOSED Operating Budget Revision
FY 2025-26R

Description	Streetlights Fund Approved Budget FY25-26		Streetlights Fund REVISED Budget FY25-26R		Difference	
Streetlight Revenues						
Streetlight Charges	125,200	85%	125,200	85%	-	0.0%
Other Charges	18,550	13%	18,550	13%	-	0.0%
Interest Revenue	3,000	2%	3,000	2%	-	0.0%
Total Revenues	**146,750**	**100%**	**146,750**	**100%**	**-**	0.0%
Streetlight Expenditures						
Salaries-Repair & Maint.	1,955	1%	2,400	2%	445	22.7%
Benefits- Repair & Maint.	1,432	1%	1,475	1%	43	3.0%
Salaries-Billing & Admin	30,907	23%	26,100	18%	(4,807)	-15.6%
Benefits-Billings & Admin	25,794	20%	26,698	18%	904	3.5%
Electrical Expenditure	34,800	26%	35,100	24%	300	0.9%
Other Expenditure	31,220	24%	46,840.17	32%	15,620	8.7%
Board Travel Expenditures	600	0%	750	1%	150	25.0%
Capital Expenditures	5,000	4%	5,000	3%	-	0.0%
Total Expenditures	**131,709**	**100%**	**144,363**	**100%**	**12,654**	9.6%
Excess (Deficit)	**15,041**		**2,387**			



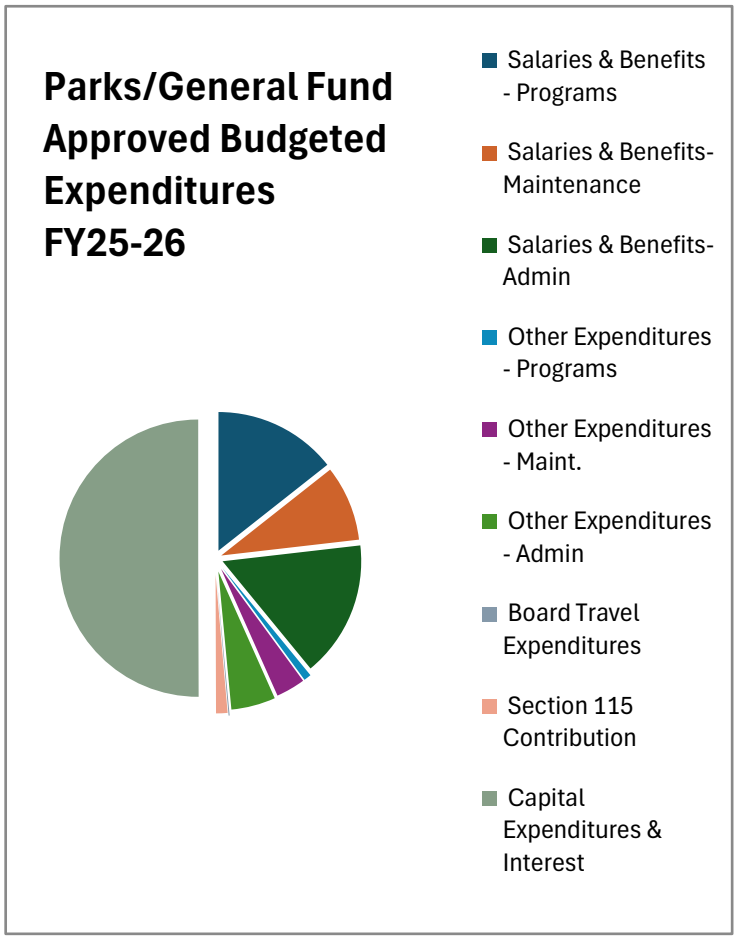


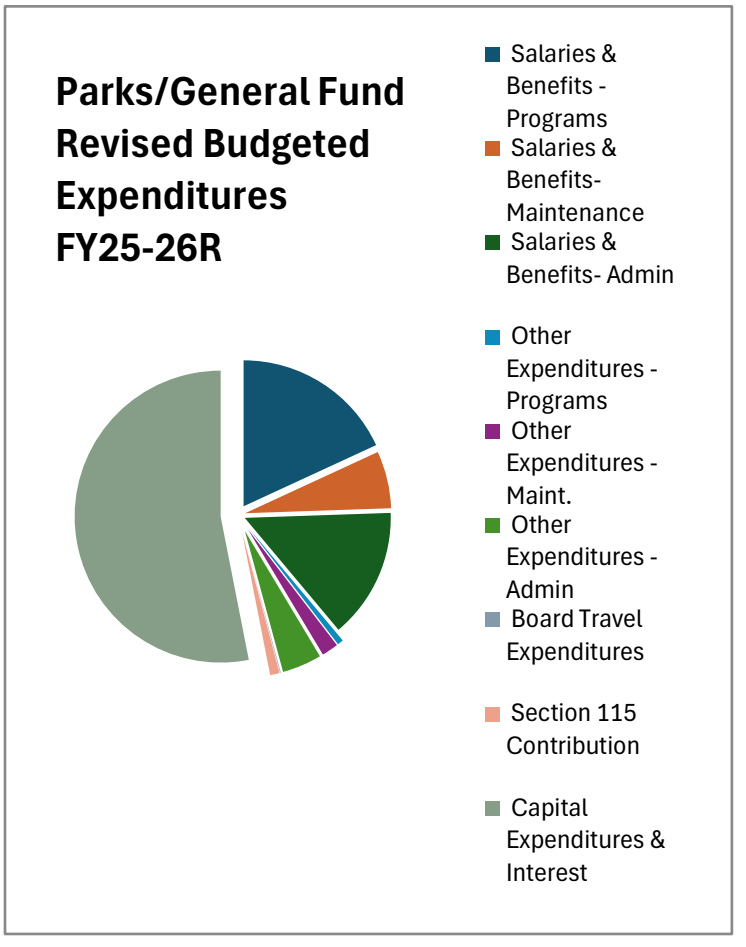
McKinleyville Community Services District

Governmental: Parks/General PROPOSED Operating Budget Revision

FY 2025-26R

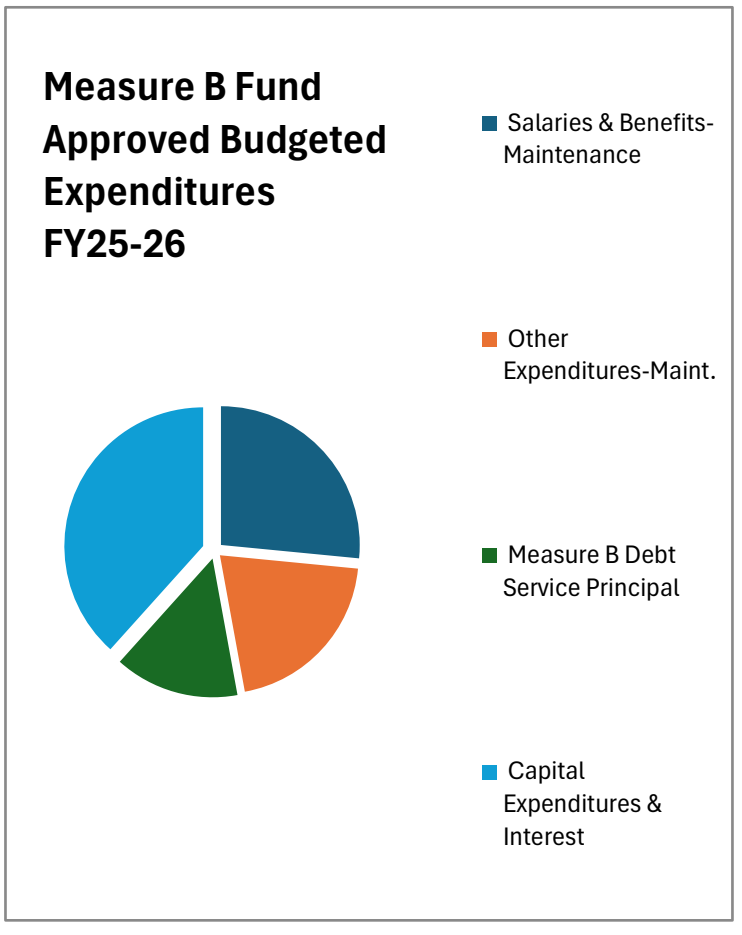
Description	Parks/General Fund Approved Budget FY2025-26		Parks/General Fund REVISED Budget FY2025-26R		Difference	
Revenues		% of Budget		% of Budget		% Change
Program Fees	369,850	12%	663,634	19%	293,784	79.4%
Facility Fees	89,900	3%	102,125	3%	12,225	13.6%
Property Taxes	765,761	26%	870,000	26%	104,239	13.6%
Open Space Fees	169,584	6%	167,141	5%	(2,443)	-1.4%
Contributions & Other Program	1,500	0%	1,500	0.0%	-	0.0%
Other Revenue	19,875	1%	20,278	1%	403	2.0%
Grant Revenue	1,400,000	47%	1,400,000	41%	-	0.0%
Quimby Fees/ Grants/Loans	10,000	0%	10,000	0%	-	0.0%
Interest Revenue	175,000	5.8%	175,000	5.1%	-	0.0%
Total Revenues	**3,001,470**	**100%**	**3,409,677**	**100%**	**408,207**	13.6%
Expenditures		% of Budget		% of Budget		% Change
Salaries & Benefits - Programs	431,229	14%	690,841	18%	259,612	60.2%
Salaries & Benefits- Maintenance	264,168	9%	241,835	6%	(22,333)	-8.5%
Salaries & Benefits- Admin	476,985	16%	550,985	14%	74,000	15.5%
Other Expenditures - Programs	25,950	1%	25,280	1%	(670)	-2.6%
Other Expenditures - Maint.	102,200	3%	70,364	1.8%	(31,836)	-31.2%
Other Expenditures - Admin	154,970	5%	167,062	4.4%	12,092	7.8%
Board Travel Expenditures	3,560	0.1%	2,620	0.1%	(940)	-26.4%
Section 115 Contribution	40,000	1%	40,000	1.0%	-	100.0%
Capital Expenditures & Interest	1,502,000	50%	2,024,600	53%	522,600	34.8%
Total Expenditures	**3,001,062**	**100%**	**3,813,587**	**100%**	**812,525**	27.1%
Excess (Deficit)	**408**		**(403,910)**		**(404,318)**	

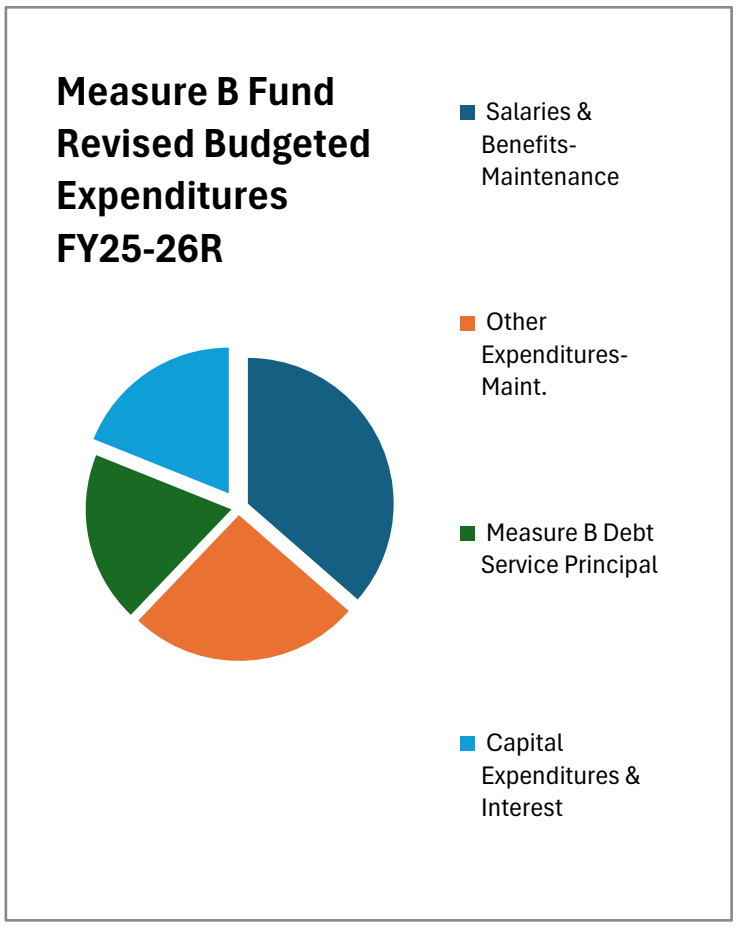




McKinleyville Community Services District
Governmental: Measure B PROPOSED Operating Budget Revision
FY 2025-26R

Description	Measure B Fund Approved Budget FY25-26		Measure B Fund REVISED Budget FY25-26R		Difference	
Revenues						
Measure B Assessment	730,516	95%	693,253	95%	(37,263)	-5.1%
Other Revenue	-	0%	-	0%	-	0.0%
Interest Revenue	40,000	5%	40,000	5%	-	0.0%
Total Revenues	**770,516**	**100%**	**733,253**	**100%**	**(37,263)**	-4.8%
Expenditures						
Salaries & Benefits-Maintenance	200,487	27%	211,050	36%	10,563	5.3%
Other Expenditures-Maint.	155,450	21%	149,000	26%	(6,450)	-4.1%
Measure B Debt Service Principal	109,764	15%	109,764	19%	-	0.0%
Capital Expenditures & Interest	289,690	38%	109,690	19%	(180,000)	-62.1%
Total Expenditures	**755,391**	**100%**	**579,504**	**100%**	**(175,887)**	-23.3%
Excess (Deficit)	**15,125**		**153,749**			





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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.8	**Discuss and Consider Approval of Resolution 2026-15 Adopting the Amended Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Highway Sewer Crossing Project**
PRESENTED BY:	**Patrick Kaspari, General Manager**
TYPE OF ACTION:	**Roll Call Vote**

Recommendation:

Staff recommends that Board review the information, discuss, take public comment and approve Resolution 2026-15 (which adopts the CEQA Amendment to the Initial Study/Proposed Mitigated Negative Declaration (ISMND) and the Mitigation Monitoring Reporting Program, for the previously approved Highway Sewer Crossing Project) and directs the General Manager to file the Amended Notice of Determination with the County within five (5) working days.

Discussion:

At the December 5, 2025 regular Board Meeting, the Board approved the CEQA documents for the Sewer Highway Crossings Retrofit Project (Project). The Project as originally proposed would replace three existing gravity sewer lines in McKinleyville, which cross under U.S. 101, with pipes that are more resilient to damage in a major earthquake and with a slightly larger capacity to handle larger storm event flows than the existing pipes. As the Board is aware, the project was to be funded by a Hazard Mitigation Grant from the Federal Emergency Management Agency (FEMA). Unfortunately, the Staff cuts at FEMA left insufficient personnel to process the requested grant extension to allow for the construction of all three crossings. Given the loss of $5M in grant funding, the District can now only afford to install the most critical crossing, the Middle crossing at Thiel Avenue. Depending on what the bids come back at, we hope to be able to install the southernmost crossing as well. There will very likely not be sufficient funding to install the Northern crossing.

In addition, there has been changes identified since the Board adopted the original Initial Study, Mitigated Negative Declaration (IS/MND) in December 2025. The IS/MND has been amended (see **Attachment 2**) along with the Mitigation Monitoring and Reporting Program (MMRP) (See **Attachment 3**) to address a minor expansion at the Middle Crossing. These changes also result in a revised Notice of Determination (**Attachment 4**) to be filed with the County Recorder's office within five working days of

the decision to approve the amended IS/MND & MMRP.

As originally determined, and with these proposed amendments, the Project would result in less than significant impacts with mitigation incorporated for Air Quality, Biological Resources, Cultural Resources, Energy Resources, Geology and Soils, Hydrology and Water Quality, and Tribal Cultural Resources as outlined in the IS/MND and MMRP.

The previous complete ISMND was publicly circulated from October 20, 2025 to November 19, 2025, and was filed with the State Clearing House (SCH# 2025100907) along with a Notice of Completion on October 20, 2025. A Notice of Intent to adopt the IS/MND was published in the Mad River Union on October 22, 2025. No comments were received during the public review period. At the December 5, 2025 Board Meeting, the Board approved the project as well as the IS/MND and the MMRP. The original NOD was filed with the Humboldt County Recorder's Office on December 6, 2025.

Alternatives:

Staff analysis consists of the following potential alternative to the Project

- Take No Action

Fiscal Analysis:

The initial design and permitting for this Project was funded by a Hazard Mitigation Grant. Unfortunately the grant was not extended and the grant was closed out on March 22, 2026. The final construction will be funded in part with the remaining 2021B Wastewater Certificates of Participation (COPs) in the amount of $2.3M. The remainder $1.7M will be funded through the sale of the new COP issuance to be finalized in July of 2026.

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Environmental Requirements:

The required CEQA actions are addressed in **Attachment 1**, Resolution 2026-15, and approval of the Resolution will enact the required adoptions and approvals and Direct the General Manager to file the Notice of Determination.

Exhibits/Attachments:

- Attachment 1 – Resolution 2026-15
- Attachment 2 – An Addendum to the 2025 Initial Study and Mitigated Negative Declaration, Sewer Highway Crossings Project
- Attachment 3 – Addendum to the Mitigation, Monitoring and Reporting Program
- Attachment 4 – Revised Notice of Determination

RESOLUTION 2026-15

A RESOLUTION OF MCKINLEYVILLE COMMUNITY SERVICES DISTRICT ADOPTING THE AMENDED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE HIGHWAY SEWER CROSSING PROJECT (STATE CLEARING HOUSE NUMBER 2025100907); ADOPTING THE AMENDED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PREVIOUSLY APPROVED PROJECT

THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE CSD FINDS:

A) On October 20, 2025, McKinleyville CSD submitted the Initial Study/Proposed Mitigated Negative Declaration (ISMND) for the Highway Sewer Crossing Project (Project) to the State Clearinghouse. The proposed Project will install two or three new sanitary sewer crossings under Highway 101 from the eastern side of McKinleyville to the western side, where the wastewater treatment plant is located.

B) The District has evaluated potential environmental effects of the project through the preparation and circulation of the ISMND incorporated herein by this reference. This process included the following actions:

   1) Review of the Project and its potential to cause environmental impacts within the resource categories listed in Appendix G of the CEQA Guidelines through preparation of an ISMND.

   2) A public 30-day review period for the MND was conducted from October 20, 2025 to November 19, 2025. MCSD submitted of a Notice of Intent to adopt the ISMND to the Mad River Union (published on October 22, 2025) which disclosed the duration of the public comment period and where the document could be accessed.

   3) MCSD submitted the Notice of Completion, ISMND and Notice of Intent to the State Clearinghouse for public review and distribution to responsible, trustee, and public agencies with jurisdiction over the resources affected by the Project on October 20, 2025 (State Clearinghouse number 2025100907). The NOC, ISMND and Copies of the draft documents were available for review at the District's office, and the District's website (www. https://mckinleyvillecsd.specialdistrict.org/project-news).

C) All actions required to be taken by applicable law related to the preparation, circulation, and review of the MND have been taken.

D) An ISMND has been prepared consisting of the Initial Study, and Mitigated Negative Declaration, This ISMND was posted on the District's website at https://mckinleyvillecsd.specialdistrict.org/project-news on October 20, 2025. Minor amendments were made to the ISMND to accommodate differing site conditions and approved by the Board at the May 6, 2026 regular Board meeting.

E) A Notice of Intent to adopt the MND was published in the Mad River Union Newspaper on October 22, 2025.

F) A Mitigation, Monitoring, and Reporting Plan (MMRP) has been prepared for the Project. The MMRP details the program for implementing the mitigation measures established in the ISMND to mitigate or avoid significant environmental effects. Minor amendments were made

to the ISMND to accommodate differing site conditions and approved by the Board at the May 6, 2026 regular Board meeting.

G) No comments were received during the public review period. Informal project review and a field visit at the northern crossing occurred with the California Department of Fish and Wildlife

H) District Staff, after considering the ISMND, public comment letter, Response to Comments documentation, the evidence and testimony before it, recommended that the District Board of Directors adopt the Amended ISMND, adopt the CEQA findings, adopt the Amended Mitigation Monitoring Reporting Program for the previously approve the Highway Sewer Crossing Project.

I) The District Board of Directors held a public hearing on December 3, 2025, to consider the ISMND, MMRP, and the Project, and the Amended ISMND and Amended MMRP at the May 6, 2026 regular Board meeing. The Board of Directors, after staff analysis of the same, independently reviewed and analyzed reports, documents, and declarations which became a part of the record of this decision.

J) The Board of Directors made its decision to adopt the ISMND as amended for this Project in light of the record as a whole as set forth in these findings; and,

K) The Board of Directors, in adopting the ISMND for this Project, of which these findings are a part, did so through the exercise of their independent judgment and review after finding substantial evidence, in light of the record as a whole, to support the adoption of the ISMND; and,

L) The Board of Directors has made its decision to adopt the ISMND and the MMRP as amended in the light of all the testimony and evidence presented at or prior to the close of the noticed public hearing, including letters, reports, comments, analyses, etc., which the Board after review and comment by its staff critically reviewed, corrected, and augmented where necessary, as set forth in the record and procedural findings on this Project; and,

THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT RESOLVES:

1. BOARD OF DIRECTORS INDEPENDENT JUDGMENT AND REVIEW. The Board of Directors adopts the Initial Study/Proposed Mitigated Negative Declaration presented to the Board, which reviewed and considered the information contained in said Initial Study/Proposed Mitigated Negative Declaration prior to deciding whether to approve the proposed Project. The Initial Study/Proposed Mitigated Negative Declaration has been thoroughly reviewed and analyzed by the District's Staff, and the Board of Directors. The draft documents circulated for public review, and Response to Comment document reflect the District's own independent judgment and the Initial Study/Proposed Mitigated Negative Declaration as certified by this Resolution also reflects the independent judgment of the Board of Directors.

2. MITIGATION MONITORING AND REPORTING PROGRAM ADOPTED. The Board of Directors hereby adopts the Mitigation Monitoring and Reporting Program with established measures for implementing the mitigation measures set forth in the Initial Study/Proposed Mitigated Negative Declaration. The Mitigation Monitoring and

Reporting Program is attached hereto as Attachment A and incorporated herein by this reference, as the Mitigation Monitoring and Reporting Program for the Sewer Highway Crossing Retrofit Project. The Board of Directors finds that the Mitigation Monitoring and Reporting Program has been prepared in accordance with CEQA and the CEQA Guidelines and directs the General Manager to oversee the implementation of the program.

3. FILING OF NOTICE OF DETERMINATION. The Board of Directors hereby directs the General Manager to file a Notice of Determination within five (5) working days after approval of the Project.

4. AVAILABILITY OF PROJECT APPROVALS. The General Manager shall make the Project plans and other related materials that constitute the record of the proceedings upon which its decision is based available at the District office, 1656 Sutter Road, McKinleyville California, and in other locations the General Manager deems appropriate to facilitate public access to these documents.

ADOPTED, SIGNED AND APPROVED at a duly called meeting of the Board of Directors of the McKinleyville Community Services District on May 6, 2026 by the following polled vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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Dennis Mayo, Board President

Attest:

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Joseph Blaine, Board Secretary

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Addendum to the 2025 Initial Study / Mitigated Negative Declaration

Sewer Highway Crossings Project
SCH No. 2025100907

McKinleyville CSD
March 12, 2026

→ The Power of Commitment



Addendum to the 2025 Initial Study / MND
Sewer Highway Crossings Project
SCH No. 2025100907

Prepared for:

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McKinleyville, CA 95519

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1. Introduction

1.1 Background

The District was established in 1970 and its service area is comprised of approximately 12,140 acres and extends north from the Mad River to Patrick Creek, and east from the Pacific Ocean to the foothills near Fieldbrook. The District is an independent, special district governed by a five member Board of Directors. The District serves a population of approximately 17,000 by providing water, wastewater, parks and recreation, library, streetlights, and open space maintenance services to residents and businesses in the unincorporated area of McKinleyville.

The existing sewers were constructed in 1976, making the gravity sewers approximately 50 years old. The District has been aware of capacity issues with the middle crossing for many years, and replacement of all three crossings are of high priority.

The District currently operates three gravity sewer lines that cross under U.S. 101 in three locations (Northern, Middle, and Southern) throughout McKinleyville, which are the subject of the Project. The purpose of the Project is to retrofit the three U.S. 101 sewer crossings that drain wastewater from the east side of U.S. 101 to the west side where the District's treatment facility is located. The proposed replacement method for each highway crossing is Horizontal Auger Boring (HAB) with design parameters to be determined after planned geotechnical investigations conducted in October 2025. The retrofitted sewer crossings would increase earthquake resiliency of the utility above current conditions.

1.1.1 CEQA History and Addendum Justification

The 2025 IS/MND was approved by the McKinleyville Community Services District (District) on December 3, 2025, and the Notice of Determination for the adopted Mitigated Negative Declaration (2025 IS/MND) and Mitigation Monitoring and Reporting Program was filed on December 4, 2025, with the Humboldt County Clerk Recorder. Since adoption of the MND, design progression at the Northern Crossing identified a need to work within an unnamed tributary to Norton Creek that had previously been excluded from the Project study boundary. The 2025 IS/MND that was approved and adopted indicated that the Project would not involve any in-water or in-channel work. A Project boundary at the Middle Crossing was also updated to include a small, additional area not previously evaluated for biological resources. Thus, this addendum updates the Project description to describe the in-channel work and study boundary adjustment and evaluates associated potential environmental impacts.

The District has evaluated the changes in the Project design along with the circumstances surrounding the Project pursuant to the California Environmental Quality Act (CEQA). The changes to the Project design have been evaluated and measured against the standards set forth in CEQA Guidelines Section 15162 which outlines the circumstances under which a CEQA lead agency is required to prepare a subsequent MND. Elements requiring the preparation of a subsequent MND have not been identified, as the changes in the Project design along with the circumstances surrounding the Project do not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring new mitigation measures beyond those previously addressed in the 2025 MND. Under CEQA Guidelines Section 15164, a CEQA lead agency may prepare an addendum to a previously adopted negative declaration to analyze changes in a project, or in circumstances surrounding a project, where the record indicates that a subsequent negative declaration is not required. Therefore, an addendum to the 2025 MND has been determined to be the appropriate CEQA document.

This addendum reflects the analysis of the District as the CEQA lead agency. Further, it demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the 2025 MND remain substantively unchanged by the minor changes to the Project described herein. The Project modifications do not result in a new

significant impact or substantial increase in the severity of a previously identified significant impact and therefore do not exceed the level of impacts identified in the 2025 MND.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum prior to making a decision on the project. Accordingly, this addendum, along with the 2025 MND, will be considered by the decision-making bodies prior to any future decision on the project. This addendum, along with the previous environmental analyses, is on file with, and may be obtained from McKinleyville Community Services District, 1656 Sutter Road, McKinleyville, CA 95516.

1.2 Framework for Evaluation of Project Modifications

As directed by CEQA Guidelines Section 15162, when an MND has been adopted for a project, no subsequent MND shall be prepared, unless one or more of the following circumstances occur:

1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous MND;
    b. Significant effects previously examined will be substantially more severe than shown in the previous MND;
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The changes in environmental impacts due to modifications in the project or changed conditions have been evaluated and measured against the standards set forth in paragraphs 1, 2, and 3 above. The environmental analysis is provided in Section 3.

2. Changes to Project Since 2025 IS/MND

Changes to the Project addressed in this addendum include:

– Disturbance to an unnamed tributary to Norton Creek at the Northern Crossing
– Minor expansion of the Project study boundary at the Middle Crossing
– Resulting adjustments to the Mitigation, Monitoring, and Reporting Program (MMRP) are included in Attachment 1.

2.1 Unnamed Tributary

The Northern Crossing currently consists of 15-inch asbestos cement pipe (ACP) within a 32-inch steel casing which is anticipated to be retrofitted with a new parallel pipe within a 42-inch steel casing. Pipeline installation would occur via HAB, a trenchless construction method in which a casing is installed along a straight horizontal boring path,

beginning and ending at jacking and receiving pits. The Northern Crossing Site has an approximate jacking pit depth of 26 feet on the eastern side of U.S. 101, and a receiving pit depth of 14 feet on the western side.

The 2025 IS/MND indicated in-water work in not occur in the channel or banks of Norton Creek or the unnamed tributary. This is no longer the case.

Although the unnamed tributary is anticipated to be dry during construction, there is still a possibility the watercourse would be wetted, and thus there is also potential for the presence of fish in the watercourse. Thus, a Watercourse Protection Plan (WPP) was developed (Attachment 2).

The WPP defines specific actions to prevent sediment discharge, protect aquatic organisms, and maintain channel integrity during in-channel and near-channel construction. Work areas with standing water would be isolated from adjacent waters using temporary cofferdams or aquatic species barriers. If active flow is present, water would be diverted around or through the work area using gravity flow conveyed through temporary pipes or culverts. Before any dewatering, qualified biologists would capture and relocate aquatic species within isolated work areas until the areas are sufficiently de-fished. All captured species would be relocated to the nearest suitable habitat outside of the work area with comparable water quality and habitat conditions, as determined by the qualified biologists.

Prior to HAB work, the channel within the work zone would be temporarily lined with woven geotextile fabric to prevent contact between underlying soils and introduced materials and to minimize the potential for sediment intrusion. A temporary pipe and weighted counter-mass would be placed above the alignment to maintain channel stability and prevent surface breakthrough. Counter mass would d consistent of soil or gravel and contained in sandbags or similar to minimize the risk of sediment delivery to the channel. A thin layer of washed spawning gravel would be placed along the channel bottom and remain follow HAB construction.

Installation and removal of temporary materials would be conducted using hand labor where practicable to minimize disturbance to the channel bed and banks. Upon completion of construction, all temporary materials would be removed, and the channel would be restored to pre-disturbance conditions through regrading, placement of washed spawning gravel where needed, and reestablishment of native riparian vegetation and erosion-control measures.

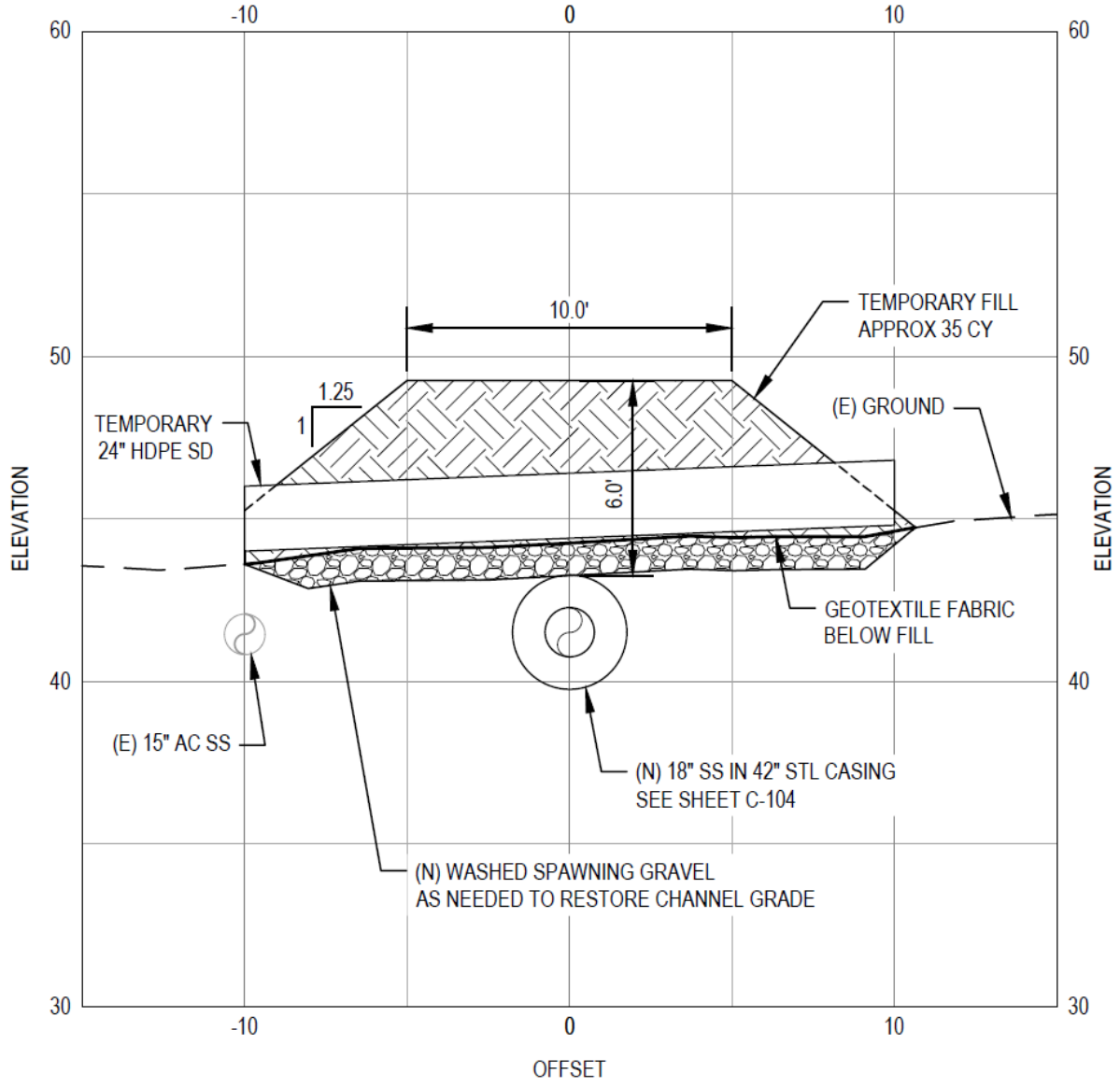


Figure 1 ***Proposed Watercourse Protection Plan***



Image 1 *Unnamed Tributary Along Norton Creek Where In-Channel Work Would Occur, January 2026*

2.2 Middle Crossing Study Boundary Adjustment

Following design progression, the Project Area at the Middle Crossing expanded by approximately 1.20 acres. This expanded area was fully surveyed within the Project's Biological Resources Report and Wetland Delineation Report. The expanded boundary was mapped entirely as red alder forest habitat. No additional vegetation removal is proposed outside of red alder removal that was previously evaluated and addressed in the 2025 IS/MND.



Figure 2 *Middle Crossing 2025 IS/MND Boundary (Top) and Updated Boundary (Bottom)*

3. Analysis of Potential Environmental Impacts

The following discussion analyzes the likelihood of the Project changes, as described in Section 2, to result in new or substantially more significant effects, or the need for new mitigation measures as compared to those studied in the 2025 IS/MND.

Environmental analysis in this CEQA addendum focuses on resource areas where potential impacts could occur, specifically Biological Resources and Hydrology and Water Quality. Otherwise, Project impacts are consistent with what was previously analyzed in the Project's original ISMND, as summarized in Table 1. Project changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects relative to those identified in the 2025 IS/MND. Any potential impact related to aesthetics would remain less than significant or no impact.

Table 1 Environmental Impacts Consistent With the 2025 IS/MND

Environmental Category	Rationale	2025 ISMND	Findings
Aesthetics	The Project is not located within a state scenic highway. The Project Area does not include any historic trees or rock outcroppings.	No impact	Consistent with IS/MND
Agriculture and Forestry Resources	Project changes described in the addendum not located within farmland, agricultural areas, nor forest land.	No impact	Consistent with IS/MND
Air Quality	Project changes described in the addendum would not result in a significant change to air quality. With implementation of Mitigation Measure AQ-1, the project would not conflict with applicable air plans. This impact would be reduced to a less than significant level with mitigation.	Less than Significant with Mitigation Incorporated	Consistent with IS/MND
Cultural Resources	Project changes described in the addendum would not have a significant impact on cultural resources. With implementation of mitigation measures, the project would not conflict with cultural resources. This impact would be reduced to a less than significant level with mitigation.	Less than Significant with Mitigation Incorporated	Consistent with IS/MND
Energy	Project changes described in the addendum would not result in an increase in energy use above the existing conditions. The impact would be less than significant with the incorporation of Mitigation Measure AQ-1.	Less than Significant with Mitigation Incorporated	Consistent with IS/MND
Geology & Soils	Project changes described in the addendum is not located within an active fault or mapped liquefaction hazard zone. Ground disturbance and erosion would be minimal.	Less than Significant Impact with Mitigation Incorporated	Consistent with IS/MND
Greenhouse Gas Emissions	Project changes described in the addendum would not result in greenhouse gas emissions above existing conditions.	Less than Significant Impact	Consistent with IS/MND
Hazards and Hazardous Materials	There is always the possibility when equipment is operating that an accident could occur and fuel could be released onto the soil. Nearby spill kits and strict drilling fluid regulations would ensure the potential impacts are less than significant.	Less than Significant Impact	Consistent with IS/MND

Environmental Category	Rationale	2025 ISMND	Findings
Land Use and Planning	Project changes described in the addendum would not physically divide a community, and the project is consistent with the McKinleyville Community Plan.	No Impact	Consistent with IS/MND
Mineral Resources	Project changes described in the addendum would not result in the loss of mineral resources.	No Impact	Consistent with IS/MND
Noise	Project changes described in the addendum would not exceed standard ambient noise or ground borne vibration levels.	Less than Significant Impact	Consistent with IS/MND
Population and Housing	Project changes described in the addendum do not include components that would directly or indirectly induce unplanned population growth nor would they displace people or housing or otherwise affect housing.	No Impact	Consistent with IS/MND
Public Services	Project changes described in the addendum would not affect public utility facilities. The purpose of the Project is to benefit the sewerage facility.	No Impact	Consistent with IS/MND
Recreation	Project changes described in the addendum would not involve any recreational facilities more than already evaluated in the 2025 IS/MND.	Less than Significant Impact	Consistent with IS/MND
Transportation	Project changes described in the addendum would not involve any recreational facilities more than already evaluated in the 2025 IS/MND.	Less than Significant Impact	Consistent with IS/MND
Tribal Cultural Resources	Through the implementation of mitigation measures CR-1 through CR-5, the Project would not produce a significant impact on Tribal Cultural Resources.	Less than Significant with Mitigation Incorporated	Consistent with IS/MND
Utilities and Service Systems	In-water work would not require or result in the relocation or construction of new/expanded utilities and service systems.	Less than Significant Impact	Consistent with IS/MND
Wildfire	Project changes described in the addendum would not involve any additional wildfire risk more than already evaluated in the 2025 IS/MND.	Less than Significant Impact	Consistent with IS/MND

3.1 Biological Resources

The 2025 IS/MND concluded that the Project would have a less than significant impact with mitigation on special status species, riparian habitat, and wetlands with the incorporation of Mitigation Measure BIO-1 through BIO-6. Existing mitigation measures included in the 2025 IS/MND would continue to reduce the impacts related to Project construction to a less than significant level. The modified Project would not result in new significant environmental effects or a substantial increase in the severity of effects for biological resources previously addressed in the 2025 IS/MND. With the incorporation of the planned mitigation measures, all potential impacts related to biological resources would be reduced to a less than significant level. Additional biological analysis for the two Project changes are addressed below.

3.1.1 Unnamed Tributary

Work in and near the unnamed tributary would adhere to the WPP prepared for the Project. The WPP limits heavy equipment and ground disturbance to the minimum necessary and requires all temporary fill to be placed in sandbags to avoid any inadvertent sediment delivery to the tributary, even if dry at the time of construction. As described in the WPP, all temporary fill, along with a temporary culvert and geotextile fabric, would be removed following the close of

HAB drilling at the Northern Crossing. All work would occur in late summer/early fall when streamflows are at their annual minimum.

Following additional field review in January 2026 by Ross Taylor and Associates, when wetted, the unnamed tributary does support coastal cutthroat trout, steelhead, and prickly sculpin.

A qualified biologist would perform pre-construction surveys prior to construction as required in Mitigation Measure BIO-4 to relocate any special status amphibians, reptiles, and fish prior to disturbance. If the channel remains wetted at the time of construction, work would not proceed until consultations with the California Department of Fish and Wildlife (CDFW) and the National Marine Fisheries Service (NMFS) under the state and federal Endangered Species Acts were complete. Following disturbance, the area would be revegetated with native species consistent with its pre-Project condition. Mitigation Measure BIO-4 and BIO-6 has been adjusted to account for the required work in the unnamed tributary.

Mitigation Measure BIO-4: Avoidance and Minimization Measures to Protect Special Status Amphibians, Reptiles, and Fish[1]

- No more than 48 hours prior to commencement of ground disturbance within 50 feet of suitable reptile and/or amphibian habitat (e.g., Norton Creek riparian corridor, other riparian areas, damp meadows), a qualified biologist shall perform a pre-construction survey for Northwestern Pond Turtles and Northern Red-legged Frogs and shall relocate any individuals or egg masses that occur within the work-impact zone to nearby suitable habitat. In the event that a Northwestern Pond Turtle or Northern Red-legged Frog is observed in an active construction zone, the contractor shall halt construction activities in the immediate area where observed and the turtle or frog shall be moved to a safe location in similar habitat outside of the construction zone.
- **If water is present, a qualified biologist will determine if state of federally-listed fish species are present prior to work initiation.**
  - **If state or federally-listed fish species are not present, construction will progress following the protocol for isolation, species relocation, and dewatering as established in the Watercourse Protection Plan.**
  - **If state or federally-listed fish species are present, construction will not progress until consultation with the CDFW under the California Endangered Species Act (CESA) and the National Marine Fisheries Service (NMFS) under Section 7 of the federal Endangered Species Act is complete. Construction shall adhere to all CDFW and NMFS conditions, as well as permit conditions from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the County of Humboldt under their Local Coastal Program authority.**

Mitigation Measure BIO-6: Avoidance and Protection of Wetlands and Jurisdictional Waters[1]

The Project shall implement the following avoidance and protection measures for juxtaposed Coastal Act wetlands, Waters of the United States, and Waters of the State:

- The Project shall attempt to avoid or minimize impacts to wetlands/waters to the greatest extent feasible in the final design plans.
- Juxtaposed wetlands (not proposed for disturbance) shall be clearly identified in the construction documents and reviewed by the District prior to issuing for bid to ensure they are clearly marked as equipment exclusion zones during construction.

[1] Changes to the text of Mitigation Measures are noted with a **bold underline** for new text and ~~strikethrough~~ for deleted text, of which there is none.

- Suitable perimeter control measures, such as silt fences, or straw wattles shall be placed below all construction activities at the edge of surface water features to intercept sediment before it reaches the waterway. These measures shall be installed prior to any clearing or grading activities.
- Wetlands temporarily disturbed during Project construction shall be restored to pre-Project topography and seeded with a California native grass seed mix or planting suitable native riparian species.
- If a permanent wetland impact cannot be avoided, then the Project shall compensate for impacts to identified wetlands through creation of wetlands at a ratio acceptable to jurisdictional agencies. A Mitigation and Monitoring Plan shall be prepared in coordination with jurisdictional agencies. The Mitigation and Monitoring Plan shall identify the location(s), size, and type of mitigatory wetlands. The Mitigation and Monitoring Plan shall also identify acceptable plant pallets and requirements to align with groundwater connectivity, a site protection instrument, numeric success criteria, monitoring methods, and reporting requirements/schedules. Compensation for wetlands shall occur so there is no net loss of wetland habitat at ratios to be determined in consultation with jurisdictional agencies.
- **Where in-channel work in the unnamed tributary of Norton Creek is required to implement the Watercourse Protection Plan, all disturbance will be limited to the minimum area necessary and hand labor will be used in lieu of heavy equipment to further minimize disturbance to the watercourse unless it is infeasible to do so.**
- **In-channel work in the unnamed tributary shall be permitted by jurisdictional agencies and permit requirements shall be adhered to. All impacts to the unnamed tributary shall be temporary.**

The unnamed tributary is a Water of the State and a Water of the U.S. All impacts would be temporary and implemented as part of a WPP. Mitigation Measure BIO-4 and BIO-6 has been updated to reflect the requirements necessary to protect special status fish, the unnamed tributary, and its jurisdictional waters. Mitigation Measure BIO-4 addresses steps to adhere to if special status fish are present within the channel, and BIO-6 addresses temporary impacts that would occur in the unnamed tributary. With implementation of Mitigation Measure BIO-4 and BIO-6, a less than significant impact would occur to special status fish, wetlands, and jurisdictional waters. With the update to Mitigation Measure BIO-4 and BIO-6, all impacts to special status fish, wetlands, and jurisdictional waters would remain less than significant

3.1.2 Middle Crossing Study Boundary Adjustment

The Project Area at the Middle Crossing is expanding by approximately 1.20 acres to address latest Project designs. This expanded area was fully surveyed within the Project's Biological Resources Report and Wetland Delineation Report. The expanded boundary is mapped entirely as red alder forest habitat. No additional vegetation removal is proposed outside of red alder removal that was previously evaluated and addressed in the 2025 IS/MND.

3.2 Hydrology and Water Quality

The 2025 IS/MND concluded that the Project would have a less than significant impact with mitigation for hydrology and water quality with the incorporation of Mitigation Measure HWQ-1. The 2025 IS/MND concluded a less than significant impact for hydrology and water quality.

Implementation of Mitigation Measure HWQ-1 would reduce impacts to surface or ground water quality by requiring a plan in the event of a frac-out. Mitigation Measure HWQ-1 has been updated to require the fac-out plan to include the requirements of the WPP to best protect the water quality of the unnamed tributary during construction of the Northern Crossing. The adjustment of the study boundary at the Middle Crossing would not alter the 2025 IS/MNDs previous environmental analysis related to Hydrology and Water Quality.

Mitigation Measure HWQ-1: Development of a HAB Hydrofracture Contingency Plan[1]

To avoid potential impacts related to a frac-out, construction specifications shall require preparation of a HAB Hydrofracture Contingency Plan, which shall be approved by the District and in place prior to construction. The Plan shall include an anticipated drilling mud design that provides engineering properties and the anticipated fluid pressure required as the pilot hole is incrementally advanced in approximately 10-meter (30-foot) increments. The contractor shall be required to monitor and record the driller's mud composition, drill fluid pressure and volumes, and have an inadvertent return contingency plan and associated equipment to minimize impacts. The driller's mud, spoils, water, and all other waste materials are to be legally disposed with weight or volume tickets confirming legal disposal. The Plan shall include visual monitoring, monitoring pressures and volumes, observation during drilling, standards and specification for a four-hour shutdown minimum if frac-out occurs to allow ground to heal, cleanup plan, frac-out tank or vac truck (placed in strategic locations), and roles and responsibilities in the event of a frac-out event. **The Plan shall also include the Watercourse Protection Plan that must be implemented during construction at the unnamed tributary of Norton Creek.**

With the adjustment of HWQ-1, all impacts related to hydrology and water quality would remain less than significant with the incorporation of Mitigation Measure HWQ-1. Additionally:

- There would be no change to groundwater as a result of this Project change.
- There would be no change to the drainage pattern as the watercourse would not be flowing at the time of construction in late summer/early fall. Any fill placed in the channel via sandbags would be short term and removed at the close of construction.
- The Project would not substantially increase impervious surfaced or substantially topography, slope, or drainage to or near the Mad River, Norton Creek, Widow White Creek, Mill Creek, or any other tributary. There is no change compared to the original findings of the 2025 IS/MND.
- There would be no additional sources of polluted runoff because there would be little to no streamflow present at the time of construction in the unnamed tributary and all placed sediments would be contained in sandbags to avoid the risk of inadvertent sediment delivery to the watercourse. Sandbags and geotextile fabric and other materials would be removed at the close of HAB drilling. Disturbance would be limited by prioritizing the use of hand labor over heavy equipment unless hand labor is infeasible to limit ground disturbance in the sensitive environment. All disturbed areas would be fully restored and revegetated at the time of construction. All permit measures from jurisdictional agencies, including CDFW, Regional Board, and USACE, would be implemented during construction and throughout the Project.
- There is no change flood flows as flood flows do not occur in late summer/early fall when the work near the unnamed tributary is scheduled to occur because streamflows would be at their annual minimum.
- The Project Area is not located within a tsunami hazard zone or a larger isolated body of water so there is no change to flood hazards, tsunamis or seiche zones.
- The Project would not conflict or obstruct with implementing a water quality plan or sustainable groundwater management plan, so there is no change here.

3.3 Mandatory Findings of Significance

This addendum discusses the topic areas in the sequence as they are addressed in the 2025 IS/MND. This section concludes that the Project changes, together with changes in circumstances, are not likely to cause a substantial change in impacts and would not result in new significant impacts relative to the previously adopted 2025 IS/MND, and mitigation measures are available to reduce these impacts to levels of less than significant. The Project changes would not result in new significant environmental effects or a substantial increase in the severity of effects related to the mandatory findings of significance previously addressed in the 2025 IS/MND.

4. Report Preparers

4.1 District

Pat Kaspari, General Manager

James Henry, Operations Manager

4.2 GHD

Andrea Hilton, Environmental Planner

Christian Hernandez, Environmental Scientist

Patrick Sullivan, Project Engineer

Kunal Kardile, Graduate Environmental Planner

Attachment 1

Updated Mitigation and Monitoring Plan

EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PROGRAM MCKINLEYVILLE COMMUNITY SERVICES DISTRICT SEWER HIGHWAY CROSSINGS RETROFIT PROJECT

To avoid, reduce or mitigate significant effects resulting from the proposed Project, Public Resources Code Section 21081.6 requires that monitoring and reporting procedures take place through implementation of a Mitigation Monitoring and Reporting Program (MMRP). **Table A-1** provides the MMRP for the proposed Project in accordance with those guidelines.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
4.3 AIR QUALITY		
AQ-1 BMPs to Reduce Air Pollution The contractor shall implement the following air quality protection measures during construction: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, active graded areas, excavations, and unpaved access roads) shall be watered two times per day in areas of active construction to control dust or as necessary. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph, unless the unpaved road surface has been treated for dust suppression with water, rock, wood chip mulch, or other dust prevention measures. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads or similar structures shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications.	MCSD's contractor	Project construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
• Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The NCUAQMD's phone number shall also be visible to ensure compliance with applicable regulations.		
4.4 BIOLOGICAL RESOURCES		
BIO-1 Avoidance and Minimization Measures to Protect Special Status and Nesting Birds • Ground disturbance shall be conducted outside of the nesting bird season (which is generally assumed to primarily occur between March 15 – August 15). If ground disturbance or vegetation clearing cannot be confined to outside of the nesting bird season, a qualified biologist shall conduct a pre-construction survey in suitable habitat. This survey shall include a full area search for nesting activity within the Project Area and a buffered distance of 50 feet from the Project Area. In addition, this should include frequent visual raptor scans with binoculars within 300 feet of the Project Area. • If ground disturbance and vegetation removal work lapses for seven days or longer during the nesting season in the direct vicinity of the area surveyed, the qualified biologist shall conduct a supplemental nesting bird pre-construction survey before Project work is reinitiated. • If active nests are detected within the Project Area and 50-foot buffer or within the 300-foot area (for raptors), the biologist shall flag a buffer around each nest. Construction activities shall avoid nest sites until the biologist determines that the young have fledged or nesting activity has ceased. If nests are documented	MCSD's biologist	Within seven days of ground disturbance if work occurs between March 15 and August 15. If work lapses in an area for seven days or longer than a new survey would be required.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	outside of the Project Area, but up to 300 feet of the Project Area, buffers would be implemented as needed. In general, the buffer size for common species would be determined on a case-by-case basis in consultation with CDFW (as needed) and, if applicable, with USFWS. Buffer sizes would take into account factors such as (1) noise and human disturbance levels at the construction site; (2) distance and amount of vegetation or other screening between the construction site and the nest; and (3) sensitivity of individual nesting species. • The qualified biologist shall monitor all nests at least once per week to determine whether birds are being disturbed. If signs of disturbance or distress are observed, the qualified biologist shall immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, and/or halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased.		
BIO-2	**Avoidance and Minimization Measures to Protect Special Status Bats** If trees are to be removed during any season, a phased removal of trees shall be conducted where selected limbs and branches not containing cavities or peeled bark are removed on the first day, with the remainder of the tree removed on the second day. If construction occurs during the bat maternity season (generally May 1 through August 30), a qualified bat biologist shall conduct surveys within suitable habitat for special status bats. Survey methodology shall include visual examination with binoculars and may optionally utilize ultrasonic detectors to determine if special status bat species utilize the vicinity. Surveys shall be conducted by a qualified biologist within	MCSD's biologist	Within seven days of ground disturbance if work occurs between May 1 and August 30.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	seven days prior to construction in any areas where potential maternity roosts may be disturbed/removed.		
BIO-3	**Avoidance and Minimization Measures to Protect North American Porcupine** Steep-sided excavations capable of trapping mammals shall be ramped or covered if left overnight. Project personnel are not permitted to have pets (i.e., dogs) in the Project Area during construction. No hazardous materials (including anticoagulant rodenticides) or other potentially injurious materials attractive to mammals shall be utilized or left unattended during construction or operation activities. Trash shall be placed in receptacles and removed from the Project Area daily at the end of the work shift to avoid being left on-site overnight.	MCSD's contractor	During construction
BIO-4	**Avoidance and Minimization Measures to Protect Special Status Amphibian, Reptiles, and Fish** No more than 48 hours prior to commencement of ground disturbance within 50 feet of suitable reptile and/or amphibian habitat (e.g., Norton Creek riparian corridor, other riparian areas, damp meadows), a qualified biologist shall perform a pre-construction survey for Northwestern Pond Turtles and Northern Red-legged Frogs and shall relocate any individuals or egg masses that occur within the work-impact zone to nearby suitable habitat. In the event that a Northwestern Pond Turtle or Northern Red-legged Frog is observed in an active construction zone, the contractor shall halt construction activities in the immediate area where observed and the turtle or shall be moved to a safe location in similar habitat outside of the construction zone.	MCSD's biologist	Within 2 days of ground disturbance.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	If water is present, a qualified biologist will determine if state of federally-listed fish species are present prior to work initiation. • If state or federally-listed fish species are not present, construction will progress following the protocol for isolation, species relocation, and dewatering as established in the Watercourse Protection Plan. • If state or federally-listed fish species are present, construction will not progress until consultation with the CDFW under the California Endangered Species Act (CESA) and the National Marine Fisheries Service (NMFS) under Section 7 of the federal Endangered Species Act is complete. Construction shall adhere to all CDFW and NMFS conditions, as well as permit conditions from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the County of Humboldt under their Local Coastal Program authority.		
BIO-5	**Avoidance and Minimization Measures to Protect Environmentally Sensitive Habitat Areas** Construction within vegetation communities shall be avoided to the greatest extent practicable. If impacts are unavoidable and individual trees must be limbed or removed, mitigation of individual native trees over six inched DBH shall occur at a minimum ratio of 1:1. On-site locations for mitigation shall be prioritized. If suitable locations for on-site mitigation are not feasible, off-site mitigation shall occur within the McKinleyville Community Forest, with an emphasis on siting in riparian corridors. Following construction, the disturbed understory shall be restored with appropriate native cover via seeding or container planting.	MCSD	Pre-construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
BIO-6 Avoidance and Protection of Wetlands and Jurisdictional Waters The Project shall implement the following avoidance and protection measures for juxtaposed Coastal Act wetlands, Waters of the United States, and Waters of the State. • The Project shall attempt to avoid or minimize impacts to wetlands/waters to the greatest extent feasible in the final design plans. • Juxtaposed wetlands (not proposed for disturbance) shall be clearly identified in the construction documents and reviewed by the District prior to issuing for bid to ensure they are clearly marked as equipment exclusion zones during construction. • Suitable perimeter control measures, such as silt fences, or straw wattles shall be placed below all construction activities at the edge of surface water features to intercept sediment before it reaches the waterway. These measures shall be installed prior to any clearing or grading activities. • Wetlands temporarily disturbed during Project construction shall be restored to pre-Project topography and seeded with a California native grass seed mix or planting suitable native riparian species. • If a permanent wetland impact cannot be avoided, then the Project shall compensate for impacts to identified wetlands through creation of wetlands at a ratio acceptable to jurisdictional agencies. A Mitigation and Monitoring Plan shall be prepared in coordination with jurisdictional agencies. The Mitigation and Monitoring Plan shall identify the location(s), size, and type of mitigatory wetlands. The Mitigation and Monitoring Plan shall also identify acceptable plant pallets and requirements to align with groundwater connectivity, a site protection instrument, numeric	MCSD	Pre-construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
success criteria, monitoring methods, and reporting requirements/schedules. Compensation for wetlands shall occur so there is no net loss of wetland habitat at ratios to be determined in consultation with jurisdictional agencies. • Where in-channel work in the unnamed tributary of Norton Creek is required to implement the Watercourse Protection Plan, all disturbance will be limited to the minimum area necessary and hand labor will be used in lieu of heavy equipment to further minimize disturbance to the watercourse unless it is infeasible to do so. • In-channel work in the unnamed tributary shall be permitted by jurisdictional agencies and permit requirements shall be adhered to. All impacts to the unnamed tributary shall be temporary.		
4.5 CULTURAL RESOURCES		
CR-1 Tribal Cultural Monitoring and Monitoring Plan A Monitoring Plan shall be drafted in consultation with the Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria. The Monitoring Plan shall include the following: • Specifics of post-implementation recording requirements; • How discoveries will be addressed; • How collections will be curated or reburied; and • Information to consult with the Native American Heritage Commission to determine the most likely descendant for the site may also be appropriate and will assist the consultation process should human remains be inadvertently discovered.	MCSD in coordination with the Blue Lake Rancheria, Wiyot Tribe and Bear River Band of Rohnerville Rancheria.	Pre-construction and during construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	All ground disturbing work shall be monitored by a Tribal Cultural Monitor who will ensure the proper treatment of inadvertently discovered resources in accordance with the Monitoring Plan.		
CR-2	**Avoidance and Minimization for Exclusion Fencing** Protective fencing shall be placed along each side of the access road entering and exiting the Southern Crossing Site to both define the access route and prevent incursion into the archaeological resources. The protective fencing shall extend five meters beyond the entrance and exit of the site boundary, shall be installed prior to commencement of Project activities, and remain in place for the duration of all Project activities.	MCSD's contractor	Pre-construction and during construction
CR-3	**Avoidance and Minimization for Vehicle Access** In the event of wetted conditions of the access road for the western portion of the Southern Crossing Sites, tracked vehicles shall be prohibited until conditions have dried.	MCSD's contractor	Pre-construction and during construction
CR-4	**Inadvertent Discovery of Archaeological Material** A pre-construction meeting shall be held with field contractors, where the protocols for inadvertent discovery (described below) shall be communicated. If cultural materials for example: chipped or ground stone, historic debris, building foundations, or bone are discovered during ground disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA (Title 14 CCR 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials	MCSD's contractor	Pre-construction and during construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	and offered recommendations for further action. Tribal representatives shall be notified.		
CR-5	**Inadvertent Discovery of Human Remains** If human remains are discovered during Project construction, work shall stop at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC, Section 7050.5). • Notification shall be made to the Humboldt County Coroner (CCR 15064.5(e) (1) (A); HSC Sec.7050.5). • Notification shall also be made to the three Wiyot Tribes (the Bear River Band of the Rohnerville Rancheria, the Blue Lake Rancheria, and the Wiyot Tribe of Loleta). • If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours and collaboratively determine the Most Likely Descendant (CCR 15064.5(e)(1)(B)). The descendants or most likely descendants of the deceased shall be contacted, and work shall not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC, Section 5097.98.	MCSD's contractor	During construction
4.7	***GEOLOGY AND SOILS***		
GEO-1	**Inadvertent Discovery of Paleontological Resources** In the event that fossils are encountered during construction (i.e., bones, teeth, or unusually abundant and well-preserved invertebrates	MCSD's contractor	Project construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
or plants), construction activities shall be diverted away from the discovery within 50 feet of the find, and a professional paleontologist shall be notified to document the discovery as needed, to evaluate the potential resource, and to assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the material, if it is determined that the find cannot be avoided. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices. Any fossils collected from the area shall then be deposited in an accredited and permanent scientific institution where they will be properly curated and preserved.		

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
4.10 HYDROLOGY AND WATER QUALITY		
HWQ-1 Development of a HAB Hydrofracture Contingency Plan To avoid potential impacts related to a frac-out, construction specifications shall require preparation of a HAB Hydrofracture Contingency Plan, which shall be approved by the District and in place prior to construction. The Plan shall include an anticipated drilling mud design that provides engineering properties and the anticipated fluid pressure required as the pilot hole is incrementally advanced in approximately 10-meter (30-foot) increments. The contractor shall be required to monitor and record the driller's mud composition, drill fluid pressure and volumes, and have an inadvertent return contingency plan and associated equipment to minimize impacts. The driller's mud, spoils, water, and all other waste materials are to be legally disposed with weight or volume tickets confirming legal disposal. The Plan shall include visual monitoring, monitoring pressures and volumes, observation during drilling, standards and specification for a four-hour shutdown minimum if frac-out occurs to allow ground to heal, cleanup plan, frac-out tank or vac truck (placed in strategic locations), and roles and responsibilities in the event of a frac-out event. The Plan shall also include the Watercourse Protection Plan that must be implemented during construction at the unnamed tributary of Norton Creek.	MCSD's contractor	Project construction
EXISTING REGULATIONS/STANDARD BMPS:		
Environmental Protection Action 1 – Stormwater Pollution Prevention Plan	MCSD's contractor	Pre-construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
The Project would obtain coverage under the SWRCB, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities (General Permit). The District would submit permit registration documents (notice of intent, risk assessment, site maps, SWPPP, annual fee, and certifications) to the SWRCB. The SWPPP would address pollutant sources, erosion control measures, and other requirements specified in the Order. The SWPPP would include erosion and sediment control measures, dust control practices to prevent wind erosion, sediment tracking, and dust generation by construction equipment. A Qualified SWPPP Practitioner would oversee implementation of the Project SWPPP, including visual inspections, sampling and analysis, and ensuring overall compliance.		and during construction

Attachment 2

Watercourse Protection Plan

Watercourse Protection Plan

Sewer Highway Crossings Retrofit Project

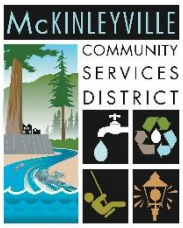
McKinleyville CSD

February 20, 2026

→ The Power of Commitment



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1. Introduction

The Sewer Highway Crossings Retrofit Project (Project) will replace three existing gravity sewer lines across McKinleyville that cross under U.S. 101 with pipes that are more resilient to damage in a major earthquake and with a slightly larger capacity to handle larger storm event flows than the existing pipes.

The Northern Crossing Site pipeline alignment is underneath an unnamed tributary to Norton Creek. The sewer pipeline consists of an 18” fused plastic sewer pipe within a 42” steel casing and will be installed via Horizontal Auger Boring (HAB). The top of the proposed steel casing will be located within one foot of the bottom of the watercourse and there’s concern that the HAB tunneling operations could breach and daylight at this location, allowing boring lubricant to escape and surface water to enter the tunnel. Thus, the Project has developed this plan to ensure protection of the watercourse.

2. Construction Activities

The Northern Crossing currently consists of 15-inch asbestos cement pipe (ACP) within a 32-inch steel casing and is anticipated to be retrofitted with a parallel High Density Polyethylene (HDPE) pipe or Fusible Polyvinyl Chlorine (FPVC) pipe within a 42” steel casing. Pipeline installation will occur via HAB, a trenchless construction method in which a casing is installed along a straight horizontal boring path, beginning and ending at jacking and receiving pits. The HAB pipeline will pass under U.S. 101. Boring equipment will be set up in the jacking pit and boring will proceed to the receiving pit at varying depths according to pipe grade. The Northern Crossing Site has an approximate jacking pit depth of 26 feet on the eastern side of U.S. 101, and receiving pit depth of 14 feet on the western side. The auger bore pulls welded steel casing segments with it through to the exit pit hole, passing under U.S. 101 with a maximum depth of approximately 18 feet on the Northern Crossing Site. A new sewer carrier pipe is then pulled through the casing and the casing is sealed at each end.

The new crossing pipeline will be installed at a slightly smaller slope than the existing crossing, as it starts and ends at the same elevations but follows a slightly longer parallel alignment. On the upstream (east) side, two new manholes will be installed that connect the two crossings via an overflow pipe, which is designed to divert flows greater than the peak dry weather flow into the existing crossing pipeline. The two crossings run parallel at a 10’ center-to-center offset under the U.S. 101. The new crossing terminates at a new manhole on the downstream (west) side, following which flows from both crossings reconverge at the existing downstream manhole, or at the pump station wet well in the case of the North Crossing. The proposed system was modeled hydraulically, and gravity sewer design requirements such as cleaning velocity and fill ratio were evaluated. Following construction, sewer lines will be tested to ensure they are watertight.

3. Dewatering

The following approach is proposed to minimize impacts to the unnamed tributary, as well as any sensitive aquatic organisms that may be affected by construction activities.

Although the unnamed tributary is anticipated to be dry during construction, there is still a possibility the watercourse is wetted, and thus there is also potential for the presence of fish in the watercourse. Should there be water present during construction, amphibian and fish removal and relocation will occur prior to any activities. The approach to implement aquatic species removal, dewatering, and Project construction activities is:

1. Work areas with standing water will be isolated from adjacent waters using temporary cofferdams and/or aquatic species barriers as appropriate based on habitat suitability and aquatic conditions at the time work is to be

conducted. Cofferdams, when utilized, may consist of temporary sheet piling, hardware cloth fencing, plywood or similar material, sandbags, inflatable dams, or similar structures. Temporary barriers will consist of 1/4-inch hardware cloth or mesh installed across the channel.

2. Should the channel have an active water flow, the flow will be diverted around or through the work area during construction operations. Stream flow will be diverted using gravity flow through temporary culverts/pipes or pumped around the work site with the use of hoses. Water will be diverted from upstream of the upstream cofferdam, and discharge downstream of the downstream cofferdam. Cofferdams and the stream diversion system will remain in place and functional throughout the construction period. Cofferdams or stream diversions that fail for any reason shall be repaired immediately.
3. With temporary cofferdams and/or fish barriers in place, qualified fish biologists will capture aquatic species within isolated work areas by seining with 1/8-inch mesh size for target fish species. Work areas may be broken into smaller segments using hardware cloth fish barriers installed across the channel as appropriate based on habitat conditions and reach length as determined by the qualified fish biologists performing the relocation. The qualified fish biologists will conduct several passes of seine netting within each isolated work area until the areas are sufficiently de-fished. If necessary, channels may be partially dewatered during de-fishing efforts using trash pumps screened with 1/8-inch sized mesh to decrease water levels and aid in effective capturing of target fish species.
4. All fish species captured during de-fishing efforts will be stored in dark colored 5-gallon buckets with lids and aerators. Buckets will be closely monitored for signs of stress. Ice will be added to holding containers if temperatures exceed 21 degrees Celsius. Individuals of different size classes will be stored separately, and care will be taken not to overcrowd buckets to reduce stress and potential predation within storage containers. All captured fish species will be relocated to the closest suitable habitat outside of proposed work areas with comparable water quality and habitat conditions as determined by the qualified fish biologists.
5. Once work areas have been sufficiently de-fished, the channel will be dewatered using trash pumps screened with 1/8-inch sized mesh to prevent impingement and entrainment of aquatic species. A qualified fish biologist will monitor the dewatering effort to remove any aquatic species that may become stranded.
6. Construction will then proceed.
7. All applicable erosion and stormwater control BMPs will be installed prior to removal of the cofferdam barrier.

4. HAB Protection

Following any dewatering activities the following approach is proposed to minimize impacts to the watercourse channel and to avoid disturbance to sensitive aquatic organisms or sediment transport during construction activities. Protective measures are incorporated to prevent inadvertent sediment discharge and to ensure that any disturbance to the channel is temporary and fully reversible. The approach to implement temporary channel lining, installation of a temporary pipe segment, backfilling to provide counter-mass during boring, and subsequent restoration activities is as follows:

1. Prior to initiating work, the channel reach within the proposed work zone will be temporarily lined with woven geotextile fabric (Mirafi 140N or equal approved by Owner or Owner's Representative) to prevent contact between underlying soils and any introduced materials. The geotextile will be installed to fully conform to the channel bed and banks to ensure continuity and minimize potential for sediment intrusion beneath the protective layer. Disturbance to the channel will be minimized to the extent practicable, and installation will be conducted using hand labor. Heavy equipment may be used above top of bank/high water line with prior approval, and on-site supervision, from Owner or Owner's Representative. Use of heavy equipment shall be limited so as to not disturb existing watercourse.

2. A temporary length of storm drain pipe will then be placed on top of the geotextile within the channel to allow for any water and to maintain a constant pressure above the HAB alignment. Placement of the pipe will be guided by qualified personnel to ensure proper stability throughout the duration of boring activities.
3. Following installation of the temporary pipe, mass will be added over the pipe to a depth of approximately 6 feet above the top of the proposed steel casing to counter upward forces associated with boring. Where feasible, hand placement of materials will be prioritized to reduce disturbance. However, an excavator may be used with care taken to minimize contact with channel features and with prior approval, and on-site supervision, from Owner or Owner's Representative. Use of sandbags filled with washed pea gravel would be required to further limit the potential for sediment release and reduce the footprint of temporary disturbance within the channel. The sandbag must meet ASTM D4632 and ASTM D3786 standards.
4. Once the sewer pipe and mass are in place, boring activities will proceed. The work area will be monitored to ensure that the integrity of the geotextile, pipe, and backfill mass is maintained throughout boring and that no sediment or debris enters the channel. Adherence to the required contractor-prepared frac out plan will occur.
5. Upon completion of boring, the temporary sandbags, sewer pipe, and geotextile lining will be carefully removed. Removal will be conducted using hand labor where practicable to minimize disturbance to the channel bed and banks. Any remaining materials will be collected and transported offsite for proper disposal.
6. Following removal of temporary materials, the affected channel area will be restored to pre-construction contours and conditions as closely as possible. The channel bottom shall be restored to pre-Project grades using washed spawning gravel, with a max of one cubic yard. Any vegetation temporarily disturbed during access or construction activities will be replanted with native container species and a native riparian seed mix as needed to stabilize soils and promote rapid reestablishment of native cover. Restoration efforts will be guided by site-specific conditions and may include reseeding, planting, or other erosion-control measures appropriate for the channel. Acceptable species for plantings include lady fern (*Athyrium filix-femina*), western sword fern (*Polystichum munitum*), or California blackberry (*Rubus ursinus*), and seeding of an erosion control mix. The recommended mix includes yarrow (*Achilea* millefolium), California brome (*Bromus sitchensis var. carinatus*), blue wildrye (*Elymus glaucus*), red fescue (*Festuca rubra*), meadow barley (*Hordeum brachyantherum ssp. californicum*), or selfheal (*Prunella vulgaris*). Acceptable species can be substituted by the contractor if needed due to nursery availability and with prior approval from the Project biologist.

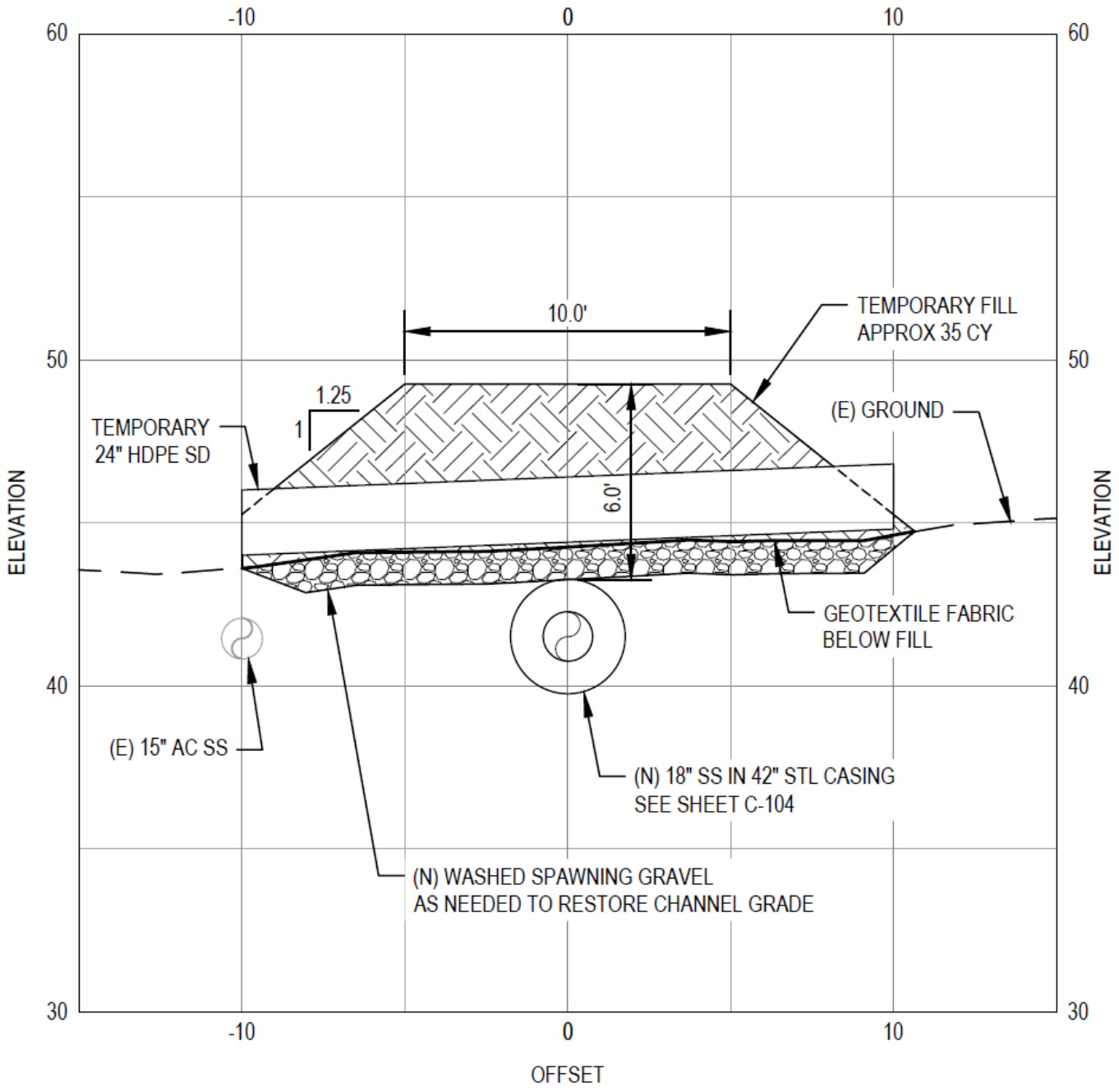


Figure 1 ***Proposed Watercourse Protection Plan***



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EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PROGRAM MCKINLEYVILLE COMMUNITY SERVICES DISTRICT SEWER HIGHWAY CROSSINGS RETROFIT PROJECT

To avoid, reduce or mitigate significant effects resulting from the proposed Project, Public Resources Code Section 21081.6 requires that monitoring and reporting procedures take place through implementation of a Mitigation Monitoring and Reporting Program (MMRP). **Table A-1** provides the MMRP for the proposed Project in accordance with those guidelines.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
4.3 AIR QUALITY		
AQ-1 BMPs to Reduce Air Pollution The contractor shall implement the following air quality protection measures during construction: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, active graded areas, excavations, and unpaved access roads) shall be watered two times per day in areas of active construction to control dust or as necessary. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph, unless the unpaved road surface has been treated for dust suppression with water, rock, wood chip mulch, or other dust prevention measures. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads or similar structures shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications.	MCSD's contractor	Project construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
• Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The NCUAQMD's phone number shall also be visible to ensure compliance with applicable regulations.		
4.4 BIOLOGICAL RESOURCES		
BIO-1 Avoidance and Minimization Measures to Protect Special Status and Nesting Birds • Ground disturbance shall be conducted outside of the nesting bird season (which is generally assumed to primarily occur between March 15 – August 15). If ground disturbance or vegetation clearing cannot be confined to outside of the nesting bird season, a qualified biologist shall conduct a pre-construction survey in suitable habitat. This survey shall include a full area search for nesting activity within the Project Area and a buffered distance of 50 feet from the Project Area. In addition, this should include frequent visual raptor scans with binoculars within 300 feet of the Project Area. • If ground disturbance and vegetation removal work lapses for seven days or longer during the nesting season in the direct vicinity of the area surveyed, the qualified biologist shall conduct a supplemental nesting bird pre-construction survey before Project work is reinitiated. • If active nests are detected within the Project Area and 50-foot buffer or within the 300-foot area (for raptors), the biologist shall flag a buffer around each nest. Construction activities shall avoid nest sites until the biologist determines that the young have fledged or nesting activity has ceased. If nests are documented	MCSD's biologist	Within seven days of ground disturbance if work occurs between March 15 and August 15. If work lapses in an area for seven days or longer than a new survey would be required.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	outside of the Project Area, but up to 300 feet of the Project Area, buffers would be implemented as needed. In general, the buffer size for common species would be determined on a case-by-case basis in consultation with CDFW (as needed) and, if applicable, with USFWS. Buffer sizes would take into account factors such as (1) noise and human disturbance levels at the construction site; (2) distance and amount of vegetation or other screening between the construction site and the nest; and (3) sensitivity of individual nesting species. • The qualified biologist shall monitor all nests at least once per week to determine whether birds are being disturbed. If signs of disturbance or distress are observed, the qualified biologist shall immediately implement adaptive measures to reduce disturbance. These measures may include, but are not limited to, increasing buffer size, and/or halting disruptive construction activities in the vicinity of the nest until fledging is confirmed or nesting activity has ceased.		
BIO-2	**Avoidance and Minimization Measures to Protect Special Status Bats** If trees are to be removed during any season, a phased removal of trees shall be conducted where selected limbs and branches not containing cavities or peeled bark are removed on the first day, with the remainder of the tree removed on the second day. If construction occurs during the bat maternity season (generally May 1 through August 30), a qualified bat biologist shall conduct surveys within suitable habitat for special status bats. Survey methodology shall include visual examination with binoculars and may optionally utilize ultrasonic detectors to determine if special status bat species utilize the vicinity. Surveys shall be conducted by a qualified biologist within	MCSD's biologist	Within seven days of ground disturbance if work occurs between May 1 and August 30.

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	seven days prior to construction in any areas where potential maternity roosts may be disturbed/removed.		
BIO-3	**Avoidance and Minimization Measures to Protect North American Porcupine** Steep-sided excavations capable of trapping mammals shall be ramped or covered if left overnight. Project personnel are not permitted to have pets (i.e., dogs) in the Project Area during construction. No hazardous materials (including anticoagulant rodenticides) or other potentially injurious materials attractive to mammals shall be utilized or left unattended during construction or operation activities. Trash shall be placed in receptacles and removed from the Project Area daily at the end of the work shift to avoid being left on-site overnight.	MCSD's contractor	During construction
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	If water is present, a qualified biologist will determine if state of federally-listed fish species are present prior to work initiation. • If state or federally-listed fish species are not present, construction will progress following the protocol for isolation, species relocation, and dewatering as established in the Watercourse Protection Plan. • If state or federally-listed fish species are present, construction will not progress until consultation with the CDFW under the California Endangered Species Act (CESA) and the National Marine Fisheries Service (NMFS) under Section 7 of the federal Endangered Species Act is complete. Construction shall adhere to all CDFW and NMFS conditions, as well as permit conditions from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the County of Humboldt under their Local Coastal Program authority.		
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TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
success criteria, monitoring methods, and reporting requirements/schedules. Compensation for wetlands shall occur so there is no net loss of wetland habitat at ratios to be determined in consultation with jurisdictional agencies. • Where in-channel work in the unnamed tributary of Norton Creek is required to implement the Watercourse Protection Plan, all disturbance will be limited to the minimum area necessary and hand labor will be used in lieu of heavy equipment to further minimize disturbance to the watercourse unless it is infeasible to do so. • In-channel work in the unnamed tributary shall be permitted by jurisdictional agencies and permit requirements shall be adhered to. All impacts to the unnamed tributary shall be temporary.		
4.5 CULTURAL RESOURCES		
CR-1 Tribal Cultural Monitoring and Monitoring Plan A Monitoring Plan shall be drafted in consultation with the Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria. The Monitoring Plan shall include the following: • Specifics of post-implementation recording requirements; • How discoveries will be addressed; • How collections will be curated or reburied; and • Information to consult with the Native American Heritage Commission to determine the most likely descendant for the site may also be appropriate and will assist the consultation process should human remains be inadvertently discovered.	MCSD in coordination with the Blue Lake Rancheria, Wiyot Tribe and Bear River Band of Rohnerville Rancheria.	Pre-construction and during construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	All ground disturbing work shall be monitored by a Tribal Cultural Monitor who will ensure the proper treatment of inadvertently discovered resources in accordance with the Monitoring Plan.		
CR-2	**Avoidance and Minimization for Exclusion Fencing** Protective fencing shall be placed along each side of the access road entering and exiting the Southern Crossing Site to both define the access route and prevent incursion into the archaeological resources. The protective fencing shall extend five meters beyond the entrance and exit of the site boundary, shall be installed prior to commencement of Project activities, and remain in place for the duration of all Project activities.	MCSD's contractor	Pre-construction and during construction
CR-3	**Avoidance and Minimization for Vehicle Access** In the event of wetted conditions of the access road for the western portion of the Southern Crossing Sites, tracked vehicles shall be prohibited until conditions have dried.	MCSD's contractor	Pre-construction and during construction
CR-4	**Inadvertent Discovery of Archaeological Material** A pre-construction meeting shall be held with field contractors, where the protocols for inadvertent discovery (described below) shall be communicated. If cultural materials for example: chipped or ground stone, historic debris, building foundations, or bone are discovered during ground disturbance activities, work shall be stopped within 20 meters (66 feet) of the discovery, per the requirements of CEQA (Title 14 CCR 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the materials	MCSD's contractor	Pre-construction and during construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
	and offered recommendations for further action. Tribal representatives shall be notified.		
CR-5	**Inadvertent Discovery of Human Remains** If human remains are discovered during Project construction, work shall stop at the discovery location, within 66 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC, Section 7050.5). • Notification shall be made to the Humboldt County Coroner (CCR 15064.5(e) (1) (A); HSC Sec.7050.5). • Notification shall also be made to the three Wiyot Tribes (the Bear River Band of the Rohnerville Rancheria, the Blue Lake Rancheria, and the Wiyot Tribe of Loleta). • If the coroner determines the remains to be Native American, the Coroner shall contact the NAHC within 24 hours and collaboratively determine the Most Likely Descendant (CCR 15064.5(e)(1)(B)). The descendants or most likely descendants of the deceased shall be contacted, and work shall not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in PRC, Section 5097.98.	MCSD's contractor	During construction
4.7	***GEOLOGY AND SOILS***		
GEO-1	**Inadvertent Discovery of Paleontological Resources** In the event that fossils are encountered during construction (i.e., bones, teeth, or unusually abundant and well-preserved invertebrates	MCSD's contractor	Project construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
or plants), construction activities shall be diverted away from the discovery within 50 feet of the find, and a professional paleontologist shall be notified to document the discovery as needed, to evaluate the potential resource, and to assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the material, if it is determined that the find cannot be avoided. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices. Any fossils collected from the area shall then be deposited in an accredited and permanent scientific institution where they will be properly curated and preserved.		

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
4.10 HYDROLOGY AND WATER QUALITY		
HWQ-1 Development of a HAB Hydrofracture Contingency Plan To avoid potential impacts related to a frac-out, construction specifications shall require preparation of a HAB Hydrofracture Contingency Plan, which shall be approved by the District and in place prior to construction. The Plan shall include an anticipated drilling mud design that provides engineering properties and the anticipated fluid pressure required as the pilot hole is incrementally advanced in approximately 10-meter (30-foot) increments. The contractor shall be required to monitor and record the driller's mud composition, drill fluid pressure and volumes, and have an inadvertent return contingency plan and associated equipment to minimize impacts. The driller's mud, spoils, water, and all other waste materials are to be legally disposed with weight or volume tickets confirming legal disposal. The Plan shall include visual monitoring, monitoring pressures and volumes, observation during drilling, standards and specification for a four-hour shutdown minimum if frac-out occurs to allow ground to heal, cleanup plan, frac-out tank or vac truck (placed in strategic locations), and roles and responsibilities in the event of a frac-out event. The Plan shall also include the Watercourse Protection Plan that must be implemented during construction at the unnamed tributary of Norton Creek.	MCSD's contractor	Project construction
EXISTING REGULATIONS/STANDARD BMPS:		
Environmental Protection Action 1 – Stormwater Pollution Prevention Plan	MCSD's contractor	Pre-construction

TABLE A-1
MITIGATION MONITORING AND REPORTING PROGRAM

Monitoring Measure	Individual Responsible for Implementing	Timing of Initial Action
The Project would obtain coverage under the SWRCB, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities (General Permit). The District would submit permit registration documents (notice of intent, risk assessment, site maps, SWPPP, annual fee, and certifications) to the SWRCB. The SWPPP would address pollutant sources, erosion control measures, and other requirements specified in the Order. The SWPPP would include erosion and sediment control measures, dust control practices to prevent wind erosion, sediment tracking, and dust generation by construction equipment. A Qualified SWPPP Practitioner would oversee implementation of the Project SWPPP, including visual inspections, sampling and analysis, and ensuring overall compliance.		and during construction

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Humboldt
Address: 825 5th Street, 5th Floor
Eureka, CA 95501

From:
Public Agency: _____
Address: 1656 Sutter Road
McKinleyville, CA 95519
Contact: Patrick Kaspari, General Manager
Phone: 707-839-3251
Email: pkaspari@mckinleyvillecsd.com
Lead Agency (if different from above):
_____
Address: _____
_____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025100907

Project Title: Sewer Infrastructure and Resilience Planning

Project Applicant: McKinleyville Community Services District

Project Location (include county): Three locations throughout McKinleyville, Humboldt County

Project Description:

This Addendum updates the Sewer Highway Crossings Retrofit Project IS/MND to include modifications to the Northern and Middle Crossings. The Northern Crossing includes additional work involving an unnamed tributary to Norton Creek. The Middle Crossing includes an expanded Project Area.

This is to advise that the McKinleyville Community Services District has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
McKinleyville Community Services District, 1656 Sutter Road, McKinleyville, CA 95519

Signature (Public Agency): _____ Title: General Manager

Date: _____ Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.9 **Discuss and Decide on District Preferences for the November 3, 2026 Election**

PRESENTED BY: **Joey Blaine, Board Secretary**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends that the Board review the information provided, discuss, take public comment and direct Staff to return the letter from the County Office of Elections with the following selections: 1) require candidates to pay for the costs of the candidate's statement, 2) Limit the candidate statements to 200 words, and 3) resolve a tie by lot.

Discussion:

The Humboldt County Office of Elections (Elections Office) sent correspondence in preparation for the Statewide General Election on November 3, 2026. The following officer terms are expiring in 2026:

- David Couch (4-yr. term)
- James Biteman (4-yr. term)
- Dennis Mayo (4-yr. term)

The Elections Office has requested the following information from the District for the upcoming election, due back by May 31:

- Who will pay for candidate statements? District or Candidate
- Maximum word length for candidate statements? 200 words or 400 words
- How will your district resolve a tie? By Lot or Runoff
- Have there been changes to District boundaries? - No

For the last elections, the Board has determined that the candidates would be responsible for the cost of publishing their statement and set the length of the statement to 200 words and that they would resolve a tie by lot. After the information requested is determined, staff will return the completed form to the Elections Office.

Alternatives:

Staff analysis consists of the following potential alternatives

- Candidate pay, 200 words, runoff
- Candidate pay, 200 words, lot
- Candidate pay, 400 words, runoff
- District pay, 200 words, lot

- District pay, 200 words, runoff
- District pay, 400 words, lot
- District pay, 400 words, runoff

Fiscal Analysis:

Costs for the November election have yet to be determined, but the County Elections office provided information from the 2024 election for reference. For the 2024 election, the County established the fee for a 200 word candidate statement at $814 **per candidate**.

Additional fees would be incurred should the District choose to resolve a tie by runoff.

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – Letter from the County Elections Office

COUNTY OF HUMBOLDT
Office of Elections & Voter Registration
2426 6th Street
Eureka, CA 95501-0788
707-445-7481 / Fax 707-445-7204
humboldt_elections@co.humboldt.ca.us

RECEIVED
MAR 13 2026
McK. C.S.D.

TO: McKinleyville Community Services District

FROM: Christina Strevey, Administrative Analyst

DATE: March 3, 2026

SUBJECT: General Election on November 3, 2026
Officer Terms Expiring & District Preferences

The Office of Elections is preparing for the General Election on November 3, 2026 and requests your assistance. Please complete and return this form **by May 31, 2026.**

Mailing Address: 2426 6th Street, Eureka, CA 95501
Email: humboldt_elections@co.humboldt.ca.us

OFFICER TERMS EXPIRING IN 2026

Elections records indicate your board has officer terms that will expire in 2026. Please review the below information and make necessary corrections or notations. Candidate filing period is July 13-August 7, 2026.

Title	Incumbent	Term
Director	David Couch	4 yr
Director	James Biteman	4 yr
Director	Dennis Mayo	4 yr

DISTRICT PREFERENCES & CHANGES

Please provide the Office of Elections with the below information.

Candidacy

Who will pay for candidate statements? Circle one. **DISTRICT** **CANDIDATE**

Maximum word length for candidate statements. Circle one. **200 words** **400 words**

Tie Breaker

How will your district resolve a tie? Circle one. **BY LOT** **RUNOFF**

Boundary Changes

Has there been changes to district borders in the last two years? Circle one. **YES** **NO**
(If "YES", please return a new map with current district boundaries.)

Signature _____ Date _____

Print Name & Title _____

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.10 **Consider Approval of the McKinleyville BMX (MCKBMX) Memorandum of Understanding (MOU) to the McKinleyville Community Services District (MCSD) Board of Directors**

PRESENTED BY: **Kirsten Messmer, Parks & Recreation Director**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends the Board review the information provided, take public comment, and authorize the Board President to execute the MOU with MCKBMX.

Discussion:

The McKinleyville Community Services District owns what will be the BMX Track and Park once construction is completed. Its purpose is to expand recreational opportunities to the community. McKinleyville BMX (MCKBMX) is a nonprofit 501(c)(3) organization that operates BMX programming, including racing, coaching, and practice events.

The District and MCKBMX have been working together since 2018 to get a BMX Track and Park in McKinleyville through public workshops, Park And Recreation Committee Meetings, and ultimately being awarded a California State Park Prop 68 Grant. The proposed MOU outlines terms for facility use, maintenance responsibilities, insurance requirements, and operational coordination between MCSD and MCKBMX.

Key provisions include authorization for MCKBMX to conduct scheduled BMX racing, coaching, and practice events at the facility, while the District retains overall control, including scheduling authority and the ability to cancel use when necessary for safety or operational reasons. The agreement establishes an initial one-year term with the option to extend to a longer-term agreement upon review and Board approval. MCKBMX is responsible for coordinating programming, maintaining sanctioning with USA BMX, and performing event-related operations and certain maintenance tasks, while the District maintains ownership, provides general facility upkeep, supports scheduling and promotion, and covers utility costs. A supplemental maintenance agreement allows MCKBMX to provide volunteer labor in exchange for credit toward facility use fees. The MOU also includes standard insurance and indemnification requirements to protect the District.

District Staff, MCKBMX & USA BMX made edits to the Draft MOU, including review by District & USA BMX Legal Counsel, until both parties were in agreement on the Draft MOU **(Attachment 1)**.

On April 15, 2026 the MOU was taken to the Park And Recreation Committee (PARC) meeting where it was unanimously approved to send a recommendation to the MCSD Board of Directors for approval.

Alternatives:

- Take No Action

Fiscal Analysis:

There is no direct cost to approve the MOU.

The agreement allows for:

- Collection of facility use fees in accordance with the District's fee schedule
- Potential reduction in District maintenance costs through credited volunteer labor provided by MCKBMX

Utility costs and certain maintenance responsibilities will continue to be borne by the District as outlined in the agreement.

Environmental Requirements:

Not applicable

Exhibits/Attachments:

- Attachment 1 – MCKBMX & MCSD MOU

BMX FACILITY USE MEMORANDUM OF UNDERSTANDING BETWEEN MCKINLEYVILLE COMMUNITY SERVICES DISTRICT & MCKINLEYVILLE BMX

THIS MEMORANDUM OF UNDERSTANDING, is made and entered into this day of _____, 2026 by and between the McKinleyville Community Services District, hereinafter called "MCSD or the District", and McKinleyville BMX, a 501(c)(3) nonprofit corporation, hereinafter called "MCKBMX" and collectively referred to as "Parties".

PREAMBLE:

WHEREAS, the District is the owner of the BMX Track and Park, located at 1315 School Road ("BMX Track") for the purpose of enabling recreation activity for residents of McKinleyville; and

WHEREAS, it is in the public interest for a BMX facility to be available to encourage use of the District property; and

WHEREAS, MCKBMX is a charitable, IRS 501 (c) (3) tax-exempt, non-profit organization organized and existing for the purpose of operating and managing scheduled racing, coaching and practicing events for the benefit of the DISTRICT.

WHEREAS, the District has determined that USA BMX and MCKBMX activities are consistent with its mission of providing the highest level of park and recreation opportunities to its constituents.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the District and MCKBMX agree as follows:

1. **USE**

   a. The District authorizes MCKBMX to use the BMX facility located at 1315 School Road, McKinleyville, CA 95519.

   b. The authorization to use the Facility is for MCKBMX to conduct scheduled racing, coaching and practicing events.

   c. MCKBMX use is subject to all District rules and regulations, a copy of which is available from the District's Parks and Recreation Department and are specifically incorporated herein by reference.

   d. The District reserves the right to cancel use, if necessary, due to inclement weather, other use factors, or as otherwise set forth herein. The District will notify MCKBMX as needed and will not cancel use for previously scheduled race events unless there is an exceptional reason (i.e. a natural disaster).

   e. MCKBMX agrees that their use of the Facility is for the sole purpose of operating USA BMX and similarly related programming and is prohibited from subcontracting or assigning its rights to use the facility to any outside entities, organizations or individuals, without the District's express written consent.

2. **TERMS OF MEMORANDUM OF UNDERSTANDING**

a. This Memorandum of Understanding ("MOU") shall be for the term of one (1) year for the first year; with the option to have a term of five (5) years after the first year effective beginning _____.

b. The District and MCKBMX agree to review this MOU at the end of each term and consider renewal of this MOU and/or an amendment(s) to the MOU for an additional term as approved by the District's Board of Directors.

c. The District's Board of Directors has the authority to approve, change or terminate this MOU on behalf of the District in conformance with the provisions contained herein.

d. If the parties do not execute a renewal MOU, then this MOU shall continue from year to year unless or until the MOU is terminated in conformance with the provisions herein.

e. The District and MCKBMX each bind themself and legal representatives to the other party hereto, in respect to all covenants, agreements, and obligations contained in this MOU.

f. This MOU shall be governed by the laws of the State of California. Any and all legal action necessary to enforce the provisions of this MOU will be held in Humboldt County, California.

3. TERMINATION OF MEMORANDUM OF UNDERSTANDING

a. The District reserves the right to terminate this MOU in whole or in part for default (termination due to MCKBMX's failure to perform satisfactorily). After thirty (30) days from delivery of a written notice to MCKBMX, the District may, without cause and without prejudice to any other right or remedy, elect to terminate the MOU.

b. Neither MCKBMX or the District shall, sell, transfer, assign or otherwise dispose of this MOU or any portion thereof, or of their right, title or interest therein, or the obligation thereunder, without written consent of the other party.

c. Failure by either party to enforce any covenant in the MOU or respond to any breach of such covenant shall not be construed as a waiver or as a justification of any subsequent breach.

4. MCKBMX RESPONSIBILITIES

a. MCKBMX shall remain at all times as Sanctioned and in good standing with USA BMX.

b. MCKBMX shall submit for District approval all scheduled events with enough advance timing to allow for review and effective planning which shall be a minimum of two weeks prior to the event.

c. MCKBMX shall coordinate with the District Parks and Recreation Department on

seasonal programming.

d. MCKBMX shall provide monthly usage statistics to the District Parks and Recreation Department.

e. During scheduled events, MCKBMX shall be responsible for operating and maintaining the BMX Facility.

f. Prior to and following completion of scheduled events including practices and other program events, MCKBMX shall be responsible for performing any needed repairs or restoration to the BMX Facility and adjoining areas.

g. MCKBMX shall make the starting gates inoperable and in the down position after each practice, event or program.

h. The facility will be open and available to the general public during all nonscheduled periods or nonuse during normal park hours. The USA BMX Insurance will not apply during these nonscheduled / open to the public times.

i. MCKBMX fees are subject to an annual review with the District's Parks and Recreation Department for scheduled race events.

j. MCKBMX shall place only signage on the premises that has been approved in writing by the District.

k. MCKBMX shall permit parking only in areas designated by the District within the park and acquire and coordinate any necessary overflow parking required to accommodate scheduled events.

l. MCKBMX shall comply with all laws, ordinances, orders, regulations, and guidelines for scheduled events.

m. MCKBMX shall not permit the possession or consumption of any alcohol on the premises by its members, volunteers, or event registrants.

5. MCSD RESPONSIBILITIES

a. The District shall own and control the BMX Facility and adjoining areas.

b. The District shall operate and maintain the BMX Facility as necessary for general use and public purpose.

c. The District shall provide exclusive scheduling of the BMX Facility to MCKBMX pursuant to a schedule approved by the District. In the event of any conflict, the determination of the District shall be binding.

d. The District shall keep the BMX Facility open and available to the general public without charge during normal park hours when not scheduled by MCKBMX.

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e. The District shall promote BMX programs within the framework of the District's Parks and Recreation Department.

f. The District shall maintain the landscaping and other non-BMX Track areas of the park.

g. The District shall permit use of adjoining available parking for all scheduled BMX events.

h. Utility costs will be borne by the District.

6. INDEMNIFICATION AND INSURANCE

a. **INDEMNIFICATION.** MCKBMX shall defend, indemnify, and hold harmless the McKinleyville Community Services District ("District"), and its directors, officers, officials, employees, agents, volunteers, and representatives (collectively, "District Indemnitees") from and against any and all claims, demands, actions, damages, liabilities, losses, fines, penalties, judgments, costs and expenses, including without limitation attorneys' fees and costs of litigation, arising out of, pertaining to, or relating to:

(i) the use, occupancy, operation, maintenance, supervision, or management of the BMX Facility by MCKBMX or anyone under MCKBMX's direction or control;
(ii) any scheduled racing, coaching, practicing events, or related activities, including without limitation activities of participants, spectators, invitees, volunteers, contractors, or agents of MCKBMX; and/or

(iii) any breach of this MOU by MCKBMX,
except only to the extent such claim, damage, loss or expense is caused by the sole active negligence or willful misconduct of the District.

The foregoing duty to defend shall apply immediately upon written tender by the District and is separate and independent from the duty to indemnify. No limitation on liability or indemnity contained in this MOU shall be interpreted as a waiver of any protections, immunities, or defenses available to the District under California law, including without limitation the California Government Claims Act.

b. **INSURANCE REQUIREMENTS (MCKBMX)**. MCKBMX shall procure and maintain, at its sole cost and expense, insurance meeting the requirements of this Section for the duration of this MOU and any extension thereof. All insurance shall be issued by insurers admitted in the State of California and rated A- VII or better by A.M. Best.

1. **Commercial General Liability (CGL).**
MCKBMX shall maintain Commercial General Liability insurance written on an occurrence form with limits of not less than: $2,000,000 each occurrence; and $4,000,000 general aggregate (or $4,000,000 products/completed operations aggregate if applicable). Coverage shall include: premises/operations, products/completed operations, contractual liability, personal and advertising injury, and broad form property damage.

2. **Additional Insured / Primary & Noncontributory.**
The District, its directors, officers, officials, employees, agents, and volunteers shall be

named as Additional Insureds for ongoing and completed operations using ISO endorsement CG 20 10 and CG 20 37 (or equivalent). Such coverage shall be primary and noncontributory to any insurance or self-insurance maintained by the District.

3. **Waiver of Subrogation.**
   MCKBMX shall require its insurers to waive subrogation against the District and its directors, officers, officials, employees, agents, and volunteers, to the fullest extent permitted by law.

4. **Workers' Compensation / Employer's Liability (if applicable).**
   MCKBMX shall maintain Workers' Compensation insurance as required by the State of California and Employer's Liability insurance with limits of not less than **$1,000,000** per accident. If MCKBMX represents that it has no employees, MCKBMX shall provide a signed statement to the District confirming the same, and acknowledging that if it later employs persons it will immediately obtain Workers' Compensation coverage.

5. **Automobile Liability (if applicable).**
   If MCKBMX or its volunteers, employees, agents, or contractors use vehicles in connection with the MOU, MCKBMX shall maintain Automobile Liability insurance with limits not less than $1,000,000 combined single limit per accident for bodily injury and property damage, covering owned, hired, and non-owned autos.

6. **Evidence of Insurance / Endorsements Required.**
   Prior to any use of the BMX Facility, MCKBMX shall furnish the District with certificates of insurance and all required additional insured endorsements evidencing the coverages and limits required herein. A certificate alone shall not be accepted as proof of additional insured coverage.

7. **Notice of Cancellation / Material Change.**
   Each policy shall provide that coverage shall not be canceled, non-renewed, or materially reduced except after thirty (30) days' prior written notice to the District (ten (10) days for nonpayment of premium).

8. **Limitations of Liability.**
   The required insurance limits do not limit MCKBMX's liability or obligations to defend, indemnify, and hold harmless the District under this MOU, however they will be capped at valid and collectible insurance limits.

7. ENFORCEABILITY

a. If any provision(s) of this MOU is declared invalid or unenforceable, the other provisions shall remain in full force and effect and be construed in a fashion, which gives meaning to all the other terms of this MOU.

b. This MOU expressly supersedes all practices, understandings, and agreements, whether written or oral, not specifically set forth in this MOU. This MOU constitutes the entire agreement between the District and MCKBMX, and there are no other agreements or understandings concerning this MOU, which are not fully set forth herein.

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c. This MOU shall be governed by and construed under the laws of the State of California.

d. This MOU may only be changed in writing signed by all parties hereto.

e. All notices, statements, demands, consents, approvals, authorizations, offers, designations, requests or other communications by either Party to the other shall be in writing and shall be sufficiently given and served upon the other Party if delivered personally or if mailed shall be made by United States registered mail, return receipt requested, postage prepaid, at the address indicated below:

MCSD:

Attn: Pat Kaspari, General Manager
1656 Sutter Road
McKinleyville, CA 95519
Email: pkaspari@mckinleyvillecsd.com

MCKBMX:

Jason Orlandi, Board President
McKinleyville BMX
860 Essex Lane
McKinleyville, CA 95519
Email: jorlandi755@gmail.com

Parties agree that they shall promptly notify the other in the event any of the above information should change during this term of this Memorandum of Understanding.

IN WITNESS WHEREOF, Parties agree to this Memorandum of Understanding effective the day and year first written above.

Signature page as follows:

MCKBMX	**MCSD (The District)**
_____	_____
Signature	Signature
_Jason Orlandi_____	Dennis Mayo
Printed Name	Printed Name
_McKBMX Board President_____	MCSD Board President
Title	Title
_____	_____ _____
Date	Date

EXHIBITS

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(All Exhibits are incorporated herein as part of this MOU unless explicitly stated otherwise)

Track Maintenance Agreement
Exhibit A – BMX Track & Park Fee Schedule
Exhibit B – Track and Grounds Maintenance Scope of Work
Exhibit C – Volunteer Labor Tracking Sheet
Exhibit D – In-kind Labor and/or Materials Criteria for Receiving Credit towards Facility Use Fees

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McKinleyville BMX Track Maintenance Agreement Between
McKinleyville Community Services District and McKinleyville BMX

The McKinleyville BMX Track Maintenance Agreement is a supplemental agreement to the BMX Facility Use Memorandum of Understanding (MOU), by and between the McKinleyville Community Services District (DISTRICT), and McKinleyville BMX (ORGANIZATION), and is not intended to supersede or negate any of the sections in the BMX MOU and is incorporated therein by reference. In the event of any conflicts identified between this Maintenance Agreement and the MOU, the MOU shall supersede.

Recitals

(a) DISTRICT is the owner of the BMX Track and Park located at 1315 School Road in McKinleyville; and

(b) DISTRICT desires to maximize financial self-sufficiency of the maintenance of the BMX Track; and

(c) ORGANIZATION desires to provide track and grounds maintenance at the BMX Track in order to reduce the maintenance expense of the DISTRICT thereby reducing the Track Use expense of the ORGANIZATION; and

(d) ORGANIZATION and DISTRICT each desire to secure and enter into an AGREEMENT in accordance with the foregoing; and

(g) The documents which are part of the AGREEMENT, and each of which are incorporated herein by this reference as though full, are the following:

1. Cover Page: The Memorandum of Understanding and this Maintenance AGREEMENT
2. Exhibit A: BMX Track & Park Fee Schedule
3. Exhibit B: Track and Grounds Maintenance Scope of Work
4. Exhibit C: Volunteer Labor Tracking Sheet
5. Exhibit D: In Kind Work Labor and/or Materials Criteria for Receiving Credit towards Facility Use Fees

Background

The DISTRICT and ORGANIZATION both wish to provide sustainable and equitable services to the community in a coordinated and collaborative manner.

As the cost of labor for maintaining the track and grounds at the BMX Track and Park is a maintenance expense incurred by the DISTRICT as owner, and the track use fees charged to users is set at a rate to recover some of the cost related to maintenance. The ORGANIZATION wishes to lower their portion of track use fees by providing consistent volunteer labor for maintaining the track and grounds at the BMX Track and Park.

Labor associated with the ongoing and consistent maintenance of the track and grounds performed by the ORGANIZATION can provide a significant savings to the DISTRICT and as such is eligible for monetary credit to be used toward track use fees.

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ORGANIZATION has a vested interest in the maintenance and health of the track and grounds at the BMX Track and Park, and owns or has access to all necessary equipment for the provision of necessary maintenance tasks.

Agreement

1. ORGANIZATION agrees to provide ongoing and consistent track and grounds maintenance according to an agreed upon schedule outlined in **Attachment 1**, within the duration of the contract period (January 1 through December 15, 2026).

2. DISTRICT agrees to provide monetary credit at the rate of $16.90 per hour of eligible labor performed (see EXHIBIT B) toward the field use fees encumbered by the ORGANIZATION within the contract period. Labor hours will not be credited in excess of an average of 15 hours per week.

3. ORGANIZATION agrees that credit will only be applied for eligible labor hours documented as required by the DISTRICT on the "Volunteer Labor Tracking Sheet" (EXHIBIT C). Credit will not be given for any labor performed on tasks not included on the "Track and Grounds Maintenance Scope of Work" (EXHIBIT B) and/or for any labor performed that is not documented as required by the DISTRICT.

4. ORGANIZATION agrees that any labor credit earned in excess of the encumbered track use fees will be forfeited and will not be eligible for use in subsequent contract periods.

5. DISTRICT shall base ORGANIZATION's track use fees on the total financial value of approved in-kind labor and/or materials subtracted from the total financial value of site use

6. DISTRICT agrees to ensure access to irrigation for the track.

7. ORGANIZATION understands that DISTRICT is not budgeting staff time to complete maintenance tasks listed in the "Track and Grounds Maintenance Scope of Work" and as such any time DISTRICT staff is called upon to complete such tasks, it will constitute an interruption to budgeted tasks and an additional expense to the DISTRICT, and therefore ORGANIZATION agrees that:

    7.1 If circumstances arise and ORGANIZATION is unable to perform the agreed upon maintenance according to the necessary and agreed upon schedule, ORGANIZATION agrees to pay DISTRICT to complete the maintenance at a rate ranging from $45.00 to $60.00 per hour, dependent upon DISTRICT staff assigned to the work and whether or not that staff will be required to work overtime in order to complete all required tasks on that day. ORGANIZATION agrees that this charge will be in addition to fees charged for track use.

8. ORGANIZATION agrees all track and grounds maintenance volunteers will be required to attend track and grounds maintenance seminars organized and presented by the ORGANIZATION's designated Track Operator before performing any volunteer labor. In addition, ORGANIZATION's designated Track Operator must attend facility maintenance meetings as arranged by the DISTRICT.

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Furthermore, said volunteers of ORGANIZATION are not to be considered volunteers or employees of DISTRICT.

9. ORGANIZATION agrees to schedule and implement a track and grounds maintenance seminar for ORGANIZATION volunteers prior to the scheduled start of ORGANIZATION's volunteer maintenance use.

10. ORGANIZATION shall abide by all rules and regulations established by the DISTRICT stating that the use of pesticides, herbicides and related products at the BMX Track and Park and surrounding areas are strictly prohibited.

11. ORGANIZATION shall agree that the DISTRICT reserves the right to close the track due to wet conditions or any other condition that would otherwise put the integrity of the track at risk.

12. ORGANIZATION agrees that any track modifications and/or desired credit requests for volunteer labor not included in the "Track and Grounds Maintenance Scope of Work" or donated materials must be pre-approved through the submission of the "In Kind Labor and/or Materials Criteria for Receiving Credit towards Facility Use Fees" Form" (EXHIBIT D)

13. ORGANIZATION agrees that any maintenance or tasks not explicitly described in the Track and Grounds Maintenance Scope of Work is the responsibility of the DISTRICT and not to be undertaken by the ORGANIZATION without written permission from the DISTRICT.

MCKINLEYVILLE COMMUNITY SERVICES DISTRICT

_____

Dennis Mayo, President of the Board of Directors

ATTEST:_____

Joseph Blaine, Secretary to the Board of Directors

McKINLEYVILLE BMX

_____

President of McKinleyville BMX

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MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
McKinleyville BMX Track and Park Fee Schedule

Facility Use Fees

BMX Track Use $150/day
BMX Track Use (Youth Sport Org). $75/day

Additional Fees

BMX Track Preparation $45/hour

Concession Stand Use- Regular weekdays $15/day

Concession Stand Use- Regular weekends $25/day

Concession Stand Use (Youth Sport Org) $165/month
Month is calculated by consecutive days of organization's occupation of the concession stand. 30 day = 1 month
"Occupation" is defined as: the storing equipment, food etc in concession stand.

Facility Usage Deposit (Youth Sport Org) $1,500

Facility Usage Deposit $100
Required only for those groups/individuals not having and maintaining a current Agreement with the District.

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EXHIBIT B

Track and Grounds Maintenance Scope of Work
For McKinleyville BMX Track and Park Supplemental Maintenance Agreement

1. **Track Surface Maintenance:** Defined as grooming, shaping, and compacting the track surface—including straights, turns, rollers, and jumps—to maintain safe riding conditions and preserve track design. Work includes raking, light shaping, filling minor ruts, and compacting surfaces as needed to ensure a smooth, rideable track.

   Frequency: A minimum of twice per week during the riding season, or as often as necessary to maintain safe conditions following use or weather events. Routine weekly maintenance should not exceed an average of 15 hours per session.

2. **Infield and Perimeter Grounds Mowing:** Defined as clipping or cutting turf areas surrounding the track, including infield zones, spectator areas, and perimeter pathways, using powered turf mowing equipment. Cutting shall be even, without ridges or scalp spots, and neat in appearance. Mowing shall not exceed 1/3 of the blade length on any given cut and shall never take turf below 2 inches.

   Frequency: A minimum of once per week, or as often as necessary to prevent cutting more than 1/3 of the blade surface in one mowing. Not to exceed 2 hours per mowing cycle.

3. **String Trimming:** Defined as the trimming of turf and vegetation along fence lines, poles, track edges, and other structures within and around the BMX facility.

   Frequency: A minimum of once per week. Not to exceed 2 hours per week.

4. **Weed Control in Infield and Perimeter Areas:** Defined as the removal of weeds in all infield and track perimeter landscaped areas, walkways, pathways, spectator zones, and any areas where vegetation impacts aesthetics, safety, or facility use.

   Frequency: Not to exceed 4 hours per month.

5. **Debris and Litter Removal:** Defined as the collection and disposal of litter, fallen branches, rocks, and other debris on or adjacent to the riding surface, spectator areas, staging zones, and walkways.

   Frequency: A minimum of twice per week, and additionally as needed following events or heavy use. Not to exceed 2 hours per week.

6. **Drainage Maintenance:** Defined as clearing drain inlets, minor sediment buildup, and ensuring runoff paths around the track remain unobstructed to prevent standing water or erosion.

Frequency: Inspect weekly; maintenance not to exceed 2 hours per month.

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McKinleyville BMX Labor Tracking Sheet

Name of Worker	Date Worked	Hours Worked	Details of Work Done

BMX TRACK AND PARK

In-Kind Labor and/or Materials Criteria for Receiving Credit towards Facility Use Fees

Requests to provide in-kind labor or materials in exchange for credit towards facility use fees, MUST be made in writing and MUST be pre-approved in writing by DISTRICT staff. In-kind labor exchange will only be considered for necessary (as deemed by DISTRICT staff) track and facility maintenance otherwise required to be performed by DISTRICT staff. Any work performed by ORGANIZATION representatives or volunteers prior to or without written approval from designated DISTRICT staff will not be considered for credit of any kind.

In-kind material donation exchange will only be considered for necessary (as deemed by DISTRICT staff) materials that would otherwise be purchased by the DISTRICT for use at the BMX Track and Park.

1) In Kind Labor request proposals must include:
    a. Description of the labor to be performed
    b. Estimated number of labor hours required to perform the work
        i. District reserves the right to determine the amount of credit granted for labor hours based on the equivalent time that DISTRICT staff would have spent on the same task.

2) In Kind Material Donation request proposals must include:
    a. Description of the dollar value of the material being donated
        i. DISTRICT reserves the right to determine the amount of credit granted for material donations based on the amount the DISTRICT would have spent on the necessary material.
    b. Name of the business from which the material is being purchased or donated.
        i. A formal quote and/or Invoice from the business which is providing the material for the cost/value of the material to be provided by the ORGANIZATION.
    c. Name and contact information of the individual making the donation on behalf of the ORGANIZATION.

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MCKINLEYVILLE BMX TRACK AND PARK

"In Kind Work" & Track Modification Request Form

This form must be submitted and approved by an authorized MCSD representative prior to any projects being completed by any user group at the McKinleyville BMX Track and Park.

ORGANIZATION:_____

NAME OF REPRESENTATIVE:_____

PHONE:_____ DATE OF REQUEST:_____

PROJECT:_____

_____

_____

_____

_____

_____

_____

PROJECT TIMELINE:_____

_____

_____

_____

CONSIDER PROJECT LABOR & MATERIAL COSTS FOR TRACK USE FEE CREDITS ☐

SIGNATURE OF ORG. REPRESENTATIVE:_____

FOR DISTRICT USE ONLY

PROJECT APPROVED:_____ PROJECT DENIED:_____

MCSD REPRESENTATIVE:_____ DATE:_____

NOTES FROM MCSD:_____

_____

_____

~~TRACK USE FEE CREDIT GRANTED:~~ YES ☐ NO ☐

SIGNATURE OF MCSD REPRESENTATIVE:_____

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Schedule of Maintenance Labor at McKinleyville BMX Track
Provided by McKinleyville BMX
2026 Contract Period

McKinleyville BMX is committing to the maintenance responsibilities outlined in the McKinleyville BMX Track and Grounds Maintenance Scope of Work for the days specifically listed below that are within the Contract period of January 1 through December 15, 2026.

P = Practice
RD = Race Day
TM = Track Maintenance

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	RD		P	TM	P	TM	RD
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

Signed:

President, McKinleyville BMX

Date

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.11 **Consider First Reading of Ordinance 2026-03 Amending the District's Rules and Regulations Generalizing Specific Fees to Reference Appendix A: Current Special Fee Schedule and Appendix B: Facility & Park Rental Fee Schedule**

PRESENTED BY: **Joey Blaine, Board Secretary**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends the McKinleyville Community Services District (MCSD) Board of Directors review the information provided, take public comment, discuss, and approve the first reading and adoption of Ordinance 2026-03 **(Attachment 2)** by title only.

Discussion:

As part of its due diligence, Staff has reviewed the District's Rules and Regulations. Based on this review, Staff has determined that, for the mutual benefit of customers and Staff, specific fees should be consolidated and referenced in Appendix A: Current Special Fee Schedule, draft included as **Attachment 3** and Appendix B: Facility & Park Rental Fee Schedule, draft included at **Attachment 4.** Centralizing these fees allows customers to easily locate all applicable fees in a single section of the Rules and Regulations, while enabling Staff to efficiently update fees—other than those subject to Proposition 218—without the need for piecemeal amendments through the ordinance process.

During its review, Staff determined that Rule 8.03 (Meter Test Deposit), along with Rules 8.04 and 8.05, which address the results of meter testing, are outdated and no longer applicable. Badger, the water meter manufacturer, conducts factory testing prior to shipment to ensure each meter registers within acceptable limits, rendering these provisions unnecessary.

Additionally, Staff noted that Rule 14.05 (Supply from Fire Hydrant) states that the District offers the loan of a hydrant wrench for a nominal fee. As the District does not currently provide this service, this language is being removed from the rule.

Further, it was noted during the review of Rule 19.03 (Sewer Permits) that the existing sewer inspection fee is outdated and requires adjustment to align with current payroll rates. Staff is also recommending the discontinuance of the variable charge for (d) Commercial, Industrial, School, Public and Other Use Permit and that class of permit be charged at standard rates. These adjustments are reflected in the draft Appendix A: Current Fee Schedule **(Attachment 3).**

Staff also made additional adjustments to Regulation 45 (Permits, Fees and Deposits) to reflect current District procedures and to enhance clarity. Additionally,

the draft Appendix B: Facility & Park Rental Fee Schedule (**Attachment 4)** includes proposed fee adjustments calculated by applying this year's Consumer Price Index/Cost of Living Adjustment (COLA) of 2.8% as a baseline. Proposed adjustments have been rounded where appropriate for administrative ease and consistency. The changes to Regulation 45 and proposed fee adjustments were recommended for approval to the Board by the Parks and Recreation Committee at their April 15, 2026 meeting

This is the first reading of this Ordinance. Should the Board approve the first reading, this item will return for second reading and adoption at the June 3, 2026 regular meeting.

Alternatives:

None

Fiscal Analysis:

None

Environmental Requirements:

Not applicable

Exhibits/Attachments:

Attachment 1 – 2026-05-06 MCSD Rules 5.01, 5.04, 5.11, 8.03, 8.04, 8.05, 9.04, 10.03, 10.09, 14.05, 14.08, 16.01(c), 19.03, 21.02, 27.08, 45.01.a, 45.02, 45.03.a, 45.03.c, 45.04.a, 45.05, 45.08, 52.03, and 73.11 in Track Changes

Attachment 2 – Ordinance 2026-03

Attachment 3 – Draft Appendix A: Current Special Fee Schedule

Attachment 4 – Draft Appendix B: Facility & Park Rental Fee Schedule

Rule 5.01. APPLICATION - a property owner or his agent may make application for regular water service on the following application form or by letter giving the same information and paying a nonrefundable processing fee in accordance with the District's Current Special Fee Schedule (Appendix A)

Rule 5.04. INSTALLATION CHARGES - services and meters shall be installed without charge for all applications for water service received prior to or during the initial construction of the District's water system. The charges below will apply to applications received after the District's Contractor has progressed with the work beyond their property frontage. Such services and meters will be installed without charge only to areas having an existing need providing the owner guarantees to pay at least the minimum each month (whether used or not) for at least a one- year period.

Where service is installed without charge for a vacant lot the owner must guarantee to pay at least the minimum each month (whether used or not) for at least a two-year period.

Where the applicant requests installation of a 1 1/2 inch or larger water meter or where unusual circumstances exist, the charge for installation of water service shall be equal to the estimated cost plus 10 percent of such service connection. The applicant shall deposit said amount with the District prior to installation, the District will track actual expenditures, the District will compute the difference between the deposit and the actual expenditure, the District will rebate the difference to the applicant where the actual expenditure is less than the deposit. The term "unusual circumstances", as used in this rule, shall include water mains deeper than 6 feet, slopes greater than 20 percent, service line lengths of more than 35 feet and closure of roadway due to traffic safety considerations. Fees for all other service connections shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A)

Where the applicant requests the installation of a water meter in an existing water meter box, and the requested meter is to be connected to an existing meter set, a water meter installation fee shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A).

Connection charges do not include paving over trenches as required by Humboldt County Public Works Department. Paving costs are the responsibility of the Developer.

Administration Fee -– An Administration feeshall be charged in accordance with the District's Current Special Fee Schedule (Appendix A) to cover District costs associated with

the review and administration of all service applications and Humboldt County Building & Planning Department referrals associated with new or revised water or sewer service connections. The Administration Fee is based on District Labor cost and may be increased annually based upon the annual change, as calculated in December of each year, to an average of the San Francisco-Oakland-San Jose, CA and West-Size Class B/C COLA indexes published by the United State Bureau of Labor Statistics.

Rule 5.11. WATER CAPACITY FEE - a water capacity fee shall be collected from each applicant requesting a new water service in addition to any processing fees and/or installation charges. The capacity fee is based on meter size, and is charged in accordance with the District's Current Special Fee Schedule (Appendix A)

Due to recent changes in building code regulations, new single-family homes are to be sized with a 3/4" meter because of fire protection systems, rather than the typical 5/8" meter. It is recommended that all new single family residential units, with meter sizes 5/8" and ¾" be charged the 5/8" meter rate to reflect their typical demand on the system.

Each July 1st, each rate set forth above shall be adjusted by the percentage change in the Construction Cost Index for the San Francisco Bay Area as published in the Engineering News Record between July 2017 and the then most recently published Construction Cost Index.

Rule 9.04. WATER CHARGES - water charges are due and payable14 days after the billing date.. The District shall charge appropriate notice fees for mailed notifications regarding nonpayment and service termination. Such fees shall be applied in accordance with the District's Current Special Fee Schedule (Appendix A).

Rule 10.03. RECONNECTION CHARGE - a reconnection charge plus penalties as applicable shall be made and collected prior to renewing service following an initial discontinuance or suspension. The reconnection charge for residential water service is set forth in the District's Rules and Policy Governing the Disconnection of Residential Water Service for Nonpayment of Water Rates and Charges and is listed in the Current Special

Fee Schedule (Appendix A). Service reconnection shall also require the payment of all charges currently due in addition to the reconnection charges. An additional refundable deposit equivalent to 2 1/2 (two and one-half) times the monthly average for each class of customer will be required of water/sewer accounts that have begun new service, reconnected or with an outstanding balance remaining from a previous MCSD service.

Rule 10.09. RETURNED CHECK FEE - the District shall charge a returned payment fee according to the Current Special Fee Schedule (Appendix A), each time a customer's payment is rejected by that customer's financial institution.

Rule 14.05. SUPPLY FROM FIRE HYDRANT - an applicant for temporary use of water from a fire hydrant must secure a permit therefore from the District and pay the regular fee charged for the installation and removal of a meter to be installed on said hydrant; the applicant shall provide a valve for shutoff control, and a hydrant wrench necessary to operate such hydrant, and pay for the water used in accordance with the meter readings, at the rates prescribed by the District.

Rule 14.08. SHORT TERM PROCESSING FEE - a property owner or his agent may set up a short-term water account to purchase up to 500 cubic feet of water for use at an existing meter for up to a two-week period by paying a non-refundable fee according to the Current Special Fee Schedule (Appendix A). The property owner may extend the time period and/or consumption limit by paying an additional non-refundable processing fee for one additional increment of time and/or consumption. Additional increments of short-term service may be granted at the discretion of the General Manager or their designee. The District will bill the customer for all water consumption over the 500 cubic foot consumption limit in any two-week period at the then current water rates.

Rule 16.01. RATE SCHEDULE - the monthly charge for water service to a customer shall be calculated by adding the following components: (a) a fixed monthly charge based on the size of the customer's water meter, (b) a consumption charge based on the amount of water consumed by the customer and(c) a "pass-through" charge based on the amount of water consumed by the customer.

(a) The fixed monthly charge shall be calculated as follows, effective January 1of the years shown:

Description					
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027

Monthly Base Charge					
5/8 Inch	$ 20.45	$ 21.68	$ 22.98	$ 24.13	$ 25.10
3/4 Inch	$ 28.39	$ 30.10	$ 31.90	$ 33.50	$ 34.85
1.0 Inch	$ 44.28	$ 46.93	$ 49.75	$ 52.24	$ 54.34
1.5 Inch	$ 83.98	$ 89.02	$ 94.36	$ 99.08	$ 103.06
2.0 Inch	$ 131.63	$ 139.53	$ 147.89	$ 155.29	$ 161.54
3.0 Inch	$ 242.81	$ 257.37	$ 272.80	$ 286.46	$ 297.97
4.0 Inch	$ 401.63	$ 425.72	$ 451.25	$ 473.83	$ 492.88
6.0 Inch	$ 798.69	$ 846.60	$ 897.36	$ 942.27	$ 980.15
8.0 Inch	$1,275.17	$1,351.65	$1,432.70	$1,504.40	$1,564.87

(b) The consumption charge shall be calculated as follows, effective on January 1 of the dates shown, with the first eight hcf (hundred cubic feet) or portion of an hcf consumed charged at the tier one rate and each hcf (or portion) in excess of eight hcf charged at the tier two rate:

Description	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**
Volume Per 100CF:					
0-800 CF	$ 2.47	$ 2.62	$ 2.78	$ 2.92	$ 3.04
over 800 CF	$ 3.32	$ 3.51	$ 3.73	$ 3.91	$ 4.07

(c) The pass-through charge shall be the wholesale rate charged by Humboldt Bay Municipal Water District to the District, expressed on a per Hundred Cubic Feet basis at a rate according to the Current Special Fee Schedule (Appendix A). The pass-through charge shall automatically adjust each time a change in the wholesale cost becomes effective; however, (i) no further adjustments to the pass-through shall occur after January 1, 2027 unless the district conducts additional proceedings pursuant to Article XIII D, Section 6 of the Constitution and (ii) no adjustment to the pass through shall take effect until notice of such adjustment has been given pursuant to Government Code Section 53756(d).

(d) Customers residing in a zone of special benefit will pay the fee specified in the then current resolution for their zone in addition to the charges specified above.

(e) Service charge revenues shall be used to fund costs of providing water service and for no other purpose.

Rule 19.03. SEWER PERMITS - there shall be five (5) classes of permits requiring various fees according to the District's Current Special Fee Schedule (Appendix A), with classes as follows:

(a) Single Family Residence
(b) Multiple Dwellings
(c) The fees charged for (a) and (b) above allows for one on-site inspection. Any follow-up inspections required will be charged to the applicant at cost.
(d) Commercial, Industrial, School, Public and Other User Permit
(e) Public Sewer Construction Permit: The District shall collect a permit fee plus an amount equal to 5% of the estimated Construction Cost shall be deposited prior to Commencement of Construction. Actual cost will be charged when the project is approved by the District.
(f) Sewer Alteration Permit and Trailer Court

Rule 21.02. CONNECTION CHARGE. The connection charge provided by this Ordinance shall be computed by the Manager based upon "what the share of the cost of said sewer main and facilities of the connecting property would have been had it been assessed in said proceedings, using the same formula as used in the assessment district for determining the assessment." The basis of the original assessment levy is as follows with dollar amounts in the Current Special Fee Schedule (Appendix A):

(a) General area charge (all land within 600 feet of sewer main)

(b) Local area charge (all land within 200 feet of a sewer main)

(c) Unit Charge

i. Lateral Charge - 4 inch See Appendix A

Lateral Charge - 6 inch

See Appendix A

ii. (Local Sewer Availability) Capital Cost/Connection - 4 inch See Appendix A

(Local Sewer Availability) Capital Cost/Connection - 6 inch See Appendix A

(d) Sewer Capacity Fee – If in a sewered service area, a Sewer Capacity fee shall be collected from each applicant requesting a new water service in addition to any processing fees and/or installation charges. The capacity fee is per Equivalent Residential Unit (ERU) plus the capital cost per connection. Please note, an additional charge related to joint costs (capital cost per connection) is applied only once, not per ERU. Each July 1st, each rate set forth in this subdivision (d) shall be adjusted by the percentage change in the Construction Cost Index for the San Francisco Bay Area as published in the Engineering News Record between July 2017 and the then most recently published Construction Cost Index.

(e) Administration Fee – An Administration fee of shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A) to cover District costs associated with the review and administration of all service applications and Humboldt County Building & Planning Department referrals associated with new or revised water or sewer service connections. The Administration Fee is based on District Labor cost and may be increased annually upon the annual change, as calculated in December of each year, to an average of the San Francisco-Oakland-San Jose, CA and West-Size Class 8/C COLA indexes published by the United State Bureau of Labor Statistics.

(f) Buy in capacity charge - For all lands added to the sewer service area the Manager shall collect the additional charges set forth in the respective Resolution amending the sewer service area in addition to the other charges described above.

(g) Connection charges do not include paving over trenches as required by Humboldt County Public Works Department. Paving costs are the responsibility of the developer.

Rule 27.08. LATE NOTICE AND TERMINATION NOTICE FEES - Sewer charges are due and payable 14 days after the billing date. The District shall charge appropriate notice fees for

mailed notifications regarding nonpayment and service termination. Such fees shall be applied in accordance with the District's Current Special Fee Schedule (Appendix A).

Rule 45.01.a. PERMIT TYPE DEFINITIONS - the District shall issue permits based on the following definition of use:

(a) A "Special Event" shall be defined as use deemed to be non-programmatic with estimated attendance of less than 500 persons and no more than posted capacities at indoor facilities; for which off road and facility parking space is adequate; for which street closures are not required; and for which cancellation of approved vendor programs is not required.
(b) A "Large Scale Community Event" shall be defined as use deemed to be non-programmatic with estimated attendance of more than 500 persons but no more than posted capacities at indoor facilities or for which off-road and facility parking space is adequate; or for which street closures may be required; or for which cancellation of an approved vendor program is required.
(c) A "Vendor Contract" shall be defined as use by those individuals approved by the Parks and Recreation Director, offering ongoing programs on a regular basis for no more than twelve months.

Rule 45.02. FACILITY USAGE PERMIT PROCESS - any individuals or organizations seeking issuance of a facility usage permit hereunder shall file a request for permit to use District facilities on the appropriate reservation form provided by the District. All requests must be filed with the District along with the required facility usage deposit, usage fees, proof of appropriate insurance coverage, and fees for other services at least (10) working days prior to the actual event date. The Parks & Recreation Director, under direction of the Board, may impose additional conditions for approval.

Rule 45.03.a. FEE STRUCTURE DEFINITIONS - the District shall identify the following fee structure definitions when charging customers for use of facilities:

(a) A "Non-Profit Group" shall be defined as any group or organization which can supply proof of non-profit status via the Internal Revenue Service code. Other Governmental entities shall be considered as falling within the guidelines of this definition.
(b) A "Vendor" shall be defined as an individual or organization, approved by the Parks and Recreation Director that has a fully executed vendor contract for use of District facilities.
(c) A "Private Citizen/Business" shall be defined as other potential users not fitting within the "non-profit group" or "vendor" definition.

(d) A “Commercial Event” shall be defined as an event being held for the purpose of private financial gain for an individual or organization.
(e) An "Event Host" shall be defined as a District employee who has received training regarding use of District facilities for outside events. Event hosts are required for all events where alcohol is being served and/or sold and events with more than 200 attendees.
(f) The “All Day Rate” shall be defined as a fee charged specifically for use of the Hewitt Room at Azalea Hall and which includes access to the facility for a maximum of twelve continuous hours.
(g) The “Half-Day Rate” shall be defined as a fee charged specifically for use of the Hewitt Room at Azalea Hall and which includes access to the facility for a maximum of six continuous hours.

The Facility Use Fees can be viewed in Appendix B: Facility & Park Rental Fee Schedule.

Rule 45.03.c. EVENT SERVICES FEES - the District shall charge a fee as listed in the Appendix B: Facility & Park Rental Fee Schedule, per hour for an event host and/or commercial event host for those events requiring such a host(s). The minimum charge shall be two hours. Other events service fees shall be determined each year and are based on the direct expense associated with providing said service. Such event fees shall be established and adopted by the Board.

Rule 45.04.a. FACILITY USE DEPOSIT FEES - the District shall charge a deposit as defined in the Appendix B: Facility & Park Rental Fee Schedule for events which qualify and are defined as special events. The District shall charge a deposit as defined in Appendix B: Facility & Park Rental Fee Schedule for events in which alcohol is served and/or sold.

Rule 45.05. INSURANCE – a facility usage permit request shall not be considered fully executed unless the individual or organization seeking issuance of a facility usage permit obtains and furnishes liability coverage for the event which is acceptable to the District. The Parks & Recreation Director may impose additional conditions for approval.

Rule 45.08. SALE OR SERVICE OF ALCOHOLIC BEVERAGES - the District shall only grant permission for sale or service of alcoholic beverages when each of the following findings can be made:

(a) The individual or organization seeking permission for sale or service of alcoholic beverages must file, with the District, a facility usage permit request for the facility in which the sale of alcoholic beverages is requested;
(b) If applicable, the individual or organization seeking permission has a valid permit from the Alcohol Beverages Commission to sell alcohol;
(c) If applicable, the individual or organization seeking permission has secured outside security services;
(d) The use for which permission is sought complies with the use established for the facility or area requested.

For those events at which alcohol is served or sold, the following requirements shall also be required:

(a) A District event host will be assigned to be present throughout the event;
(b) Facilities may be rented for events where alcoholic beverages are served only as an incidental component of a broader event purpose, such as a meal, reception, or fundraising activity. Events in which the consumption of alcoholic beverages is the primary or principalactivity are prohibited. Fundraising tasting events that include both food and alcoholic beverage sampling
may be permitted, provided that:
a. The event includes substantial food service or food tastings as a central component;
b. Alcohol service is ancillary to the overall event purpose and not the sole or primary attraction;
c. All applicable licenses, permits, and insurance requirements are obtained; and

d. Alcohol is served in compliance with all local, state, and District regulations.

The Parks & Recreation Director has the authority to impose additional conditions as a requirement for issuance of a fully executed Special Event Reservation Form and Permit or Community Event Reservation Application and Permit.

Rule 52.03. PROCESSING FEE - the processing fee for establishment of street lighting service shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A).

Rule 73.11. PROCESSING FEE - prior to commencing service a non-refundable will be required of all customers in accordance with the District's Current Special Fee Schedule (Appendix A).

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ORDINANCE NO. 2026-03

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT AMENDING THE DISTRICT'S RULES AND REGULATIONS GENERALIZING SPECIFIC FEES TO REFERENCE APPENDIX A: CURRENT SPECIAL FEE SCHEDULE AND APPENDIX B: FACILITY AND PARK RENTAL FEE SCHEDULE

WHEREAS, the McKinleyville Community Services District (the "District") is organized and operates pursuant to the Community Services District Law, Government Code section 61000 et seq.;

WHEREAS, the Board of Directors desires to amend the District's Rules and Regulations to streamline the referencing of fees for consistency and clarity;

WHEREAS, the Board of Directors finds that certain fees are best consolidated and referenced in a centralized manner for the mutual benefit of customers and District operations; and

WHEREAS, centralizing these fees also enables District Staff to update fees that are not subject to Proposition 218 efficiently and consistently, without requiring piecemeal amendments through the ordinance process; and

WHEREAS, District staff identified sewer permit fees and Facility and Park rental fees are in need of adjustment; and

WHEREAS, the Board finds that these amendments will promote administrative clarity, improve internal consistency within the Rules and Regulations, and provide ease of necessary adjustments of these fees when needed;

NOW, THEREFORE, the Board of Directors of the McKinleyville Community Services District ordains that Rules 5.01, 5.04, 5.11, 8.03, 8.04, 8.05, 9.04, 10.03, 10.09, 14.05, 14.08, 16.01(c), 19.03, 21.02, 27.08, 45.01.a, 45.02, 45.03.a, 45.03.c, 45.04.a, 45.05, 45.08, 52.03, and 73.11 as set forth in Exhibit A.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Introduced at a regular meeting of the Board of Directors held on May 6, 2025 and passed and adopted by the Board of Directors on June 3, 2026 upon the motion of Director_____ and seconded by Director _____ and by the following polled vote:

AYES:
NOES: None
ABSTAIN: None
ABSENT: None

_____
Dennis Mayo, Board President

Attest:

_____
Joseph Blaine, CMC, Board Secretary

EXHIBIT A

Amendments to the McKinleyville Community Services District Rules and Regulations

1. Amendment to Rule 5.01:
Rule 5.01. APPLICATION - a property owner or his agent may make application for regular water service on the following application form or by letter giving the same information and paying a nonrefundable processing fee in accordance with the District's Current Special Fee Schedule (Appendix A).

2. Amendment to Rule 5.04:
Rule 5.04. INSTALLATION CHARGES - services and meters shall be installed without charge for all applications for water service received prior to or during the initial construction of the District's water system. The charges below will apply to applications received after the District's Contractor has progressed with the work beyond their property frontage. Such services and meters will be installed without charge only to areas having an existing need providing the owner guarantees to pay at least the minimum each month (whether used or not) for at least a one- year period.

Where service is installed without charge for a vacant lot the owner must guarantee to pay at least the minimum each month (whether used or not) for at least a two-year period.

Where the applicant requests installation of a 1 1/2 inch or larger water meter or where unusual circumstances exist, the charge for installation of water service shall be equal to the estimated cost plus 10 percent of such service connection. The applicant shall deposit said amount with the District prior to installation, the District will track actual expenditures, the District will compute the difference between the deposit and the actual expenditure, the District will rebate the difference to the applicant where the actual expenditure is less than the deposit. The term "unusual circumstances", as used in this rule, shall include water mains deeper than 6 feet, slopes greater than 20 percent, service line lengths of more than 35 feet and closure of roadway due to traffic safety considerations. Fees for all other service connections shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A)

Where the applicant requests the installation of a water meter in an existing water meter box, and the requested meter is to be connected to an existing meter set, a water meter installation fee shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A).

Connection charges do not include paving over trenches as required by Humboldt County Public Works Department. Paving costs are the responsibility of the Developer.

3. Amendment to Rule 5.11:
Rule 5.11. WATER CAPACITY FEE - a water capacity fee shall be collected from each applicant requesting a new water service in addition to any processing fees and/or installation charges. The capacity fee is based on meter size, and is charged in accordance with the District's Current Special Fee Schedule (Appendix A)

Due to recent changes in building code regulations, new single-family homes are to be sized with a 3/4" meter because of fire protection systems, rather than the typical 5/8" meter. It is recommended that all new single family residential units, with meter sizes 5/8" and ¾" be charged the 5/8" meter rate to reflect their typical demand on the system.

Each July 1st, each rate set forth above shall be adjusted by the percentage change in the Construction Cost Index for the San Francisco Bay Area as published in the Engineering News Record between July 2017 and the then most recently published Construction Cost Index.

4. Amendment to Rule 8.03:
Rule 8.03 – Meter Tests Deposit is removed.

5. Amendment to Rule 8.04:
Rule 8.04 – Adjustment for Meter Errors – Fast Meters is removed.

6. Amendment to Rule 8.05:
Rule 8.05 – Adjustment for Meter Errors – Slow Meters is removed.

7. Amendment to Rule 9.04:
Rule 9.04. WATER CHARGES - water charges are due and payable14 days after the billing date. The District shall charge appropriate notice fees for mailed notifications regarding nonpayment and service termination. Such fees shall be applied in accordance with the District's Current Special Fee Schedule (Appendix A).

8. Amendment to Rule 10.03:
Rule 10.03. RECONNECTION CHARGE - a reconnection charge plus penalties as applicable shall be made and collected prior to renewing service following an initial discontinuance or suspension. The reconnection charge for residential water service is set forth in the District's Rules and Policy Governing the Disconnection of Residential Water Service for Nonpayment of Water Rates and Charges and is listed in the Current Special Fee Schedule (Appendix A). Service reconnection shall also require the payment of all charges currently due in addition to the reconnection charges. An additional refundable deposit equivalent to 2 1/2 (two and one-half) times the monthly average for each class of customer will be required of water/sewer accounts that have begun new service, reconnected or with an outstanding balance remaining from a previous MCSD service.

9. Amendment to Rule 10.09:
Rule 10.09. RETURNED CHECK FEE - the District shall charge a returned payment fee according to the Current Special Fee Schedule (Appendix A), each time a customer's payment is rejected by that customer's financial institution.

10. Amendment to Rule 14.05:
Rule 14.05. SUPPLY FROM FIRE HYDRANT - an applicant for temporary use of water from a fire hydrant must secure a permit therefore from the District and pay the regular fee charged for the installation and removal of a meter to be installed on said hydrant; the applicant shall provide a valve for shutoff control, and a hydrant wrench necessary to operate such hydrant, and pay for the water used in accordance with the meter readings, at the rates prescribed by the District.

11. Amendment to Rule 14.08
Rule 14.07. SHORT TERM PROCESSING FEE - a property owner or his agent may set up a short-term water account to purchase up to 500 cubic feet of water for use at an existing meter for up to a two-week period by paying a non-refundable fee according to the Current Special Fee Schedule (Appendix A). The property owner may extend the time period and/or consumption limit by paying an additional non-refundable processing fee for one additional

increment of time and/or consumption. Additional increments of short-term service may be granted at the discretion of the General Manager or their designee. The District will bill the customer for all water consumption over the 500 cubic foot consumption limit in any two-week period at the then current water rates.

12. Amendment to Rule 16.01.c:
(c) The pass-through charge shall be the wholesale rate charged by Humboldt Bay Municipal Water District to the District, expressed on a per Hundred Cubic Feet basis at a rate according to the Current Special Fee Schedule (Appendix A). The pass-through charge shall automatically adjust each time a change in the wholesale cost becomes effective; however, (i) no further adjustments to the pass-through shall occur after January 1, 2027 unless the district conducts additional proceedings pursuant to Article XIII D, Section 6 of the Constitution and (ii) no adjustment to the pass through shall take effect until notice of such adjustment has been given pursuant to Government Code Section 53756(d).

13. Amendment to Rule 19.03:
Rule 19.03. SEWER PERMITS - there shall be five (5) classes of permits requiring various fees according to the District's Current Special Fee Schedule (Appendix A), with classes as follows:
(a) Single Family Residence
(b) Multiple Dwellings
(c) The fees charged for (a) and (b) above allows for one on-site inspection. Any follow-up inspections required will be charged to the applicant at cost.
(d) Commercial, Industrial, School, Public and Other User Permit
(e) Public Sewer Construction Permit: The District shall collect a permit fee plus an amount equal to 5% of the estimated Construction Cost shall be deposited prior to Commencement of Construction. Actual cost will be charged when the project is approved by the District.
(f) Sewer Alteration Permit and Trailer Court

14. Amendment to Rule 21.02:
Rule 21.02. CONNECTION CHARGE. The connection charge provided by this Ordinance shall be computed by the Manager based upon "what the share of the cost of said sewer main and facilities of the connecting property would have been had it been assessed in said proceedings, using the same formula as used in the assessment district for determining the assessment." The basis of the original assessment levy is as follows with dollar amounts in the Current Special Fee Schedule (Appendix A):
(a) General area charge (all land within 600 feet of sewer main)
(b) Local area charge (all land within 200 feet of a sewer main)
(c) Unit Charge
i. Lateral Charge - 4 inch (See Appendix A)
Lateral Charge - 6 inch (See Appendix A)
ii. (Local Sewer Availability) Capital Cost/Connection - 4 inch (See Appendix A)
(Local Sewer Availability) Capital Cost/Connection - 6 inch (See Appendix A)
(d) Sewer Capacity Fee – If in a sewered service area, a Sewer Capacity fee shall be collected from each applicant requesting a new water service in addition to any processing fees and/or installation charges. The capacity fee is per Equivalent Residential Unit (ERU) plus the capital cost per connection. Please note, an additional charge related to joint costs (capital cost per connection) is applied only once, not per ERU. Each July 1st, each rate set forth in this subdivision (d) shall be adjusted by the percentage change in the Construction Cost Index for the San Francisco Bay Area as published in the Engineering News Record between July 2017 and the then most recently published Construction Cost Index.

(e) Administration Fee – An Administration fee of shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A) to cover District costs associated with the review and administration of all service applications and Humboldt County Building & Planning Department referrals associated with new or revised water or sewer service connections. The Administration Fee is based on District Labor cost and may be increased annually upon the annual change, as calculated in December of each year, to an average of the San Francisco-Oakland-San Jose, CA and West-Size Class 8/C COLA indexes published by the United State Bureau of Labor Statistics.
(f) Buy in capacity charge - For all lands added to the sewer service area the Manager shall collect the additional charges set forth in the respective Resolution amending the sewer service area in addition to the other charges described above.
(g) Connection charges do not include paving over trenches as required by Humboldt County Public Works Department. Paving costs are the responsibility of the developer.

15. Amendment to Rule 27.08
Rule 27.08. LATE NOTICE AND TERMINATION NOTICE FEES - Sewer charges are due and payable 14 days after the billing date. The District shall charge appropriate notice fees for mailed notifications regarding nonpayment and service termination. Such fees shall be applied in accordance with the District's Current Special Fee Schedule (Appendix A).

16. Amendment to Rule 45.01.a:
Rule 45.01.a. PERMIT TYPE DEFINITIONS - the District shall issue permits based on the following definition of use:
(a) A "Special Event" shall be defined as use deemed to be non-programmatic with estimated attendance of less than 500 persons and no more than posted capacities at indoor facilities; for which off road and facility parking space is adequate; for which street closures are not required; and for which cancellation of approved vendor programs is not required.
(b) A "Large Scale Community Event" shall be defined as use deemed to be non-programmatic with estimated attendance of more than 500 persons but no more than posted capacities at indoor facilities or for which off-road and facility parking space is adequate; or for which street closures may be required; or for which cancellation of an approved vendor program is required.
(c) A "Vendor Contract" shall be defined as use by those individuals approved by the Parks and Recreation Director, offering ongoing programs on a regular basis for no more than twelve months.

17. Amendment to Rule 45.02:
Rule 45.02. FACILITY USAGE PERMIT PROCESS - any individuals or organizations seeking issuance of a facility usage permit hereunder shall file a request for permit to use District facilities on the appropriate reservation form provided by the District. All requests must be filed with the District along with the required facility usage deposit, usage fees, proof of appropriate insurance coverage, and fees for other services at least (10) working days prior to the actual event date. The Parks & Recreation Director, under direction of the Board, may impose additional conditions for approval.

18. Amendment to Rule 45.03.a:
Rule 45.03.a. FEE STRUCTURE DEFINITIONS - the District shall identify the following fee structure definitions when charging customers for use of facilities:
(a) A "Non-Profit Group" shall be defined as any group or organization which can supply proof of non-profit status via the Internal Revenue Service code. Other Governmental entities shall be considered as falling within the guidelines of this definition.

(b) A "Vendor" shall be defined as an individual or organization, approved by the Parks and Recreation Director that has a fully executed vendor contract for use of District facilities.
(c) A "Private Citizen/Business" shall be defined as other potential users not fitting within the "non-profit group" or "vendor" definition.
(d) A “Commercial Event” shall be defined as an event being held for the purpose of private financial gain for an individual or organization.
(e) An "Event Host" shall be defined as a District employee who has received training regarding use of District facilities for outside events. Event hosts are required for all events where alcohol is being served and/or sold and events with more than 200 attendees.
(f) The “All Day Rate” shall be defined as a fee charged specifically for use of the Hewitt Room at Azalea Hall and which includes access to the facility for a maximum of twelve continuous hours.
(g) The “Half-Day Rate” shall be defined as a fee charged specifically for use of the Hewitt Room at Azalea Hall and which includes access to the facility for a maximum of six continuous hours.
The Facility Use Fees can be viewed in Appendix B: Facility & Park Rental Fee Schedule.

19. Amendment to Rule 45.03.c:
Rule 45.03.c. EVENT SERVICES FEES - the District shall charge a fee as listed in the Appendix B: Facility & Park Rental Fee Schedule, per hour for an event host and/or commercial event host for those events requiring such a host(s). The minimum charge shall be two hours. Other events service fees shall be determined each year and are based on the direct expense associated with providing said service. Such event fees shall be established and adopted by the Board.

20. Amendment to Rule 45.04.a:
Rule 45.04.a. FACILITY USE DEPOSIT FEES - the District shall charge a deposit as defined in the Appendix B: Facility & Park Rental Fee Schedule for events which qualify and are defined as special events. The District shall charge a deposit as defined in Appendix B: Facility & Park Rental Fee Schedule for events in which alcohol is served and/or sold.

21. Amendment to Rule 45.05:
Rule 45.05. INSURANCE – a facility usage permit request shall not be considered fully executed unless the individual or organization seeking issuance of a facility usage permit obtains and furnishes liability coverage for the event which is acceptable to the District. The Parks & Recreation Director may impose additional conditions for approval.

22. Amendment to Rule 45.08:
Rule 45.08. SALE OR SERVICE OF ALCOHOLIC BEVERAGES - the District shall only grant permission for sale or service of alcoholic beverages when each of the following findings can be made:
(a) The individual or organization seeking permission for sale or service of alcoholic beverages must file, with the District, a facility usage permit request for the facility in which the sale of alcoholic beverages is requested;
(b) If applicable, the individual or organization seeking permission has a valid permit from the Alcohol Beverages Commission to sell alcohol;
(c) If applicable, the individual or organization seeking permission has secured outside security services;
(d) The use for which permission is sought complies with the use established for the facility or area requested.

For those events at which alcohol is served or sold, the following requirements shall also be required:
(a) An event host will be assigned to be present throughout the event;
(b) Facilities may be rented for events where alcoholic beverages are served only as an incidental component of a broader event purpose, such as a meal, reception, or fundraising activity. Events in which the consumption of alcoholic beverages is the primary or principal activity are prohibited. Fundraising tasting events that include both food and alcoholic beverage sampling
may be permitted, provided that:
a. The event includes substantial food service or food tastings as a central component;
b. Alcohol service is ancillary to the overall event purpose and not the sole or primary attraction;
c. All applicable licenses, permits, and insurance requirements are obtained; and
d. Alcohol is served in compliance with all local, state, and District regulations.
The Parks & Recreation Director has the authority to impose additional conditions as a requirement for issuance of a fully executed Special Event Reservation Form and Permit or Community Event Reservation Application and Permit.

23. Amendment to Rule 52.03:
Rule 52.03. PROCESSING FEE - the processing fee for establishment of street lighting service shall be charged in accordance with the District's Current Special Fee Schedule (Appendix A).

24. Amendment to Rule 73.11:
Rule 73.11. PROCESSING FEE - prior to commencing service a non-refundable will be required of all customers in accordance with the District's Current Special Fee Schedule (Appendix A).

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Bulk Water Base Rate	**Addition fees apply which include HBMWD pass-through rate and District rate per CCF**		
(RR 14.09)	.10 Hour-Ops Loaded Avg Wage/Hour	$	5.50

Customer Deposits & Processing fees	**Deposits 2 1/2 times the monthly average for that class of customer**		
(RR 5.01, 10.03)	Residential-water only- refundable deposit	$	110.00
	Residential-water/sewer- refundable deposit	$	250.00
(RR 14.02)	Fire Hydrant refundable deposit	$	680.00
(RR 5.01)	Nonrefundable processing fee	$	20.00
(RR 52.03)	Nonrefundable Street Light processing fee	$	12.00
(RR 73.11)	Nonrefundable Open Space processing fee	$	12.00
(RR 14.08)	Short term processing fee	$	20.00

Regular call-outs for:	All sewer issues	Exempt
	Water quality issues, pressure, taste/odor/color	Exempt

Special call-outs (during business hours)	1/2 Hour-Ops Loaded Avg Wage/Hour	$	28.00

After-hours call-outs	2 Hours OT Ops Loaded Avg Wage/Hour		
(no RR)	1/2 Hour Utility Truck	$	183.00

Reconnection Fee	Per SB 998, max fee is $50.00	$	50.00
(RR 10.03)			
Return Check Fee	A charge of full returned payment fee $20.00 or whichever is great.	$	20.00
(RR 10.09)			
Late Notice	Water Penalty	$	0.60
(RR 9.04)			
Late Notice	Sewer Penalty	$	0.60
(RR 27.08)			
Termination Notice	Water termination Penalty Notice	$	2.50
(RR 9.04)			
Termination Notice	Sewer termination Penalty Notice	$	2.50
(RR 27.08)			

New Water Service Installation (no existing box or connection)	Administration Fee		
Capacity Fees may also apply	5/8" x 3/4" meter	$	1,965.00
(RR 5.04, 5.11)	3/4" meter	$	1,995.00
	1" meter	$	2,105.00

Water Capacity Fee	Meter size		
To be collected from each applicant requesting new water service.	5/8"	$	4,552.00
May be in addition to processing fees and/or installation charges.	3/4"	$	6,523.00
(RR 5.11)	1"	$	10,461.00
	1 1/2"	$	20,308.00
	2"	$	32,118.00
	3"	$	59,681.00
	4"	$	99,058.00
	6"	$	197,501.00
	8"	$	315,631.00
	10"	$	453,452.00

New Meter Installation (existing box and connections, new meter)	Administration Fee		
(RR 5.04)	5/8" x 3/4" meter	$	470.00
	3/4" meter	$	495.00
	1" meter	$	556.00

Meter Removal/Reinstallation (not new meter)	1 Hour-Ops Loaded Avg Wage/Hour		
(no R.R)	1 Hours Utility Truck		
	Lock Cost	$	107.00

Replacement of Angle-Stop out of Sidewalk			
	1.5 Hours-Ops Loaded Avg Wage/Hour		
	Administration		
**This cost includes removal & reset of existing meter.	1 Hour Utility Truck		
	3/4" Parts	$	354.00
	1"x 3/4" Parts	$	373.00
	1" Parts	$	425.00

Replacement of Angle-Stop in sidewalk			
	2 Hours-Ops Loaded Avg Wage/Hour		
	Administration Fee		
**This cost includes removal & reset of existing meter.	1 Hour Utility Truck-		
**Additional fees may apple for concrete & paving.	3/4" Parts	$	382.00
	1"x 3/4" Parts	$	401.00
	1" Parts	$	452.00

Fire Hydrant Placement or replacement			
	1/2 Hour-Ops Loaded Avg Wage/Hour		
	1/2 Hour Utility Truck	$	45.00

** Ops average loaded wage budgeted for fiscal year 2025-26 is calculated at $52.96. For the purpose of this fee schedule, the rate is rounded up to $55 per hour to allow for equity over future years prior to the next rate study.

Sewer Connection Charge	Administration Fee	$	185.00
(RR 21.02)	(a) General area charge (all land within 600 feet of sewer main) per acre	$	180.00
	(b) Local area charge (all land within 200 feet of the sewer main) per acre	$	540.00
	(c) Lateral Charge - 4 inch	$	1,600.00
	Lateral Charge - 6 Inch	$	1,825.00
	(Local sewer availability) Capital Cost per Connection - 4 inch	$	472.00
	(Local sewer availability) Capital Cost per Connection - 6 inch	$	692.00
	(d) Sewer Capacity Fee	$	8,110.00

Sewer Permits	1 Hour-Sewer Loaded Avg Wage/Hour		
(RR 19.03)	1 Hour Utility Truck-	$	110.00
	Multiple Dwellings, per living unit up to 50	$	2.00
	over 50	$	1.00
	Capped Sewer Inspection	$	-

McKinleyville Community Services District Rules & Regulations
Appendix B: Facility & Park Rental Fee Schedule

FACILITY USE DEPOSITS	
Events without Alcohol	$250
Events with Alcohol	$500

ACTIVITY CENTER	
Non-Profit Groups/Vendors	$39.75/hour
Private Citizen/Business	$56.50/hour

AZALEA HALL-ENTIRE FACILITY	
Non-Profit Groups/Vendors	$69.50/hour
Private Citizen/Business	$92.50/hour

AZALEA HALL-HEWITT ROOM	
Non-Profit Groups/Vendors	$54.50/hour
Private Citizen/Business	$67.50/hour
All Day Rate	$565.00
Half Day Rate	$341.00

AZALEA HALL-MEETING ROOM	
Non-Profit Groups/Vendors	$20.00/hour
Private Citizen/Business	$26.75/hour

AZALEA HALL-KITCHEN	
All Users	$20.00/hour

LIBRARY CONFERENCE ROOM	
Non-Profit Groups/Vendors	$29.50/hour
Private Citizen/Business	$32.50/hour

TEEN CENTER-ENTIRE FACILITY	
Non-Profit/Vendors	$75.50/hour
Private Citizen/Business	$93.50/hour
All Day (12 hr) Rate	$975.00
Half Day (6 hr) Rate	$508.00

TEEN CENTER-MULTI PURPOSE ROOM	
Non-Profit/Vendors	$43.75/hour
Private Citizen Business	$52.50/hour

TEEN CENTER-MUSIC ROOM	
Non-Profit/Vendors	$27.75/hour
Private Citizen Business	$35.25/hour
All Day (8 hr) Rate *weekends only	$228.00

TEEN CENTER-KITCHEN	
Private Citizen/Single Use	$39.00/hour
Non-Profit/Vendor	$29.50/hour

PARKS	
Gazebo Picnic Area	$60.00/4 hrs
Picnic Pavilion	$117.00/4 hrs
Special Event	$179.00/day
Commercial Events*	$289.00/day

**May Require a Commercial Event Host*

Park Restroom Key Deposit**	$50

***Cash or Check ONLY*

SPECIAL EVENT SERVICES	
Event Host	$20.00/hour
Commercial Event Host	$37.25/hour

Event Setup	
Events with less than 100 persons	$93.75
Events with 101-200 persons	$131.00
Events with more than 200 persons	$164.00

Event Cleanup	
Events with less than 100 persons	$164.00
Events with 101-200 persons	$161.50
Events with more than 200 persons	$240.50

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **ACTION**

ITEM: E.12 **Consider First Reading of Ordinance 2026-04 Amending the District's Rules and Regulations, Rule 7.07 Cross-Connections**

PRESENTED BY: **James Henry, Operations Director**

TYPE OF ACTION: **Roll Call Vote**

Recommendation:

Staff recommends the McKinleyville Community Services District (MCSD) Board of Directors review the information provided, take public comment, discuss, and approve the first reading of Ordinance 2026-04 **(Attachment 2)** by title only.

Discussion:

At the August 6, 2025 Board meeting, the Board approved the District's Cross-Connection Control Plan (CCCP) (Attachment 1), which was subsequently submitted to the State Water Resources Control Board for review and approval. The CCCP complies with California Code of Regulations (CCR) Title 17, which requires water purveyors to maintain a Cross-Connection Control Program and mandates backflow protection where a health hazard—such as a sewage pump—is connected to a building's plumbing system and installing devices above ground. Ordinance 2026-04 **(Attachment 2)** has been edited to further codify the District's Rules and Regulations regarding backflow prevention requirements.

Major changes to District policy brought forward by the CCCP include:

- Adoption of a CCCP
  - No Previous requirement for such document.
- DCVs above ground
  - When a DCV device fails, customers will need to bring DCV above grade to meet current standards.
- RP Backflow device required for connections with pressure sewer pumps
  - No previous requirement for these type of service connections
- Certified Cross Connection Control Specialists
  - The District must have at least one CCC Specialist to perform Hazard Assessments and ensure the system is protected from backflow. The District currently has two CCC Specialists on Staff.
- Public Outreach
  - The CCPH requires the District to inform the public about the dangers of Backflow and the effect it may have on the PWS.
- Recordkeeping
  - The District must keep records of any Backflow event that occurs.

- Hazard Assessment
    - The CCC Specialist must complete a hazard assessment checklist and survey to determine the degree of hazard and the necessary level of backflow required.

This is the first reading of this Ordinance. Should the Board approve the first reading, this item will return for second reading and adoption at the June 3, 2026 regular meeting.

Alternatives:

None

Fiscal Analysis:

None

Environmental Requirements:

Not applicable

Exhibits/Attachments:

Attachment 1 – 2026-05-06 MCSD Rules and Regulations Rule 7.07 in Track Changes

Attachment 2 – Ordinance 2026-04

Rule 7.07. CROSS-CONNECTIONS - the customer must comply with State and Federal laws governing the separation of dual water systems or installations of back flow protective devices to protect the public water supply from the danger of cross-connections. **California Code of Regulations (CCR) Title 17:** Requires water purveyors to maintain a Cross-Connection Control Program, which mandates backflow protection where a health hazard—such as a sewage pump—is connected to a building's plumbing. Back flow protective devices must be a USC approved device and must be installed as near the service as possible and shall be open to test and inspection by the Water Department. Plans for installation of back flow protective devices must be approved by the Water Department prior to installation.

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ORDINANCE NO. 2026-04

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT AMENDING THE DISTRICT'S RULES AND REGULATIONS, RULE 7.07 CROSS-CONNECTIONS

WHEREAS, the McKinleyville Community Services District (the "District") is organized and operates pursuant to the Community Services District Law, Government Code section 61000 et seq.;

WHEREAS, the Board of Directors of Directors approved the District's Cross-Connection Control Policy at the August 6, 2025 regular meeting; and

WHEREAS, the Board of Directors desires to amend the District's Rules and Regulations to be consistent with the District's Cross-Connection Control Policy.

NOW, THEREFORE, the Board of Directors of the McKinleyville Community Services District ordains that Rule 7.07 is amended to read as follows:

Rule 7.07. CROSS-CONNECTIONS - the customer must comply with State and Federal laws governing the separation of dual water systems or installations of back flow protective devices to protect the public water supply from the danger of cross-connections. **California Code of Regulations (CCR) Title 17:** Requires water purveyors to maintain a Cross-Connection Control Program, which mandates backflow protection where a health hazard—such as a sewage pump—is connected to a building's plumbing. Back flow protective devices must be a USC approved device and must be installed as near the service as possible and shall be open to test and inspection by the Water Department. Plans for installation of back flow protective devices must be approved by the Water Department prior to installation.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

Introduced at a regular meeting of the Board of Directors held on May 6, 2026 and passed and adopted by the Board of Directors on June 3, 2026 upon the motion of Director_____ and seconded by Director _____ and by the following polled vote:

AYES:
NOES: None
ABSTAIN: None
ABSENT: None

_____
Dennis Mayo, Board President

Attest:

_____
Joseph Blaine, CMC, Board Secretary

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **INFORMATION**

ITEM: F.3.A **Finance & Administration – March 2026 Report**

PRESENTED BY: **Samantha Howard, Finance Director**

TYPE OF ACTION: **Informational**

FINANCIAL, AUDIT, & BUDGET INFORMATION

Total Board Travel costs totaled $21,968.93 as of March 31, 2026; this is 79.02% of the approved $27,800 budget. (GL# 001/005/501/551 62035/62090/62155-888)

Audit/Budget Update:

The FY24/25 Audit and Single Audit are now complete! YAY! The FY25/26 Interim Audit Work is scheduled for the week of May 18, 2026 and the field work is scheduled for the week of October 5, 2026.

Treasurer's Report Highlights:

The March 31, 2026 Treasurer's Report is item D.2 of this board packet.

Financial Updates

Columbia Bank interest earnings for March 2026 were $5,101.05. The interest rate on the money market remains the same at 2.05% for this next quarter (April 1-June 30).

California CLASS Prime Fund has a current daily yield of 3.6903% and Enhanced Cash has a Current Yield of 3.7548%. Total District net earnings on funds held in California CLASS in March totaled $67,628.76, bringing the total balance for all funds, including restricted and unrestricted, to $25,011,766.40. All these funds, Prime or Enhanced Cash, are completely liquid and can be transferred back to the District's operating account quickly, apart from restricted reserves.

Other Updates

District staff are actively working with the Audit and Finance committee to finalize projects and finance amounts for the 2026 bond sale which will hopefully take place in early July. There is a full informational item regarding this process and project funding amounts within this board packet.

Budgeting for Fiscal Year 2026-27 is in full swing. So far staff have presented all CIP budgets, the Parks/Measure B Operating Budget, and the Operations Operating budgets. The full budget will be brought back to the Board for final approval at the regular June board meeting.

Attachments

None

McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **INFORMATION**

ITEM: F.3.B Operations Department – March / April 2026 Report

PRESENTED BY: James Henry, Operations Director

TYPE OF ACTION: None

Water Department:

Water Statistics:
The district pumped 35.8 million gallons of water in March.
Six water quality complaints were investigated and rectified.
Daily, weekly and monthly inspections of all water facilities were conducted.

Double Check Valve Testing:
Testing of DCV's in Route 5 and 6 were conducted in March. Customers with failed DCV's were notified to make repairs and call the office to schedule a retest.

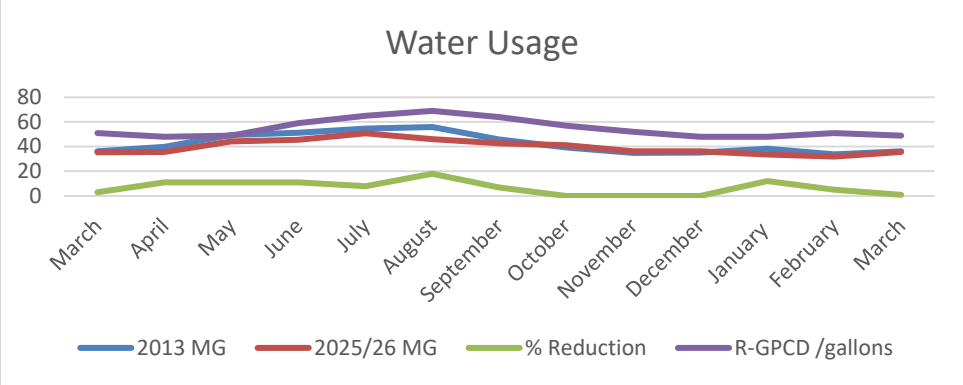
Average and Maximum Water Usage:
The maximum water usage day was 2.0 million gallons and the average usage per day was 1.1 million gallons.

Water Distribution Maintenance:
Weekly Bacteria Samples were collected on Schedules 2, 3, 4, 5 and 6 which represent different locations in the water distribution system. The schedules are made up of a sample taken in each pressure zone. Replaced a meter box on Waters due to damage. Staff has been locating and inspecting Air Reliefs. Those that require maintenance are repaired and replaced. Annual hydrant inspections have continued. Each hydrant will be inspected and exercised using the field app and any discrepancies will be flagged for repairs. Those needing paint will get painted. A broken blow-off was repaired on Duchess due to valve breaking off. Staff shortened the main and replaced with a new blow-off. A water service leak was repaired on Ocean. The leak was a result of an old crimp. Staff has been marking off-site meter boxes and exposing them from bushes to make them easier to find while running service orders and after-hour call-outs.

Water Station Maintenance:
Monthly inspections and daily routines were conducted at the water stations. Any minor issues found are repaired during inspections, but if they require parts or extensive labor, the issue is documented on the monthly sheet, which will then generate a work order for repairs. VFD filters were changed at Northbank. Staff replaced the 5 hp pumps at Cochran with 15 hp for efficiency and to fill up tanks quicker during the future tank replacement at Mccluski. Staff pressure washed tank bottoms and greased overflows.

As of July 2014, the District is required to submit a Public Water Monthly Monitoring Report to compare water usage to last year's usage in the same month. I will keep the Board updated each month using the Table below.

	2013 (MG)	2025/26 (MG)	% Reduction	R-GPCD
March	36.244	31.518	13	46
April	39.755	33.296	17	46
May	49.407	36.881	25	51
June	51.337	46.661	9	57
July	54.757	46.474	9	69
August	55.908	47.598	15	69
September	45.702	40.316	12	68
October	39.439	37.126	6	57
November	34.879	35.848	3	51
December	35.203	35.263	0	48
January	38.241	36.735	4	49
February	33.751	31.941	5	51
March	36.244	35.780	1	49



R-GPCD = Residential Gallons Per Capita Day

New Construction Inspections:
Beau Pre Heights subdivision is moving forward and have installed approximately 3000 feet of water main. They paused due to weather and site conditions and plan to start back up beginning of May. They have about 5300' of main left to install.

Sewer Department:

Wastewater Statistics:
30.1 million gallons of wastewater were collected and pumped to the WWMF. 31.9 million gallons of wastewater were treated and discharged to NPDES Permit River Discharge EFF-001.

Sewer Station Maintenance:
Monthly inspections and daily routines were conducted at all sewer stations. Several Stations were cleaned and minor maintenance done from the monthly inspection list. A flapper, check valve, was replaced in pump 2 at Letz due to having a hole in the existing one and causing the pump to lose prime. Generators were load tested at all facilities. The antenna at the Fischer station was replaced due to the existing one rusting out and degrading. Pumps were shimmed at the Kelly station so pumps can pump efficiently without clogging up. Hiller pump 1 VFD was replaced as a warranty item.

Sewer Collection System:
Grease traps were inspected at required facilities. Several Right of Way locations were string trimmed and mowed to prevent access to manholes and prevent trees from growing over the mains. The annual Industrial Discharge Permit holder inspections were completed, along with training other staff members the process for succession plan purposes.

Wastewater Management Facility:
Daily and weekly maintenance continues at the treatment plant to perform the required service on the equipment. Touch up painting was performed on doors and piping. VFD filters were replaced as part of the maintenance plan. Sludge depths were performed on the BSB along with sucking out the dump station with the Vac truck.

Daily Irrigation and Observation of Reclamation Sites:
River discharge started on December 17th and Land Discharge stopped. Irrigation heads were string-trimmed and remarked to prevent farmer from hitting them when he mows.

Street Light Department:
There were two streetlight complaints in March, one being a bad photocell and one being a faulty fixture. .

Promote Staff Training and Advancement:
Weekly tailgate meetings and training associated with job requirements. Staff received training on Climbing Elevated Tanks, the Safe Use of compressed Air, Dangers of Distracted Driving and the Sanitary Sewer Plan Update.

Special Notes:
Monthly river samples were completed
Monthly Self-Monitoring Reports (DMR/SMR) were submitted
Public Water Monthly Monitoring report was submitted
Monthly Water Quality report was sent to the Dept. of Health
Monthly Drought and Conservation report was completed
Attended Community Forest meetings and Sub-committee meetings
Attended BMX Track meetings and site visits and inspections
Reviewed Mad River Crossing project scope from KJ and met with engineers
Attended meetings for Highway 101 Sewer Crossing project
Attended meetings to discuss the Letz Force main replacement.
Compled the 2025 Consumer Confidence Report
Met with ICAD and ICS to discuss redundant radio communications
Dylan passed his Distribution 2 test and Wiley got his Class B.
Attended CWEA meetings and scheduled trainings.
Attended Fisher Station Upgrade meeting.
Attended Budget meetings.

GIS:

Plans & Programs

- Annual Review of the Heat Illness Prevention Plan
    - No changes to be made at this time
- Annual Review of the Hazardous Materials Business Plan
    - No changes to be made at this time
- 2025 Urban Water Management Plan
    - Input new 2025 submittal tables into 2025 draft UWMP
    - Created Vacant Parcels map for section 3.5
    - Updated demand categories to reflect 2025 demands as historical water use and update demand projections for 2030,2035,2040, and 2045
    - Created water loss projections for the total water supply used
    - Updated 15 tables within the 2025 document to reflect current data
    - Updated population data based on 2020 census data and current service connection totals
    - Finalizing last components before draft is ready to be reviewed
    - 60-day notice submitted to County, HBMWD, and City of Arcata

General GIS/Maps Created

- Created Water main, Sewer Main and Streetlight infrastructure maps for Community Planning Assistance Team meeting
- Dows Prairie Water Facilities map for County to reference for Culvert Replacement Project
- Fire Hydrant Map for Arcata Fire Department depicting hydrant locations north of Grange Rd

- MCF Proposed Bridge Map and coordinates for the two future bridge locations over Widow White and Mill Creek for Waterboard bridge permit application
- Valve and blow off inspection workflow map edits
    - Corrected numerous edits found by operations crew during valve inspections

Misc. Work Completed

- USA's & Document Filing

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McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **INFORMATION**

ITEM: F.3.C **Parks & Recreation Director's Report for April 2026**

PRESENTED BY: **Kirsten Messmer, Parks & Recreation Director**

TYPE OF ACTION: **None**

TEEN & COMMUNITY CENTER-BOYS & GIRLS CLUB PARTNERSHIP:
Staff continues to meet with BGCR staff weekly. The Teen Club hours of Monday-Friday 2:00pm-6:00pm. The Teen Club runs a wide variety of programs including a weekly cooking program, a cycling program, an art program, a community service program and several BGCA national programs such as Power Hour, SMART Girls, SMART Moves and Youth for Unity. The Club's average daily attendance reached 25-30 teens per day this month. BGCR and District Staff co-hosted the April 23, 2026 Chamber Mixer at the Teen Center celebrating the 10 year Anniversary of the facility and our Partnership, there were 70 people in attendance.

PARK AND RECREATION COMMITTEE:
The Park and Recreation Committee (PARC) met on April 15, 2026. The committee meetings are now on a quarterly meeting schedule beginning in 2026, meeting on the third Wednesday in January, April, July and October. The approved Minutes from the January PARC Meeting are included as (Attachment 1).

BMX TRACK & PARK PROJECT:
Melton Design Group completed the final construction bid documents, which were released on March 22, 2024. At the June 5, 2024 Board Meeting, the contract was awarded to the lowest responsive bidder, F. Loduca Co. The month's long permitting saga has concluded, and we now have the County permit for the construction. The district executed a change order with F. Loduca Co. for the additional work that was added during the permitting process and tree removal began on May 19, 2025. The contractor's focus this last couple of months has been on the BMX track and irrigation. Rain played a big part in the slowing of progress on the project this past winter and spring. Bi-weekly construction meetings are being held at the District office and via zoom with District staff, and representatives from the F.Loduca Co. and MDG. Fence installation around the track has begun. The starting hill will have the starting gate installed within the next few weeks. Many of the playground equipment features, as well as, amenities such as trash can receptacles, benches and a picnic table have arrived and are being stored at the office Corp yard waiting for installation.

MCKINLEYVILLE COMMUNITY FOREST COMMITTEE & SUBCOMMITTEES:
MCF Committee Update
The McKinleyville Community Forest Committee (MCFC) met on April 21, 2026. The Approved Minutes of the March 17, 2026 MCFC Meeting can be reviewed in Attachment 1. The informational items reviewed at the April meeting included reports from the TICS and FMPFB Subcommittees. The first action item was to Recommend Approval of the

Draft Forest Management Plan by the MCSD Board. During this March 17, 2026 MCFC meeting the members conducted a final review of the FMP and moved to recommend approval of the Draft FMP to the MCSD Board. The next action item was to Approve the Current Committee Members Term Endings. MCSD intended on having the Committee members serve in increments of two years at a time, staggering the ending terms. To keep consistency throughout the MCFC, Staff is requesting that some members volunteer to stay on an additional year to begin this staggering process, having their new ending term date be December 31, 2027, instead of the originally determined ending term date of December 31, 2026. Joel Rink, Desiree Early Dorvall, Kevin Creed, and Nicole West all volunteered to extend their term an additional year.

TICS Subcommittee Update

The TICS Subcommittee met on April 28, 2026. The Subcommittee began by taking public from two individuals who attended the meeting, one of them requesting an area for conservation within the MCF and the other requesting additional access to the MCF. The Subcommittee members spent the remainder of the meeting reviewing the Draft Trail Plan and assigning sections to be worked on outside of the regularly scheduled TICS meeting times.

FMPFB Subcommittee Update

The FMPFB Subcommittee met on April 7, 2026. The meeting began with reviewing the edited version of the Draft Forest Management Plan (FMP) that contained edits from the McKinleyville Community Forest Committee (MCFC) in real time and discussion ensued. They completed their edits and submitted the Draft FMP to the MCFC for their consideration to recommend to the MCSD Board for their final approval. The Subcommittee also reviewed Kevin Creed's "Project Pathway" document. The FMPFB Subcommittee spent the remainder of their meeting discussing a potential Memorial Grove in the MCF. Subcommittee members were generally in favor of a fee based program, based loosely on similar programs by Save the Redwoods League, where a fee of approximately $25,000 would be charged and used to create a restoration Memorial Grove in the Community Forest. Kevin Creed also had submitted different Memorial Grove Elements and Considerations for the MCFC to review.

RECREATION PROGRAM UPDATES

Recreation Program Updates

- Drop-in Pickleball is back to its normal school year schedule: Monday, Wednesday and Friday mornings 9:00am to 12:00pm at the McKinleyville Activity Center. Drop in is $4 per person.
- Youth Drop-In Pickleball will now be available once a month on the 4th Sunday of each month from 3-5pm. Drop-in is $5 per participant.
- Beginning Pickleball's next session is July 12 – August 2. The classes are typically on Sundays from 1:30-3:30pm. The class fee is $50 for residents and $55 for non-residents. The March session was full.
- Drop-in Kung Fu is on Tuesday and Thursday evenings 5:45pm-7:15pm $10 per person per class. Bulk class passes are available to purchase at $7.50 per class.
- Drop-in Tai Chi is Sundays 11:00am-12:00pm $10 per person per class. Bulk class passes are available to purchase at $7.50 per class. The Martial Arts classes are averaging 5-8 people per class.

- Fast Break Friday is a drop-in basketball program for youth ages 13 to 17. Drop-in is $5 per participant.
- The Pee Wee Basketball League is full, the league will run from April 4 to May 16, 2026. The league is for youth in TK – 2nd grades. Registration fees are $85 for McKinleyville residents and $90 for non-residents.
- Sunday Night drop-in Basketball is averaging 8-10 participants per week.
- Every Thursday from 10:30am to 12:30pm, the Activity Center hosts a playgroup for children ages 0–5 and their guardians. Starting February 15, we are testing out a Sunday playgroup session from 9:30-11:30am.
- The Tot-letics: T-Ball session will be run May 23 through June 20, registration will open April 6, 2026. The registration fee is $80 for McKinleyville residents and $85 for non-residents.
- We are partnering with MUSD this school year for After-school Leader Staffing.
- Spring Break Weeks Breakout sessions was April 13-17, 2026 and was Skate and Scoot focused.
- We are partnering with some local PTO's again to host 4 Middle School Dances this school year. The Dance dates are October 24 (sold out at just over 300 tickets sold), December 5 (187 tickets sold), February 13 (163 tickets sold) and April 10 (92 tickets sold).

PARK & FACILITY MAINTENANCE UPDATES:

The Parks crew and NHES continue the routine schedule for landscape maintenance on Central Avenue and Open Space Zone landscaping. The Saturday SWAP crews have been doing a great job working on the Central Avenue OSMZs. As we move into the sunny spring season, staff have been busy trying to keep up on all the growth that happens at all of our spaces during this time. With limited staff and hours in the day, we are prioritizing areas as best we can and appreciate the community's patience as we work to keep up. Staff continue to perform daily and weekly routine maintenance on facilities and vehicles, and monthly inspections were completed across all facilities and open spaces. We currently have one full-time staff out on disability. We had three interviews for a Parks Seasonal Position and offered the job to Lance Barton. Pending completion of his employment paperwork he will begin work on May1st. Staff demoed the Activity Center Lobby countertop and cabinets; a new cabinet and countertop was installed by Cabinets by Andy.

FACILITY RENTALS & USE

April Rentals:

- 10 Azalea Hall Rentals plus a weekly and a bi-weekly meeting room rental.
- 5 Pierson Park Rentals.
- 0 Hiller Park Picnic Area Rentals.
- 1 Teen Center Rentals.
- 9 Activity Center Rentals.
- 3 Activity Center and 0 Teen Center Birthday Party Program Rentals.
- The Teen Center Kitchen has one regular Vendor renting it for food preparation.
- The Azalea Hall Kitchen has one regular Vendor renting it for food preparation.

OTHER UPDATES:

- Staff continues to work with MUSD to provide staff for the school districts after school and summer programs.

- Staff continues to participate as members of the McKinleyville Chamber of Commerce Board of Directors, as well as serving on Fundraising Committees for the Boys & Girls Club of the Redwoods.
- Staff continues to provide support to other departments of the District; assisting with accounts payable.

ATTACHMENTS:

- Attachment 1 – Park And Recreation Committee Approved Meeting Minutes from January 21, 2026

- Attachment 2– McKinleyville Community Forest Committee Approved Meeting Minutes from March 17, 2026

**MINUTES OF THE REGULAR MEETING OF THE PARK AND RECREATION COMMITTEE (PARC)
HELD ON WEDNESDAY, JANUARY 21, 2026 at 6:00 P.M.
IN PERSON AT THE MCSD OFFICE – 1656 SUTTER ROAD, MCKINLEYVILLE, CALIFORNIA**

Agenda Item 1 – Call To Order & Roll Call

The meeting was called to order at 6:10 pm. with following committee members in attendance in person at the MCSD Office:

Charlie Caldwell – Chair
Amy Scott – Vice Chair
Phil Heidrick
Dana Merrill
Jennifer Ortega
Patti Stuart

Absent:
Heidi Conzelmann
John Kulstad
Ciara Torres
Areea Yassan
*Scott Binder - MCSD Board Director (non-voting member)

Staff in Attendance:
Kirsten Messmer

Members of the Public: Steve & Trudy Thomas

Agenda Item 2 – Pledge of Allegiance

The Pledge of Allegiance was led by Charlie Caldwell.

Agenda Item 3 – Additions or Changes to the Agenda

There were no additions to the agenda. Item 8 was pulled from the agenda, and will be brought back to a future PARC Meeting.

Agenda Item 4 – Approval of Agenda

Motion: It was moved to approve the agenda, with pulling item 8.
Motion by: Committee Member Stuart; **Second:** Committee Member Scott
There were no comments from the Committee or public.
Roll Call: Ayes: Caldwell, Heidrick, Merrill, Ortega, Scott, Stuart, Nays: None Absent: Conzelmann, Kulstad, Torres, Yassan
Motion Summary: Motion passed.

Agenda Item 5 – Public Comment

There was Public Comment from Dennis Mayo.

Agenda Item 6 - Approval of the December 17, 2025 Meeting Minutes

Motion: It was moved to approve the December 17, 2025 Meeting Minutes.
Motion by: Committee Member Merrill; **Second:** Committee Member Scott
There were no comments from the Committee or public.
Roll Call: Ayes: Caldwell, Heidrick, Merrill, Ortega, Scott, Stuart, Nays: None Absent: Conzelmann, Kulstad, Torres, Yassan

Motion Summary: Motion passed.

Agenda Item 7 – Possible Addition of Tribal Land Acknowledgement to PARC Procedures (Information)

PARC Committee Chair Caldwell presented the item, giving an update on it's current status; which is that Charlie reached out to tribe with no response. Committee discussion ensued. The committee would like to keep this on the agenda until a response is received.

This was an informational item, no action was taken.

Agenda Item 8 – Consider Recommendation of the MCSD and McKinleyville BMX Memorandum of Understanding (MOU) (Action)

This item was pulled from the agenda.

Agenda Item 9 – Discuss Recruitment for a McKinleyville High School Student to Serve on the PARC Committee (Information)

Parks & Recreation Director Messmer presented the item. Committee discussion about coming up with a recruitment strategy for a McKinleyville High School student to serve on the PARC Committee.

Agenda Item 10 – McKinleyville Community Forest Report

Update on McKinleyville Community Forest Subcommittees from MCF Committee Member Jennifer Ortega.

Agenda Item 11 – Parks & Recreation Director Report
RECREATION PROGRAM UPDATES:

- Drop-in Pickleball is back to its normal school year schedule: Monday, Wednesday and Friday mornings 9:00am to 12:00pm at the McKinleyville Activity Center. Drop in is $4 per person.
- Youth Drop-In Pickleball will now be available once a month on the 4th Sunday of each month from 3-5pm. Drop-in is $5 per participant.
- Beginning Pickleball's next session is yet to be determined. The classes are once a week for four weeks. The class fee is $50 for residents and $55 for non-residents.
- Drop-in Kung Fu is on Tuesday and Thursday evenings 5:45pm-7:15pm $10per person per class. Bulk class passes are available to purchase at $7.50per class.
- Drop-in Tai Chi is Sundays 11:00am-12:00pm $10 per person per class. Bulk class passes are available to purchase at $7.50 per class. The Martial Arts classes are averaging 5-8 people per class.
- Fast Break Friday is a drop-in basketball program for youth ages 13 to 17.Drop-in is $5 per participant. During the Youth Basketball Season this program is suspended due to needing to use the gym for YBB Practices Monday-Friday afternoon and evenings, it will resume after the season is over.
- The Youth Basketball League will run from January 10 to February 28. The league is for youth in 3rd-9th grades. Registration fees are $85 for McKinleyville residents and $90 for non-residents.
- The Pee Wee Basketball League's registration will open January 1st, the league will run from April 4 to May 16, 2026. The league is for youth in TK –2nd grades. Registration fees are $85 for McKinleyville residents and $90 for non-residents.
- Sunday Night drop-in Basketball is averaging 8-10 participants per week.

- Every Thursday from 10:30am to 12:30pm, the Activity Center hosts a playgroup for children ages 0–5 and their guardians. Starting February 15 we are testing out a Sunday playgroup session from 9:30-11:30am.
- The Tot-letics: Soccer session will be run March 7 through April 4th,registration will open February 2, 2026. The Tot-letics: T-Ball session will be run May 23 through June 20, registration will open April 6, 2026. The registration fee is $80 for McKinleyville residents and $85 for non-residents.
- We are partnering with MUSD this school year for After-school Leader Staffing.
- President's Week and Spring Break Weeks Breakout sessions will be Feb.17-20 and April 13-17, 2026 and will be Skate and Scoot focused. Registration is open now, the weekly fee is $185 for residents and $190 for non-residents.
- We are partnering with some local PTO's again to host 4 Middle School Dances this school year. The Dance dates are October 24 (sold out at just over 300 tickets sold), December 5 (187 tickets sold), February 13 and April 10.

PARK & FACILITY MAINTENANCE UPDATES:

The Parks crew and NHES continue the routine schedule for landscape maintenance on Central Avenue and Open Space Zone landscaping. The Saturday SWAP crews have been doing a great job working on the Central Avenue OSMZs. As we move through the peak growing season, plant/grass and weed growth has accelerated across all open spaces. With limited staff and hours in the day, we are prioritizing areas as best we can and appreciate the community's patience as we work to keep up. Staff continue to keep up with daily/weekly routine facility and vehicle maintenance. Monthly inspections were conducted on all facilities and Open Spaces.

FACILITY RENTALS & USE

December Rentals:

- 7 Azalea Hall Rentals plus a weekly and a bi-weekly meeting room rental.
- 0 Pierson Park Rentals.
- 0 Hiller Park Picnic Area Rentals.
- 0 Teen Center Rentals.
- 7 Activity Center Rentals.
- 5 Activity Center and 0 Teen Center Birthday Party Program Rentals.
- The Teen Center Kitchen has one regular Vendor renting it for food preparation.
- The Azalea Hall Kitchen has one regular Vendors renting it for food preparation.

Agenda Item 12 – Ad Hoc Assignments & Committee Reports (Action)

Skate Park (Charlie Caldwell) – The committee is keeping this Ad Hoc Committee with Charlie Caldwell reporting out on it as we are actively fundraising for Phase 2 of the Skate Park. Fundraising is ongoing for Phase 2, about $28,000 has been raised so far, Phase 2 is projected to cost $250,000.

BMX Bike & Park at School/Washington (Charlie Caldwell) – The committee is keeping this Ad Hoc Committee with Charlie Caldwell reporting out on it as it is an active project. Rains have delayed construction. MCSD and MCKBMX are working on their MOU, MCKBMX is planning to have a State Qualifying Race in 2026.

Community Garden (Ciara Torres) – The committee is suspending this AD Hoc Committee as well , Ciara Torres will ask for Community Garden items to be placed on the PARC Agenda when she has something to report out on them.

Fischer Ranch Estuary Project – The Committee decided to suspend this Ad Hoc Assignment as there are no further projects planned for this development at this time.

Agenda Item 13 – Committee Member Announcements and Future Agenda Items

- Next Committee Meeting: April 15, 2026
- Next MCSD Board Meeting: February 4, 2026
- McKBMX MOU
- Yearly Update on Botanical Garden from Jane?

Agenda Item 14 - Adjournment
Meeting Adjourned at 7:04 pm

Kirsten Messmer, PARC Secretary

MINUTES OF THE REGULAR MEETING OF THE MCKINLEYVILLE COMMUNITY FOREST COMMITTEE (MCFC) HELD ON TUESDAY, MARCH 17, 2026 at 5:30 P.M. IN PERSON AT AZALEA HALL – 1620 PICKETT ROAD, MCKINLEYVILLE, CALIFORNIA and TELECONFERENCE Via ZOOM & TELEPHONE: ZOOM MEETING ID: 848 9634 6527 (https://us02web.zoom.us/j/84896346527) or DIAL IN TOLL FREE: 1-888-788-0099

NOTE: Items are listed in the order in which they were considered.

1 Call To Order

The meeting was called to order at 5:30 p.m. by Gregory Orsini.

Roll Call

The following Committee Members were in attendance in person at Azalea Hall.

Gregory Orsini, Chair, MCSD Board Director (Non-Voting Member)
James Biteman, MCSD Board Director (Non-Voting Member)
Patrick Kaspari, MCSD General Manager
James Henry, MCSD Operations Director
Jens Andersen, MCSD Recreation Coordinator
Jennifer Ortega, PARC Appointee Member
Joel Rink, Forester/RPF Member
Desiree Early Dorvall, Natural Resources/Biologist Member
Michele Stephens, McKinleyville Resident Member
Kevin Creed, At-Large Member
Christopher Collier, Alternate Natural Resources Agency Member
Nicole West, Alternate Natural Resources/Biologist Member

The following Committee Members were Absent.

Kirsten Messmer, MCSD Parks and Recreation Director
Maya Conrad, MMAC Appointee Member
Tyler Brown, Natural Resources Services Agency

The following Staff Members were in attendance in person at Azalea Hall.

Jess Elm, MCSD Environmental Programs Coordinator

2 Pledge of Allegiance

The Pledge of Allegiance was led by Jens Andersen.

3 Additions or Changes to the Agenda

There were no additions or changes to the agenda.

4 Seating of Alternates

Christopher Collier was seated as a voting member in the absence of Tyler Brown.
Nicole West was seated as a voting member in the absence of Kirsten Messmer.

5 Approval of Agenda

Motion: It was moved to approve the agenda.
Motion by: Kevin Creed **Second:** Michele Stephens
Roll Call: Ayes: Patrick Kaspari, James Henry, Jens Andersen, Jennifer Ortega, Joel Rink, Desiree Early Dorvall, Michele Stephens, Kevin Creed, Christopher Collier, Nicole West
Nays: None
Absent: Kirsten Messmer, Maya Conrad, Tyler Brown
Motion Summary: Motion passed.

6 Public Comment and Written Communications

There was no public comment.

7 Consider Approval of Minutes of the Regular Meeting of the McKinleyville Community Forest Committee on February 17, 2026

Motion: It was moved to approve the February 17, 2026 meeting minutes.
Motion by: Patrick Kaspari **Second:** Kevin Creed
Roll Call: Ayes: Patrick Kaspari, James Henry, Jens Andersen, Jennifer Ortega, Joel Rink, Desiree Early Dorvall, Michele Stephens, Kevin Creed, Christopher Collier, Nicole West
Nays: None
Absent: Kirsten Messmer, Maya Conrad, Tyler Brown
Motion Summary: Motion passed.

8 Trails, Infrastructure, Clean-Ups, & Security (TICS) Subcommittee Report

Michele Stephens, Chair of the Trails, Infrastructure, Clean-Ups, & Security Subcommittee, reviewed the item. She described how the Subcommittee began by taking public comment from the Disc Golf user group. She explained how there were forty-five written public comments submitted to McKinleyville Community Services District and eleven people in person for the TICS meeting who made public comment, all in favor of a disc golf course being included in the McKinleyville Community Forest. The Subcommittee members spent the remainder of the meeting reviewing the Draft Trail Plan, comparing the goals listed in the Draft Trail Plan to the goals written in the Draft Forest Management Plan.

There were no questions or comments from the Committee.

There was no public comment.

This was an information only item. No action was taken.

9 Forest Management Plan and Funding/Budget (FMPFB) Subcommittee Report

Kevin Creed, Chair of the Forest Management Plan and Funding/Budget Subcommittee, presented the item. He explained that the main focus of the meeting was spent editing the Draft Forest Management Plan (FMP) document in real time. The FMPFB completed their final review and edits to the FMP document which was then sent to the full McKinleyville Community Forest Committee (MCFC) for their individual review. Any comments on the FMP are due back to Jess by March 27, 2026. The FMPFB will

then review the comments at their April 7, 2026 meeting, in hopes for the MCFC to finalize the Draft FMP at their April 21, 2026 meeting. Following the review, they will consider recommending the document to the MCSD Board for final approval. With the FMP completed, the FMPFB Subcommittee will begin the work to potentially establish a Memorial Grove Program for the MCF.

There were no questions or comments from the Committee.

There was no public comment.

This was an information only item. No action was taken.

10 Discuss the Draft Forest Management Plan Review Process

Jess Elm, MCSD Environmental Programs Coordinator, presented the item. She explained how at the FMPFB Subcommittee meeting on March 3, 2026, the members completed reviewing the Draft Forest Management Plan (FMP). Comments and suggestions are to be submitted to Jess by March 27, 2026, where they will be compiled into a master draft document that the FMP Subcommittee will review at their April 7, 2026 meeting. The MCFC will then review this final master draft at their April 21, 2026 meeting for final review. Following the review, they will consider recommending the document to the MCSD Board for final approval. The FMPFB Subcommittee also decided to recommend to the MCFC Committee to wait to hold a public workshop to review the FMP document once the Trail Plan is also completed.

The Committee commented, discussed, and asked clarifying questions.

There was no public comment.

This was an information only item. No action was taken

11 Make Recommendation for the Appointing of the Vacant At-Large Voting Member Seat

Jess Elm, MCSD Environmental Programs Coordinator, presented the item. She explained how it is the responsibility of the MCFC to vet and select the most qualified candidate to fill the vacant position. Christopher Collier, Ben Marschke, Martha Ellen Basham, Phil Heidrick, Karen Kiemnec-Tyburczy, and Sydney Stewart submitted applications for consideration. Staff also recommended not recommending any applicates to the vacant Alternate Non-Voting Member seat until the Rules and Regulations is updated to formally include these positions.

Committee members discussed and asked clarifying questions.

There was no public comment.

Motion: It was moved to recommend Christopher Collier for the Vacant At-Large Voting Member Seat to the MCSD Board for approval.
Motion by: Patrick Kaspari **Second:** James Henry
Roll Call: Ayes: Patrick Kaspari, James Henry, Jens Andersen, Jennifer Ortega, Joel Rink, Desiree Early Dorvall, Michele Stephens, Kevin Creed, Christopher Collier, Nicole West
Nays: None
Absent: Kirsten Messmer, Maya Conrad, Tyler Brown
Motion Summary: Motion passed.

12 Consider Recommendation to the MCSD Board to Approve Changes to Regulation 46 via Ordinance

Patrick Kaspari, MCSD General Manager, presented the item. He explained that in 2024 the MCSD Board approved three (3) Alternate seats in 2024 but the Rules and Regulation were not updated to reflect this. Since the Committee is already large, Staff are suggesting to only have two (2) Alternate seats for the MCFC. The Rules and Regulations were also changed to reflect the two (2) additional voting member seats, one of the seats is to be appointed by a local Tribal Council or Tribal Government and the other seat is for a local Tribal member who is a resident of the MCSD. Staff made additional changes to Regulation 46, and during the meeting, MCFC members also made edit suggestions.

Committee members discussed and asked clarifying questions.

There was no public comment.

Motion: It was moved to have Staff make these additional changes to Regulation 46 and bring them to the MCSD Board for approval.
Motion by: Desiree Early Dorvall **Second:** Joel Rink
Roll Call: Ayes: Patrick Kaspari, James Henry, Jens Andersen, Jennifer Ortega, Joel Rink, Desiree Early Dorvall, Michele Stephens, Kevin Creed, Christopher Collier, Nicole West
Nays: None
Absent: Kirsten Messmer, Maya Conrad, Tyler Brown
Motion Summary: Motion passed.

13 Committee Chair Report

Gregory Orsini, MCFC Chair, reported that the Board continued to discuss the John Corbett Memorial Grove.

14 Committee Member Announcements and Future Agenda Items

- California Conservation Corps (CCC) in the McKinleyville Community Forest February 23rd-February 26th & March 5th
- Joel Rink gave more details on the logging on the Green Diamond property adjacent to the MCF this summer
- Lindsay Creek Conservation Easement presentation April 21st MCFC meeting
- Form 700 Reminder
- Next MCF Committee Meeting: April 21, 2026 at 5:30 p.m.
- Next TICS Subcommittee Meeting: March 24, 2026 at 5:15 p.m. at the MCSD Office (1656 Sutter Rd)
- Next FMP Subcommittee Meeting: April 7, 2026 at 4:30 p.m. at the MCSD Office (1656 Sutter Rd)
- MBTTA Workday scheduled second Saturday 10am-2pm (Weather Dependent)
- VTS Workday scheduled third Saturday from 9am-noon (Weather Dependent)

15 Adjournment

Meeting Adjourned at 6:59 p.m.

Jess Elm, Environmental Programs Coordinator

McKinleyville Community Services District

BOARD OF DIRECTORS

May 6, 2026 TYPE OF ITEM: **INFORMATIONAL**

ITEM: F.3.D **General Manager's Report for May 6, 2026 Meeting**

PRESENTED BY: **Patrick Kaspari, General Manager**

TYPE OF ACTION: **Information Only**

A summary of activity for the month of April 2026

Cost Savings Related to District Activities – The following is a review of some of the recent cost savings opportunities District staff identified for the past two months:

• Use of NHE Services =	$3,003
• CCC Crew =	$3,840
• SWAP =	$3,600
• Volunteer Pickleball Labor =	$558
• CSW =	$0
• MCF Trail Stewards =	$800
• Amazon Savings =	$0
• Rehab & Install WWMF Recirc Pump =	$510
• Replace Unit 8 Knock Sensor =	$680
• Replace WWMF SO2 Room Blower =	$340
• Replace bolts on Vac-Con Upper Boom =	$340
• Cochran Pump Upgrade =	$20,000
TOTAL COST SAVINGS FOR APR =	**$33,671**

TOTAL COST SAVINGS FOR FY 25/26 = $509,549

District Staff should be recognized and commended for their ongoing, efficient and incredibly cost-effective running of the District.

4.5 Gallon Water Tank Project – The tank is on-line and we are working on finalizing the contract and grant close out. We hope to file the Notice of Completion (NOC) in May (you will note this keeps getting pushed month by month) and will close out the Hazard Mitigation Grant and the North Coast Resource Partnership grant after the NOC is filed. The current contract completion date of February 28, 2025 has long passed, and the District is deducting Liquidated Damages from the pay requests. The

Contractual Liquidated Damages (LDs) for this project is $2,100 per calendar day. We have been discussing LDs with Mercer Fraser and District Counsel and intend to charge $533,911.83 in LDs, which will be withheld from the retainage.

The total construction base bid is $11,642,475 and 10% contingency of $1,164,248 totals $12,806,723. The overall project amount is $14,471,094. The project is funded by $9,617,085 in Hazard Mitigation Grant funding, and $879,209 in North Coast Resource Partnership/DWR Prop. 1, Round 2 funding, for a **total in grant funding for this project of $10,496,294**. The District's $3,174,800 of matching funding will be provided by the Certificates of Participation, Series 2021A-Water bonds. The 2023/24 FY CIP budget had $9,000,000 budgeted, and the 2024/25 FY CIP budget had budgeted the final $9M. However, we included $1M in the CIP for FY 2025/26 to finish out the project. As stated above, the project has dragged out and we will likely spend more than $1M this fiscal year and will require a budget amendment. We will take that back to the Board in the May revise.

Sewer Undercrossing Project – This project consists of replacing the three highway crossings, where the sewer mains from the east side of McKinleyville cross under Highway 101 to the west side to the District's wastewater treatment facility. We heard from CalOES on 3/16 that they have not received any communication from FEMA on our grant extension so we needed to submit all of the grant close-out paperwork by March 22, 2026, which we did. **This grant is now closed and no further Hazard Mitigation Grant funding is available for the construction of the project**.

Meanwhile the design and bid documents are being finalized by GHD, and we intend to go out to bid in June or July 2026 for this critical project. The CalTrans encroachment permit for the Construction has been submitted and receipt of that will likely be the critical path.

This project was to be 75% funded by the Hazard Mitigation Grant from FEMA/CalOES. The grant request was for a total project cost of $6,840,400, which would be funded by **$5,130,300** in grant and the District would match $1,710,100. Unfortunately, as stated above, the grant is now closed out and the $5M is no longer available. The 2025/26 FY budget included $2M for this project and $3.8M budgeted for the 2026/27 Fiscal Years. We will likely not install the Northern crossing in order to reduce costs. The Project will now have to be funded from the remaining $2.3M Series 2021B-Sewer bonds as well as $1.7M from the new sewer Certificates of Participations (COPs) intended to be sold this year.

Office Remodel – LDA Partners continues to work on the Office Remodel design. LDA submitted the design plans to Humboldt County for the Building Permit in June 2025.

We have been getting comments from the County and will use those to generate the final bid package. The project went to the County Planning Commission at their November 6th regularly scheduled meeting for a determination of General Plan Conformance. It was approved by the Commission. Given the loss of CalOES/FEMA Hazard Mitigation Grants funding, we will likely postpone the construction of this project until sometime after 2029.

McCluski/Hewitt Tank Replacement Project – The Phase 2 construction funding for this project has been approved! This project consists of the replacement of the two existing redwood tanks at the west end of Hewitt Ave on McCluski Hill. The existing 100,000 gallon and 150,000-gallon redwood tanks will be replaced with two 200,000-gallon, glass-fused lined, bolted steel tanks. The Period of Performance (PoP) for this project will require completion by July 11, 2027. CalOES suggested that we submit a request for an extension, if for no other reason than we lost three months for the approval letter to be mailed. We requested an extension to December 31, 2027, and we will request additional funding as well, but we'll see if either of those are granted. Given the extremely short turnaround, and as discussed with the Board, we have already installed geotechnical borings and are working on the approval of the preliminary design work on the tanks. Kennedy Jenks is working to finalize the tank design and permitting and go out to bid on the tanks by next spring.

The 2025/26 Fiscal Year budget for this project is $500k for completing the design and bid package and $1M each budgeted for the 2026/27 & 27/28 FYs for completing the construction. The overall grant cost estimate for this project was estimated to be $1.44 Million, with 75% Federal **Grant Funding ($1,079,038.50)** and a 25% District match ($359,679.50). The District match and additional funding would come from the proposed sale of Certificates of Participation expected to occur in 2026.

Fischer Lift Station Upgrade Project – The District received a Phase 1 Hazard Mitigation Grant for the upgrade of the Fischer Sewer Lift station in November 2023. This project would cover the retrofit of the Fischer Lift Station, which pumps wastewater from the entire southern half of McKinleyville to the wastewater management facility. This would include the replacement of the pumps and upgrading the electrical system, valves, and further seismically strengthening the building. GHD has finalized the environmental studies required for the CEQA/NEPA permitting as well as draft Plans and Specifications. These were submitted to CalOES/FEMA for their review on July 23, 2025. We are still waiting for FEMA to approve the Phase 2 grant construction funding for the project and continue to check in with CalOES, but still have not seen anything, and very well may not, given the upheaval at FEMA.

As discussed at the February 2026 Board Meeting, Staff anticipate that the Period of Performance for the Phase 2 portion of the Hazard Mitigation Grant will also end in April 2027. The bid documents for this project are generally completed, so we are ready to go out to bid; however, there are several pieces of equipment with extremely long lead times for delivery including the Motor Control Centers and Variable Frequency Drives. The District has moved forward on buying those items directly from the supplier and have the contractor install them.

The seismic retrofit of the Fischer Sewer Lift Station is hoped to be funded in part by a Hazard Mitigation Grant. The original grant application was for a total project cost of $1,582,000 which would be funded by a 75% **grant of $1,186,500** with a 25% District match of $395,500. Phase 1 of the project funding was approved on October 16, 2023 in the total amount of $269,220, consisting of $201,915 in Federal funding and a $67,305 District match. The construction of the project is now estimated to be $2.5M, and the contract amount for design, permitting and construction oversight is $410,000 for a total project cost of approximately $2.9M. $500,000 has been budgeted for FY 25/26, and $1.5M for FY 26/27 & 27/28. Again, we are not sure that we are going to get the Hazard Mitigation Grant funding and may have to revisit the funding for this project. The District's funding would come from the Certificates of Participation that will be issued in 2026.

Mad River Watermain Crossing Project – The District was notified in August 2025 that we have received a Phase 1 Hazard Mitigation Grant for the installation of a redundant watermain crossing under the Mad River from HBMWD. The Phase 1 grant will cover the design and environmental studied for the installation of the waterline. The line will be directionally drilled under the river and connected into the existing main from HBMWD on the southside of the river, and the watermain up North Bank Road to our Ramey pump station on the northside of the river. The Board approved a contract with Kennedy Jenks Consulting Engineers at the December 3, 2025 Board Meeting to implement the Phase 1 scope of work. A challenge with this project is that the FEMA Period of Performance for this grant expires on August 28, 2026. The original grant had the Phase 1 work taking 21 months. We've discussed this quick turnaround with CalOES and they support us submitting a request for an extension out to April 2027, which CalOES approved. KJ has performed the topographic survey work and the geotechnical borings for the upland areas and is work furiously to get the work done by April.

The installation of the redundant watermain is funded in part by a Hazard Mitigation Grant. The original grant application was for a total project cost of $3,099,800 which would be funded by a 75% **grant of $2,324,850** with a 25% District match of $774,950. Phase 1 of the project funding was approved on August 15, 2025 in the total amount of

$1,271,470 consisting of $953,601.94 in Federal funding and a $317,868.06 District match. It now is assumed that the Phase 2 portion of the grant for the construction of the project will likely never be awarded and would have to be funded by the sale of COPs and/or the pursuit of additional grant funding. The District budgeted $250,000 for FY 25/26, and $2M for FY 26/27 & 27/28.

Letz Forcemain Replacement – This project is part of the mainline replacement projects to refurbish existing water and sewer mainlines. This project will replace the Letz forcemain, from where it starts at the Station to where it discharges back into the gravity system on Murray Road. This was one of the highest priority projects in the 20-year Main Line Replacement Report, given that the forcemain runs adjacent to Widow White Creek for a portion of its length. The Basis of Design Report has been completed, and the Recommended Alternative was to replace the forcemain along the alignment of the Hammond Trail through this section. The District ran this alternative by, and have gotten approval in concept, from the County and CalTrans for this alignment and have submitted Encroachment Permit applications to both entities. We will be finishing the design this spring, and District Staff will the perform the work in the summer of 2026.

The Engineer's Estimate of Probably Construction Cost for this project was $1,431,000. This project was included in the CIP Budget for FY 25/26 and is being funded by the Mainline Replacement funds being set aside. It will also be included in the Certificate of Participation (COP) sale expected to occur in July 2026. It is anticipated that with District staff performing the work, the work will be completed for around $250,000.

Recycled Water Project - the Recycled Water project consists of upgrading the irrigation systems at Fischer and Pialorsi. The pipelines at Fischer, which Staff must move around manually when recycled water is being delivered in the summer, would be replaced by two pivot systems. The irrigation system on the Pialorsi property would be completely upgraded to install mainlines, and pivots on the lower parcel and flood cells on the upper terrace. The project design was funded by a State Water Resources Control Board Recycled Water Grant. The final design was submitted to the State in 2024, along with a Construction Grant Application.

The District was informed in October 2025 that we will receive a **$5,473,558 Construction grant** from the SWRCB to construct this project, although we are still going back and forth with the State on this grant, it does look like we will receive it. The Board approved Capital Improvement Project (CIP) budget has $1M budgeted for the 2025/26 FY, and $2M each for the 26/27 and 27/28 FYs. The District will need to determine whether we will bid this work or install it ourselves. Construction will likely commence in 2026/27.

4x4 Meetings with County & MMAC – A regular meeting has been scheduled with the MCSD Board President, Director Mayo, GM Kaspari, Board Secretary Blaine, Supervisor Madrone, the MMAC Representative- Scott Binder, and the MMAC Chair, Mary Burke. Jesse Miles, the Executive Director of the McKinleyville Chamber of Commerce, also regularly joins us for these meetings. These meetings occur on the fourth Monday of every month to discuss various topics of concern to all organizations and the community. This month Dennis, Scott, Jesse and Pat met with Julie Giannini-Previde, the Superintendent of McKinleyville Union School District. We had a good conversation, and Julie outlined the current restructuring and consolidation of the School District, including the re-use and changes to the Morris campus. She also talked about the proposed improvements to be made with the Measure N Bond proceeds that passed in 2025. She also discussed the lawsuit against the Trump Administration for the rescinding of their $7.2M Mental Health grant.

Humboldt County Associations of Government (HCOAG) – District Staff attended the Technical Advisory Committee (TAC) meeting on April 2nd, where the TAC approved revising the TAC Bylaws to include a non-voting seat for McKinleyville CSD. The HCAOG Board approved the changes to the bylaws at their April 16th Board meeting. It was interesting to attend the TAC Meeting and there was $30k of STIP Trails money that was not requested by any of the Agencies. The District will likely request some funding the next time around.

Grant Applications – As discussed with the Board at the December 7, 2022, Board Meeting, we have submitted a Clean Water SRF application for funding the retrofit of the Fischer and B Street Lift Stations, which are two of our highest priority Capital Improvement Projects. As further discussed at the April & May 2026 Board Meetings, we have also submitting SRF grant applications for the replacement of all the sewer forcemains in the system, as well as retrofits of the Letz and Kelly Lift Stations.

We are still waiting to hear from USDA on the Huffman Appropriations for the Community Forest. We check in with the Congressman's staff every few weeks to check on the funding status.

We are working with Green Diamond and the Humboldt County Resource Conservation District on the CalFIRE wildfire grant to perform wildfire protection work along Murray Road adjacent to the Community Forest. We are still working on a schedule for when that work will be implemented.

Attachments: Attachment 1 – WWMF Monthly Self-Monitoring Report

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McKINLEYVILLE, CA 95519

MAILING ADDRESS:

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McKINLEYVILLE, CA 95519

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R.W.Q.C.B. NORTH COAST REGION
5550 SKYLANE BLVD., SUITE A
SANTA ROSA, CA 95403

April 21, 2026

RE: MONTHLY MONITORING REPORT

Dear Sabrina:

Enclosed is the Monthly Monitoring Report for March 2026 for McKinleyville Community Services District Wastewater Management Facilities WDID NO. 1B82084OHUM, operating under Order Number R1-2024-0023.

The normal discharge of effluent was 30 days going to 001. The required monitoring and water quality constituents that were tested and reported was in compliance in March.

Effluent Limitations Parameters	Units	Average Monthly	Average Weekly	Avg. % Removal	Max Daily	Instant Min	Instant Max	Results
Monitoring Location EFF- 001								
BOD	mg/L	30	45	>85				Compliance
TSS	mg/L	30	45	>85				Compliance
PH	s.u.					6.5	8.5	Compliance
Settleable Solids	ml/L	0.1			0.2			Compliance
Chlorine Total Residual	mg/L	0.01			0.02			Compliance
Bis(ethyly-hexy) Phthalate	ug/L	1.8			3.0			Compliance
Total Chromium	ug/L	50			100			Compliance
Ammonia Impact Ratio	ratio	1.0			1.0			Compliance
Monitoring Location REC-001								
BOD	mg/L	30	45	>85				Compliance
TSS	mg/L	30	45	>85				Compliance
Nitrate		10						Compliance
PH						6.0	9.0	Compliance

Total Coliform Organisms MPN/100 ml. The Monthly Median not to exceed MPN of 23 and the daily maximum not to exceed MPN of 240. The reported results for the current month are as follows. Median was <1.8 and a Maximum of <1.8. Five samples were collected in the month of March and was in compliance.

Monthly River Monitoring was conducted in March.

Quarter 1 sampling was conducted in January.

Semi Annual Chronic Testing was conducted in January.

McKINLEYVILLE COMMUNITY SERVICES DISTRICT WASTEWATER MANAGEMENT FACILITY MONITORING DATA

MONTH: March 2026

DATE	INFLUENT FLOW M.G.D.	EFFLUENT FLOW M.G.D.	EFFLUENT MAXIMUM GPM	RIVER CFS.	RIVER Dilution	INFLUENT MONITORING B.O.D. mg/L	INFLUENT MONITORING TSS mg/L	EFFLUENT MONITORING pH	(C°) TEMP	B.O.D mg/L	TSS mg/L	CL_2 RES.	RIVER CL_2 RES	SETTLEABLE SOLIDS	TOTAL COLIFORM	Entero cocci	RSW-001 TIME	RSW-001 PH	RSW-001 TEMP	RSW-001 D.O	RSW-001 Entero cocci	RSW-002 TIME	RSW-002 PH	RSW-002 TEMP	RSW-002 D.O	RSW-002 Entero cocci
1	1.241	1.469	1390	3150	1017			6.9	15.2			1.8	0.00			N/A										
2	1.142	1.474	1462	2460	755			6.9	15.1			1.9	0.00		<1.8	N/A	15:30	7.5	14.5	10.6	N/A	15:40	7.2	17.4	9.3	N/A
3	1.092	1.475	1406	2050	654			6.9	15.3			1.9	0.00			N/A										
4	1.089	1.475	1417	1690	535			6.9	15.2			1.9	0.00			N/A										
5	1.069	1.386	1348	1580	526	130	280	6.9	14.9	2.5	6.0	1.9	0.00	<0.1		N/A										
6	1.028	1.403	1364	1390	457			6.9	14.5			1.6	0.00			N/A										
7	1.045	1.330	1268	1210	428			7.0	14.5			1.9	0.00			N/A										
8	1.064	1.289	1266	1110	394			7.0	14.1			1.8	0.00			N/A										
9	1.032	1.338	1274	992	350			6.9	15.0			1.4	0.00		<1.8	N/A										
10	0.983	1.271	1234	915	333			6.9	14.4			1.5	0.00			N/A	10:20	7.5	11.9	10.8	N/A	10:30	7.0	13.9	7.4	N/A
11	0.972	0.989	1132	807	320			6.9	14.5			1.4	0.00			N/A										
12	0.969	0.937	1117	732	294	150	380	6.9	15.1	3.3	5.0	1.7	0.00	<0.1		N/A										
13	0.957	0.928	1093	666	274			6.9	15.5			1.6	0.00			N/A										
14	0.970	0.501	1143	635	249			6.9	15.9			1.5	0.00			N/A										
15	1.026	0.000	0	0	0			No Effluent								N/A										
16	0.931	0.555	719	550	343			7.2	16.4			1.6	0.00			N/A										
17	0.932	1.116	1030	512	223			7.2	16.0			1.4	0.00		<1.8	N/A	15:10	7.7	16.2	10.2	N/A	15:20	7.7	17.4	11.1	N/A
18	0.916	1.286	768	485	283			7.2	16.1			1.6	0.00			N/A										
19	0.911	1.285	1030	450	196	150	240	7.1	15.5	4.0	3.4	1.3	0.00	<0.1		N/A										
20	0.884	1.281	1055	425	181			7.1	16.1			1.2	0.00			N/A										
21	0.906	1.249	1060	400	169			7.1	16.7			2.1	0.00			N/A										
22	0.976	0.790	817	374	205			7.1	15.6			2.1	0.00			N/A										
23	0.897	0.858	872	348	179			7.0	16.0			2.0	0.00		<1.8	N/A										
24	0.884	0.802	718	336	210			7.1	16.5			0.8	0.00			N/A	9:25	7.6	14.3	10.0	N/A	9:35	7.5	15.3	8.3	N/A
25	0.866	0.873	732	316	194			7.1	16.9			0.8	0.00			N/A										
26	0.873	0.809	736	340	207	390	300	7.1	16.1	3.6	3.7	1.1	0.00	<0.1		N/A										
27	0.851	0.857	803	308	172			7.1	15.9			1.2	0.00			N/A										
28	0.871	0.752	738	286	174			7.0	16.3			1.3	0.00			N/A										
29	0.942	0.819	763	268	158			7.0	16.4			1.5	0.00			N/A										
30	0.884	0.718	718	244	153			7.0	16.5			1.3	0.00		<1.8	N/A										
31	0.862	0.608	665	237	160			7.0	16.2			0.9	0.00			N/A										

MONTHLY TESTS EFF-001 DISCHARGE TO RIVER

Ammonia Impact	Ammonia	Nitrate	Hardness	Total Phosphorus
0.2	1.9	2.7	78	4.3

MONTHLY RIVER RSW-001

TDS	Hardness	Ammonia	Conductivity	Turbidity
84	55	0	1062	64.9

MONTHLY RIVER RSW-002

TDS	Hardness	Ammonia	Conductivity	Turbidity
200	93	0	321	53.8

MONTHLY TESTS REC-001 DISCHARGE TO LAND

Organic Nitrogen	TDS	AMMONIA	NITRATE	NITRITE	SODIUM	CHLORIDE	BORON
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

MONTHLY BOD & TSS

	BOD mg/L	BOD LBS/DAY	BOD % Removal	TSS mg/L	TSS LBS/DAY	TSS % Removal
	3	30	98	5	42	98

QUARTERLY GROUNDWATER MONITORING

GW-001		GW-002		GW-006		GW-007		GW-009		GW-019	
Nitrate	TDS	Nitrate	TDS	Nitrate	TDS	TDS	Nitrate	TDS	Nitrate	TDS	Nitrate
1.8	120	6.4	110	3.6	240	3.1	180	3.7	180	0	6100

QUARTERLY TESTING

	ug/l
Bis (2-ethylhexyl) Phthalate	ND
Total Chromium	ND
Dichlorobromomethane	ND

SEMI-ANNUAL CHRONIC TOXICITY

Date	Species	TST Pass/Fail
1/5/2026	Rainbow Trout	PASS

Permit Exceedance

Signature: _____

Remarks: _____

McKINLEYVILLE COMMUNITY SERVICES DISTRICT
WASTEWATER MANAGEMENT FACILITY
EFFLUENT DISCHARGE DISPOSAL

March 2026

Discharge Monitoring DATE	M-INF INFLUENT MGD	M-001 EFFLUENT MGD	MAXIMUM GPM	004 REC-001 FISCHER MGD UPPER	003 REC-001 FISCHER MGD LOWER	006 REC-001 PIALORSI MGD	005 REC-001 HILLER MGD	IRRGATE TOTAL MGD	001 EFF-001 RIVER MGD
1	1.241	1.469	1390					0.000	1.469
2	1.142	1.474	1462					0.000	1.474
3	1.092	1.475	1406					0.000	1.475
4	1.089	1.475	1417					0.000	1.475
5	1.069	1.386	1348					0.000	1.386
6	1.028	1.403	1364					0.000	1.403
7	1.045	1.330	1268					0.000	1.330
8	1.064	1.289	1266					0.000	1.289
9	1.032	1.338	1274					0.000	1.338
10	0.983	1.271	1234					0.000	1.271
11	0.972	0.989	1132					0.000	0.989
12	0.969	0.937	1117					0.000	0.937
13	0.957	0.928	1093					0.000	0.928
14	0.970	0.501	1143					0.000	0.501
15	1.026	0.000	0	No Discharge: Clarifier Maintenance				0.000	0.000
16	0.931	0.555	719					0.000	0.555
17	0.932	1.116	1030					0.000	1.116
18	0.916	1.286	768					0.000	1.286
19	0.911	1.285	1030					0.000	1.285
20	0.884	1.281	1055					0.000	1.281
21	0.906	1.249	1060					0.000	1.249
22	0.976	0.790	817					0.000	0.790
23	0.897	0.858	872					0.000	0.858
24	0.884	0.802	718					0.000	0.802
25	0.866	0.873	732					0.000	0.873
26	0.873	0.809	736					0.000	0.809
27	0.851	0.857	803					0.000	0.857
28	0.871	0.752	738					0.000	0.752
29	0.942	0.819	763					0.000	0.819
30	0.884	0.718	718					0.000	0.718
31	0.862	0.608	665					0.000	0.608
TOTAL	30.065	31.923		0.000	0.000	0.000	0.000	0.000	31.923
AVERAGE	0.970	1.030	1004	0.000	0.000	0.000	0.000	0.000	1.030
MAXIMUM	1.241	1.475	1462	0.000	0.000	0.000	0.000	0.000	1.475
MINIMUM	0.851	0.000	0	0.000	0.000	0.000	0.000	0.000	0.000
DAYS	31	30		0	0	0	0	0	0

DAYS WITH NO DISCHARGE = 1