



# County of Yolo

DEPARTMENT OF COMMUNITY SERVICES  
PUBLIC WORKS DIVISION

Taro Echiburú  
DIRECTOR

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292 West Beamer Street, Woodland, CA; 95695-2598; (530) 666-8775; FAX (530) 666-8156; [www.yolocounty.org](http://www.yolocounty.org)

## CLARKSBURG LIGHTING ASSESSMENT DISTRICT

## ENGINEER'S REPORT

FISCAL YEAR 2022-23

SEPTEMBER 2021

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, SECTIONS 22500 et seq. OF THE CALIFORNIA STREETS & HIGHWAYS CODE, AND ARTICLE XIID, SECTION 4 OF THE CALIFORNIA CONSTITUTION

**COUNTY OF YOLO**

Clarksburg Lighting Assessment District  
Engineer's Report, Fiscal Year 2022-23

COUNTY OF YOLO

Board of Supervisors:

Jim Provenza, Chair  
Angel Barajas, Vice-Chair  
Oscar Villegas  
Don Saylor  
Gary Sandy

County Service Area Manager:

Kimberly Villa

Engineer of Work:

County of Yolo, Department of Community Services, Public Works Division  
292 W. Beamer Street, CA 95695  
Phone: 530-666-8775  
Lead Assessment Engineer: Todd N. Riddiough, P.E.

**COUNTY OF YOLO**

Clarksburg Lighting Assessment District  
Engineer’s Report, Fiscal Year 2022-23

**Clarksburg Lighting Assessment District Engineer’s Report**

**Fiscal Year 2022-23**

**September 2021**

The Clarksburg Lighting Assessment District (“District”) is responsible for providing street light services for the community of Clarksburg. The District was formed on August 10, 1982 by the Yolo County Board of Supervisors pursuant to the Landscape and Lighting Act of 1972 (Streets & Hwy Code §§ 22500) with the adoption of Resolution No. 82-108. The street lights are operated and maintained by the Pacific Gas and Electric Company (PG&E) and the street light service provided within the District for the benefit of the District’s property owners is currently funded from an annual assessment of \$22 per parcel, approved on June 21, 1994. The annual assessment has not increased since 1994. The assessment proceeds are exclusively used for providing street light services within the District, including servicing and maintenance, plus incidental expenses.

In accordance with the provisions of the Landscaping and Lighting Act of 1972, this report has been prepared to determine the annual assessments required for the costs of operating and maintaining the District’s street lights. There are 174 parcels within the District. Please see the attached Clarksburg Lighting Assessment District Map identifying the 174 District parcels within the District boundary. An Assessment Roll of the 174 parcels is also attached. The street lights constructed and maintained with the assessment proceeds are all located within the District boundaries and provide special benefits to the assessed properties with illumination to streets and sidewalks enabling improved access and safety to the District’s residents.

Summary Cost Estimate

Included below is the estimate of the cost of the improvements and the net amount to be assessed upon assessable lands within the District for Fiscal Year 2022-23:

<b>Projected Costs/Expenses</b>	<b>Total Cost</b>	<b>Basis and Notes</b>
PG&E Yearly Costs	\$ 3,320	Based on PG&E expenses from last five years assessed to the District.
PG&E Rate Volatility Reserve	\$ 332	10% of the above PG&E yearly costs to account for expected yearly rate increases by the utility.
Fund Reserve for Equipment Repair/Replacement	\$ 750	To build reserve for future repairs/replacements (\$ 20,000 is estimated to be needed for one complete street light replacement; currently there are not enough reserve funds to cover one street light replacement if it was required).
Assessment District Administration	\$ 1,200	Annual charge for staff time administering the District, preparing engineer’s reports, anticipated cost to hold future proceedings for

**COUNTY OF YOLO**

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		annual levies, and unanticipated, miscellaneous administrative activities.
Department of Financial Services Yearly Audit	\$ 525	Annual charges for auditing District activities.
<b>Total Annual Costs/Expenses</b>	<b>\$ 6,127</b>	
<b>Projected Revenues</b>		
Non-Assessment Revenues	-	The District receives no other contributions or sources of revenue besides the annual assessments.
<b>Operating Net to be Assessed</b>		
Current Annual Assessment Per Parcel	\$ 22	
Increased Assessment Needed per Parcel	\$ 13	Annual assessment increase per parcel to meet operating net required.
<b>Proposed Total Annual Assessment Per Parcel for FY 2022-23</b>		
	\$ 35	Current Assessment Per Parcel (\$22) + Increased Assessment Per Parcel (\$13) for 174 total District parcels.
<b>Maximum Authorized Assessment Rate</b>		
	<b>\$35 + Annual CPI Adjustments</b>	Maximum authorized assessment rate in future Fiscal Years is equal to the maximum assessment rate in the first fiscal year the Increased Assessment was levied (\$35 per parcel), adjusted annually by the change in the Consumer Price Index (CPI-W and CPI-U) for the San Francisco-Oakland-Hayward, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics, or 5-percent, whichever is lower. The rate shall be rounded to the nearest dollar.

Recommendations

As the projected revenue requirements require a \$13 per parcel increase in the current annual assessment to \$35 per parcel, the District will need to follow the Proposition 218 procedures pursuant to Article XIID, Section 4 of the California Constitution and Government Code section 53753 to implement the proposed increase in the District’s assessment.

Because costs are anticipated to increase annually and the District has very limited reserves, it is recommended that the proposed annual maximum tax rate of \$35 per parcel also include approval for an annual increase in future years not to exceed the Consumer

**COUNTY OF YOLO**

Clarksburg Lighting Assessment District  
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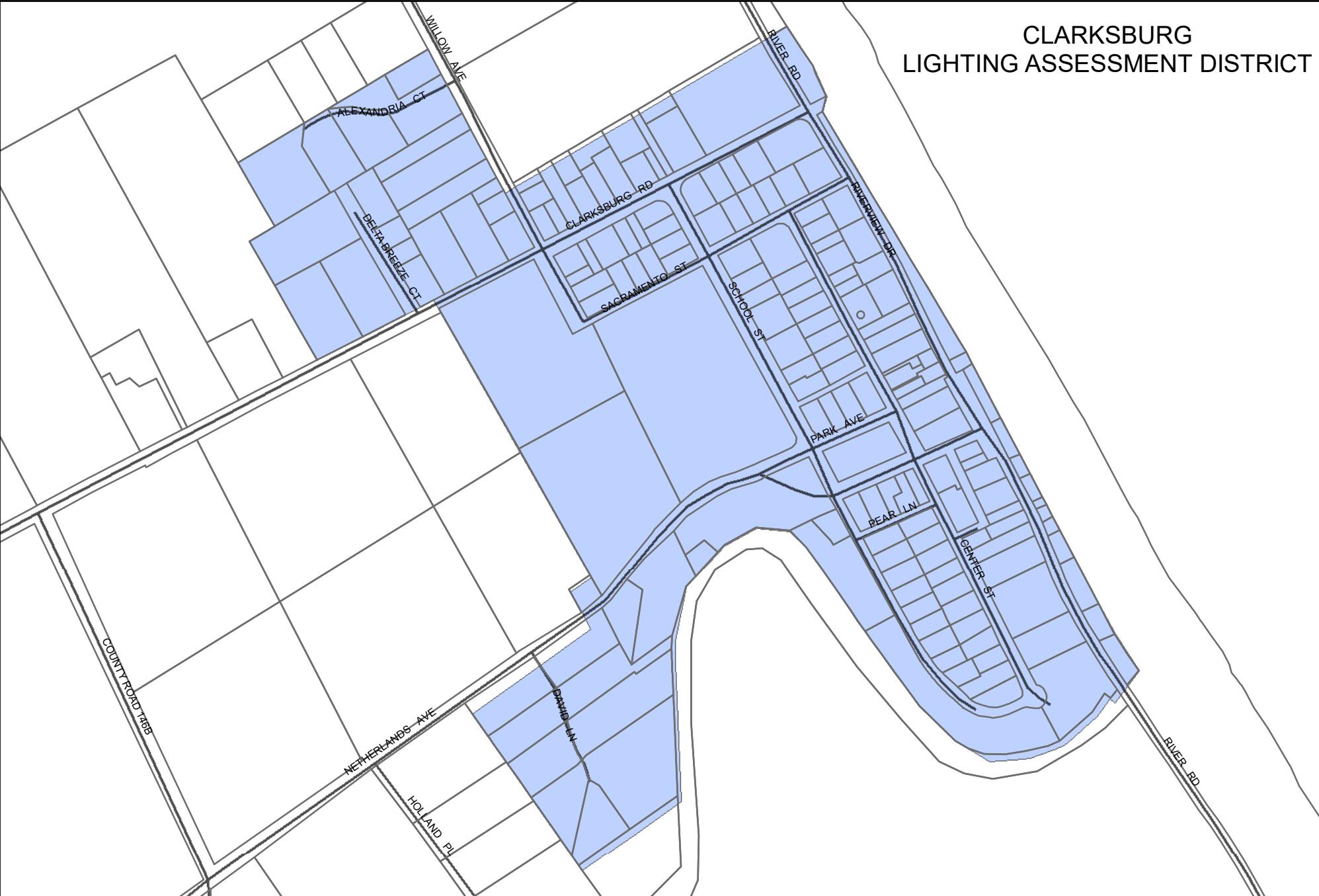
Price Index (CPI-W and CPI-U) percentage for the San Francisco-Oakland-Hayward, CA area for the most recent February to February as compiled by the Bureau of Labor Statistics, or 5-percent, whichever is lower. The new annual tax rate should be rounded to the nearest dollar.

Respectfully submitted,



*Todd N. Riddiough*

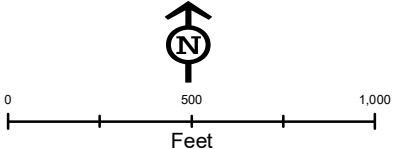
Todd N. Riddiough, P.E.  
Principal Civil Engineer

# CLARKSBURG LIGHTING ASSESSMENT DISTRICT



### Legend

-  District Boundary
-  Parcel Lines



Modified Date: August 17, 2018  
Produced By: Yolo County Information Technology



ASSESSMENT ROLL  
FISCAL YEAR 2022-23

Parcel Count	Assessor's Parcel Number (APN)	Assessment (\$)
1	43230018000	35
2	43230019000	35
3	43230020000	35
4	43230021000	35
5	43230022000	35
6	43230023000	35
7	43230024000	35
8	43230025000	35
9	43230026000	35
10	43230027000	35
11	43230030000	35
12	43230034000	35
13	43230036000	35
14	43230037000	35
15	43230038000	35
16	43230045000	35
17	43230056000	35
18	43230057000	35
19	43230058000	35
20	43230059000	35
21	43240011000	35
22	43240014000	35
23	43240015000	35
24	43240016000	35
25	43240020000	35
26	43240021000	35
27	43240022000	35
28	43240023000	35
29	43240024000	35
30	43240025000	35
31	43240026000	35
32	43240033000	35
33	43240034000	35
34	43240035000	35
35	43240036000	35
36	43240037000	35
37	43250001000	35
38	43250002000	35
39	43250015000	35
40	43271001000	35
41	43271002000	35
42	43271004000	35
43	43271005000	35
44	43271006000	35
45	43271007000	35
46	43271008000	35

ASSESSMENT ROLL  
FISCAL YEAR 2022-23

47	43271009000	35
48	43271010000	35
49	43271015000	35
50	43271016000	35
51	43272007000	35
52	43272008000	35
53	43272009000	35
54	43272010000	35
55	43272011000	35
56	43272012000	35
57	43272013000	35
58	43272015000	35
59	43272016000	35
60	43272017000	35
61	43272019000	35
62	43272021000	35
63	43272024000	35
64	43272025000	35
65	43272026000	35
66	43272028000	35
67	43272029000	35
68	43272030000	35
69	43273001000	35
70	43273002000	35
71	43273003000	35
72	43273004000	35
73	43273005000	35
74	43273006000	35
75	43273007000	35
76	43273008000	35
77	43273009000	35
78	43273010000	35
79	43273011000	35
80	43273012000	35
81	43273013000	35
82	43273014000	35
83	43273015000	35
84	43274001000	35
85	43274002000	35
86	43274003000	35
87	43274004000	35
88	43275001000	35
89	43275002000	35
90	43281002000	35
91	43281003000	35
92	43282001000	35
93	43283001000	35

ASSESSMENT ROLL  
FISCAL YEAR 2022-23

94	43283002000	35
95	43283003000	35
96	43283004000	35
97	43283005000	35
98	43284002000	35
99	43284003000	35
100	43284004000	35
101	43284005000	35
102	43284006000	35
103	43285001000	35
104	43285002000	35
105	43285008000	35
106	43285011000	35
107	43285012000	35
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109	43286002000	35
110	43286003000	35
111	43286004000	35
112	43286005000	35
113	43287001000	35
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115	43291009000	35
116	43291010000	35
117	43291011000	35
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131	43292012000	35
132	43292013000	35
133	43292014000	35
134	43292015000	35
135	43292016000	35
136	43292017000	35
137	43292019000	35
138	43292020000	35
139	43292021000	35
140	43292022000	35

ASSESSMENT ROLL  
FISCAL YEAR 2022-23

141	43293001000	35
142	43293002000	35
143	43293003000	35
144	43293004000	35
145	43293005000	35
146	43293006000	35
147	43301001000	35
148	43301002000	35
149	43301003000	35
150	43301004000	35
151	43301005000	35
152	43301006000	35
153	43301007000	35
154	43301008000	35
155	43301009000	35
156	43301010000	35
157	43301011000	35
158	43301012000	35
159	43301013000	35
160	43301014000	35
161	43301015000	35
162	43302001000	35
163	43320001000	35
164	43320003000	35
165	43320006000	35
166	43320007000	35
167	43320008000	35
168	43320009000	35
169	43320010000	35
170	43320011000	35
171	43320012000	35
172	43320013000	35
173	43320016000	35
174	43320017000	35