



COUNTY OF YOLO

Leslie Lindbo

DEPARTMENT OF COMMUNITY SERVICES PUBLIC WORKS DIVISION

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

CLARKSBURG LIGHTING ASSESSMENT DISTRICT

ANNUAL ENGINEER'S REPORT

FISCAL YEAR 2025-26

MAY 2025

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT of 1972

COUNTY OF YOLO

BOARD OF SUPERVISORS:

Chair, Mary Vixie Sandy, District 3

Vice-Chair, Sheila Allen, District 4

Angel Barajas, District 5

Oscar Villegas, District 1

Lucas Frerichs, District 2

COUNTY SERVICE AREA MANAGER:

Yana Pavlova

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.



This report is prepared pursuant to, and in compliance with, the requirements of the "Landscaping and Lighting Act of 1972" (Streets & Highways Code Sections 22500 et seq.), as amended.

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INTRODUCTION

HISTORY AND OVERVIEW

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 Landscaping and Lighting Act of 1972 (Streets & Hwy Code §§ 22500 et seq.) with the adoption of Resolution No. 82-108.

The streetlights are operated and maintained by 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 approved on November 23, 2021 following an assessment ballot proceeding, with an annual inflator of the change in the Consumer Price Index (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 (Resolution No. 21-152). The rate is then rounded to the nearest whole dollar. The assessment proceeds are exclusively used for providing street light services within the District, including servicing and maintenance, plus incidental expenses. For FY 24-25, the assessment rate was \$38 per parcel. The proposed rate for FY 25-26 is \$39 per parcel.

In accordance with the provisions of the Landscaping and Lighting Act of 1972, this report has been prepared to determine the annual assessments for FY 25-26 required for the costs of operating and maintaining the District's street lights and to determine the special benefits received from the Improvements by property within the District and the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution.

ENGINEER'S REPORT AND CONTINUATION OF ASSESSMENTS

As required by the Act, this Report includes a diagram or map of the District, an explanation of the benefits received by property from the Improvements within the District, and the method of assessment apportionment to lots and parcels within the District. If the Board of Supervisors preliminarily approves this Engineer's Report and the proposed Assessments by resolution, a public notice will be published in the local newspaper and on the County website. The resolution and public notice will include the date for a public hearing. At the appointed time and place, a public hearing will be held to allow public testimony about the proposed Assessments. At this hearing, the Board will hear public testimony before the close of the public comment period of the public hearing. After the public comment period, the Board may take action to approve the levying of Assessments for Fiscal Year 2025-26. If confirmed and approved, the Assessments would be submitted to the Yolo County Auditor/Controller for inclusion on the property tax rolls for fiscal year 2025-26.

PLANS AND SPECIFICATIONS

There are 173 parcels within the District. Please see the Clarksburg Lighting Assessment District Map (Attachment A) identifying the 173 District parcels within the District boundary. An Assessment Roll (Attachment B) of the 173 parcels is also attached. The streetlights 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.

Incidental expenses include all of the following:

- The costs of preparation of the annual Engineer's Report;
- The costs of printing, advertising, and the giving of published, posted and mailed notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services in proceedings pursuant to this service;
- 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 Streets and Highways Code Section 22662.5; and
- Costs associated with an election held for the approval of a new or increased assessment

(Streets & Highways Code Section 22526).

MAINTENANCE AND IMPROVEMENTS

The streetlights that will be maintained by the District consist of 21 streetlights and all required appurtenances. This includes the cost of power plus maintenance service for streetlight poles, lamps, and glassware. Dedicated funding, often referred to as "reserves" will be used to augment for replacement costs as needed. Reserves are needed in the event improvements need to be replaced due to failure, damage, natural disaster, or other reasons.

FISCAL YEAR 2025-2026 ESTIMATE OF COSTS

The Landscaping and Lighting Act provides that the total costs for providing the maintenance and servicing of the District Improvements and facilities can be recovered in the assessment, including incidental expenses. The latter can include engineering fees, legal fees, printing, mailing, postage, publishing, and all other costs identified with the District’s costs of service and annual assessment proceedings. An estimate of District costs for fiscal year 2025-26 for the maintenance and servicing of the Improvements is provided below.

Service	Cost	Notes
PG&E	\$ 4,007	Based on PG&E budget instructions received from the County Department of Fiscal Services for FY 2025-26.
PG&E Rate Volatility Reserve (10% of PG&E cost)	\$ 400	10% of the above PG&E yearly costs to account for expected yearly rate increases by the utility.
Fund Reserve	\$ 661	To build reserve for future repairs/replacements (\$ 20,000 estimated to be needed for a street light replacement; currently there are not enough reserve funds to cover one street light replacement if it was required.)
Assessment District Administration	\$ 1,600	Annual charge for staff time administering the District, preparing annual engineer’s report, anticipated cost to hold future proceedings for annual levies, and unanticipated, miscellaneous administrative activities.
Department of Financial Services	\$ 479	Annual charges for auditing District activities.
Total Annual Revenue Required	\$7,147	
Current Annual Assessment Per Parcel	\$ 38	173 total District parcels.
Fiscal year 2025-26 Proposed assessment	\$ 39	Based on 2024 to 2025 February CPI of 2.7% (rounded to the nearest dollar).
Operating Net to be Assessed	\$ 6,747	173 total District parcels assessed at \$39 per parcel.

*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-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.

FUND BALANCE STATUS

The fund balance for this assessment has a five-year average of \$3,420, based on fiscal years 2016-2021. In fiscal year 2021-2022, a successful proceeding was conducted in accordance with Landscape & Lighting District Law of 1972

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Engineer’s Report, Fiscal Year 2025-26

(Streets & Hwy Code 22501 et seq.) and Proposition 218 (Cal. Const., Article XIII D, Section 4) to increase the assessment from \$22 per parcel to \$35 per parcel and allow flexibility for an annual inflationary adjustment up to five percent. This successful effort included an engineer’s report, resolutions to the board, public outreach efforts and a public hearing. The expenses to hold this required Proposition 218 proceeding were significantly higher than previous years of CSA administrative costs, but if the assessment had not been increased, the District was facing insolvency. The current assessment (FY 24-25) is \$38 per parcel.

As reflected in the table below, due to increased expenses in FY 24-25 for operating expenses (primarily an increase in PG&E electric rates) and a lack of fund reserves, the fund balance is negative. In order to help rebuild the fund reserve, adjusting the annual assessment by \$1 is recommended. This increase is consistent with the inflationary adjustment the Board approved as part of the assessment proceeding in 2021, which authorizes an annual adjustment by the change in the Consumer Price Index (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 CPI increase from February to February was 2.7%. The year-over-year financial summary follows:

Clarksburg CSA Financial Summary (unaudited) May 2025									
Revenue / Expenses	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Projected
Operating Revenue	\$ 3,569	\$3,576	\$ 3,676	\$ 3,941	\$ 3,800	\$ 3,893	\$ 6,055	\$5,429	\$6,401
Operating Expenses									
Street lighting service (Utility)	\$ 3,042	\$3,502	\$ 3,040	\$ 3,033	\$ 2,288	\$ 2,442	\$ 3,500	\$2,675	\$3,750
Financial Services - Audit/Account	\$ 425	\$ 616	\$ 434	\$ 446	\$ 173	\$ 173	\$ 400	\$479	\$250
CSA administration		\$ 231	\$ 825	\$ 491	\$ 643	\$ 8,504	\$ 1,531	\$844	\$1,600
Total Operating Expenses	\$ 3,467	\$4,349	\$ 4,299	\$ 3,970	\$ 3,104	\$ 11,119	\$ 5,431	\$3,998	\$5,600
Operating Net	\$ 102	\$ (773)	\$ (623)	\$ (29)	\$ 696	\$ (7,226)	\$ 624	\$1,431	\$801
End of Year Fund Balance Available	\$ 4,294	\$3,521	\$ 2,898	\$ 2,869	\$ 3,519	\$ (3,953)	\$ (5,243)	\$(3,813)	\$(3,012)
Fiscal Year 2021-2022 resulted in higher than budgeted expenses due to the Prop. 218 proceedings									

METHOD OF ASSESSMENT APPORTIONMENT

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all

parcels that have special benefit conferred upon them as a result of the maintenance and operation of the street lighting improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

Proper maintenance of the street lighting specially benefits parcels within the District. The street lighting reduces property-related crimes (especially vandalism) against properties in the District. The street lighting within the District contribute to a specific enhancement of the property value of each of the parcels. The benefit provided consists of safety for pedestrians, motorists living and owning property in the District during the nighttime hours.

Streetlights are considered an integral part of the entire street, same as curb, gutters, pavement, signage, and striping. They are elements that provide a safe route for motorists and pedestrians. Streetlights are installed to make streets safer. No substantial changes to the existing streetlights are anticipated at this time. However, proper operation maintenance of the system assures that these benefits are ongoing. Streetlights benefit residential and non-residential property.

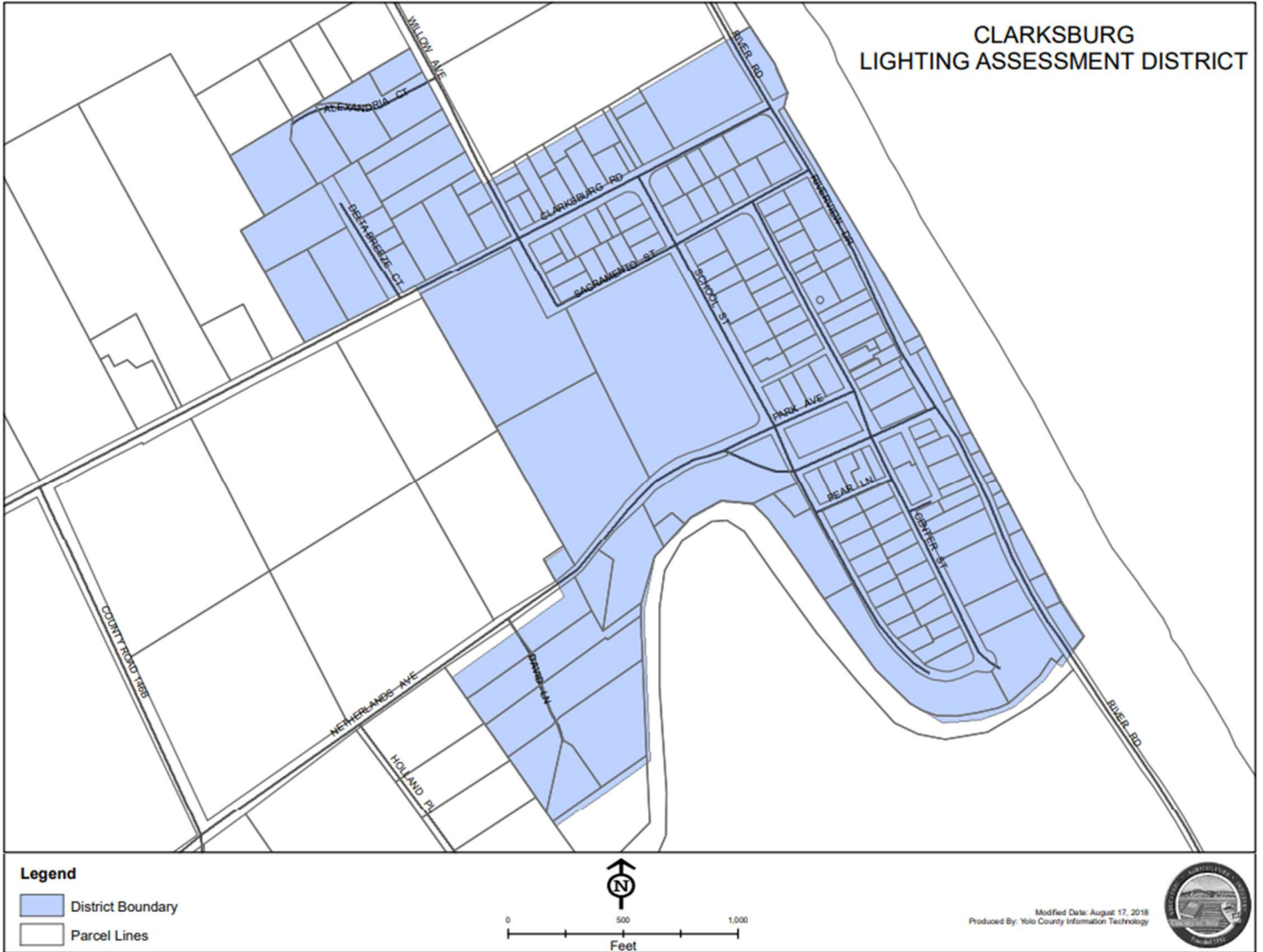
The system of roadway infrastructure is established to provide access to each parcel in the District. Streetlights provide a safer street environment for owners of the parcels served. If the parcels were not subdivided to individual parcels within the District, there would be no need for providing a system of streets with safety lighting for the owners of the individual parcels. The County has determined that the streetlights are an integral part of the quality of life within the District. Therefore, the installation, operation, and maintenance of streetlights are for the special benefit of the parcels within the District.

Each parcel within the District receives substantially similar special benefits from the improvements regardless of location. Furthermore, the cost of maintaining and operating each light is substantially the same, regardless of the location of the light within the District. Therefore, a fixed assessment was proposed for each parcel regardless of parcel size or zoning. The special benefits to be derived from the Assessments was conferred on property and was not based on a specific property owners' use of the improvements, owner occupancy of the parcel, or the owner's demographic status, and thus the appropriate method of assessment apportionment should be based on an equal per parcel basis with total costs apportioned equally amongst the 173 District parcels.

ASSESSMENT FUNDS MUST BE EXPENDED WITHIN THE ASSESSMENT DISTRICT AREA

The net available Assessment funds, after incidental, administrative, financing, and other costs, shall be expended exclusively for Improvements within the boundaries of the Assessment District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

ATTACHMENT A – DISTRICT MAP*



*Please refer to the Yolo County Assessor's map, incorporated by reference, for a detailed description of the lines and dimensions of any lots or parcels.

ATTACHMENT B - ASSESSMENT ROLL

043230019000	39.00	043271004000	39.00	043273014000	39.00
043230020000	39.00	043271005000	39.00	043273015000	39.00
043230021000	39.00	043271006000	39.00	043274001000	39.00
043230022000	39.00	043271007000	39.00	043274002000	39.00
043230023000	39.00	043271008000	39.00	043274003000	39.00
043230024000	39.00	043271009000	39.00	043274004000	39.00
043230025000	39.00	043271010000	39.00	043275001000	39.00
043230026000	39.00	043271015000	39.00	043275002000	39.00
043230027000	39.00	043271016000	39.00	043281002000	39.00
043230030000	39.00	043272007000	39.00	043281003000	39.00
043230034000	39.00	043272008000	39.00	043282001000	39.00
043230036000	39.00	043272009000	39.00	043283001000	39.00
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043230056000	39.00	043272013000	39.00	043283005000	39.00
043230057000	39.00	043272015000	39.00	043284002000	39.00
043230058000	39.00	043272016000	39.00	043284003000	39.00
043230059000	39.00	043272017000	39.00	043284004000	39.00
043240011000	39.00	043272019000	39.00	043284005000	39.00
043240014000	39.00	043272021000	39.00	043284006000	39.00
043240015000	39.00	043272024000	39.00	043285001000	39.00
043240016000	39.00	043272025000	39.00	043285002000	39.00
043240020000	39.00	043272026000	39.00	043285008000	39.00
043240021000	39.00	043272028000	39.00	043285011000	39.00
043240022000	39.00	043272029000	39.00	043285012000	39.00
043240023000	39.00	043272030000	39.00	043286001000	39.00
043240024000	39.00	043273001000	39.00	043286002000	39.00
043240025000	39.00	043273002000	39.00	043286003000	39.00
043240026000	39.00	043273003000	39.00	043286004000	39.00
043240033000	39.00	043273004000	39.00	043286005000	39.00
043240034000	39.00	043273005000	39.00	043287001000	39.00
043240035000	39.00	043273006000	39.00	043291002000	39.00
043240036000	39.00	043273007000	39.00	043291009000	39.00
043240037000	39.00	043273008000	39.00	043291010000	39.00
043250001000	39.00	043273009000	39.00	043291011000	39.00
043250002000	39.00	043273010000	39.00	043291012000	39.00
043250015000	39.00	043273011000	39.00	043291013000	39.00
043271001000	39.00	043273012000	39.00	043291014000	39.00
043271002000	39.00	043273013000	39.00	043292001000	39.00

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043292002000	39.00
043292003000	39.00
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043320001000	39.00

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043320012000	39.00
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043320016000	39.00
043320017000	39.00
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