



LIVE OAK CITY COUNCIL

REGULAR MEETING AGENDA DECEMBER 21, 2022 6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

BOB WOTEN, MAYOR
JERAMY CHAPDELAIN, VICE MAYOR
LAKHVIR GHAG, COUNCILMEMBER
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER

AARON PALMER,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection at City Hall, 9955 Live Oak Boulevard, Live Oak, during normal business hours. Such documents are also available on the City of Live Oak's website at www.liveoakcity.org, subject to staff's availability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's office at (530) 695-2112 x107. Requests must be made at least 24 hours in advance.

- **Remote Viewing:**

- Members of the public can view a livestream of the meeting online at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
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 - **Join by Electronic Device:**
<https://us02web.zoom.us/j/84801872946>
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Webinar ID: 848 0187 2946

- **Public Comment:** Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:
 - **Public Attendance:** Members of the public who attend in person may make comments from the Council Chamber podium.

- **Live Remote Public Comment:** Members of the public can submit a live remote public comment by:
 - *Joining the virtual Council meeting via the link below. When public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes.*

<https://us02web.zoom.us/j/84801872946>
 - *Joining the virtual Council meeting by calling the phone number below. When public comment is opened, dial *9 to raise your hand and be called upon to speak for up to 3 minutes.*

 1-669-900-6833 or 1-833-548-0282 (Toll Free)
Webinar ID: 848 0187 2946
 - **Email Public Comment:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via email to the City Clerk at cmenchaca@liveoakcity.org. Comments will be distributed to Council prior to the meeting and attached to the minutes. Please note that emailed comments will NOT be read aloud by staff during the meeting.
 - **eComment Feature:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via the eComment feature at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1. Comments will be distributed to Council prior to the meeting and attached to the minutes. Please note that eComments will NOT be read aloud by staff during the meeting.
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CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE AND INVOCATION****CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY****PRESENTATIONS AND RECOGNITIONS**

- A. Holiday Lights Decorating Contest Winners

PUBLIC COMMENT

Any person wishing to address the City Council on general jurisdictional matters or consent calendar items may do so at this time. If you are commenting on an agenda item, your comments will be heard at the time that item is scheduled for discussion. The City Council adopted a time limit of three minutes per person. The Brown Act does not allow for Council discussion of items not on the agenda.

Councilmembers may only a) refer the matter to staff; b) ask for additional information; c) request a report back; or d) provide a limited factual response for items not listed on the agenda.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

1. City Council Meeting Minutes
Recommendation: Approve the December 7, 2022, City Council Regular Meeting minutes.
(Clarissa Menchaca, City Clerk)
2. Findings to Hold Virtual City Council, Commission, Committee, Board and Other City Bodies Meetings Under AB 361
Recommendation: Adopt resolution.
(Nicole Rosser, City Attorney)
3. Resolution Authorizing the County of Yuba to Submit to the California Department of Resources Recycling and Recovery (CalRecycle) a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2023-24 on Behalf of the City of Live Oak
Recommendation: Adopt resolution.
(Aaron Palmer, City Manager)
4. Filing and Acceptance of State Required Annual Report for Fiscal Year 2022-23 for Community Facilities District No. 92-1 of the City of Live Oak
Recommendation: Accept and file.
(James Ramsey, Finance Director)
5. Filing and Acceptance of State Required Annual Report for Fiscal Year 2022-23 for Community Facilities District No. 2004-1 of the City of Live Oak
Recommendation: Accept and file.
(James Ramsey, Finance Director)

6. Filing and Acceptance of AB 1600 (Development Impact Fee) Annual Report
Recommendation: 1) Accept the annual report on development impact fees; and 2) Adopt findings that funds held longer than five years noted in this staff report are needed for future projects in the City of Live Oak AB 1600 Fee Update Final Report.
(James Ramsey, Finance Director)

PUBLIC HEARING ITEMS

7. City Council Consideration to Establish Development Impact Fees (DIF) and Planning Fees for Accessory Dwelling Units (ADU)
Recommendation: 1) Introduce and waive the first reading of the ordinance of the City of Live Oak amending Section 15.50.020(E) of the Live Oak Municipal Code to establish new DIFs for ADUs; and 2) Adopt resolution amending the City's Master Fee Schedule to establish the fee amounts for ADUs.
(Kevin Valente, Planning Director)
8. City Council Consideration to Amend the City's Master Fee Schedule to Establish an Entitlement Fee for Proposed Lot Merger Applications
Recommendation: Adopt resolution amending the City's Master Fee Schedule to establish an entitlement fee for proposed lot merger applications.
(Kevin Valente, Planning Director)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

COUNCILMEMBER COMMENTS

CLOSED SESSION

9. Conference with Labor Negotiators Pursuant to California Government Code Section 54957.6:
Agency Designated Representatives: Aaron Palmer, City Manager
Employee Organization: Public Employees Union Local #1 (AFSME)

ADJOURNMENT



**City of Live Oak
Report to City Council**

Meeting Date: December 21, 2022
Title: Holiday Lights Decorating Contest Winners



**City of Live Oak
Report to City Council**

Meeting Date: December 21, 2022

Title: City Council Meeting Minutes

Contact Information: Clarissa Menchaca, City Clerk

Recommendation: Approve the December 7, 2022, City Council Regular Meeting minutes.

Attachments:

[Minutes](#)



LIVE OAK CITY COUNCIL

MINUTES
DECEMBER 7, 2022
6:00 PM

MEMBERS OF THE COUNCIL

NANCY SANTANA, MAYOR
BOB WOTEN, VICE MAYOR
JERAMY CHAPDELAINE, COUNCILMEMBER
LAKHVIR GHAG, COUNCILMEMBER
J.R. THIARA, COUNCILMEMBER

AARON PALMER,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

CALL TO ORDER

Meeting called to order by Vice Mayor Woten at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 6:04 pm.

ROLL CALL

Present: Councilmembers Thiara, Ghag, Chapdelaine, and Vice Mayor Woten

Absent: Mayor Santana

PLEDGE OF ALLEGIANCE AND INVOCATION

Councilmember Thiara led the Pledge of Allegiance. Councilmember Chapdelaine delivered the invocation.

CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY

There were no corrections and/or changes to the agenda.

PUBLIC COMMENT

Public Comment was opened and closed without any speakers.

ELECTION RESULTS

1. Resolution Declaring the Results of the November 8, 2022, General Election
Clarissa Menchaca, City Clerk

Clarissa Menchaca, City Clerk, provided a report for the Council.

Public Comment was opened and closed without any speakers.

MOTION: ADOPT RESOLUTION.
(MOTION: THIARA; SECOND: GHAG)

VOTE: MOTION PASSED 4-0-1
AYES: COUNCILMEMBERS THIARA, GHAG, CHAPDELAINE, AND VICE MAYOR WOTEN
NOES: NONE
ABSENT: MAYOR SANTANA

Reference Resolution No. 37-2022.

2. Swearing-In of Elected Council Members

Donna Johnston, Sutter County Clerk-Recorder/Registrar of Voters, conducted the swearing-in of Ashley Hernandez, Bob Woten, and Jeramy Chapdelaine.

****Clerk's Note:** Council recessed at 6:13 pm and reconvened at 6:30 pm.

CITY COUNCIL ORGANIZATION FOR 2023

3. Election of Council Mayor

MOTION: NOMINATE BOB WOTEN AS MAYOR.
(MOTION: GHAG; SECOND: CHAPDELAINE)

VOTE: MOTION PASSED 4-0-1
AYES: COUNCILMEMBERS HERNANDEZ, GHAG, CHAPDELAINE, AND VICE MAYOR WOTEN
NOES: NONE
ABSENT: MAYOR SANTANA

4. Election of Council Vice Mayor

MOTION: NOMINATE JERAMY CHAPDELAINE AS VICE MAYOR.
(MOTION: WOTEN; SECOND: CHAPDELAINE)

VOTE: MOTION PASSED 4-0-1
AYES: COUNCILMEMBERS HERNANDEZ, GHAG, CHAPDELAINE, AND MAYOR WOTEN
NOES: NONE
ABSENT: COUNCILMEMBER SANTANA

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

MOTION: APPROVE THE CONSENT AGENDA.
(MOTION: GHAG; SECOND: CHAPDELAINE)

VOTE: MOTION PASSED 4-0-1
AYES: COUNCILMEMBERS HERNANDEZ, GHAG, VICE MAYOR CHAPDELAINE, AND MAYOR WOTEN
NOES: NONE
ABSENT: COUNCILMEMBER SANTANA

5. City Council Meeting Minutes

Clarissa Menchaca, City Clerk

Council action: November 16, 2022, City Council Regular Meeting minutes approved.

6. Findings to Hold Virtual City Council, Commission, Committee, Board and Other City Bodies Meetings Under AB 361

Nicole Rosser, City Attorney

Council action: Resolution No. 38-2022 adopted.

7. Adoption of an Ordinance Amending Sections 17.15.050, 17.25.030, and 17.50.020 of the Live Oak Municipal Code Relating to Accessory Dwelling Units
 Kevin Valente, Planning Director
 Council action: 1) Waived the second reading of the ordinance; and 2) Adopted Ordinance No. 581.

BUSINESS ITEMS

8. 2023 Council Member Committee Assignments
 Aaron Palmer, City Manager

Public Comment was opened and closed without any speakers.

MOTION: APPROVE THE 2023 COMMITTEE ASSIGNMENTS AS PRESENTED INCLUDING THE FOLLOWING CHANGES:

CITY COMMITTEE ASSIGNMENTS:

- ECONOMIC DEVELOPMENT COMMITTEE: COUNCILMEMBER HERNANDEZ APPOINTED TO VACANT SEAT.
- LOAN COMMITTEE: COUNCILMEMBER HERNANDEZ APPOINTED TO VACANT SEAT.
- STREETS, LIGHTS, AND TRAFFIC COMMITTEE: VICE MAYOR CHAPDELAINE APPOINTED TO VACANT SEAT.
- WATER, SEWER, AND STORM DRAIN COMMITTEE: VICE MAYOR CHAPDELAINE APPOINTED TO VACANT SEAT.
- FINANCE COMMITTEE: COUNCILMEMBER HERNANDEZ APPOINTED TO VACANT SEAT.

REGIONAL COMMITTEE ASSIGNMENTS:

- BI-COUNTY HOMELESS SERVICES PROGRAM: COUNCILMEMBER HERNANDEZ APPOINTED AS REGULAR MEMBER, WITH A TERM ENDING JANUARY 2024.
- FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT: VICE MAYOR CHAPDELAINE APPOINTED AS ALTERNATE MEMBER, WITH A TERM ENDING JANUARY 2024.
- LEAGUE OF CALIFORNIA CITIES: VICE MAYOR CHAPDELAINE APPOINTED AS ALTERNATE MEMBER, WITH A TERM ENDING JANUARY 2024.
- SUTTER BUTTE FLOOD CONTROL AGENCY: COUNCILMEMBER HERNANDEZ APPOINTED AS ALTERNATE MEMBER.
- YUBA-SUTTER REGIONAL ARTS COUNCIL: COUNCILMEMBER HERNANDEZ APPOINTED AS REGULAR MEMBER.

(MOTION: HERNANDEZ; SECOND: GHAG)

VOTE: MOTION PASSED 4-0-1
AYES: COUNCILMEMBERS HERNANDEZ, GHAG, VICE MAYOR CHAPDELAINE, AND MAYOR WOTEN
NOES: NONE
ABSENT: COUNCILMEMBER SANTANA

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

There were no items removed from the Consent Agenda for Council consideration and action.

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

Aaron Palmer, City Manager, announced the upcoming Parks and Recreation events: Small Town Holiday Stroll is scheduled for December 16, 2022; Santa on a Fire Engine is scheduled for December 22, 2022; and the Holiday Lights Decorating Contest.

COUNCILMEMBER COMMENTS (WRITTEN ONLY)

There were no written councilmember comments.

ADJOURNMENT

Mayor Woten adjourned the meeting at 6:52 pm.

Bob Woten, Mayor

ATTEST:

Clarissa Menchaca, City Clerk



City of Live Oak Report to City Council

Meeting Date: December 21, 2022

Title: Findings to Hold Virtual City Council, Commission, Committee, Board and Other City Bodies Meetings Under AB 361

Contact Information: Nicole Rosser, City Attorney

Background: On March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings completely telephonically or by other electronic means. As the City Council is well aware, this allowed City Council meetings to be conducted by Zoom with councilmembers and staff all joining from remote locations.

The suspension of certain provisions of the Brown Act was further extended by the Governor on June 11, 2021 by the issuance of Executive Order N-08-21 which continued to allow for complete virtual City Council (and other legislative body) meetings until September 30, 2021.

On September 16, 2021, Governor Newsom signed AB 361 to amend the Brown Act to allow legislative bodies to meet via teleconference during a proclaimed state of emergency in accordance with procedures established by AB 361 rather than under the Brown Act's more narrow standard rules. AB 361 allows legislative bodies to meet virtually, provided there is a state of emergency, and either (1) state or local officials have imposed or recommended measures to promote social distancing; or (2) the legislative body determines by majority vote that meeting in person would present imminent risks to the health and safety of attendees.

AB 361 preserves many of the provisions of the earlier executive orders, while also adding new requirements to the management of remote and teleconference public meetings in order to better achieve the levels of transparency that the Brown Act demands. Specifically, AB 361 imposes two new rules on remote public meetings:

1. Local governments and agencies hosting teleconference meetings in lieu of traditional in-person public meetings must permit direct public comment during the teleconference, and must leave open the opportunity for public comment until the comment period for a given item is closed during the

ordinary course of the meeting. The opportunity to make public comment must be of a sufficient duration so as to allow actual public participation.

2. Any action by the governing body during a public teleconference meeting must occur while the agency is actively and successfully broadcasting to members of the public through a call-in option or an internet-based service option. If a technical disruption within the agency's control prevents members of the public from either viewing the meeting of the public agency, or prevents members of the public from offering public comment, the agency must cease all action on the meeting agency until the disruption ends and the broadcast is restored. Action taken during an agency-caused disruption may be challenged as a violation of the Brown Act.

The City has been implementing the above stated requirements for conducting public meetings and is in full compliance with AB 361, thus there will be no change of the currently established procedures. Teleconference accessibility via call-in option or an internet-based service option (via the Zoom Webinars platform) is listed on the published agenda for each meeting as well as on the City's website and the City provides access for public comment opportunities in real time.

In order to continue to qualify for AB 361's waiver of in-person meeting requirements, the Council must adopt a resolution making the findings required by AB 361. This resolution will become a standing item on the City Council's agenda, it must be approved at every meeting until the proclaimed state of emergency is ended. The findings must include (a) state or local officials continue to recommend measures to promote social distancing, or that (b) an in-person meeting would constitute an imminent risk to the safety of attendees. The findings need not be in the form of a resolution, but a resolution is helpful in formalizing these findings.

The enclosed resolution makes the required findings under AB 361, and if adopted, it will allow the City to continue to offer teleconference accessibility for public meetings, to help mitigate the spread of COVID-19, as well as during other state-proclaimed emergencies where physical attendance may present a risk.

Lastly, it is important to note that having virtual meetings under the provisions of AB 361 is optional. If the Council wishes, it may meet in person or in a hybrid format.

Fiscal Impacts: None.

Recommendation: Adopt resolution.

Attachments:

[Resolution](#)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR THE CONTINUATION OF VIRTUAL MEETINGS AND AUTHORIZING VIRTUAL CITY COUNCIL, COMMISSION, BOARD, AND OTHER CITY MEETINGS PURSUANT TO AB 361

The City Council of the City of Live Oak does hereby find, order and resolve as follows:

WHEREAS, all meetings of the Live Oak City Council are open and public, as required by the Ralph M. Brown Act (Cal. Gov't Code section 54950 et seq.), so that any member of the public may attend, participate and view the legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and requirements; and

WHEREAS, Government Code section 54953(e) requirements include but are not limited to (1) the existence of a state of emergency declared by the Governor pursuant to Government Code section 8625 and (2) State or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, on March 4, 2020, Governor Gavin Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic and as of the date of this Resolution, the proclaimed state of emergency remains in effect; and

WHEREAS, on March 17, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which suspended and modified the teleconferencing requirements under the Brown Act (California Government Code Section 54950 et seq.) to allow local legislative bodies to hold public meetings via teleconference; and

WHEREAS, on June 11, 2021, Governor Gavin Newsom issued Executive Order N-08021, which extended the provisions of N-29-20 concerning the conduct of public meetings through September 30, 2021, and the Governor subsequently signed legislation revising Brown Act requirements for teleconferenced public meetings (Assembly Bill 361, referred to hereinafter as "AB 361"); and

WHEREAS, to preserve public health and safety, the State Public Health Officer has issued various orders and guidance regarding COVID-19 prevention measures, which includes references and a statement of support for social distancing recommendations; and

WHEREAS, the California Department of Industrial Relations has issued COVID-19 Prevention regulations in Title 8 of the California Code of Regulations (Section 3205 et seq.); and

WHEREAS, based on the foregoing, the City Council finds that (1) the Governor's Proclaimed State of Emergency as a result of the COVID-19 pandemic is currently in effect and has not been terminated, and (2) State officials have imposed or recommended measures to promote social distancing; and

WHEREAS, the City Council has considered the circumstances of the state of emergency, including all information relate to this matter, the associated staff report; and

WHEREAS, in light of the foregoing, the City Council desires to continue to have the flexibility to meet via tele/video conference and the City Council finds that it and its legislative bodies shall be permitted to conduct their meetings by teleconferencing without compliance with Government Code section 54953(b)(3) pursuant to section 54953(e), and such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed by section 54953(e)(2).

NOW, THEREFORE BE IS RESOLVED, FOUND AND ORDERED by the Live Oak City Council as follows:

1. The facts set forth in the above recitals are true and correct and incorporated into this resolution by reference.
2. As a result of the continuing COVID-19 state of emergency declared by Governor Newsom, State officials continue to impose or recommend measures to promote social distancing based on the State Public Health Officer's guidance and recommendations supporting social distancing and the Department of Industrial Relations' issuance of COVID-19 Prevention regulations through Title 8 of the California Code of Regulations, section 3205 et seq. promoting social distancing in the workplace.
3. Under the present circumstances, the City Council by and through its City Manager, is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this resolution including conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
4. This Resolution shall take effect immediately upon adoption and shall be effective until the earlier of (i) Thirty (30) days from adoption of this Resolution or (ii) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which its legislative bodies may continue to teleconference without compliance with Section 54953(b)(3).
5. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

PASSED AND ADOPTED by the City Council of the City of Live Oak this 21st day of December, 2022, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

Bob Woten, Mayor

ATTEST:

Clarissa Menchaca, City Clerk



City of Live Oak Report to City Council

Meeting Date:	December 21, 2022
Title:	Resolution Authorizing the County of Yuba to Submit to the California Department of Resources Recycling and Recovery (CalRecycle) a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2023-24 on Behalf of the City of Live Oak
Contact Information:	Aaron Palmer, City Manager
Location:	City Wide
Background:	The County of Yuba Environmental Health operates as the Yuba-Sutter LEA (Local Enforcement Agency) to perform waste tire activities on behalf of the City of Live Oak. In order for Yuba County to submit to the California Department of Resources Recycling and Recovery a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2023-24 on behalf of the City of Live Oak, it is necessary for the Council to adopt a resolution authorizing and empowering the County of Yuba to execute all grant-related documents, including, but not limited to applications, payment requests, agreements, and amendments necessary to secure grant funds and implement and carry out the purposes specified in the grant application, and to further authorize the County of Yuba to conduct waste tire enforcement activities within the jurisdictional boundaries of the City of Live Oak during the term of Fiscal Year 2023-24 Local Government Waste Tire Enforcement Grant. The City has been partnering annually with Yuba County since 2011 in this program. Information regarding the program can be found on the Yuba County Environmental Health Website at https://www.yuba.org/departments/community_development/environmental_health/solid_waste_(lea)/waste_tire_management/index.php.
Fiscal Impacts:	None.
Recommendation:	Adopt resolution.
Attachments:	

[Resolution](#)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AUTHORIZING THE COUNTY OF YUBA TO SUBMIT TO THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY, A COLLABORATIVE APPLICATION FOR WASTE TIRE ENFORCEMENT GRANT, FISCAL YEAR 2023-24 ON ITS BEHALF

WHEREAS, Public Resources Code sections 40000 et seq. authorizes the Department of Resources Recycling and Recovery (CalRecycle), to administer various Grant Programs (Grants) in furtherance of the State of California's (State) efforts to reduce, recycle and reuse solid waste generated in the State, thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, funds are allocated and available from the CalRecycle for Grants to cities, counties, and cities and counties with regulatory authority within the city and county government to perform enforcement/compliance and surveillance activities of entities and/or individuals involved with the waste tire industry; and

WHEREAS, CalRecycle has been delegated the responsibility for the administration of the Program within the State; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish necessary procedures governing the application, awarding and management of the Grants; and

WHEREAS, procedures established by the State and CalRecycle require each Applicant's governing body to certify by resolution its approval of the submittal of a Grant Application to CalRecycle; and

WHEREAS, the County of Yuba has agreed to perform waste tire activities on behalf of the City of Live Oak.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Live Oak authorizes the County of Yuba to submit to the California Department of Resources Recycling and Recovery a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2023-24 on its behalf; and

BE IT FURTHER RESOLVED that the County of Yuba is hereby authorized and empowered to execute all Grant-related documents, including, but not limited to Applications, Payment Requests, Agreements, and Amendments necessary to secure Grant funds and to implement and carry out the purposes specified in the Grant Application, and that the County of Yuba is hereby authorized to conduct waste tire enforcement activities within the jurisdictional boundaries of the City of Live Oak during the term of Fiscal Year 2023-24 Local Government Waste Tire Enforcement Grant.

PASSED AND ADOPTED by the City Council of the City of Live Oak this 21st day of December, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Bob Woten, Mayor

ATTEST:

Clarissa Menchaca, City Clerk



City of Live Oak Report to City Council

Meeting Date: December 21, 2022

Title: Filing and Acceptance of State Required Annual Report Fiscal Year 2022-23 for Community Facilities District No. 92-1 of the City of Live Oak

Contact Information: James Ramsey, Finance Director

Background: In 1992, the council approved the establishment of Community Facilities District No. 92-1 for the purpose of financing expenses incurred by the City for municipal services and the costs associated with purchasing and constructing school sites for the Live Oak Unified School District No. 92-1. The funding arrangement provides for the school district to receive 66.7% of the available funds and the balance of 33.3% going to the City.

Attached is the informational report that meets the statutory requirements (Government Code Section 5005.3 and 53411). The annual reports are prepared by NBS (an engineering and consulting firm) who also prepares the annual tax levy roll for the district. This report is only an information report and does not affect the levying of taxes or the administration of the district.

Fiscal Impacts: None.

Recommendation: Accept and file.

Attachments:

[CFD 92-1 FY 2022-23 Annual Report](#)

CITY OF LIVE OAK

Fiscal Year 2022/23 Annual Report for:

Community Facilities District No. 92-1

December 2022

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DISTRICT SUMMARY

Community Facilities District No. 92-1 (the “District”) was formed on March 13, 1992 to finance the costs and expenses of providing municipal services for the City of Live Oak (the “City”). The services that are provided include: fire, law enforcement, recreation sites and structures, streets, and other governmental facilities. In addition to the services listed above, the District was also formed to finance the costs of purchasing and constructing elementary and secondary school sites and structures. Bonds have been authorized to be issued for the District, but the City has not issued any to date.

Levy

The levy for the District is broken down into two components. For parcels with a building permit issued through June 1996, the annual levy amount consists of a portion allocated to the Live Oak Unified School District (the “School District”) to pay for School District facilities maintenance, and a portion allocated to City facilities. For parcels that had a building permit issued after June 1996, their annual levy amount consists of the Developer Fee Conversion Tax (multiplied by the parcel’s square footage) plus a Base Amount that was determined on the date the building permit was issued. The School District’s portion is 66.67% of the combined total amount levied, and the City’s portion is 33.33% of the combined total amount.

The following table provides a summary of the Fiscal Year 2022/23 final levy amount.

Property Classification	Parcel Count	School District Portion Levied	City Portion Levied	Total Amount Levied ⁽¹⁾
Developed with Building Permits issued through June 1996	84	\$18,329.19	\$9,164.59	\$27,493.78
Developed with Building Permits issued after June 1996	142	68,920.73	34,460.37	103,381.10
Total	226	\$87,249.92	\$43,624.96	\$130,874.88

(1) The amount shown is net of any rounding adjustments. A portion of the School District and City amount levied cover the annual administrative fees/expenses for the District.

Delinquencies

As of October 1, 2022, the Fiscal Year 2021/22 delinquency rate for the District is 0%, totaling \$0.00. Please refer to Appendix C for detailed information. NBS will continue to monitor the delinquencies and recommend the appropriate delinquency management actions to the District as needed.

NBS

Amanda Welker, Project Manager
Stephanie Parson, Client Services Director

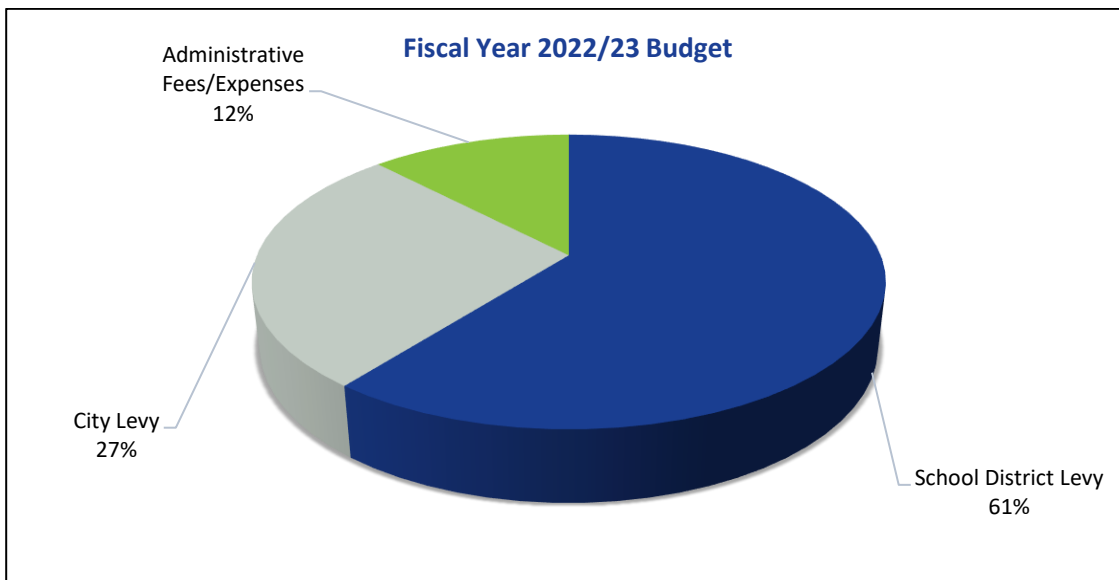
1. SPECIAL TAX ANALYSIS

1.1 Levy Summary

A summary of the levy for Fiscal Year 2022/23 is shown in the table and chart below.

Description	Amount
Funds Generated for School District Facilities	\$79,297.31
Funds Generated for City Facilities	35,672.35
Administrative Fees/Expenses ⁽¹⁾	15,905.22
Total Budget	\$130,874.88
Levied Parcel Count	226

(1) Includes County collection fees and installment rounding for tax roll purposes.



1.2 Special Tax Rates

The Fiscal Year 2022/23 applied rates and special tax levy are shown in the table below.

Property Classification	Parcel Count	Total Amount Levied	Maximum Special Tax	Percentage of Maximum
Developed with Building Permits Issued through June 1996	84	\$27,493.78	\$27,493.78	100.00%
Developed with Building Permits issued after June 1996	142	103,381.10	103,381.10	100.00%
Totals	226	\$130,874.88	\$130,874.88	100.00%

2. FINANCIAL STATUS

2.1 Fund Balances

Fund	6/30/2022 Balance
CFD 92-1	\$98,772

2.2 Delinquency Summary

The following table summarizes the Fiscal Year 2021/22 delinquency rate for the District. Please refer to Appendix B for the District's historical delinquency rates.

Description	Amount
Fiscal Year 2021/22 Amount Levied ⁽¹⁾	\$0.00
Fiscal Year 2021/22 Amount Delinquent	0.00
Fiscal Year 2021/22 Delinquency Rate	0.00%

(1) The special tax was not levied in Fiscal Year 2021/22 due to the requisite resolution authorizing the special tax not being approved by the City Council in time for submission to the tax roll.

There is no established foreclosure covenant for the District.

APPENDIX A. RATE AND METHOD OF APPORTIONMENT

The following pages show the Rate and Method of Apportionment of the Special Tax.

**CITY OF LIVE OAK
COMMUNITY FACILITIES DISTRICT NO. 92-1
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

CATEGORY II -- SPECIAL TAX FOR CITY OF LIVE OAK FACILITIES

A Special Tax, determined as described below, shall be levied each Fiscal Year by the City of Live Oak (the "City") within the boundaries of Community Facilities District No. 92-1 ("CFD No. 92-1") to pay the Authorized Costs of the CFD No. 92-1, in accordance with the terms and conditions set forth herein.

1. Definitions. The following definitions shall apply:
 - A. "Assessor 's Parcel" ("Parcel") means a parcel of land designated on a map of the Sutter County Assessor and assigned a discrete identifying number.
 - B. "Authorized Costs" means all authorized costs and expenses of the CFD set forth by law, and all costs necessary to collect and administer the special taxes, administer the CFD, and administer bonds, including but not limited to funds to pay current debt service, on bonds, to accumulate funds for future debt service, to pay amounts delinquent on bonds (or to become delinquent based upon past special tax delinquencies), to replenish the reserve fund to its proper level (or to reimburse payment to be made from the reserve fund based upon past special tax delinquencies), to pay directly for any authorized facilities or to accumulate funds for that purpose.
 - C. "Board" means the City Council acting as the CFD 's Governing Board.
 - D. "City" means the City of Live Oak.
 - E. "CFD" means the Community Facilities District No. 92-1 of the City of Live Oak.
 - F. "Development Agreement Amount" means:
 - i. For those Parcels meeting the time schedule set forth in the Development Agreement, \$1,000 per residential unit increasing annually (without compounding) at 4.75% per year, from January 1, 1992;
 - ii. For those Parcels not included in the preceding paragraph "i", \$2,000 per single-family residential unit increasing annually (without compounding) at 4.75% per year, from July 1, 1992, and \$2,090 per multiple family residential unit increasing annually (without compounding) at 4.75% per year, from July 1, 1992.

- G. "Fiscal Year" means the period starting on July 1 and ending on the following June 30, except that the first Fiscal Year shall commence on the date the Board adopts the Resolution of Intention to form CFD No. 92-1 and shall end on the next succeeding June 30.
- H. "Residential Property" ("Property") means an Assessor 's Parcel within CFD No. 92-1 that is zoned for residential use.
- I. "Special Tax" means the special tax or special taxes authorized to be levied within CFD No. 92-1.
- J. "Tax Collection Schedule" means document to be prepared annually by the City for use by the Sutter County Auditor-Controller and Treasurer-Tax Collector in collecting the annual installments of the Special Tax each Fiscal Year.
- K. "Tax-Exempt Property" means any property within CFD No. 92-1 that in accordance with Section 2 hereof will not be taxed.
- L. "Territory to be Annexed" means any territory that is within City boundaries but not included within the boundaries of CFD No. 92-1 upon formation.

2. Tax Exempt Property:

Governmental property owned by the state, federal or other local governments will not be taxed except:

- A. If a public agency owning property, including property held in a trust for any beneficiary, that is exempt from a special tax pursuant to Government Code Section 53340 grants a leasehold interest after January 1, 1988, or other possessory interest in the property of a nonexempt person or entity, the Special Tax shall, notwithstanding Government Code Section 53340, be levied on the leasehold or possessory interest and shall be payable by the owner of the leasehold or possessory interest.
- B. If property not otherwise exempt from a special tax is acquired by a public entity other than the City through a negotiated transaction, or by gift or devise, the Special Tax shall, notwithstanding Government Code Section 53340, continue to be levied on the property acquired and shall be enforceable against the public entity that acquired the property.

- C. If property subject to a special tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax shall be treated pursuant to Section 1265.25 of the Code of Civil Procedure as if it were a special annual assessment. For this purpose, the present value of the obligation to pay the Special Tax to pay the principal and interest on any indebtedness incurred by the CFD prior to the date of apportionment determined pursuant to Section 5082 of the Revenue and Taxation Code shall be treated the same as a fixed lien special assessment.
 - D. Parcels that are not Residential Property shall not be taxed.
3. Classification of Property, Determination of Tax Rates and Levy of Special Tax.
- A. At the beginning of each Fiscal Year, the City shall classify each Assessor's Parcel in CFD No. 92-1 as Tax-Exempt Property or Residential Property.
 - B. At the time taxes are levied each Fiscal Year, the City shall determine the Development Agreement Amount applicable for such Fiscal Year. The City may, in its complete discretion, reduce the Development Agreement Amount otherwise applicable in any Fiscal Year if other sources of revenues become available to pay the Authorized Costs, if the amount of Authorized Costs required to be funded declines, or for any other reason. Any such reduction in any Fiscal Year shall not affect the maximum Development Agreement Amount which may be calculated in any future year such that simple and compounding calculations, respectively, shall apply to all intervening Fiscal Years from the first Fiscal Year.
 - C. At the beginning of each Fiscal Year, the Board shall levy the Special Tax as follows:
 - i. For Tax-Exempt Property, no tax shall be levied.
 - ii. For each parcel for which a building permit issues during such Fiscal Year (and for which there is no alternate development agreement superseding the development agreement regarding Mello-Roos funding executed between November 15, 1991 and January 15, 1992), the Board shall levy the Special Tax in an amount equal to the Development Agreement Amount, as determined by the City.
4. Payment of the Special Tax.
- A. The Special Tax is due prior to the issuance of a building permit, or similar authorization for mobilehomes, for any Residential Property. Payment shall be made to the City by cashier's check or certified check payable to the CFD, and the City shall issue a receipt for payment showing the date and amount. If the Special Tax is not paid in full, or if the owner elects (in accordance with the requirements of subsection B below) to pay a portion of the Special Tax

in annual installments, the amount of the Special Tax that remains unpaid (the "Carryover Amount") shall be payable in equal annual installments (with interest) over a thirty-year period beginning in the Fiscal Year following the Fiscal Year in which the building permit was issued, equal to the product of the Carryover Amount and 0.10.

- B. A Parcel owner may elect to pay a portion of the Special Tax up to an amount equal to the Development Agreement Amount in equal annual installments. Such election shall be made at the time a building permit or similar authorization for the Parcel is issued, shall be in writing on a form provided by the City, and shall be accompanied by payment of any other portion of the Special Tax that such owner elects to pay immediately.
- C. At the beginning of each Fiscal Year, beginning in 1992-93, the City shall prepare a Tax Collection Schedule that includes the amount of annual installments of Special Taxes to be collected in such Fiscal Year in accordance with the tax formula as illustrated in Section 4.D. hereof. The City shall deliver the Tax Collection Schedule to the Sutter County Auditor-Controller and Treasurer-Tax Collector and request that the annual installments be placed on the secured property tax rolls for the current Fiscal Year. The City shall deliver the Tax Collection Schedule to the Sutter County Auditor-Controller and Treasurer-Tax Collector not later than the date required by the Sutter County Auditor-Controller and Treasurer-Tax Collector for such inclusion.
- D. Examples of Maximum Tax.

If the Development Agreement Amount is set at the maximum allowable level, the taxes would be as described in the examples listed below.

- i. For a residential unit for which a building permit is issued in Fiscal Year 1991-92 that meets the conditions set forth under paragraph 1.F.i., the maximum tax would be \$1,000 payable at the time of issuance of a building permit, with an option to pay the \$1,000 in annual installments of \$100 per year for thirty years ($\$1,000 \times 0.10$).
- ii. For a residential unit for which a building permit is issued in Fiscal Year 1992-93 after January 1, 1993, that meets the conditions set forth under paragraph 1.F.i., the maximum tax would be \$1,047.50 ($\$1,000 \times 1.0475$) payable at the time of issuance of a building permit, with an option to pay the \$1,047.50 in annual installments of \$104.75 per year for thirty years ($\$1,047.50 \times 0.10$).

- iii. For a single-family residential unit for which a building permit is issued in Fiscal Year 1995-96 that meets the conditions set forth under paragraph 1.F.ii., the maximum tax would be \$2,285.00 (\$2190 + \$95) payable at the time of issuance of a building permit, with an option to pay the \$2,285 in annual installments of \$228.50 per year for thirty years ($\$2,285 \times 0.10$).

5. Collection of Installments of the Special Tax.

Installments of the Special Tax that are to be collected annually shall be collected annually shall be collected upon the applicable Assessor's Parcels in the CFD in the same manner as ordinary ad valorem property taxes are collected and in accordance herewith; provided, however, that the CFD may collect installments of Special Taxes at a different time or in a different manner if necessary to meet its financial obligations. All annual installments of Special Taxes shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The Board shall cause the actions required above to be done for each Fiscal year in a timely manner to assure that the Tax Collection Schedule is received by the Sutter County Auditor-Controller and Treasurer-Tax Collector for inclusion with billings for ad valorem taxes for the applicable Fiscal Year.

6. Termination of the Special Tax.

The owner of a parcel for which the Special Tax was not paid in full when due may, each May 15 through June 15, thereafter, pay and permanently satisfy the Special Tax levied against such parcel by paying to the City by cashier's check or certified check payable to the CFD, an amount equal to the unamortized balance of the Carryover Amount, together with any interest then due and/or owing, and unpaid; provided, that in the event bonds have been issued and are secured by the Special Tax (set forth herein) levied against the subject parcel, the owner shall also pay an amount equal to five percent (5%) of the unamortized balance of the Carryover Amount.

In the event the Special Tax has been paid and permanently satisfied with respect to a Parcel, the Board shall record a Notice of Cancellation of Special Tax Lien as to that Parcel pursuant to Section 53344 of the Government Code. The Notice of Cancellation of Special Tax Lien shall identify with particularity the Special Tax that has been paid and permanently satisfied, shall contain the book and page number in the records of the County Recorder where the Notice of Special Tax Lien being canceled is recorded, shall contain the legal description and assessor's parcel number of the particular Parcel of land subject to the lien, and shall contain the name of the owner of record of the Parcel. The Board may specify a charge payable by the owner of record for the preparation and recordation of this notice.

7. Appeals and Interpretation Procedure.

Any taxpayer subject to the Special Tax claiming that the amount or application of the Special Tax or an annual installment thereof has not been properly computed may file a notice with the City appealing the levy or collection of the Special Tax or annual

installment. The City will promptly review the appeal and, if necessary, meet with the applicant and decide the appeal. If the findings of the City verify that the tax should be modified or changed, the Tax Collection Schedule shall be corrected if necessary and, if applicable, a refund shall be granted in accordance with the Section 8 hereof. The decision of the City with respect to the Special Tax or annual installment shall be final.

Interpretation may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate, the calculation of the amount of any annual installment or prepayment amount, the application of the method of apportionment, the classification of Parcels, or any definition applicable to the CFD.

8. Claim For Refund.

All claims for refund of Special Tax (or annual installment thereof) collected on behalf of the CFD shall be filed with the City not later than one year after the date the Special Tax (or annual installment) has been paid to the City on behalf of the CFD or to the County, respectively. The claimant shall file the claim within this time period, and the claim shall be finally acted upon by the Board as a prerequisite to the claimant's bringing suit thereon. Pursuant to Government Code Section 935(b), the claim shall be subject to the provisions of Government Code sections 945.6 and 946.

The Board acting on its own behalf and on behalf of the CFD shall respond to a timely claim within the time period required and in the manner specified by Government Code Sections 912.4 and 912.6. Should said sections be amended or repealed, they shall apply according to the terms in effect on July 1, 1991.

The procedure described herein shall be the exclusive procedure for claimants seeking a refund of Special Tax (or annual installments thereof). The decision of the Board in response to any claim for refund shall be final.

9. Annexation of Territory.

Any territory to be annexed to the CFD shall, in addition to payment of Special Taxes at the rates set forth above, be subject to payment of any costs incurred by the CFD and City in conducting the annexation process and such additional tax within the territory to be annexed as may be necessary to compensate for the interest and principal previously paid by the existing community facilities district; provided that in no event shall the additional tax authorized herein be allowed to exceed the Special Tax applicable to the Parcels being annexed.

APPENDIX B. DELINQUENCY SUMMARY REPORT

The following pages show the current Delinquency Summary Report.

City of Live Oak
Delinquency Summary Report
As of: 10/01/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 92-1 - Community Facilities District 92-1									
08/01/2011 Billing:									
	12/10/2011	\$62,313.44	\$62,313.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2012	\$62,313.44	\$62,313.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$124,626.88	\$124,626.88	\$0.00	0.00%	452	452	0	0.00%
08/01/2012 Billing:									
	12/10/2012	\$62,597.44	\$62,597.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2013	\$62,597.44	\$62,597.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$125,194.88	\$125,194.88	\$0.00	0.00%	452	452	0	0.00%
08/01/2013 Billing:									
	12/10/2013	\$62,881.44	\$62,881.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2014	\$62,881.44	\$62,881.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$125,762.88	\$125,762.88	\$0.00	0.00%	452	452	0	0.00%
08/01/2014 Billing:									
	12/10/2014	\$63,165.44	\$63,165.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2015	\$63,165.44	\$63,165.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$126,330.88	\$126,330.88	\$0.00	0.00%	452	452	0	0.00%
08/01/2015 Billing:									
	12/10/2015	\$63,449.44	\$63,449.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2016	\$63,449.44	\$63,449.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$126,898.88	\$126,898.88	\$0.00	0.00%	452	452	0	0.00%
08/01/2016 Billing:									
	12/10/2016	\$63,733.44	\$63,733.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2017	\$63,733.44	\$63,733.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$127,466.88	\$127,466.88	\$0.00	0.00%	452	452	0	0.00%
08/01/2017 Billing:									
	12/10/2017	\$64,017.44	\$64,017.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2018	\$64,017.44	\$64,017.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$128,034.88	\$128,034.88	\$0.00	0.00%	452	452	0	0.00%

City of Live Oak
Delinquency Summary Report
As of: 10/01/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 92-1 - Community Facilities District 92-1									
	08/01/2018 Billing:								
	12/10/2018	\$64,301.44	\$64,301.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2019	\$64,301.44	\$64,301.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$128,602.88	\$128,602.88	\$0.00	0.00%	452	452	0	0.00%
	08/01/2019 Billing:								
	12/10/2019	\$64,585.44	\$64,585.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2020	\$64,585.44	\$64,585.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$129,170.88	\$129,170.88	\$0.00	0.00%	452	452	0	0.00%
	08/01/2020 Billing:								
	12/10/2020	\$64,869.44	\$64,869.44	\$0.00	0.00%	226	226	0	0.00%
	04/10/2021	\$64,869.44	\$64,869.44	\$0.00	0.00%	226	226	0	0.00%
	Subtotal:	\$129,738.88	\$129,738.88	\$0.00	0.00%	452	452	0	0.00%
	08/01/2021 Billing:								
	12/10/2021	\$0.00	\$0.00	\$0.00	0.00%	226	0	0	0.00%
	04/10/2022	\$0.00	\$0.00	\$0.00	0.00%	226	0	0	0.00%
	Subtotal:	\$0.00	\$0.00	\$0.00	0.00%	452	0	0	0.00%
CFD 92-1	Total:	\$1,271,828.80	\$1,271,828.80	\$0.00	0.00%	4,972	4,520	0	0.00%
Agency Grand Total:		\$1,271,828.80	\$1,271,828.80	\$0.00	0.00%	4,972	4,520	0	0.00%

APPENDIX C. FINAL BILLING DETAIL REPORT

The following pages show the Final Billing Detail Report for Fiscal Year 2022/23.

City of Live Oak
Community Facilities District 92-1
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Developer Agreement	Levy Amount	Rounding	Grand Total
006-040-015000	2891 MENKE CT	Yes	\$583.14	\$0.00	\$583.14
006-040-016000	2901 MENKE CT	Yes	619.62	0.00	619.62
006-040-017000	2913 MENKE CT	Yes	583.14	0.00	583.14
006-040-018000	2925 MENKE CT	Yes	766.62	0.00	766.62
006-040-019000	2937 MENKE CT	Yes	670.66	0.00	670.66
006-040-020000	2949 MENKE CT	Yes	699.90	0.00	699.90
006-040-021000	2961 MENKE CT	Yes	639.36	0.00	639.36
006-040-022000	3001 FORSTNER CT	Yes	639.36	0.00	639.36
006-040-023000	3013 FORSTNER CT	Yes	670.66	0.00	670.66
006-040-024000	3025 FORSTNER CT	Yes	722.46	0.00	722.46
006-040-025000	3037 FORSTNER CT	Yes	601.60	0.00	601.60
006-040-026000	3049 FORSTNER CT	Yes	639.36	0.00	639.36
006-040-027000	3061 FORSTNER CT	Yes	601.60	0.00	601.60
006-040-028000	3052 FORSTNER CT	Yes	601.60	0.00	601.60
006-040-029000		Yes	639.36	0.00	639.36
006-040-030000	3038 FORSTNER CT	Yes	601.60	0.00	601.60
006-040-031000	3026 FORSTNER CT	Yes	722.46	0.00	722.46
006-040-032000	3014 FORSTNER CT	Yes	722.46	0.00	722.46
006-040-033000	3002 FORSTNER CT	Yes	874.18	0.00	874.18
006-040-034000	2960 MENKE CT	Yes	619.62	0.00	619.62
006-040-035000	2948 MENKE CT	Yes	766.62	0.00	766.62
006-040-036000	2936 MENKE CT	Yes	649.86	0.00	649.86
006-040-037000	2924 MENKE CT	Yes	766.62	0.00	766.62
006-040-038000	2912 MENKE CT	Yes	583.14	0.00	583.14
006-040-039000	2900 MENKE CT	Yes	619.62	0.00	619.62
006-040-040000	2888 MENKE CT	Yes	583.14	0.00	583.14
006-040-042000	2853 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-043000	2865 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-044000	2877 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-045000	2889 EPPERSON WAY	Yes	735.68	0.00	735.68
006-040-046000	2901 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-047000	2913 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-048000	2925 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-049000	2937 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-050000	2949 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-051000	2961 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-052000	3001 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-053000	3013 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-054000	3025 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-055000	3037 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-056000	3049 EPPERSON WAY	Yes	874.18	0.00	874.18

Slight variances may occur due to rounding

City of Live Oak
Community Facilities District 92-1
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Developer Agreement	Levy Amount	Rounding	Grand Total
006-040-057000	3061 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-058000	3062 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-059000	3050 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-060000	3038 EPPERSON WAY	Yes	735.68	0.00	735.68
006-040-061000	3026 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-062000	3014 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-063000	3002 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-064000	2960 EPPERSON WAY	Yes	735.68	0.00	735.68
006-040-065000	2948 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-066000	2936 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-067000	2924 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-068000	2912 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-069000	2900 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-070000	2888 EPPERSON WAY	Yes	820.20	0.00	820.20
006-040-071000	2876 EPPERSON WAY	Yes	1,005.60	0.00	1,005.60
006-040-072000	2864 EPPERSON WAY	Yes	874.18	0.00	874.18
006-040-073000	2865 BONI SUE CT	Yes	884.22	0.00	884.22
006-040-074000	2877 BONI SUE CT	Yes	735.68	0.00	735.68
006-040-075000	2889 BONI SUE CT	Yes	820.20	0.00	820.20
006-040-076000	2901 BONI SUE CT	Yes	874.18	0.00	874.18
006-040-077000	2913 BONI SUE CT	Yes	820.20	0.00	820.20
006-040-078000	2925 BONI SUE CT	Yes	1,005.60	0.00	1,005.60
006-040-079000	2937 BONI SUE CT	Yes	735.68	0.00	735.68
006-040-080000	2949 BONI SUE CT	Yes	874.18	0.00	874.18
006-040-081000	2961 BONI SUE CT	Yes	1,005.60	0.00	1,005.60
006-040-082000	3001 NYSTROM CT	Yes	820.20	0.00	820.20
006-040-083000	3013 NYSTROM CT	Yes	874.18	0.00	874.18
006-040-084000	3025 NYSTROM CT	Yes	735.68	0.00	735.68
006-040-085000	3037 NYSTROM CT	Yes	884.22	0.00	884.22
006-040-086000	3049 NYSTROM CT	Yes	884.22	0.00	884.22
006-040-087000	3061 NYSTROM CT	Yes	884.22	0.00	884.22
006-040-088000	3058 NYSTROM CT	Yes	884.22	0.00	884.22
006-040-089000	3050 NYSTROM CT	Yes	884.22	0.00	884.22
006-040-090000	3038 NYSTROM CT	Yes	884.22	0.00	884.22
006-040-091000	3026 NYSTROM CT	Yes	820.20	0.00	820.20
006-040-092000	3014 NYSTROM CT	Yes	874.18	0.00	874.18
006-040-093000	3002 NYSTROM CT	Yes	1,005.60	0.00	1,005.60
006-040-094000	2960 BONI SUE CT	Yes	874.18	0.00	874.18
006-040-095000	2948 BONI SUE CT	Yes	1,005.60	0.00	1,005.60
006-040-096000	2936 BONI SUE CT	Yes	735.68	0.00	735.68
006-040-097000	2924 BONI SUE CT	Yes	820.20	0.00	820.20

Slight variances may occur due to rounding

City of Live Oak
Community Facilities District 92-1
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Developer Agreement	Levy Amount	Rounding	Grand Total
006-040-098000	2912 BONI SUE CT	Yes	874.18	0.00	874.18
006-040-099000	2900 BONI SUE CT	Yes	1,005.60	0.00	1,005.60
006-040-100000	2888 BONI SUE CT	Yes	820.20	0.00	820.20
006-040-101000	2876 BONI SUE CT	Yes	1,005.60	0.00	1,005.60
006-040-102000	2864 BONI SUE CT	Yes	884.22	0.00	884.22
006-080-016000	10228 O ST	No	300.00	0.00	300.00
006-080-017000	10240 O ST	No	300.00	0.00	300.00
006-080-018000	10252 O ST	No	314.24	0.00	314.24
006-080-019000	10251 MIKI CIR	No	314.24	0.00	314.24
006-080-020000	10243 MIKI CIR	No	314.24	0.00	314.24
006-080-021000	10233 MIKI CIR	No	328.50	0.00	328.50
006-080-022000	10232 MIKI CIR	No	314.24	0.00	314.24
006-080-023000	10242 MIKI CIR	No	314.24	0.00	314.24
006-080-024000	10250 MIKI CIR	No	314.24	0.00	314.24
006-080-025000	2920 KOLA ST	No	314.24	0.00	314.24
006-080-026000	2932 KOLA ST	No	314.24	0.00	314.24
006-080-027000	2944 KOLA ST	No	328.50	0.00	328.50
006-080-028000	2960 KOLA ST	No	314.24	0.00	314.24
006-080-029000	2972 KOLA ST	No	328.50	0.00	328.50
006-080-030000	2984 KOLA ST	No	314.24	0.00	314.24
006-080-031000	2961 KOLA ST	No	314.24	0.00	314.24
006-080-032000	2949 KOLA ST	No	314.24	0.00	314.24
006-080-035000	10288 O ST	No	328.50	0.00	328.50
006-080-036000	2869 KOLA ST	No	314.24	0.00	314.24
006-080-037000	2881 KOLA ST	No	328.50	0.00	328.50
006-080-038000	2893 KOLA ST	No	314.24	0.00	314.24
006-080-039000	2905 KOLA ST	No	328.50	0.00	328.50
006-080-040000	2915 KOLA ST	No	328.50	0.00	328.50
006-080-041000	2925 KOLA ST	No	314.24	0.00	314.24
006-080-042000	2937 KOLA ST	No	314.24	0.00	314.24
006-080-043000	2973 KOLA ST	No	342.74	0.00	342.74
006-080-044000	2999 KOLA ST	No	328.50	0.00	328.50
006-080-045000	3011 KOLA ST	No	328.50	0.00	328.50
006-080-046000	3023 KOLA ST	No	342.74	0.00	342.74
006-080-047000	3035 KOLA ST	No	328.50	0.00	328.50
006-080-048000	3047 KOLA ST	No	328.50	0.00	328.50
006-080-049000	3059 KOLA ST	No	328.50	0.00	328.50
006-080-050000	3056 KOLA ST	No	328.50	0.00	328.50
006-080-051000	3044 KOLA ST	No	342.74	0.00	342.74
006-080-052000	3032 KOLA ST	No	328.50	0.00	328.50
006-080-053000	3020 KOLA ST	No	328.50	0.00	328.50

Slight variances may occur due to rounding

City of Live Oak
Community Facilities District 92-1
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Developer Agreement	Levy Amount	Rounding	Grand Total
006-080-054000	3008 KOLA ST	No	342.74	0.00	342.74
006-080-055000	2996 KOLA ST	No	328.50	0.00	328.50
006-080-056000	2975 DEVIN CT	No	342.74	0.00	342.74
006-080-057000	2963 DEVIN CT	No	342.74	0.00	342.74
006-080-058000	2949 DEVIN CT	No	342.74	0.00	342.74
006-080-059000	2937 DEVIN CT	No	342.74	0.00	342.74
006-080-060000	2921 DEVIN CT	No	342.74	0.00	342.74
006-080-061000	2912 DEVIN CT	No	342.74	0.00	342.74
006-080-062000	2924 DEVIN CT	No	342.74	0.00	342.74
006-080-063000	2936 DEVIN CT	No	342.74	0.00	342.74
006-080-064000	2948 DEVIN CT	No	342.74	0.00	342.74
006-080-065000	2960 DEVIN CT	No	342.74	0.00	342.74
006-080-066000	2974 DEVIN CT	No	342.74	0.00	342.74
006-080-067000	3000 CORINNE CT	No	342.74	0.00	342.74
006-080-069000	3028 CORINNE CT	No	342.74	0.00	342.74
006-080-070000	3042 CORINNE CT	No	342.74	0.00	342.74
006-080-071000	3054 CORINNE CT	No	342.74	0.00	342.74
006-080-072000	3066 CORINNE CT	No	342.74	0.00	342.74
006-080-073000	3051 CORINNE CT	No	342.74	0.00	342.74
006-080-074000	3039 CORINNE CT	No	342.74	0.00	342.74
006-080-075000	3025 CORINNE CT	No	342.74	0.00	342.74
006-080-076000	3011 CORINNE CT	No	342.74	0.00	342.74
006-080-077000	3003 CORINNE CT	No	342.74	0.00	342.74
006-080-078000	3002 SEAN DR	Yes	497.94	0.00	497.94
006-080-079000	3016 SEAN DR	Yes	482.58	0.00	482.58
006-080-080000	3028 SEAN DR	Yes	690.00	0.00	690.00
006-080-081000	3040 SEAN DR	Yes	561.56	0.00	561.56
006-080-082000	3052 SEAN DR	Yes	602.30	0.00	602.30
006-080-083000	3064 SEAN DR	Yes	569.40	0.00	569.40
006-080-084000	3061 SEAN DR	Yes	438.54	0.00	438.54
006-080-085000	3049 SEAN DR	Yes	571.96	0.00	571.96
006-080-086000	3037 SEAN DR	Yes	533.92	0.00	533.92
006-080-087000	3025 SEAN DR	Yes	600.34	0.00	600.34
006-080-088000	3013 SEAN DR	Yes	559.96	0.00	559.96
006-080-089000	3001 SEAN DR	Yes	572.84	0.00	572.84
006-080-090000	2961 SABINA CT	Yes	591.52	0.00	591.52
006-080-091000	2949 SABINA CT	Yes	660.52	0.00	660.52
006-080-092000	2937 SABINA CT	Yes	533.92	0.00	533.92
006-080-093000	2925 SABINA CT	Yes	416.98	0.00	416.98
006-080-094000	2901 SABINA CT	Yes	626.66	0.00	626.66
006-080-095000	2890 SABINA CT	Yes	474.10	0.00	474.10

Slight variances may occur due to rounding

City of Live Oak
Community Facilities District 92-1
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Developer Agreement	Levy Amount	Rounding	Grand Total
006-080-096000	2900 SABINA CT	Yes	520.16	0.00	520.16
006-080-097000	2924 SABINA CT	Yes	484.56	0.00	484.56
006-080-098000	2936 SABINA CT	Yes	533.92	0.00	533.92
006-080-099000	2948 SABINA CT	Yes	562.78	0.00	562.78
006-080-100000	2960 SABINA CT	Yes	533.92	0.00	533.92
006-100-029000	10187 ORCHARD WAY	Yes	750.56	0.00	750.56
006-100-030000	10175 ORCHARD WAY	Yes	770.62	0.00	770.62
006-250-020000	2640 GILLESPIE CIR	Yes	471.50	0.00	471.50
006-250-021000	2630 GILLESPIE CIR	Yes	489.04	0.00	489.04
006-250-022000	2639 GILLESPIE CIR	Yes	463.30	0.00	463.30
006-451-004000	2433 MELTON CIR	No	342.74	0.00	342.74
006-451-011000	2455 KOLA CT	No	328.50	0.00	328.50
006-451-014000	2420 KOLA CT	No	300.00	0.00	300.00
006-451-016000	2440 KOLA CT	No	328.50	0.00	328.50
006-451-017000	2450 KOLA CT	No	314.24	0.00	314.24
006-570-001000	2043 DONNA RAYE	Yes	611.54	0.00	611.54
006-570-002000	2053 DONNA RAYE	Yes	622.66	0.00	622.66
006-570-003000	2063 DONNA RAYE	Yes	591.52	0.00	591.52
006-570-004000	2073 DONNA RAYE	Yes	622.66	0.00	622.66
006-570-005000	10152 WOOLEY RD	No	342.74	0.00	342.74
006-570-006000	10119 WOOLEY RD	No	342.74	0.00	342.74
006-570-007000	10099 WOOLEY RD	Yes	618.66	0.00	618.66
006-570-008000	10079 WOOLEY RD	Yes	622.66	0.00	622.66
006-570-009000	2072 CINDY CT	Yes	638.40	0.00	638.40
006-570-010000	2062 CINDY CT	No	314.24	0.00	314.24
006-570-011000	10120 J ST	No	314.24	0.00	314.24
006-570-012000	10100 J ST	Yes	622.66	0.00	622.66
006-570-013000	10080 J ST	No	300.00	0.00	300.00
006-570-014000	10060 J ST	No	300.00	0.00	300.00
006-570-015000	10040 J ST	No	300.00	0.00	300.00
006-570-016000	10020 J ST	No	300.00	0.00	300.00
006-570-017000	2041 PENNINGTON RD	No	300.00	0.00	300.00
006-590-025000	10285 ORCHARD WAY	No	328.50	0.00	328.50
006-590-027000	2356 WALNUT DR	No	328.50	0.00	328.50
006-590-028000	2368 WALNUT DR	No	328.50	0.00	328.50
006-590-029000	2380 WALNUT DR	No	328.50	0.00	328.50
006-590-030000	2398 WALNUT DR	No	328.50	0.00	328.50
006-590-031000	2410 WALNUT DR	No	328.50	0.00	328.50
006-590-032000	2420 WALNUT DR	No	328.50	0.00	328.50
006-590-033000	2431 WALNUT DR	Yes	625.26	0.00	625.26
006-590-034000	2443 WALNUT DR	Yes	668.74	0.00	668.74

Slight variances may occur due to rounding

City of Live Oak
Community Facilities District 92-1
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Developer Agreement	Levy Amount	Rounding	Grand Total
006-590-035000	2455 WALNUT DR	Yes	622.66	0.00	622.66
006-590-036000	2467 WALNUT DR	Yes	683.66	0.00	683.66
006-590-037000	2479 WALNUT DR	Yes	521.62	0.00	521.62
006-590-038000	10463 ORCHARD WAY	Yes	541.62	0.00	541.62
006-590-039000	10451 ORCHARD WAY	Yes	557.52	0.00	557.52
006-590-040000	10439 ORCHARD WAY	Yes	594.38	0.00	594.38
006-590-041000	10427 ORCHARD WAY	Yes	668.74	0.00	668.74
006-590-042000	10415 ORCHARD WAY	Yes	622.66	0.00	622.66
006-590-043000	10401 ORCHARD WAY	Yes	638.40	0.00	638.40
006-590-044000	10389 ORCHARD WAY	Yes	591.52	0.00	591.52
006-590-045000	10377 ORCHARD WAY	Yes	606.16	0.00	606.16
006-590-046000	10374 ORCHARD WAY	Yes	731.02	0.00	731.02
006-590-047000	10386 ORCHARD WAY	Yes	638.40	0.00	638.40
006-590-048000	10398 ORCHARD WAY	Yes	750.56	0.00	750.56
006-590-049000	10410 ORCHARD WAY	Yes	750.56	0.00	750.56
006-590-050000	2478 WALNUT DR	Yes	606.16	0.00	606.16
006-590-051000	2458 WALNUT DR	Yes	606.16	0.00	606.16
006-590-053000	2387 WALNUT DR	No	328.50	0.00	328.50
006-590-054000	2375 WALNUT DR	No	328.50	0.00	328.50
006-590-055000	2363 WALNUT DR	No	328.50	0.00	328.50
006-590-056000	2351 WALNUT DR	No	328.50	0.00	328.50
226 Accounts			\$130,874.88	\$0.00	\$130,874.88
226 Total Accounts			\$130,874.88	\$0.00	\$130,874.88

Slight variances may occur due to rounding



City of Live Oak Report to City Council

Meeting Date: December 21, 2022

Title: Filing and Acceptance of State Required Annual Report for Fiscal Year 2022-23 for Community Facilities District No. 2004-1 of the City of Live Oak

Contact Information: James Ramsey, Finance Director

Background: In February 2004, the City Council approved the establishment of Community Facilities District No. 2004-1 (District) for the purpose of financing the costs and expenses of providing municipal services (ie. fire, law enforcement, recreation sites and structures, etc.) to the then developed parcels within the District. There were no special taxes levied during the current year for the District.

Attached is the informational report that meets the statutory requirements (Government Code Section 50075.3 and 53411). The annual reports are prepared by NBS (an engineering and consulting firm) who also prepares the annual tax levy roll for the District. This report is only an informational report and does not affect the levying of taxes or the administration of the District.

Fiscal Impacts: None.

Recommendation: Accept and file.

Attachments:

[CFD 2004-1 Annual Report FY 2022-23](#)

CITY OF LIVE OAK

Fiscal Year 2022/23 Annual Report for:

Community Facilities District No. 2004-1

December 2022

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DISTRICT SUMMARY

The City of Live Oak (the “City”) formed the Community Facilities District No. 2004-1 (Live Oak Municipal Services Project) (the “District”) on February 18, 2004, to fund the costs and expenses of providing municipal services within the boundaries of the District. The services provided include: fire, law enforcement, animal control, parks and recreation/pool, storm drainage facilities as well as street light maintenance, installation, repair, removal and replacement, and electrical energy and services related thereto.

Levy

The following table provides a summary of the Fiscal Year 2022/23 final levy amount.

Property Classification	Parcel Count	FY 2022/23 Levy
Single Family Detached	800	\$727,648.00
Multi-Family Property – Apartments	3	2,645.76
Totals	803	\$730,293.76

Delinquencies

As of October 1, 2022, the Fiscal Year 2021/22 delinquency rate for the District is 0%, totaling \$0.00. Please refer to Appendix C for detailed information. NBS will continue to monitor the delinquencies and recommend the appropriate delinquency management actions to the District as needed.

NBS

Amanda Welker, Project Manager
Stephanie Parson, Client Services Director

1. SB 165: LOCAL AGENCY SPECIAL TAX AND BOND ACCOUNTABILITY ACT

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act (the “Act”). This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001, in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Sections 50075.3 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain both of the following:

1. The amount of funds collected and expended.
2. The status of any project required or authorized to be funded as identified in subdivision (a) of Sections 50075.”

The requirements of the Act apply to the Funds for the following:

City of Live Oak
Community Facilities District No. 2004-1

Purpose of Special Tax

Community Facilities District No. 2004-1 (Live Oak Municipal Services Project) was formed to fund the costs and expenses of providing municipal services within the boundaries of the District. The services provided include fire, law enforcement, animal control, parks and recreation/pool, storm drainage facilities as well as streetlight maintenance, installation, repair, removal and replacement, and electrical energy and services related thereto.

The services financed by the special tax are ongoing.

Collections and Expenditures

Fund Name	6/30/2021 Balance	Amount Collected ⁽¹⁾	6/30/2022 Balance	Amount Expended ⁽²⁾	Service Status
CFD No. 2004-1	\$239,898.00	\$0.00	\$171,536.00	\$68,362.00	Ongoing

(1) Amount levied in Fiscal Year 2021/22.

(2) Equal to 6/30/2021 Balance plus Amount Collected less 6/30/2022 Balance.

2. SPECIAL TAX ANALYSIS

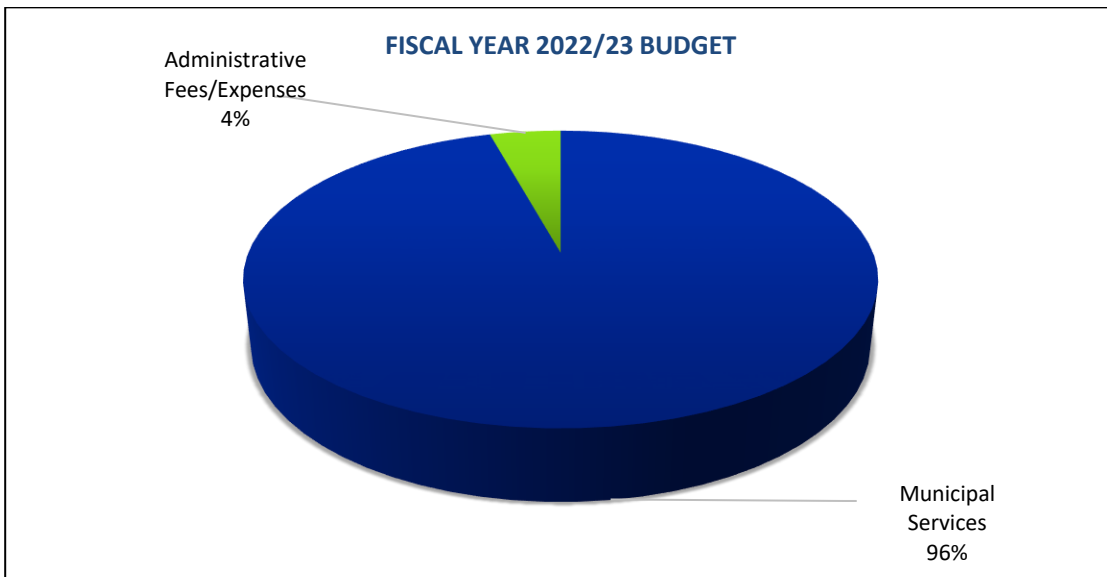
2.1 Levy Summary

A summary of the levy for Fiscal Year 2022/23 is shown in the table and chart below.

Description	Amount
Municipal Services	\$698,985.63
Administrative Fees/Expenses ⁽¹⁾	31,308.13
Total Special Tax Levy Amount:	\$730,293.76
Levied Parcel Count ⁽²⁾	803

(1) Includes County collection fees for tax roll purposes.

(2) Excludes undeveloped parcels that are subject to the special tax but were not levied in Fiscal Year 2022/23 due to their development status.



2.2 Special Tax Rates

The Fiscal Year 2022/23 applied rates and special tax levy are shown in the table below.

Property Classification	Parcel Count	Units	FY 2022/23 Maximum Tax Rate	FY 2022/23 Applied Tax Rate ⁽¹⁾	Total FY 2022/23 Special Tax Levy ⁽²⁾
Single Family Detached	800	800	\$1,985.46	\$909.56	\$727,648.00
Single Family Attached – Duplex	0	0	794.18	0.00	0.00
Single Family Attached – Triplex	0	0	601.65	0.00	0.00
Single Family Attached – Fourplex	0	0	397.09	0.00	0.00
Single Family Attached – Five or more units	0	0	240.66	0.00	0.00
Multi-Family Property – Apartments	3	96	60.16	27.56	2,645.76
Commercial Property	0	0	433.19	0.00	0.00
Totals	803	896			\$730,293.76

(1) Every property classification is levied on a per unit basis, except for Commercial Property which is levied on a per acre basis. In Fiscal Year 2022/23, there were no parcels classified as Commercial Property in the District.

(2) Includes installment rounding.

2.3 Annual Special Tax Rate Increase

The maximum special tax for future years is authorized to automatically increase by 5% per year, per the District's Rate and Method of Apportionment.

2.4 Special Tax Rate Comparison

The Fiscal Year 2022/23 maximum tax rates and applied tax rates compared to the prior year are shown below.

Property Classification	Rate Per	Maximum Tax Rate ⁽¹⁾	FY 2021/22 Applied Tax Rate	% of Maximum	Maximum Tax Rate ⁽¹⁾	FY 2022/23 Applied Tax Rate	% of Maximum	% Change in Applied Tax Rate ⁽²⁾
Single Family Detached	Unit	\$1,890.91	\$0.00	0.00%	\$1,985.46	\$909.56	45.81%	100.00%
Single Family Attached – Duplex	Unit	756.36	0.00	0.00%	794.18	0.00	0.00%	0.00%
Single Family Attached – Triplex	Unit	573.00	0.00	0.00%	601.65	0.00	0.00%	0.00%
Single Family Attached – Fourplex	Unit	378.18	0.00	0.00%	397.09	0.00	0.00%	0.00%
Single Family Attached – Five or more units	Unit	229.20	0.00	0.00%	240.66	0.00	0.00%	0.00%
Multi-Family Property – Apartments	Unit	57.30	0.00	0.00%	60.16	27.56	45.81%	100.00%
Commercial Property	Acre	412.56	0.00	0.00%	433.19	0.00	0.00%	0.00%

(1) Maximum tax rate increases annually by 5%.

(2) Represents the change between the current and prior year applied tax rates.

3. FINANCIAL STATUS

3.1 Fund Balances

Fund	6/30/2022 Balance
Fire CFD 2004	\$25,068
Police CFD 2004	7,289
Animal Control CFD 2004	3,402
Street Lighting CFD 2004	(53,462)
Recreation/Pool CFD 2004	42,380
Drainage CFD 2004	146,859
Total	\$171,536

3.2 Delinquency Summary

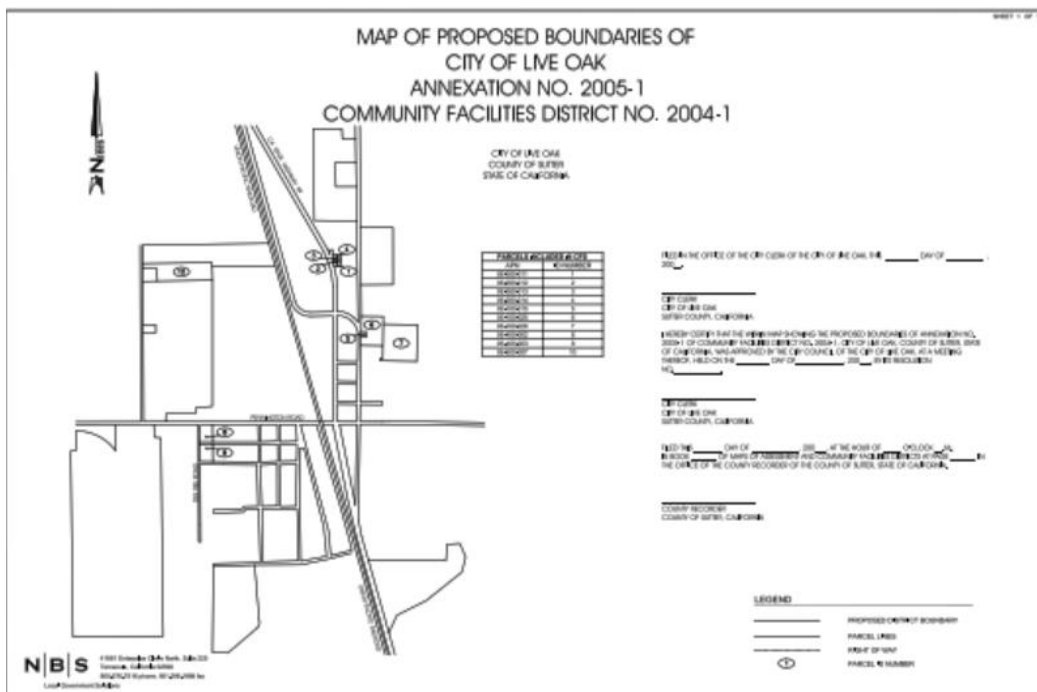
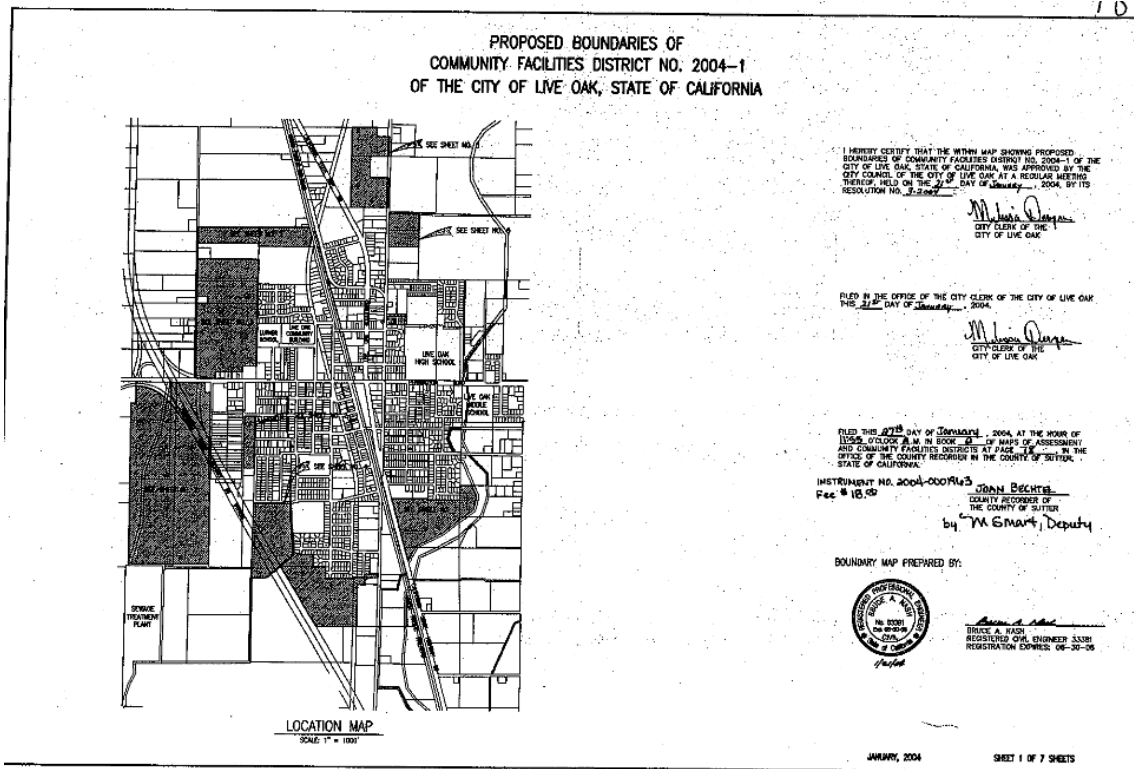
The following table summarizes the Fiscal Year 2021/22 delinquency rate for the District. Please refer to Appendix C for the District's historical delinquency rates.

Description	Amount
Fiscal Year 2021/22 Amount Levied ⁽¹⁾	\$0.00
Fiscal Year 2021/22 Amount Delinquent	0.00
Fiscal Year 2021/22 Delinquency Rate	0.00%

- (1) The special tax was not levied in Fiscal Year 2021/22 due to the requisite resolution authorizing the special tax not being approved by the City Council in time for submission to the tax roll.

There is no established foreclosure covenant for the District.

APPENDIX A. DISTRICT BOUNDARY



APPENDIX B. RATE AND METHOD OF APPORTIONMENT

The following pages show the Rate and Method of Apportionment of the Special Tax.

EXHIBIT "A"

**CITY OF LIVE OAK
COMMUNITY FACILITIES DISTRICT NO. 2004-1
OF THE CITY OF LIVE OAK**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax shall be levied and collected in Community Facilities District No. 2004-1 of the City of Live Oak (the "District") each Fiscal Year, in an amount determined by the application of the procedures described below. All of the real property in the District, unless exempted by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

I. DEFINITIONS

The terms used herein shall have the following meanings:

"Acreage" or "Acre" means that acreage shown on the Assessor's Parcel Map for each Assessor's Parcel. In the event that the Assessor's Parcel Map shows no acreage, the Acreage for any Assessor's Parcel shall be determined by the District Administrator based upon the applicable condominium plan, final map or parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Act of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of the District: the costs of computing the Special Tax Requirement and the annual Special Tax and of preparing the annual Special Tax collection schedules; the costs of collecting the Special Taxes; the costs of remitting the Special Taxes to the fiscal agent or trustee for any Bonds; the costs of the fiscal agent or trustee (including its legal counsel) in the discharge of the duties required of it under any Indenture; the costs of the City or designee in complying with the disclosure requirements of applicable federal and state securities laws and the California Government Act (including the Act), including public inquiries regarding the Special Taxes and the costs associated with the release of funds from any escrow account (to the extent not paid from other sources); the costs of the City or designee related to an appeal of the Special Tax and an allocable share of the salaries and an allocable portion of City overhead costs relating to the foregoing; the costs of the City or designee related to any arbitrage rebate calculations for the District ; the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes in the District; the costs of the City (including its legal counsel) related to the administration of any letter of credit or other security provided for the payment of Special Taxes or Bonds, any fees or expenses related to any such letters of credit. Administrative Expenses shall also include amounts advanced by the City for any administrative purposes of the District.

"Annual Special Tax Requirement" means (A) that amount with respect to the District determined by the Council or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) amounts required to fund services listed on Exhibit A, (3) any amount required to replenish any reserve fund established in connection with the District, (4) for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year, and (B) less available funds.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"CFD No. 2004-1" means the Community Facilities District No. 2004-1 of the City of Live Oak.

"City" means the City of Live Oak, County of Sutter.

"Council" means the City Council of the City, acting as the legislative body of the District.

"County" means the County of Sutter, California.

"Commercial Property" means all property other than Single Family Residential Property or Multi-Family Property.

"Developed Property" means, for each Fiscal Year, all Taxable Property, for which a building permit for new residential or non-residential construction was issued prior to the March 1 preceding the Fiscal Year for which the Special Tax is being levied.

"District" means the Community Facilities District No. 2004-1 of the City of Live Oak.

"District Administrator" means an official of the City, or designee or agent or consultant, responsible for determining the Special Tax Requirement and providing for the levy and collection of Special Taxes each Fiscal Year.

"Exempt Property" means all property located within the boundaries of the District which is exempt from the Special Tax pursuant to Section V below.

"Final Map" means a final map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots for which building permits may be issued. The term "Final Map" shall not include any parcel map or subdivision map or portion thereof that does not create individual lots for which a building permit may be issued, including parcels that are designated as a remainder parcel for future subdivision. The term "Final Map" shall not include an Interim Final Map.

"Finance Director" means the official of the City who is the chief financial officer or other comparable officer of the City or designee thereof.

"Fiscal Year" means the period from July 1st of any calendar year through June 30th of the following calendar year.

"Interim Final Map" means (i) an approved final map or parcel map that allows the sale, lease or financing of the parcels created thereby but which requires further subdivisions or other actions before a building permit may be issued for such parcels, or (ii) those portions of a final map or parcel map approved pursuant to other provisions of the Live Oak Municipal Code, that are excluded from the definition of "Final Map" above.

"Maximum Special Tax Rate" means the maximum Special Tax authorized for levy in any Fiscal Year as described in Section III that may apply to Taxable Property.

"Multi-Family Property" means all parcels of Developed Property for which a building permit was issued for construction of a residential structure with multiple Units upon a single Parcel, all of which are offered for rent to the general public and are not available for sale to individual owners.

"Parcel" means a lot or parcel with a parcel number assigned by the assessor of the County.

"Proportionately" means the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels.

"Public Property" means property within the boundaries of the District owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way has been granted to the federal government, the State of California, the County, the City, or any local government or other public agency, provided that any property leased by a public agency to a private entity and subject to taxation under the Act shall be taxed and classified according to its use.

"Single Family Attached Property" means all parcels of Developed Property with a two or more residential units that share common walls and are offered as for-sale units with each unit having its own Assessor's Parcel Number, including residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means all parcels of Developed Property with a single residential structure on a single parcel where the dwelling unit does not share a common wall with another unit.

"Special Tax" means the amount levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Annual Special Tax Requirement.

"Taxable Property" means all property located within the boundaries of The District which is not exempt from the Special Tax pursuant to Section V below.

"Unit" means (i) for Single Family Detached Property, an individual single family residential unit, (ii) for Single Family Attached Property, each individual residential unit within a duplex,

triplex, fourplex, townhome or condominium structure or (iii) for Multi-Family Property, each individual apartment unit.

II. DETERMINATION OF TAXABLE PARCELS

On July 1 of each Fiscal Year, the District Administrator shall determine the valid Assessor's Parcel Numbers for the current Fiscal Year for all property within the District. If any Parcel numbers are no longer valid from the previous Fiscal Year, the Administrator shall determine the new Parcel number or numbers that are in effect for the current Fiscal Year. To the extent a Parcel or Parcels are subdivided, consolidated or otherwise reconfigured, the special tax rates shall be assigned to the new Assessor's Parcels pursuant to Section III.

III. ANNUAL SPECIAL TAX - METHOD OF APPORTIONMENT

All property shall be subject to a Special Tax defined as follows.

The Special Tax shall be levied each Fiscal Year by the District Administrator. The Annual Special Tax Requirement shall be apportioned to each parcel within the District by the method shown below.

- First. Determine the Annual Special Tax Requirement.
- Second. Levy each Parcel of Taxable Property Proportionately up to the Maximum Special Tax Rate described in Table 1 to satisfy the Annual Special Tax Requirement.

TABLE 1
MAXIMUM SPECIAL TAX RATES

<u>Type</u>	<u>Description</u>	<u>Rate</u>
Single Family Detached Property	Per Unit	\$825.00
Single Family Attached Property	Duplex - Per Unit	330.00
Single Family Attached Property	Triplex - Per Unit	250.00
Single Family Attached Property	Fourplex - Per Unit	165.00
Single Family Attached Property	Five or more units per structure - Per Unit	100.00
Multi-Family Property	Per Multi-Family Unit (Apartment)	25.00
Commercial Property	Per Acre	\$180.00

The above rates shown in Table 1 are effective for the 2004/2005 Fiscal Year and are subject to an increase of 5% per year over the previous year's Maximum Special Tax Rate.

IV. FORMULA FOR PREPAYMENT OF SPECIAL TAX OBLIGATIONS

The Special Tax may not be prepaid.

V. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Annual Special Taxes shall be levied on Public Property, except as otherwise provided in this Section. Any property acquired by a public entity for non-public use development shall be subject to the Special Tax.

VI. INTERPRETATION OF RATE AND METHOD OF APPORTIONMENT

The Council reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportioning the Maximum Annual Special Tax. In addition, the interpretation and application of any section of this document shall be at the Council's discretion.

VII. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section IV above and provided further than the City may directly bill the Special Tax, may collect the Annual Special Tax at a different time or in a different manner if needed to meet the financial obligations of the District, and may collect delinquent Annual Special Taxes through foreclosure or other available methods.

A Special Tax shall continue to be levied and collected within the District to fund the Annual Special Tax Requirement for the maximum term authorized by the Act.

EXHIBIT "B"**PROPERTY OWNERS LIST**

CITY OF LIVE OAK
COMMUNITY FACILITIES DISTRICT NO. 2004-1
CITY OF LIVE OAK MUNICIPAL SERVICES PROJECT

<u>Name</u>	<u>County of Sutter Assessor Parcel Number</u>
Eagle Meadows of Live Oak (Kent Hoggan)	06-351-014
Amarjit Pamma, ETAL (Pennington Ranch)	06-640-001
Millennium Farms LLC (Pennington Ranch)	06-640-005
Gurjit Gosal (Walnut View)	06-580-020
Gurjit & Amardeep Gosal	06-560-002
Peachtree II (Mercy Housing California, Greg Sparks)	06-470-045
Surjit Bains (Peachtree III)	06-470-040
Surjit Bains (Peachtree III)	06-470-041
Surjit Bains (Peachtree III)	06-470-042
Pramod & Lucy Kumar (Sadnpiper)	06-370-004
Neil Kumar (Sandpiper)	06-370-005
Homes First LLC (Mark Vespoli)	06-600-004
Laverne & Helen Heenan Family Trust	06-470-035
Dorthy Cooper	06-600-001
John Kimura, ETAL	06-010-001
John Kimura, ETAL	06-600-006
T/C Kimura Family Trust, ETAL	06-400-004
Harsev Thiara	06-310-002
Harsev Thiara	06-310-005
Harsev Thiara	06-310-006
Harsev Thiara	06-310-009
Margaret Knoop Estate	06-370-003

APPENDIX C. DELINQUENCY SUMMARY REPORT

The following pages show the current Delinquency Summary Report.

City of Live Oak
Delinquency Summary Report
As of: 10/01/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2004-1 - CFD 2004-1 (Live Oak Municipal Services Project)									
08/01/2005 Billing:									
	12/10/2005	\$88,275.00	\$88,275.00	\$0.00	0.00%	174	174	0	0.00%
	04/10/2006	\$88,275.00	\$88,275.00	\$0.00	0.00%	174	174	0	0.00%
	Subtotal:	\$176,550.00	\$176,550.00	\$0.00	0.00%	348	348	0	0.00%
08/01/2006 Billing:									
	12/10/2006	\$183,642.88	\$183,642.88	\$0.00	0.00%	497	424	0	0.00%
	04/10/2007	\$183,642.88	\$183,642.88	\$0.00	0.00%	497	424	0	0.00%
	Subtotal:	\$367,285.76	\$367,285.76	\$0.00	0.00%	994	848	0	0.00%
08/01/2007 Billing:									
	12/10/2007	\$219,203.96	\$219,203.96	\$0.00	0.00%	634	482	0	0.00%
	04/10/2008	\$219,203.96	\$219,203.96	\$0.00	0.00%	634	482	0	0.00%
	Subtotal:	\$438,407.92	\$438,407.92	\$0.00	0.00%	1,268	964	0	0.00%
08/01/2008 Billing:									
	12/10/2008	\$234,211.70	\$234,211.70	\$0.00	0.00%	960	515	0	0.00%
	04/10/2009	\$234,211.70	\$234,211.70	\$0.00	0.00%	960	515	0	0.00%
	Subtotal:	\$468,423.40	\$468,423.40	\$0.00	0.00%	1,920	1,030	0	0.00%
08/01/2009 Billing:									
	12/10/2009	\$237,395.16	\$237,395.16	\$0.00	0.00%	960	522	0	0.00%
	04/10/2010	\$237,395.16	\$237,395.16	\$0.00	0.00%	960	522	0	0.00%
	Subtotal:	\$474,790.32	\$474,790.32	\$0.00	0.00%	1,920	1,044	0	0.00%
08/01/2010 Billing:									
	12/10/2010	\$238,759.50	\$238,759.50	\$0.00	0.00%	960	525	0	0.00%
	04/10/2011	\$238,759.50	\$238,759.50	\$0.00	0.00%	960	525	0	0.00%
	Subtotal:	\$477,519.00	\$477,519.00	\$0.00	0.00%	1,920	1,050	0	0.00%
08/01/2011 Billing:									
	12/10/2011	\$263,317.62	\$263,317.62	\$0.00	0.00%	962	579	0	0.00%
	04/10/2012	\$263,317.62	\$263,317.62	\$0.00	0.00%	962	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,924	1,158	0	0.00%

City of Live Oak
Delinquency Summary Report
As of: 10/01/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2004-1 - CFD 2004-1 (Live Oak Municipal Services Project)									
08/01/2012 Billing:									
	12/10/2012	\$263,317.62	\$263,317.62	\$0.00	0.00%	825	579	0	0.00%
	04/10/2013	\$263,317.62	\$263,317.62	\$0.00	0.00%	825	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,650	1,158	0	0.00%
08/01/2013 Billing:									
	12/10/2013	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	04/10/2014	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,800	1,158	0	0.00%
08/01/2014 Billing:									
	12/10/2014	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	04/10/2015	\$263,317.62	\$263,317.62	\$0.00	0.00%	900	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,800	1,158	0	0.00%
08/01/2015 Billing:									
	12/10/2015	\$263,317.62	\$263,317.62	\$0.00	0.00%	898	579	0	0.00%
	04/10/2016	\$263,317.62	\$263,317.62	\$0.00	0.00%	898	579	0	0.00%
	Subtotal:	\$526,635.24	\$526,635.24	\$0.00	0.00%	1,796	1,158	0	0.00%
08/01/2016 Billing:									
	12/10/2016	\$264,089.30	\$264,089.30	\$0.00	0.00%	898	580	0	0.00%
	04/10/2017	\$264,089.30	\$264,089.30	\$0.00	0.00%	898	580	0	0.00%
	Subtotal:	\$528,178.60	\$528,178.60	\$0.00	0.00%	1,796	1,160	0	0.00%
08/01/2017 Billing:									
	12/10/2017	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	04/10/2018	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	Subtotal:	\$526,359.60	\$526,359.60	\$0.00	0.00%	1,796	1,156	0	0.00%
08/01/2018 Billing:									
	12/10/2018	\$263,179.80	\$263,179.80	\$0.00	0.00%	898	578	0	0.00%
	04/10/2019	\$263,179.80	\$262,725.02	\$454.78	0.17%	898	577	1	0.11%
	Subtotal:	\$526,359.60	\$525,904.82	\$454.78	0.09%	1,796	1,155	1	0.06%

City of Live Oak
Delinquency Summary Report
As of: 10/01/2022

District	Due Date	Billed Amount	Paid Amount	Delinquent Amount	Delinquent Amount %	Billed Installments	Paid Installments	Delinquent Installments	Delinquent Installments %
CFD 2004-1 - CFD 2004-1 (Live Oak Municipal Services Project)									
	08/01/2019 Billing:								
	12/10/2019	\$291,830.90	\$291,830.90	\$0.00	0.00%	899	641	0	0.00%
	04/10/2020	\$291,830.90	\$291,376.12	\$454.78	0.16%	899	640	1	0.11%
	Subtotal:	\$583,661.80	\$583,207.02	\$454.78	0.08%	1,798	1,281	1	0.06%
	08/01/2020 Billing:								
	12/10/2020	\$312,406.26	\$311,951.48	\$454.78	0.15%	899	686	1	0.11%
	04/10/2021	\$312,406.26	\$311,951.48	\$454.78	0.15%	899	686	1	0.11%
	Subtotal:	\$624,812.52	\$623,902.96	\$909.56	0.15%	1,798	1,372	2	0.11%
	08/01/2021 Billing:								
	12/10/2021	\$0.00	\$0.00	\$0.00	0.00%	759	0	0	0.00%
	04/10/2022	\$0.00	\$0.00	\$0.00	0.00%	759	0	0	0.00%
	Subtotal:	\$0.00	\$0.00	\$0.00	0.00%	1,518	0	0	0.00%
CFD 2004-1	Total:	\$7,825,524.72	\$7,823,705.60	\$1,819.12	0.02%	27,842	17,198	4	0.01%
Agency Grand Total:		\$7,825,524.72	\$7,823,705.60	\$1,819.12	0.02%	27,842	17,198	4	0.01%

APPENDIX D. FINAL BILLING DETAIL REPORT

The following pages show the Final Billing Detail Report for Fiscal Year 2022/23.

City of Live Oak
CFD 2004-1 (Live Oak Municipal Services Project)
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Land Use Class	Units	Levy	Rounding	Grand Total
006-580-021000	2510 JENNIFER DR	SFR	1	\$909.56	\$0.00	\$909.56
006-580-022000	2522 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-023000	2534 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-024000	2546 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-025000	2558 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-026000	2570 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-027000	2582 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-028000	2594 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-029000	2606 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-030000	2618 JENNIFER DR	SFR	1	909.56	0.00	909.56
006-580-031000	10690 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-032000	10702 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-033000	10714 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-034000	10726 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-035000	10738 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-036000	10750 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-037000	10762 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-038000	10774 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-039000	10786 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-040000	10798 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-041000	10810 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-042000	10822 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-043000	10834 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-044000	10846 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-045000	10858 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-046000	10857 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-047000	10845 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-048000	10833 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-049000	10821 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-050000	10809 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-051000	10797 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-052000	10785 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-053000	10773 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-054000	2583 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-055000	2571 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-056000	2559 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-057000	2547 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-058000	2535 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-059000	2523 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-060000	2511 BRIANNE WAY	SFR	1	909.56	0.00	909.56
006-580-061000	10751 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-062000	10739 IRENE WAY	SFR	1	909.56	0.00	909.56

Slight variances may occur due to rounding

City of Live Oak
CFD 2004-1 (Live Oak Municipal Services Project)
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Land Use Class	Units	Levy	Rounding	Grand Total
006-580-063000	10727 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-064000	10715 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-065000	10703 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-066000	10702 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-067000	10714 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-068000	10726 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-069000	10738 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-070000	10750 IRENE WAY	SFR	1	909.56	0.00	909.56
006-580-071000	10749 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-072000	10737 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-073000	10725 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-074000	10713 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-075000	10701 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-076000	10704 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-077000	10716 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-078000	10728 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-079000	10740 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-080000	10752 VIRGINIA WAY	SFR	1	909.56	0.00	909.56
006-580-081000	10751 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-082000	10739 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-083000	10727 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-084000	10715 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-580-085000	10703 STEPHANIE DR	SFR	1	909.56	0.00	909.56
006-650-043000	9170 IDA ST	SFR	1	909.56	0.00	909.56
006-650-044000	9162 IDA ST	SFR	1	909.56	0.00	909.56
006-650-045000	9154 IDA ST	SFR	1	909.56	0.00	909.56
006-650-046000	9146 IDA ST	SFR	1	909.56	0.00	909.56
006-650-047000	2838 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-048000	2824 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-049000	2810 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-050000	2796 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-051000	2782 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-052000	2768 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-053000	2756 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-054000	2744 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-055000	2732 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-056000	2720 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-057000	2721 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-058000	2733 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-059000	2745 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-060000	2757 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-061000	2769 DEANNE ST	SFR	1	909.56	0.00	909.56

Slight variances may occur due to rounding

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006-650-062000	2783 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-063000	2797 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-064000	2811 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-065000	2825 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-066000	2839 DEANNE ST	SFR	1	909.56	0.00	909.56
006-650-067000	9165 IDA ST	SFR	1	909.56	0.00	909.56
006-650-068000	9173 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-069000	9185 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-070000	9201 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-071000	2820 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-072000	2802 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-073000	2782 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-074000	2770 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-075000	2777 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-076000	2791 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-077000	2805 WELLS CT	SFR	1	909.56	0.00	909.56
006-650-078000	9226 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-079000	9218 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-080000	9210 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-081000	9202 LINDA ST	SFR	1	909.56	0.00	909.56
006-650-082000	9194 LINDA ST	SFR	1	909.56	0.00	909.56
006-660-001000	3250 PENNINGTON RD	SFR	1	909.56	0.00	909.56
006-660-002000	9975 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-003000	9963 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-004000	3277 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-005000	3265 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-006000	3253 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-007000	3231 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-008000	3210 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-009000	3232 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-010000	3266 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-011000	3278 PAMMA CT	SFR	1	909.56	0.00	909.56
006-660-012000	3277 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-013000	3265 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-014000	3245 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-015000	3227 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-016000	9911 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-017000	9899 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-018000	9887 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-019000	9875 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-020000	9863 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-021000	9851 GARNET WAY	SFR	1	909.56	0.00	909.56

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006-660-022000	9839 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-023000	9827 GARNET WAY	SFR	1	909.56	0.00	909.56
006-660-024000	3265 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-025000	3277 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-026000	3289 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-027000	3301 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-028000	3313 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-029000	3325 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-030000	3337 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-660-031000	3338 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-032000	3326 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-033000	3314 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-034000	3302 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-035000	3290 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-036000	3278 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-037000	3266 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-038000	3265 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-039000	3277 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-040000	3289 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-041000	3301 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-042000	3313 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-043000	3325 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-044000	3337 BAKER WAY	SFR	1	909.56	0.00	909.56
006-660-045000	3338 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-046000	3326 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-047000	3314 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-048000	3302 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-049000	3290 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-050000	3278 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-051000	3266 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-052000	9828 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-053000	9840 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-054000	9852 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-055000	9864 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-056000	9876 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-057000	9888 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-058000	9900 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-059000	9912 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-060000	9924 ELLIS WAY	SFR	1	909.56	0.00	909.56
006-660-061000	3349 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-062000	3337 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-063000	3325 ARBOR WAY	SFR	1	909.56	0.00	909.56

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006-660-064000	3313 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-065000	3301 ARBOR WAY	SFR	1	909.56	0.00	909.56
006-660-066000	9914 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-067000	9924 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-068000	9934 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-069000	9944 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-070000	9954 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-071000	9964 LUTHER RD	SFR	1	909.56	0.00	909.56
006-660-072000	9974 LUTHER RD	SFR	1	909.56	0.00	909.56
006-670-001000	9799 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-002000	9785 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-003000	9771 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-004000	9757 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-005000	9743 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-006000	9729 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-007000	9715 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-008000	9701 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-009000	9687 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-010000	9673 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-011000	9661 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-012000	9649 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-013000	9650 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-014000	9662 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-015000	9674 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-016000	9688 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-017000	9702 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-018000	9716 POPLAR CT	SFR	1	909.56	0.00	909.56
006-670-019000	9730 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-020000	9744 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-021000	9758 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-022000	9772 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-023000	9786 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-024000	9800 GARNET CT	SFR	1	909.56	0.00	909.56
006-670-025000	9797 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-026000	9785 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-027000	9773 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-028000	9761 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-029000	9749 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-030000	9737 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-031000	9725 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-032000	9713 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-033000	9701 COLLIER AVE	SFR	1	909.56	0.00	909.56

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006-670-034000	9689 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-035000	9677 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-036000	9665 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-037000	9653 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-038000	9654 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-039000	9666 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-040000	9678 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-041000	9690 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-042000	9702 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-043000	9714 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-044000	9726 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-045000	9738 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-046000	9750 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-047000	9762 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-048000	9774 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-049000	9786 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-050000	9798 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-670-051000	9799 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-052000	9785 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-053000	9771 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-054000	9757 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-055000	9743 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-056000	9729 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-057000	9715 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-058000	9701 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-059000	9687 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-060000	9673 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-061000	9661 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-062000	9649 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-063000	9650 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-064000	9662 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-065000	9674 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-066000	9688 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-067000	9702 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-068000	9716 LEYTON CT	SFR	1	909.56	0.00	909.56
006-670-069000	9730 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-070000	9744 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-071000	9758 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-072000	9772 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-073000	9786 ELLIS CT	SFR	1	909.56	0.00	909.56
006-670-074000	9800 ELLIS CT	SFR	1	909.56	0.00	909.56
006-680-001000	9827 RICHMOND WAY	SFR	1	909.56	0.00	909.56

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006-680-002000	9839 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-003000	9851 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-004000	9863 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-005000	9875 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-006000	9887 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-007000	9899 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-008000	9911 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-009000	9923 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-680-010000	3365 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-011000	3377 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-012000	3389 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-013000	3401 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-014000	3413 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-015000	3427 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-016000	3439 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-017000	3451 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-018000	3463 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-019000	3475 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-020000	3495 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-021000	3484 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-022000	3472 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-023000	3460 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-024000	3448 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-025000	3436 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-026000	3420 RICHMOND CT	SFR	1	909.56	0.00	909.56
006-680-027000	3413 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-028000	3425 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-029000	3437 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-030000	3449 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-031000	3461 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-032000	3473 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-033000	3485 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-034000	9924 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-035000	9912 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-036000	9900 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-037000	9888 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-038000	9876 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-039000	9864 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-040000	9852 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-041000	9840 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-042000	9828 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-043000	3474 CANNON WAY	SFR	1	909.56	0.00	909.56

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006-680-044000	3462 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-045000	3450 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-046000	3438 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-047000	3426 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-048000	3414 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-049000	3402 CANNON WAY	SFR	1	909.56	0.00	909.56
006-680-050000	3403 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-051000	3415 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-052000	3427 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-053000	3439 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-054000	3451 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-055000	3463 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-056000	3475 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-057000	3472 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-058000	3460 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-059000	3448 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-060000	3436 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-061000	3424 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-062000	3412 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-063000	3400 CROFT WAY	SFR	1	909.56	0.00	909.56
006-680-064000	3401 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-680-065000	3413 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-680-066000	3425 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-680-067000	3437 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-680-068000	3449 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-680-069000	3461 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-680-070000	3473 PRESLEY AVE	SFR	1	909.56	0.00	909.56
006-690-001000	9798 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-002000	9786 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-003000	9774 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-004000	9762 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-005000	9750 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-006000	9738 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-007000	9726 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-008000	9714 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-009000	9702 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-010000	9690 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-011000	9678 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-012000	9666 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-013000	9654 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-014000	9642 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-015000	3475 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56

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006-690-016000	3463 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56
006-690-017000	3451 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56
006-690-018000	3439 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56
006-690-019000	3427 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56
006-690-020000	3415 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56
006-690-021000	3403 MUSGRAVE AVE	SFR	1	909.56	0.00	909.56
006-690-022000	3402 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-023000	3414 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-024000	3426 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-025000	3438 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-026000	3450 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-027000	3462 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-028000	3474 DURHAM WAY	SFR	1	909.56	0.00	909.56
006-690-029000	9713 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-030000	9725 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-031000	9737 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-032000	9749 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-033000	9761 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-034000	9773 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-035000	9785 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-036000	9797 CANNON WAY	SFR	1	909.56	0.00	909.56
006-690-037000	9800 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-038000	9788 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-039000	9776 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-040000	9764 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-041000	9752 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-042000	9740 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-043000	9728 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-044000	9716 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-045000	9715 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-046000	9727 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-047000	9739 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-048000	9751 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-049000	9763 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-050000	9775 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-051000	9787 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-052000	9799 SAVOY WAY	SFR	1	909.56	0.00	909.56
006-690-053000	9798 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-054000	9786 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-055000	9774 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-056000	9762 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-057000	9750 RICHMOND WAY	SFR	1	909.56	0.00	909.56

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006-690-058000	9738 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-059000	9726 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-060000	9714 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-061000	9653 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-062000	9665 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-063000	9677 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-064000	9689 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-065000	9701 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-066000	9713 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-067000	9725 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-068000	9737 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-069000	9749 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-070000	9761 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-071000	9773 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-072000	9785 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-690-073000	9797 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-700-001000	2707 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-002000	2719 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-003000	2731 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-004000	2743 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-005000	2755 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-006000	2767 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-007000	2779 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-008000	2791 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-009000	2801 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-010000	9137 IDA ST	SFR	1	909.56	0.00	909.56
006-700-011000	9136 IDA ST	SFR	1	909.56	0.00	909.56
006-700-012000	9126 IDA ST	SFR	1	909.56	0.00	909.56
006-700-013000	9116 IDA ST	SFR	1	909.56	0.00	909.56
006-700-014000	9106 IDA ST	SFR	1	909.56	0.00	909.56
006-700-015000	9096 IDA ST	SFR	1	909.56	0.00	909.56
006-700-016000	9086 IDA ST	SFR	1	909.56	0.00	909.56
006-700-017000	9076 IDA ST	SFR	1	909.56	0.00	909.56
006-700-018000	9066 IDA ST	SFR	1	909.56	0.00	909.56
006-700-019000	9056 IDA ST	SFR	1	909.56	0.00	909.56
006-700-020000	9046 IDA ST	SFR	1	909.56	0.00	909.56
006-700-021000	9036 IDA ST	SFR	1	909.56	0.00	909.56
006-700-022000	9026 IDA ST	SFR	1	909.56	0.00	909.56
006-700-023000	9016 IDA ST	SFR	1	909.56	0.00	909.56
006-700-024000	9006 IDA ST	SFR	1	909.56	0.00	909.56
006-700-025000	8996 IDA ST	SFR	1	909.56	0.00	909.56
006-700-026000	8986 IDA ST	SFR	1	909.56	0.00	909.56

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006-700-027000	8976 IDA ST	SFR	1	909.56	0.00	909.56
006-700-028000	2730 IDA ST	SFR	1	909.56	0.00	909.56
006-700-029000	2718 IDA ST	SFR	1	909.56	0.00	909.56
006-700-030000	2706 IDA ST	SFR	1	909.56	0.00	909.56
006-700-031000	2707 IDA ST	SFR	1	909.56	0.00	909.56
006-700-032000	2719 IDA ST	SFR	1	909.56	0.00	909.56
006-700-033000	8999 IDA ST	SFR	1	909.56	0.00	909.56
006-700-034000	9009 IDA ST	SFR	1	909.56	0.00	909.56
006-700-035000	9019 IDA ST	SFR	1	909.56	0.00	909.56
006-700-036000	9029 IDA ST	SFR	1	909.56	0.00	909.56
006-700-037000	9039 IDA ST	SFR	1	909.56	0.00	909.56
006-700-038000	9051 IDA ST	SFR	1	909.56	0.00	909.56
006-700-039000	2744 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-040000	2732 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-041000	2720 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-042000	2708 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-043000	9036 N ST	SFR	1	909.56	0.00	909.56
006-700-044000	9024 N ST	SFR	1	909.56	0.00	909.56
006-700-045000	9014 N ST	SFR	1	909.56	0.00	909.56
006-700-046000	9004 N ST	SFR	1	909.56	0.00	909.56
006-700-047000	2709 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-048000	2721 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-049000	2733 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-050000	2745 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-051000	2757 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-052000	2769 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-053000	2781 EMILY WAY	SFR	1	909.56	0.00	909.56
006-700-054000	2790 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-055000	2778 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-056000	2766 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-057000	2754 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-058000	2742 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-059000	2730 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-060000	2718 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-061000	2706 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-062000	2687 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-063000	2675 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-064000	2663 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-065000	2651 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-066000	2639 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-067000	2627 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-068000	2615 KRISTEN ST	SFR	1	909.56	0.00	909.56

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006-700-069000	2601 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-070000	2590 KRISTEN ST	SFR	1	909.56	0.00	909.56
006-700-219000	9027 N ST	MFR	56	1,543.36	0.00	1,543.36
006-700-220000		MFR	8	220.48	0.00	220.48
006-700-221000	2630 KRISTEN ST	MFR	32	881.92	0.00	881.92
006-710-020000	10089 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-021000	10090 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-047000	3207 JASMINE DR	SFR	1	909.56	0.00	909.56
006-710-048000	3219 JASMINE DR	SFR	1	909.56	0.00	909.56
006-710-049000	3231 JASMINE DR	SFR	1	909.56	0.00	909.56
006-710-056000	10149 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-057000	10137 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-058000	10125 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-059000	10113 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-060000	10101 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-061000	10089 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-064000	3050 JASMINE DR	SFR	1	909.56	0.00	909.56
006-710-065000	3062 JASMINE DR	SFR	1	909.56	0.00	909.56
006-710-066000	10090 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-067000	10104 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-068000	10118 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-069000	10132 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-070000	10146 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-071000	10160 TULIP AVE	SFR	1	909.56	0.00	909.56
006-710-072000	10161 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-073000	10147 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-074000	10133 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-075000	10119 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-076000	10105 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-077000	10104 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-078000	10118 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-079000	10132 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-080000	10146 ROSE AVE	SFR	1	909.56	0.00	909.56
006-710-081000	10160 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-009000		SFR	1	909.56	0.00	909.56
006-720-010000		SFR	1	909.56	0.00	909.56
006-720-012000		SFR	1	909.56	0.00	909.56
006-720-013000		SFR	1	909.56	0.00	909.56
006-720-014000		SFR	1	909.56	0.00	909.56
006-720-015000		SFR	1	909.56	0.00	909.56
006-720-016000		SFR	1	909.56	0.00	909.56
006-720-017000		SFR	1	909.56	0.00	909.56

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006-720-018000		SFR	1	909.56	0.00	909.56
006-720-019000	3159 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-020000	3171 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-021000	3183 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-022000	3195 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-023000	3207 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-024000	3229 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-025000	3231 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-026000	3242 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-027000	3230 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-028000	3218 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-029000	3206 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-030000	3194 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-031000	3182 VIOLET CT	SFR	1	909.56	0.00	909.56
006-720-032000		SFR	1	909.56	0.00	909.56
006-720-033000		SFR	1	909.56	0.00	909.56
006-720-034000		SFR	1	909.56	0.00	909.56
006-720-035000		SFR	1	909.56	0.00	909.56
006-720-036000	10260 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-042000	10191 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-043000	10205 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-044000	10219 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-045000	10233 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-046000	10247 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-047000	10261 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-048000	10275 LUTHER RD	SFR	1	909.56	0.00	909.56
006-720-049000	3242 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-050000	3230 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-051000	3218 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-052000	3206 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-053000	3194 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-054000	3182 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-055000	3170 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-056000	3158 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-057000	3257 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-058000	3245 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-059000	3233 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-060000	3221 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-061000	3209 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-062000	3197 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-063000	3185 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-064000	3173 KOLA ST	SFR	1	909.56	0.00	909.56

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006-720-065000	3161 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-066000	3149 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-067000	3137 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-068000	3125 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-069000	3113 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-070000	3101 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-071000	3089 KOLA RD	SFR	1	909.56	0.00	909.56
006-720-072000	3077 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-073000	3065 KOLA RD	SFR	1	909.56	0.00	909.56
006-720-074000	3061 KOLA ST	SFR	1	909.56	0.00	909.56
006-720-075000	10301 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-076000	10289 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-077000	10277 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-078000	10265 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-079000	10245 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-080000	10233 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-081000	10221 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-082000	10209 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-083000	10197 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-084000	10185 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-085000	10173 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-086000	10161 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-087000	10174 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-088000	10190 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-089000	10204 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-090000	10218 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-091000	10232 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-092000	10246 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-093000	10260 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-094000	10274 TULIP AVE	SFR	1	909.56	0.00	909.56
006-720-095000	10275 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-096000	10261 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-097000	10247 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-098000	10233 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-099000	10219 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-100000	10205 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-101000	10191 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-102000	10175 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-103000	10174 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-104000	10190 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-105000	10204 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-106000	10218 ROSE AVE	SFR	1	909.56	0.00	909.56

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006-720-107000	10232 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-108000	10246 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-109000	10260 ROSE AVE	SFR	1	909.56	0.00	909.56
006-720-110000	10274 ROSE AVE	SFR	1	909.56	0.00	909.56
006-730-001000	9438 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-002000	9424 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-003000	9410 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-004000	9396 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-005000	9382 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-006000	9368 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-007000	9371 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-008000	9385 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-009000	9399 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-010000	9413 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-011000	9427 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-012000	9441 ROSE CT	SFR	1	909.56	0.00	909.56
006-730-013000	9440 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-014000	9426 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-015000	9412 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-016000	9398 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-017000	9384 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-018000	9370 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-019000	9356 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-020000	9351 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-021000	9369 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-022000	9383 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-023000	9397 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-024000	9411 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-025000	9425 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-026000	9439 COLLIER CT	SFR	1	909.56	0.00	909.56
006-730-027000	9453 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-028000	9467 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-029000	9481 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-030000	9495 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-031000	3315 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-032000	3325 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-033000	3335 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-034000	3345 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-035000	3355 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-036000	3365 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-037000	3375 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-038000	3378 MEGAN WAY	SFR	1	909.56	0.00	909.56

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006-730-039000	3368 MEGAN WAY	SFR	1	909.56	0.00	909.56
006-730-040000	3358 MEGAN WAY	SFR	1	909.56	0.00	909.56
006-730-041000	3348 MEGAN WAY	SFR	1	909.56	0.00	909.56
006-730-042000	3338 MEGAN WAY	SFR	1	909.56	0.00	909.56
006-730-043000	3328 MEGAN WAY	SFR	1	909.56	0.00	909.56
006-730-044000	3318 MEGAN WAY	SFR	1	909.56	0.00	909.56
006-730-045000	9625 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-046000	9611 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-047000	9597 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-048000	9583 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-049000	9569 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-050000	9555 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-051000	9541 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-052000	9527 COLLIER AVE	SFR	1	909.56	0.00	909.56
006-730-053000	9524 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-054000	9538 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-055000	9552 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-056000	9566 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-057000	9580 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-058000	9594 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-059000	9608 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-060000	9622 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-061000	9623 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-062000	9609 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-063000	9595 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-064000	9581 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-065000	9567 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-066000	9553 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-067000	9539 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-068000	9525 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-730-069000	3366 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-070000	3356 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-071000	3346 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-072000	3336 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-073000	3326 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-074000	3316 APRICOT ST	SFR	1	909.56	0.00	909.56
006-730-075000	3313 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-730-076000	3323 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-730-077000	3333 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-730-078000	3343 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-730-079000	3353 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-730-080000	3363 BERLIN WAY	SFR	1	909.56	0.00	909.56

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006-740-001000	9634 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-002000	9620 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-003000	9606 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-004000	9592 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-005000	9578 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-006000	9564 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-007000	9550 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-008000	9536 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-009000	9522 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-010000	9508 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-011000	9527 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-012000	9541 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-013000	9555 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-014000	9569 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-015000	9583 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-016000	9597 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-017000	9611 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-018000	9625 CANNON WAY	SFR	1	909.56	0.00	909.56
006-740-019000	9622 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-020000	9608 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-021000	9594 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-022000	9580 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-023000	9566 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-024000	9552 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-025000	9538 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-026000	9524 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-027000	9494 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-028000	9480 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-029000	9466 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-030000	9452 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-031000	9525 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-032000	9539 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-033000	9553 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-034000	9567 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-035000	9587 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-036000	9595 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-037000	9609 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-038000	9623 WATERMAN AVE	SFR	1	909.56	0.00	909.56
006-740-039000	9620 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-040000	9606 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-041000	9592 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-042000	9578 RICHMOND WAY	SFR	1	909.56	0.00	909.56

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006-740-043000	9564 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-044000	9550 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-045000	9536 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-046000	9522 RICHMOND WAY	SFR	1	909.56	0.00	909.56
006-740-047000	3426 APRICOT ST	SFR	1	909.56	0.00	909.56
006-740-048000	3416 APRICOT ST	SFR	1	909.56	0.00	909.56
006-740-049000	3406 APRICOT ST	SFR	1	909.56	0.00	909.56
006-740-050000	3396 APRICOT ST	SFR	1	909.56	0.00	909.56
006-740-051000	3386 APRICOT ST	SFR	1	909.56	0.00	909.56
006-740-052000	3376 APRICOT ST	SFR	1	909.56	0.00	909.56
006-740-053000	3373 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-740-054000	3383 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-740-055000	3393 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-740-056000	3403 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-740-057000	3413 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-740-058000	3423 BERLIN WAY	SFR	1	909.56	0.00	909.56
006-750-001000	9491 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-002000	9477 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-003000	9463 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-004000	9449 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-005000	9435 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-006000	9421 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-007000	9407 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-008000	9393 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-009000	9379 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-010000	9365 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-011000	9353 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-012000	9339 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-013000	9325 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-014000	9311 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-015000	9297 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-016000	9283 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-017000	9269 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-018000	9255 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-019000	9235 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-020000	9215 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-021000	3250 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-022000	3266 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-023000	3278 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-024000	3288 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-025000	3298 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-026000	3308 GARRISON WAY	SFR	1	909.56	0.00	909.56

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006-750-027000	3318 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-028000	3328 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-029000	3338 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-030000	3348 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-031000	3358 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-032000	3368 GARRISON WAY	SFR	1	909.56	0.00	909.56
006-750-033000	9266 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-034000	9282 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-035000	9298 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-036000	9314 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-037000	9330 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-038000	9346 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-039000	9345 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-040000	9329 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-041000	9313 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-042000	9297 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-043000	9279 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-044000	9265 RANDIE CT	SFR	1	909.56	0.00	909.56
006-750-045000	9262 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-046000	9276 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-047000	9290 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-048000	9304 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-049000	9318 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-050000	9332 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-051000	9337 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-052000	9323 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-053000	9309 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-054000	9295 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-055000	9281 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-056000	9267 BROCK CT	SFR	1	909.56	0.00	909.56
006-750-057000	9264 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-058000	9278 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-059000	9292 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-060000	9306 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-061000	9320 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-062000	9334 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-063000	9348 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-064000	9362 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-065000	9376 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-066000	9390 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-067000	9404 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-068000	9418 POPLAR WAY	SFR	1	909.56	0.00	909.56

Slight variances may occur due to rounding

City of Live Oak
CFD 2004-1 (Live Oak Municipal Services Project)
Final Billing Detail Report for Fiscal Year 2022/23

APN	Site Address	Land Use Class	Units	Levy	Rounding	Grand Total
006-750-069000	9432 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-070000	9446 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-071000	9460 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-072000	9474 POPLAR WAY	SFR	1	909.56	0.00	909.56
006-750-073000	9488 POPLAR WAY	SFR	1	909.56	0.00	909.56
803 Accounts			896	\$730,293.76	\$0.00	\$730,293.76
803 Total Accounts			896	\$730,293.76	\$0.00	\$730,293.76



**City of Live Oak
Report to City Council**

Meeting Date: December 21, 2022

Title: Filing and Acceptance of AB 1600 (Development Impact Fee) Annual Report

Contact Information: James Ramsey, Finance Director

Background:

Government Code Section 66002 (AB 1600) requires the City to review on an annual basis the status of collected development impact fees. In the event any fees are expended and unencumbered for more than five years, the City may retain the fees if the City Council adopts certain findings which substantiate the need for retaining such funds. If findings are not adopted to support the retention of the funds, the unexpended funds must be returned to the current owners of the subject property.

As of June 30, 2022, the following funds had balances greater than five years:

Community Center \$200,486.69
Public Works \$9,938.64
General Government \$316,665.60
Police \$148,321.11
Fire \$86,047.72
Flood Control \$1,913.45
Total \$763,373.21

At this time, the City Council can make findings that these uncommitted funds have a specified purpose and that there is a reasonable relationship between the fee and the purpose for which it was charged.

The funds being accumulated in each of the funds are to be used for projects to serve the City at General Plan build-out. Presently, there are not adequate funds available to commence any of the projects. City staff recommends that the City Council specify that the uncommitted funds in the Community Center Fund, Public Works Fund, General Government Fund, Public Safety Police, Public Safety - Fire Fund, and the Flood Control Fund are to be retained and used for projects noted in the City of Live Oak AB 1600 Fee Update Final Report dated March 2011.

Staff recommends the Council accept the annual report on development impact fees and adopt the aforementioned findings that the funds older than five years noted in this staff report are needed for future projects noted in the City of Live Oak AB 1600 Fee Update Final Report.

Fiscal Impacts:

None.

Recommendation:

1) Accept the annual report on development impact fees; and 2) Adopt findings that funds held longer than five years noted in this staff report are needed for future projects in the City of Live Oak AB 1600 Fee Update Final Report.

Attachments:

[DIF Summary](#)



As of June 30th	Element	Fund Number	30	31	32	33	34	35	36	39	Total
			Parks & Recreation	Community Center	Public Works	General Government	Police	Fire	Roads / Signals	Flood Control	
2017	Balances > 5 years	\$	38,167.43	\$ 200,486.69	\$ 9,938.64	\$ 327,004.10	\$ 148,321.11	\$ 96,047.72	\$ 558,689.71	\$ 1,913.45	\$ 1,380,568.85
2018	Impact Fee Revenues		3,965.04	881.00	953.00	1,665.32	286.61	4,258.86	13,136.65	-	25,146.48
	Interest Revenues		365.97	1,798.40	95.19	2,916.52	1,328.81	886.20	3,726.22	108.58	11,225.89
	Expenditures		-	-	-	(6,500.00)	-	-	(525,597.25)	-	(532,097.25)
	Ending Balance		42,498.44	203,166.09	10,986.83	325,085.94	149,936.53	101,192.78	49,955.33	2,022.03	884,843.97
2019	Impact Fee Revenues		-	-	-	-	-	-	-	-	-
	Interest Revenues		771.47	3,688.12	199.45	5,901.81	2,721.84	1,488.56	3,334.06	36.70	18,142.01
	Expenditures		-	-	-	-	-	-	-	-	-
	Ending Balance		43,269.91	206,854.21	11,186.28	330,987.75	152,658.37	102,681.34	53,289.39	2,058.73	902,985.98
2020	Impact Fee Revenues		112,353.00	27,636.00	20,475.00	35,847.00	19,623.00	54,351.00	105,930.00	-	376,215.00
	Interest Revenues		1,859.51	3,477.64	389.70	5,467.51	2,558.16	2,090.82	1,985.60	31.70	17,860.64
	Miscellaneous Revenues		-	-	-	-	-	1,442.03	-	-	1,442.03
	Expenditures		-	-	-	(946.00)	-	(10,000.00)	-	-	(10,946.00)
	Ending Balance		157,482.42	237,967.85	32,050.98	371,356.26	174,839.53	150,565.19	161,204.99	2,090.43	1,287,557.65
2021	Impact Fee Revenues		201,058.00	49,432.00	36,630.00	64,158.00	35,150.00	97,310.00	173,604.00	-	657,342.00
	Interest Revenues		475.01	201.94	90.27	286.38	145.91	7,191.51	408.31	0.86	8,800.19
	Expenditures		(26,712.40)	-	-	(2,192.50)	-	-	(128,073.28)	-	(156,978.18)
	Ending Balance		332,303.03	287,601.79	68,771.25	433,608.14	210,135.44	255,066.70	207,144.02	2,091.29	1,796,721.66
2022	Impact Fee Revenues		229,204.68	56,346.00	41,835.12	73,487.20	40,105.32	111,062.96	212,546.00	-	764,587.28
	Interest Revenues		(2,706.90)	(1,724.88)	(560.47)	(2,536.70)	(1,254.73)	(1,848.60)	(2,128.70)	(10.41)	(12,771.39)
	Expenditures		(27,925.05)	-	-	(700.00)	-	-	-	-	(28,625.05)
	Ending Balance		\$ 530,875.76	\$ 342,222.91	\$ 110,045.90	\$ 503,858.64	\$ 248,986.03	\$ 364,281.06	\$ 417,561.32	\$ 2,080.88	\$ 2,519,912.50
	Balances remaining > 5 years	\$	-	\$ 200,486.69	\$ 9,938.64	\$ 316,665.60	\$ 148,321.11	\$ 86,047.72	\$ -	\$ 1,913.45	\$ 763,373.21
	Balances remaining < 5 years		530,875.76	141,736.22	100,107.26	187,193.04	100,664.92	278,233.34	417,561.32	167.43	1,756,539.29
		\$	530,875.76	\$ 342,222.91	\$ 110,045.90	\$ 503,858.64	\$ 248,986.03	\$ 364,281.06	\$ 417,561.32	\$ 2,080.88	\$ 2,519,912.50



City of Live Oak Report to City Council

Meeting Date: December 21, 2022

Title: City Council Consideration to Establish Development Impact Fees (DIF) and Planning Fees for Accessory Dwelling Units (ADU)

Contact Information: Kevin Valente, AICP, Contract Planner

Location: Citywide.

Background: On December 7, 2022, the Live Oak City Council voted to adopt the ADU ordinance, which will become effective on January 6, 2023. The ADU ordinance created new entitlements, which the City of Live Oak now needs to adopt appropriate fees for the process.

Analysis:

Section 17.15.050 of the LOMC now permits ADUs within the City. Based on the impact fee exemptions and limitations of Government Code Section 65852.2, Subdivision (f)(3), city staff is recommending the following shall be used to determine the required impact fees for ADUs.

* ADUs that are 750 square feet or larger and located in a single-family zoning district shall pay impact fees based on the square feet of the proposed ADU divided by the square feet of the primary dwelling multiplied by the City's current single-family fees.

* ADUs that are 750 square feet or larger and located in a multi-family zoning district shall pay impact fees based on the square feet of the proposed ADU divided by the average square feet of all existing multi-family dwelling units on the same parcel multiplied by the City's current multi-family fees.

It should be noted that proposed ADUs that are less than 750 square feet are exempt from paying City impact fees.

Therefore, staff has prepared the attached ordinance to amend Section 15.50.020(E) of the LOMC to establish the DIFs for an ADU.

DIFs are also identified in the City's Master Fee Schedule; therefore, staff has prepared the attached resolution to amend the City's Master Fee Schedule for consistency with Section 15.50.030(E) of the LOMC. Furthermore, the City's Master Fee Schedule is also proposed to be amended to include processing fees for the approval of ADUs.

Section 17.15.050 of the LOMC establishes an ADU shall be permitted ministerially (staff-level) if the proposed ADU complies with all applicable standards. As a result, staff is proposing the staff-level review of an ADU shall require a \$64 fee consistent with the Minor Design Review Fee. A Major Design Review Fee of \$527 may be applied if the proposed ADU requires Planning Commission approval consistent with Section 17.15.050(F) of the LOMC.

Fiscal Impacts:

None.

Recommendation:

1) Introduce and waive the first reading of the ordinance of the City of Live Oak amending Section 15.50.020(E) of the Live Oak Municipal Code (LOMC) to establish new DIFs for ADUs; and 2) Adopt resolution amending the City's Master Fee Schedule to establish the fee amounts for ADUs.

Attachments:

[Attachment 1_ADU Impact Fee CC Ordinance](#)

[Attachment 2_Master Fee Schedule Amendment CC Resolution](#)

[Attachment 3_2021 Live Oak Master Fee Schedule](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LIVE OAK, CALIFORNIA, AMENDING SECTION 15.50.020(E) OF
THE LIVE OAK MUNICIPAL CODE RELATING TO DEVELOPMENT IMPACT
FEES FOR ACCESSORY DWELLING UNITS**

The City Council of the City of Live Oak does ordain as follows:

SECTION 1. Purpose and Authority. The purpose of this ordinance is to amend Section 15.50.020(E) of the Live Oak Municipal Code pertaining to the City's development impact fees to establish development impact fees for projects including accessory dwelling units. This ordinance is adopted pursuant to Government Code sections 65850, 65852.2, 65852.22, and other applicable law.

SECTION 2. Findings.

The City Council finds and determines as follows:

- A. In order to effectively implement the Live Oak General Plan, manage new development, and address impacts caused by such development, certain facilities must be constructed or acquired.
- B. In order for the City of Live Oak to construct or acquire the needed facilities, it is necessary to require that all new development bear its fair share cost of providing the facilities reasonably needed to serve that development. However, new development shall not be unfairly burdened with the cost of facilities associated with serving the existing population.
- C. The City of Live Oak has an existing development impact fee program that imposes certain fees on new development, but the City finds that the program needs to be expanded to include additional fees for projects including accessory dwelling units. These new development impact fees (fees) are hereby created for that purpose.
- D. The fees collected pursuant to this ordinance shall be used toward the construction and acquisition of facilities identified in the City of Live Oak's Capital Improvement Plan. The need for the facilities is related to new development within the City of Live Oak because such new development will bring additional people and other uses into the City of Live Oak thus creating an increased demand for the facilities.
- E. Failure to mitigate growth impacts on public safety facilities within the City of Live Oak will place residents in a condition perilous to their health, safety and welfare.
- F. There is a reasonable relationship between the use of the fees and the type of development projects on which the fees are imposed because the fees will be used to construct the facilities and the facilities are necessary for the health and welfare of the development projects on which the fees will be levied.
- G. There is a reasonable relationship between the need for the facilities and the type of development project on which the fees are imposed because it will be necessary for the development projects to have access to the facilities in order to use, inhabit, and have access to the development projects. New development will benefit from the facilities and

the burden of such new development will be mitigated in part by the payment of the fees.

- E. The Live Oak City Council finds it necessary to pass and implement the proposed Accessory Dwelling Unit Development Impact Fee Ordinance, and that it will promote and protect the public health, safety, comfort, morals, convenience and general welfare of the residents within the City of Live Oak.

SECTION 3. Amendments.

Section 15.50.020(E) of the Live Oak Municipal Code is amended to read as follows:

- E. The development impact fees will be charged as follows:

Land Use	Transportation	Public Safety		General Government		Parks, Recreation & Community Center			Total
		Fire	Police	General	Crop Yard	Parks	Recreation	Community Center	
Residential	per Unit								
Single-Family ¹	\$3,092	\$1,733	\$626	\$1,143	\$653	\$3,351	\$231	\$881	\$11,710
Duplex ¹ (per unit)	\$2,945	\$1,238	\$448	\$816	\$467	\$2,394	\$165	\$630	\$9,103
Multifamily ² (per unit)	\$2,361	\$1,114	\$402	\$735	\$420	\$2,155	\$149	\$567	\$7,903
Nonresidential	per 1,000 Square Feet								
Office	\$3,740	\$296	\$107	\$195	\$112	\$143	\$10	\$0	\$4,603
Commercial	\$8,019	\$366	\$132	\$241	\$137	\$177	\$12	\$0	\$9,084
Industrial	\$2,368	\$366	\$132	\$241	\$137	\$177	\$12	\$0	\$3,433
Warehouse	\$1,685	\$154	\$55	\$102	\$58	\$75	\$5	\$0	\$2,134
¹ Accessory dwelling units that are 750 square feet or larger and located in a single-family zoning district shall pay impact fees based on the square feet of the proposed accessory dwelling unit divided by the square feet of the primary dwelling multiplied by the city's current single-family fees.									
² Accessory dwelling units that are 750 square feet or larger and located in a multi-family zoning district shall pay impact fees based on the square feet of the proposed accessory dwelling unit divided by the average square feet of all existing multi-family dwelling units on the same parcel multiplied by the city's current multi-family fees.									

SECTION 4. Exemption from CEQA. The proposed adoption of additional development impact fees is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines sections 15378(b)(5), organizational or administrative activities of governments which will not result in direct or indirect physical changes in the environment, and 15061(b)(3), the commonsense exemption.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, that portion shall be deemed a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. Effective Date. This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption.

SECTION 7 Posting. Within fifteen (15) days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Live Oak, held on the _____ of _____, 2022, and passed and adopted at a regular meeting thereof, held on the _____ of _____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

City Clerk of the City of Live Oak

Mayor of the City of Live Oak

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AMENDING THE
CITY OF LIVE OAK MASTER FEE SCHEDULE ESTABLISHING FEES RELATED TO
ACCESSORY DWELLING UNITS**

WHEREAS, a municipality is authorized to establish reasonable fees for services rendered, provided that those fees do not exceed the estimated reasonable cost of providing the service for which the fee is charged (Government Code Sections 66000-66018.5); and

WHEREAS, on December 7, 2022, the Live Oak City Council voted to adopt an ordinance amending Sections 17.15.050, 17.25.030, and 17.50.020 of the Live Oak Municipal Code relating to accessory dwelling units; and,

WHEREAS, Section 17.15.050 of the Live Oak Municipal Code establishes the standards and process for the approval of an accessory dwelling unit, and

WHEREAS, it is necessary for the city to modify the previously adopted fees to ensure that fees charged are reasonably related to the estimated cost of providing the service; and

WHEREAS, the setting or revision of fees pursuant to this Resolution is exempt from environmental review under Public Resources Code Section 21080(b)(8) of the California Environmental Quality Act, which provides an exemption for the establishment or modification of charges by public agencies which the public agency finds are for the purpose of meeting operational expenses, and

WHEREAS, the Live Oak City Council duly gave notice of public hearing as required by law; and

WHEREAS, on December 21, 2022, the Live Oak City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

NOW, THEREFORE, BE IT RESOLVED by the Live Oak City Council of the City of Live Oak does hereby resolve, find, determine, and order as follows:

Section 1: The Live Oak City Council finds that the recommended fees, rates, and service charges, including any increases, are reasonable in that they seek to recover the basic cost incurred to the City for delivery of the service provided.

Section 2: The Live Oak City Council now desires to establish and/or modify the City's fees set forth in this Resolution.

Section 3: AB 1600 DEVELOPMENT IMPACT FEES. Effective December 21, 2022, the development impact fees collected by the City are hereby established as follows:

- **Accessory dwelling units that are 750 square feet or larger and located in a single-family zoning district shall pay impact fees based on the square feet of the proposed accessory dwelling unit divided by the square feet of the primary dwelling multiplied by the city's current single-family fees.**

- Accessory dwelling units that are 750 square feet or larger and located in a multi-family zoning district shall pay impact fees based on the square feet of the proposed accessory dwelling unit divided by the average square feet of all existing multi-family dwelling units on the same parcel multiplied by the city's current multi-family fees.

Section 4: PLANNING FEES. Effective December 21, 2022, the fees collected by the Planning Department of the Community Development Department for the processing of an accessory dwelling unit are hereby established as follows:

Minor Design Review: \$64.00

Major Design Review: \$527.00

PASSED AND ADOPTED by the Live Oak City Council on the 21st day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor of the City of Live Oak

City Clerk of the City of Live Oak

Finance and Administrative Services

A	Charge for Presenting "Not Sufficient Funds" Check	\$ 35
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B	Garage Sale Fee {LOMC 5.60.020}	\$ 12
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C	Penalty to Obtain Garage Sale License {LOMC 5.60.030}	\$ 55
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D	Copies of Public Documents	Per Page	Additional Page
	Document copies	1.49	\$ 0.15
	11X17 or larger document copies	4.00	\$ 0.30
		First Page	
	Document certification	\$ 28	
	Bid/ contract documents	Actual Cost	
	Official city documents	Actual Cost	
	Assesment District Formation (Actual costs to be charged estimated by Finance Director)	\$50,000 approximated deposit required	
	Lien Processing Fee (utility bill)	\$ 32	
	Lien Processing Fee (refuse bill)	\$ 6	

E	Staff Services Billable Rate Schedule	Hourly Rate	OT Rate
	Classification		
	Administrative Assistant Finance	\$ 46	\$ 58
	Building Official	\$ 85	\$ 85
	Building Inspector	\$ 52	\$ 65
	City Clerk	\$ 43	\$ 43
	City Manager	\$ 123	\$ 123
	Finance Analyst	\$ 64	\$ 81
	Maintenance Worker I	\$ 48	\$ 59
	Management Analyst Com Dev	\$ 71	\$ 71
	Management Analyst Finance	\$ 90	\$ 90
	Parks & Recreation Director	\$ 84	\$ 84
	Park Maintenance Worker III	\$ 60	\$ 76
	Public Works Fac Mgr/Chief Plant Operator	\$ 95	\$ 95
	Recreation Supervisor	\$ 48	\$ 61
	Senior Administrative Assistant	\$ 46	\$ 58
	Wastewater Operator IV	\$ 65	\$ 86
	Water Quality Control Operator III	\$ 65	\$ 86

Administrative Aide Recreation	\$ 17	\$ 23
Lifeguards	\$ 17	\$ 23
Maintenance Worker (part-time)	\$ 17	\$ 23
<i>Outsourced hourly charges includes 15% overhead rate</i>		
City Planner (outsourced)	\$ 230	\$ 230
Planning Manager/Specialist (outsourced)	\$ 207	\$ 207
Senior Associate Planner (outsourced)	\$ 104	\$ 104
Associate Planner (outsourced)	\$ 104	\$ 104
City Engineer (outsourced)	\$ 133	\$ 133
Construction Manager (outsourced)	\$ 167	\$ 167
Associate Engineer (outsourced)	\$ 144	\$ 144
Engineering Technician (outsourced)	\$ 109	\$ 109
Building Inspector (outsourced)	\$ 109	\$ 109
<i>Other outsourced positions-actual hourly rate charges</i>	<i>Varies</i>	<i>Varies</i>

F	Community Building - City Fee		
	Private Party Weekend & Holiday	\$ 400	Application fee \$50 included
	Extra Night Rental Fee	\$ 110	
	Security (Cleaning) Deposit	\$ 525	Plus Insurance and/or Liquor Insurance
	Private Party Weekday	\$ 175	Application fee \$50 included
	1/2 Day	\$ 125	
	Extra Night Rental Fee	\$ 60	
	Security (Cleaning) Deposit	\$ 525	Plus Insurance and/or Liquor Insurance
	Late Fee for Return of Building Keys After 9:00 AM	\$ 60	
	Rental Fees Non-Profit Groups		
	Per Year Non-Profit Group Membership Dues	\$ 50	
	Non-Profit Group Rental Fees	\$ 75	Plus Insurance and/or Liquor Insurance
	Non-Profit Group Rental Fees for night before rental	\$ 25	Plus Insurance and/or Liquor Insurance
	Cancellation Policy		
	30 days or more before scheduled event	Full Refund (minus \$50 application fee)	
	Less than 30 days before scheduled event	1/2 Rental Fee Refund (Minsue \$50 application fee)	
	14 days or less before scheduled event	No refund	

G	Community Building - Insurance	Actual Cost from Rate Schedule
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H	Administrative Violations (LOMC 1.17.030)	Not Less Than	Not More Than
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Level A	\$ 20	\$ 500
Level B	\$ 100	\$ 2,500
Level C	\$ 100	\$ 5,000
Level D	\$ 100	\$ 7,500
Level E	\$ 100	\$ 10,000

A Business License

Fees Based upon average monthly gross receipts

CLASS	Monthly Gross Receipts Not Less Than	Monthly Gross Receipts Not More Than	License Fee	Base Service Fee	Total
A	\$ -	\$ 200	\$ 12	\$ 57	\$ 69
B	\$ 201	\$ 1,250	\$ 21	\$ 57	\$ 78
C	\$ 1,251	\$ 2,500	\$ 33	\$ 57	\$ 90
D	\$ 2,501	\$ 5,000	\$ 65	\$ 57	\$ 122
E	\$ 5,001	\$ 10,000	\$ 98	\$ 57	\$ 155
F	\$ 10,001	\$ 20,000	\$ 155	\$ 57	\$ 212
G	\$ 20,001	\$ 40,000	\$ 194	\$ 57	\$ 251
H	\$ 40,001	\$ 80,000	\$ 324	\$ 57	\$ 381
I	\$ 80,001	and over	\$ 452	\$ 57	\$ 509

B Delinquency Penalty (after each March 31)

After 1st month	10%	Plus 1% interest after 1st month (on tax and penalties)
1st day after 2nd month	50%	
1st day of 3rd month	100%	

C Administrative Review Fees

Limited Home Occupation form	\$ 155
State of California Disability Access and Education Fee	\$ 1

D Business License Application Form

Transfer Business location	\$ 36
Business License Based out of a Commercial Building Application Form	\$ 155

E Consideration of Appeal

Minimum billable time in 2 hours	207
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F Contractors/ Subcontractors

Flat Business License Fee (not to exceed \$170)	1%
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Park and Recreation

A	Swimming Pool Fees	
	Day Pass	\$ 1.00
	Evening Pass	\$ 0.50
	Children under the age of three	FREE

B	Swimming Pool Passes	
	Swimming Pool Passes	\$ 50
	Each additional pass per family member	\$ 5

C	Swimming Lessons	
	Per Child per session	\$ 30
	Fee for second child in family	\$ 27

D	Swimming Pool Rental For Private Parties	
	Youth Rental (plus lifeguards per hour)	\$ 40
	See billing rate schedule for lifeguard rates	

E	Aqua Aerobics	
	Per Month	\$ -
	Per Session	Actual Cost

F	Park Rental Fee	
	Park Rental Fee (plus insurance)	\$ 60

G	Basketball League	
	Per Session	Actual Cost

H	Mens Basketball League	
		Actual Cost

I	Soccer league	
	Per Session	Actual Cost

J	Soccer Camp	
	Per Session	Actual Cost

K	Tennis Lessons	
	Per Session	Actual Cost

L	Tennis Camp	
	Per Session	Actual Cost

M	Wrestling	
	Per Session	Actual Cost

N	Yuba-Sutter Transit Youth Bus Passes	
	For children 5 to 18 (during Christmas and Summer vacation)	Actual Cost

O	Zumba	
	Per Session	Actual Cost

Public Safety - Parking Violations		FINE	Corrected Fine
A	Obstructing Traffic Movement in Interseccion	\$ 35	
B	No Parking Areas	\$ 35	
C	Excess of 72 Hour Parking	\$ 35	
D	Parking Adjacent to School	\$ 23	
E	Emergancy Parking Signs	\$ 35	
F	Repairing of Vehicles on Public Streets	\$ 35	
G	No Stopping Zones	\$ 35	
H	Truck Routes	\$ 35	
I	Truck Parking on any Street	\$ 47	
J	Unregistered Vehicles/Expired Registration	\$ 187	\$ 98
K	Display of Tabs	\$ 65	\$ 35
L	Display of License Plates	\$ 65	\$ 35
M	Prohibited Parking or Standing	\$ 65	
N	Curb Parking	\$ 65	
O	Abandonment Prohibited	\$ 65	
P	Disabled Parking	\$ 339	
	Miscellaneous Violations	\$ 35	

Public Safety - Police		
A	Noise Disturbance Response	
	Call Back	\$ 99
B	Special Event Police Service	Actual Overtime Charges
C	Vehicle Equipment Correction Inspection (Non City Ticket)	\$ 15

D	Funeral Escort (Per Officer)	\$ 30
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E	DUI Accident & Investigation	Actual Cost
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Public Safety - Fire

A	Fire Code Inspection	
	After second inspection	\$ 114
	Citation - non-compliance	\$ 282

A	State Mandated Fire Inspections	
	Facilities with 25 persons or less	\$ 73
	Facilities with more than 25 persons	\$ 114

B	Burn Regulation Enforcement (other permit issuance)	\$ 58
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D	Fireworks	
	Display	No charge
	Fireworks	\$ 141

City Council may waive fee for non-profit entities

D.2	Fireworks Violations LOMC	
	Violations Illegal Fireworks per incident	\$ 1,000

E	Illegal Burn Response	\$ 146
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	Post Fire Inspection	\$ 39
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F	Sprinkler Plan Check and Testing	
	Single Family Dwelling	No Charge
	1-99 heads	\$ 146
	100-199 heads	\$ 174
	200 or more heads	\$ 174

plus \$0.65 per head over 200

G	Private Hydrant System Testing	
	Flows/Water Flow Analysis	\$ 87
	System Testing per Hydrant	\$ 39

H	Above Ground Tank Installation/Inspections	\$ 146
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I	Weed Abatement per Lot	Actual Cost
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J	Hazardous Materials	
	Building Plan Review	\$ 114
	Haz-Mat Clean Up	Actual Cost
	Haz-Mat Spilled Load Clean-up	Actual Cost

K	New Building or Remodel Plan Review-Fire & Life Safety	
	Other than 1 & 2 family dwellings	\$ 113

minimum charge or 20% of building plan review

L	Commercial Kitchen Fixed Fire Suppression Inspection/Test	\$ 87
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M	Fire Alarm Systems (Plan Review and Inspection)	\$ 87
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N	Dangerous & Substandard Building Inspection	Actual Cost
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O	Nuisance Abatement (Per Incident)	Actual Cost
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P	Excessive Inspection Demands (due to contractor omission or error)	Actual Cost
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Q	Outside Consultants	Actual Cost
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plus \$35 admin fee

R	Tenant Improvements (Sprinklers)	
	1-50 heads	\$ 65
	More than 50 heads	\$ 74

S	Underground Fire Sprinkler Supply Line (plan check/inspection)	4% of constuction costs
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Public Works

A	Water Rates			
	Minimum Charge	Min. Use (HCF)	Rates/Units per add'l HCF	Pipe Size
	\$23.97	20	\$1.41/HCF	3/4" or less
	\$25.38	21	\$1.41/HCF	1"

\$30.78	22	\$1.41/HCF	1 1/2"
\$30.78	22	\$1.41/HCF	1 3/4"
\$51.41	36	\$1.41/HCF	2"
\$127.35	90	\$1.41/HCF	3"
\$218.69	155	\$1.41/HCF	4"
\$465.07	330	\$1.41/HCF	6"

B	Sewer (Wastewater) Rates (LOMC 13.28.030)		
	Residential, single family	\$ 68.80	Per Month, Per Unit
	Residential, multi family	\$ 52.22	Per Month, Per Unit
	Cabins, mobile homes & motels	\$ 39.99	Per Month, Per Unit
	Nursing & rest homes	\$ 22.19	Per bed, per month
	Churches and lodges	\$ 74.47	Per month
	High schools	\$ 74.47	Per student, per year
	Elementary Schools & Center for Education	\$ 25.53	Per student, per year
	Business, rentail	\$ 59.48	Per month
	Restaurant/Bar	\$ 415.03	Per unit/or user
	Laundries	\$ 340.42	Per month
	Service Station	\$ 620.43	Per month
	Car washes	\$ 212.76	Per month
	Warehouse	\$ 127.56	Per month
	Detention Centers	\$ 22.19	Per month, Per bed
	Medical Clinic	\$ 553.96	Per month
	Daycare centers & pre-school facilities	\$ 72.13	Per month up to 10 children
	Daycare centers & pre-school facilities	\$ 100.98	Per month more than 10 children
	Sunsweet Dryers	\$ 955.58	Per month
	Diamond Walnuts	\$ 477.79	Per month

C	Water/ Wastewater Billing Procedures homes/business undergoing construction (new development)		
	Starting time of permit	Base Rate	

D	Service Order Request Fee or Payment Arrangement	\$ 48
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E	Penalty Fee for late Payment	10%	of past due amount
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F	Letter of Appeals Fee (Planning)	\$ 207
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G	Discount for Advance Payment (Sewer Service Only)	
	Paying 6 months in advance	3%
	Paying 12 months in advance	6%

H1	Water Disconnection/reconnection (Reso 11-15-17)	\$ 61
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H2	Meter Installation (Reso 11-15-17)	\$ 164
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H3	Meter Test (Reso 11-15-17)	\$ 37
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H4	Water Quality Sampling (Reso 11-15-17)	\$ 120
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H5	K.5 Meter Tampering (Reso 11-15-17)	\$ 91
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H6	K.6 Meter Tampering w/administrative violation (Reso 11-15-17)	\$ 616
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I	WATER & SEWER SECURITY DEPOSITS	At least 1 month charge
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J	Meter Lock-Off (for continuing non-payment and/or illegal use)	\$ 191
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K	RELOCATION OF EXISTING WATER METER	\$ 577
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L	FIRE HYDRANT WATER PURCHASES	
	Deposit for the hydrant metering equipment	\$ 500
	Basic charge for the hydrant metering equipment	\$ 25
	Monthly charge for the hydrant metering	\$ 7
	Charge for water	\$ 8.20 per 1,000 gallons

M	Service Discontinued - Reconnection Charge	\$ 3,817
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N	Temporary Street Closure	No Charge
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O	Public Improvement Plan Check/inspection	4% of City Engineer's Approval Estimate
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P	Easement Abandonment	\$ 534 (4 hr minimum charge)
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Q	Street Vacation/Abandonment	\$ 534 (4 hr minimum charge)
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R	Excavation Permits	
	Encroachment- Surface (1 hr min. charge)	\$ 133 (1 hr minimum charge)
	Underground 100 linear ft or less (1 hr min. charge)	\$ 133 (1 hr minimum charge)
	Underground (More than 100 LF)	1% of construction costs

S	Inspection & Processing Fees		
	Curb & Gutter 75 LF or less (1hr min charge)	\$ 133	(1 hr minimum charge)
	Curb & Gutter (More than 75 LF)	3%	of construction costs
	Sidewalk (75 LF or less includes driveway)	\$ 133	(1 hr minimum charge)
	Sidewalk (more than 75 LF includes driveway)	3%	of construction costs
	Ea. Driveway when constructed separately from sidewalk	\$ 133	(1 hr minimum charge)

T	SPECIAL TRAFFIC/CURB MARKING	
	Service	Actual Cost
	For Non Profit Organizations	No Charge

U	Construction of Underground Utilities		
	Street Openings (100 LF or Less)	\$ 133	(1 hr minimum charge)
	Street Openings (More than 100 LF)	3%	of construction costs
	Major Projects (More than 900 LF)	3%	of construction costs
	Storm Drain Tie-ins, Manholes or Main Lines	\$ 133	(1 hr minimum charge)
	Sewer Lateral Tie-ins to Main Lines and Manholes	\$ 133	(1 hr minimum charge)

V	Assesment Apportionment		
	1-2 Parcels	\$ 111	
	Over 2 Parcels	\$ 111	plus \$36 per parcel over 2 parcels

Water, Sewer & Storm Drain Capacity and Connection

A	WATER – Capacity and Connection Fees:	
	Meter Size	Fee
	Less than 1"	\$ 7,635
	1 1/2"	\$ 11,734
	1"	\$ 22,086
	2"	\$ 34,465
	3"	\$ 74,868
	4"	\$ 134,051
	6"	\$ 292,371

<i>(See Resolution 36-2019 for fees 11-1-19 thru 10-31-21)</i>	
<i>Single Family (temporary for 200 permits)</i>	
<i>Water Connection Single Family Home</i>	<i>\$ 5,793</i>
<i>Sewer Connection Single Family Home</i>	<i>\$ 6,868</i>

B	SEWER – Capacity and Connection Fees:	
	Meter Size	Fee

Less than 1"	\$ 9,053
1"	\$ 14,088
1 1/2"	\$ 26,678
2"	\$ 41,786
3"	\$ 89,628
4"	\$ 160,131
6"	\$ 354,015

C1	STORM DRAIN – Capacity and Connection Fees:	Ordinance 535 (2011)
	Residential	Fee
	Single Family (per unit)	\$ 3,949
	Duplex (per unit)	\$ 2,819
	Multi Family (per acre)	\$ 24,960

<i>(See Resolution 36-2019 for fees 11-1-19 thru 10-31-21)</i>	
<i>Single Family (temporary for 200 permits)</i>	
<i>Storm Drain Connection Single Family Home</i>	<i>\$ 2,996</i>

C2	STORM DRAIN – Capacity and Connection Fees:	Ordinance 535 (2011)
	Non-Residential	
	Office (per acre)	\$ 25,920
	Commercial (per acre)	\$ 25,920
	Industrial (per acre)	\$ 25,920
	Warehouse (per acre)	\$ 25,920

Special Assesments

A	Fire Protection Parcel Tax (LOMC 3.24.020)	Per sq ft			
		Primary	Attachments	Building	Acreage
	Residential Building	0.03	0.03	0.03	0.00
	Agricultural Building	0.03	0.03	0.01	0.00
	Commercial Building	0.03	0.03	0.03	0.00
	Industrial Building	0.03	0.03	0.03	0.00
	Dry Pasture	0.03	0.03	0.01	0.01

B	Lighting Maintenance Parcel Tax (LOMC 3.24.020)	
	Within 150' Radius of Street Light:	Per Lot
	0' – 80' Street Frontage	\$ 32
	Over 80' Street Frontage	\$ 40
	Over 150' Radius and Within 300' Radius of Street Light:	
	0' – 80' Street Frontage	\$ 16
	Over 80' Street Frontage	\$ 24

Over 300' Radius of Street Light:	
0' – 80' Street Frontage	\$ 8
Over 80' Street Frontage	\$ 8

C	COMMUNITY FACILITIES DISTRICT 2004-1 (Mello Roos)	Maximum Special Tax Rates	
	Type	Description	Rate
	Single Family Detached Property	Per unit	\$ 909.56
	Single Family Detached Property	Duplex Per unit	\$ 363.83
	Single Family Detached Property	Triplex - Per Unit	\$ 275.63
	Single Family Detached Property	Fourplex - Per Unit	\$ 181.91
	Single Family Detached Property	Per Unit	\$ 110.25
	Multi-Family Property	Per Unit	\$ 27.56
	Commercial Property	Per acre	\$ 198.45

Five or more units per structure - Per Unit

D COMMUNITY FACILITIES DISTRICT 92-1 (Mello Roos)

Ordinance 380, 438 & 439 and Reso 30-2002

Assessment is Based on Square Footage and Year Building Permit is Issued

Planning

A	IMPROVEMENT PLAN CHECK AND CONSTRUCTION INSPECTION FEES
	4% of City Engineer's Approval Estimate

B	ENVIRONMENTAL IMPACT REPORT	R 39 (2004)	
	First Initial Study	Actual Cost	plus City Overhead Rate
	Minor Parcel Maps, Variances, UP, etc.	\$ 331	
	Major Subdivision, General Plan Amendment, Rezone, etc.	\$ 645	
	Fish & Game Fee	Actual Cost	

C	REZONING	
	Map Change	\$ 1,998
	Text Change	\$ 1,664

D	PLANNED DEVELOPMENTS	
	R 8 (2003) (Includes Zone Updates)	\$ 2,171

E	GENERAL PLAN AMENDMENT	
	Text and Map Changes	\$ 3,147

F	SPECIFIC PLANS	
	Amendments (Text & Map)	\$ 3,147

G	USE PERMIT		
	Major	\$ 1,899	
	Minor (related to single-family residence or duplex, parking waiver, signs, temporary coaches)	\$ 811	
	Use Permit amendments (major)	\$ 950	50% of regular fee
	Use Permit amendments (minor)	\$ 406	50% of regular fee
	Time Extensions of Use Permit		
	Major	\$ 232	
	Minor	\$ 107	

H	VARIANCE	
	Single Family Dwelling	\$ 433
	Other	\$ 867

I	TENTATIVE MAP EXTENSION	
	R 39 (2004)	\$ 217
	R 8 (2003)	

J	CERTIFICATE OF COMPLIANCE	
	R8 (2003)	
	Minor	\$ 271
	Major	\$ 527

K	SUTTER COUNTY NOTICE OF DETERMINATION FILING FEE	
	R 39 (2004), R8 (2003)	
	Admin Processing Fee	\$ 50
	Fish & Game EIR	\$ 2,919
	Fish & Game MND	\$ 2,102
	SWRCB	\$ 850
	CRP	\$ 993

L	ENCROACHMENT PERMIT	Hourly
	R8 (2003) (1 hr minimum charge)	\$ 133

M	Development Plans		
	City Council Review	\$	2,714
	Planning Commission Review	\$	1,628
	Single Family, Duplex, Fourplex	\$	35
	Multi Family Residence (initial unit and per unit)	\$	107
	Commercial, Office 10,000 sq. ft. or less	\$	217
	Commercial, Office over 10,000 sq. ft.	\$	527
	Industrial over 10,000 sq. ft.	\$	217

plus \$10 per lot

N	ZONING CLEARANCE		
	Signs, Homes, Model Homes and Telecommunications	\$	35
	Special Event Signage	\$	35

Plus \$133 deposit

O	ZONING CLEARANCE		
	To Planning Commission regarding SFH Residential Projects	\$	217
	To Planning Commission regarding all other Projects	\$	353
	To City Council regarding Single Family Residential Projects	\$	353
	To City Council regarding all other Projects	\$	733

Subdivision Map	\$	1,329	plus \$30 per lot over 4 lots
Parcel Map	\$	1,017	
Revise Approved Map/Conditions (subdivision map)	\$	665	
Revise Approved Map/Conditions (parcel map)	\$	509	
Lot Line Adjustment or Minor Lot Split	\$	465	plus \$40 per lot over 4 lots
Certificate of Compliance	\$	515	

P	DESIGN REVIEW		
	Building/Development Plans		
	Major Subdivision, Commercial Development, etc.	\$	527
	Minor single residential (over the counter)	\$	64
	Signs:		
	Minor (over the counter)	\$	64
	Design Review Hearing	\$	527
	Variance to Sign Ordinance (same as major variance)	\$	849

Development Impact, Building and Code Enforcement

A	AB 1600 DEVELOPMENT IMPACT FEES	Public Safety		General Gov't		Parks, Recreation & Community Center				
		Transportation	Fire	Police	General	Corp Yard	Parks	Recreation	Comm Center	Total
	Land Use									
	Residential	Per Unit								
	<i>(See Resolution 36-2019 for fees 11-1-19 thru 10-31-21)</i>									
	Single Family (temporary for 200 permits)	\$ 2,346	\$ 1,315	\$ 475	\$ 867	\$ 495	\$ 2,542	\$ 175	\$ 668	\$ 8,883
	Single Family	\$ 3,092	\$ 1,733	\$ 626	\$ 1,143	\$ 653	\$ 3,351	\$ 231	\$ 881	\$ 11,710
	Duplex	\$ 2,945	\$ 1,238	\$ 448	\$ 816	\$ 467	\$ 2,394	\$ 165	\$ 630	\$ 9,103
	Multi Family (per unit)	\$ 2,361	\$ 1,114	\$ 402	\$ 735	\$ 420	\$ 2,155	\$ 149	\$ 567	\$ 7,903
	Non-Residential									
	Office	\$ 3,740	\$ 296	\$ 107	\$ 195	\$ 112	\$ 143	\$ 10	0	\$ 4,603
	Commercial	\$ 8,019	\$ 366	\$ 132	\$ 241	\$ 137	\$ 177	\$ 12	0	\$ 9,084
	Industrial	\$ 2,368	\$ 366	\$ 132	\$ 241	\$ 137	\$ 177	\$ 12	0	\$ 3,433
	Warehouse	\$ 1,685	\$ 154	\$ 55	\$ 102	\$ 58	\$ 75	\$ 5	0	\$ 2,134

B	EXPEDITED PLAN CHECK FEE	
	Expedited Plan Check	Double Regular Plan Review Fee

C	STATE PASS THRU FEES	
	Strong Motion Tax:	
	State of California	Resources Agency
	Department of Conservation	Division of Mines and Geology

D1 Strong – Motion Instrumentation and Seismic Hazard Mapping Fee

Category 1 Construction (1 to 3 Story Residential)

Value	Fee	Value	Fee	Value	Fee	Value	Fee	Value	Fee
\$0 - 100	\$0.01	\$1,000	\$0.13	\$10,000	\$1.30	100,000	\$13	1,000,000	\$130
200	\$0.03	\$2,000	\$0.26	\$20,000	\$2.60	200,000	\$26	2,000,000	\$260
300	\$0.04	\$3,000	\$0.39	\$30,000	\$3.90	300,000	\$39	3,000,000	\$390
400	\$0.05	\$4,000	\$0.52	\$40,000	\$5.20	400,000	\$52	4,000,000	\$520
500	\$0.07	\$5,000	\$0.65	\$50,000	\$6.50	500,000	\$65	5,000,000	\$650
600	\$0.08	\$6,000	\$0.78	\$60,000	\$7.80	600,000	\$78	6,000,000	\$780
700	\$0.09	\$7,000	\$0.91	\$70,000	\$9.10	700,000	\$91	7,000,000	\$910
800	\$0.10	\$8,000	\$1.04	\$80,000	\$10.40	800,000	\$104	8,000,000	\$1,040
900	\$0.12	\$9,000	\$1.17	\$90,000	\$11.70	900,000	\$117	9,000,000	\$1,170

Strong – Motion Instrumentation and Seismic Hazard Mapping Fee

D2	Method 1	Value Amount X 0.00021 = Fee Amt	0.00028
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Method 2	Value	Fee	Value	Fee	Value	Fee	Value	Fee	Value	Fee
	\$0 - 100	\$0.03	\$1,000	\$0.28	\$10,000	\$2.80	100,000	\$28	1,000,000	\$280
	200	\$0.06	\$2,000	\$0.56	\$20,000	\$5.60	200,000	\$56	2,000,000	\$560
	300	\$0.08	\$3,000	\$0.84	\$30,000	\$8.40	300,000	\$84	3,000,000	\$840
	400	\$0.11	\$4,000	\$1.12	\$40,000	\$11.20	400,000	\$112	4,000,000	\$1,120
	500	\$0.14	\$5,000	\$1.40	\$50,000	\$14.00	500,000	\$140	5,000,000	\$1,400
	600	\$0.17	\$6,000	\$1.68	\$60,000	\$16.80	600,000	\$168	6,000,000	\$1,680
	700	\$0.20	\$7,000	\$1.96	\$70,000	\$19.60	700,000	\$196	7,000,000	\$1,960
	800	\$0.22	\$8,000	\$2.24	\$80,000	\$22.40	800,000	\$224	8,000,000	\$2,240
	900	\$0.25	\$9,000	\$2.52	\$90,000	\$25.20	900,000	\$252	9,000,000	\$2,520

E	Fee Schedule	Permit Valuation	Fee
	California Building Standards Fee	\$1 - 25,000	\$ 1.00
		\$25,001 - 50,000	\$ 2.00
		\$50,001 - 75,000	\$ 3.00
		\$75,001 - 100,000	\$ 4.00
		Every \$25,000 or fraction thereof above \$100,000	Add \$1

F	PLAN RETENTION FEE	SHEET
	18" x 24" and larger	\$ 4.62
	8 ½" x 11"	\$ 1.15

G	CODE ENFORCEMENT	
	LOMC 14.08.050	
	Non-Building and Safety Code	
	First Violation	\$ 100
	Second Violation (within one year)	\$ 200
	Each Additional (same code provision within 1 year)	\$ 500
	Building and Safety Code	

First Violation	\$ 100
Second Violation (within one year)	\$ 500
Each Additional (same code provision within 1 year)	\$ 1,000

H	BUILDING EXCISE TAX
	1% Excise Tax on New Development Effective 3/26/2005



City of Live Oak Report to City Council

Meeting Date:	December 21, 2022
Title:	City Council Consideration to Amend the City's Master Fee Schedule to Establish an Entitlement Fee for Proposed Lot Merger Applications
Contact Information:	Kevin Valente, AICP, Contract Planner
Location:	Citywide.
Background:	Chapter 16.36 of the Live Oak Municipal Code (LOMC) identifies the process for the merger of contiguous parcels under common ownership pursuant to review and approval by the City Engineer and Community Development Director. However, the City's Master Fee Schedule currently does not include a processing fee for a lot merger request. An amendment to the City's Master Fee Schedule requires City Council approval.
Analysis:	Pursuant to Section 16.36.040 of the LOMC, the approval of a lot merger request is a staff-level review by the City Engineer and Community Development Director and does not require Planning Commission or City Council approval. As a result, the Community Development Department staff believes the current processing fee for a Lot Line Adjustment or Minor Lot Split, which are also staff-level reviews, should also be adequate for processing lot mergers. The current processing fee for a Lot Line Adjustment or Minor Lot Split is \$465 plus \$40 per lot over four lots (see Attachment 2). Staff has also prepared a new application to be completed and submitted by the property owners or representative to the Community Development Department for a lot merger request (see Attachment 3).
Fiscal Impacts:	None.
Recommendation:	Adopt resolution amending the City's Master Fee Schedule to establish an entitlement fee for proposed lot merger applications.
Attachments:	

[Resolution](#)
[Attachment 2 - Master Fee Schedule](#)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AMENDING THE
CITY OF LIVE OAK MASTER FEE SCHEDULE ESTABLISHING FEES RELATED TO
LOT MERGER APPLICATIONS**

WHEREAS, a municipality is authorized to establish reasonable fees for services rendered, provided that those fees do not exceed the estimated reasonable cost of providing the service for which the fee is charged (Government Code Sections 66000-66018.5); and

WHEREAS, Chapter 16.36 of the Live Oak Municipal Code establishes the process for the merger of contiguous parcels under common ownership, and

WHEREAS, Section 16.36.030 of the Live Oak Municipal Code requires lot merger applications be accompanied by the appropriate fee, as approved by the City Council; and

WHEREAS, it is necessary for the city to modify the previously adopted fees to ensure that fees charged are reasonably related to the estimated cost of providing the service; and

WHEREAS, it is necessary for the city to modify the previously adopted fees to ensure that fees charged are reasonably related to the estimated cost of providing the service; and

WHEREAS, the setting or revision of fees pursuant to this Resolution is exempt from environmental review under Public Resources Code Section 21080(b)(8) of the California Environmental Quality Act, which provides an exemption for the establishment or modification of charges by public agencies which the public agency finds are for the purpose of meeting operational expenses, and

WHEREAS, on December 21, 2022, the Live Oak City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

NOW, THEREFORE, BE IT RESOLVED by the Live Oak City Council of the City of Live Oak does hereby resolve, find, determine, and order as follows:

Section 1: The Live Oak City Council finds that the recommended fees, rates, and service charges, including any increases, are reasonable in that they seek to recover the basic cost incurred to the City for delivery of the service provided.

Section 2: The Live Oak City Council now desires to establish and/or modify the City's fees set forth in this Resolution and the attachment thereto.

Section 3: PLANNING FEES. Effective December 21, 2022, the fees collected by the Planning Department of the Community Development Department for the processing of lot mergers are hereby established as follows:

\$465.00 plus \$40.00 per lot over four lots

PASSED AND ADOPTED by the Live Oak City Council on the 21st day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor of the City of Live Oak

City Clerk of the City of Live Oak

DRAFT

Finance and Administrative Services

A	Charge for Presenting "Not Sufficient Funds" Check	\$ 35
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B	Garage Sale Fee {LOMC 5.60.020}	\$ 12
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C	Penalty to Obtain Garage Sale License {LOMC 5.60.030}	\$ 55
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D	Copies of Public Documents	Per Page	Additional Page
	Document copies	1.49	\$ 0.15
	11X17 or larger document copies	4.00	\$ 0.30
		First Page	
	Document certification	\$ 28	
	Bid/ contract documents	Actual Cost	
	Official city documents	Actual Cost	
	Assesment District Formation (Actual costs to be charged estimated by Finance Director)	\$50,000 approximated deposit required	
	Lien Processing Fee (utility bill)	\$ 32	
	Lien Processing Fee (refuse bill)	\$ 6	

E	Staff Services Billable Rate Schedule	Hourly Rate	OT Rate
	Classification		
	Administrative Assistant Finance	\$ 46	\$ 58
	Building Official	\$ 85	\$ 85
	Building Inspector	\$ 52	\$ 65
	City Clerk	\$ 43	\$ 43
	City Manager	\$ 123	\$ 123
	Finance Analyst	\$ 64	\$ 81
	Maintenance Worker I	\$ 48	\$ 59
	Management Analyst Com Dev	\$ 71	\$ 71
	Management Analyst Finance	\$ 90	\$ 90
	Parks & Recreation Director	\$ 84	\$ 84
	Park Maintenance Worker III	\$ 60	\$ 76
	Public Works Fac Mgr/Chief Plant Operator	\$ 95	\$ 95
	Recreation Supervisor	\$ 48	\$ 61
	Senior Administrative Assistant	\$ 46	\$ 58
	Wastewater Operator IV	\$ 65	\$ 86
	Water Quality Control Operator III	\$ 65	\$ 86

Administrative Aide Recreation	\$ 17	\$ 23
Lifeguards	\$ 17	\$ 23
Maintenance Worker (part-time)	\$ 17	\$ 23
<i>Outsourced hourly charges includes 15% overhead rate</i>		
City Planner (outsourced)	\$ 230	\$ 230
Planning Manager/Specialist (outsourced)	\$ 207	\$ 207
Senior Associate Planner (outsourced)	\$ 104	\$ 104
Associate Planner (outsourced)	\$ 104	\$ 104
City Engineer (outsourced)	\$ 133	\$ 133
Construction Manager (outsourced)	\$ 167	\$ 167
Associate Engineer (outsourced)	\$ 144	\$ 144
Engineering Technician (outsourced)	\$ 109	\$ 109
Building Inspector (outsourced)	\$ 109	\$ 109
<i>Other outsourced positions-actual hourly rate charges</i>	<i>Varies</i>	<i>Varies</i>

F	Community Building - City Fee		
	Private Party Weekend & Holiday	\$ 400	Application fee \$50 included
	Extra Night Rental Fee	\$ 110	
	Security (Cleaning) Deposit	\$ 525	Plus Insurance and/or Liquor Insurance
	Private Party Weekday	\$ 175	Application fee \$50 included
	1/2 Day	\$ 125	
	Extra Night Rental Fee	\$ 60	
	Security (Cleaning) Deposit	\$ 525	Plus Insurance and/or Liquor Insurance
	Late Fee for Return of Building Keys After 9:00 AM	\$ 60	
	Rental Fees Non-Profit Groups		
	Per Year Non-Profit Group Membership Dues	\$ 50	
	Non-Profit Group Rental Fees	\$ 75	Plus Insurance and/or Liquor Insurance
	Non-Profit Group Rental Fees for night before rental	\$ 25	Plus Insurance and/or Liquor Insurance
	Cancellation Policy		
	30 days or more before scheduled event	Full Refund (minus \$50 application fee)	
	Less than 30 days before scheduled event	1/2 Rental Fee Refund (Minsue \$50 application fee)	
	14 days or less before scheduled event	No refund	

G	Community Building - Insurance	Actual Cost from Rate Schedule
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H	Administrative Violations (LOMC 1.17.030)	Not Less Than	Not More Than
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Level A	\$ 20	\$ 500
Level B	\$ 100	\$ 2,500
Level C	\$ 100	\$ 5,000
Level D	\$ 100	\$ 7,500
Level E	\$ 100	\$ 10,000

A Business License

Fees Based upon average monthly gross receipts

CLASS	Monthly Gross Receipts Not Less Than	Monthly Gross Receipts Not More Than	License Fee	Base Service Fee	Total
A	\$ -	\$ 200	\$ 12	\$ 57	\$ 69
B	\$ 201	\$ 1,250	\$ 21	\$ 57	\$ 78
C	\$ 1,251	\$ 2,500	\$ 33	\$ 57	\$ 90
D	\$ 2,501	\$ 5,000	\$ 65	\$ 57	\$ 122
E	\$ 5,001	\$ 10,000	\$ 98	\$ 57	\$ 155
F	\$ 10,001	\$ 20,000	\$ 155	\$ 57	\$ 212
G	\$ 20,001	\$ 40,000	\$ 194	\$ 57	\$ 251
H	\$ 40,001	\$ 80,000	\$ 324	\$ 57	\$ 381
I	\$ 80,001	and over	\$ 452	\$ 57	\$ 509

B Delinquency Penalty (after each March 31)

After 1st month	10%	Plus 1% interest after 1st month (on tax and penalties)
1st day after 2nd month	50%	
1st day of 3rd month	100%	

C Administrative Review Fees

Limited Home Occupation form	\$ 155
State of California Disability Access and Education Fee	\$ 1

D Business License Application Form

Transfer Business location	\$ 36
Business License Based out of a Commercial Building Application Form	\$ 155

E Consideration of Appeal

Minimum billable time in 2 hours	207
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F Contractors/ Subcontractors

Flat Business License Fee (not to exceed \$170)	1%
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Park and Recreation

A	Swimming Pool Fees	
	Day Pass	\$ 1.00
	Evening Pass	\$ 0.50
	Children under the age of three	FREE

B	Swimming Pool Passes	
	Swimming Pool Passes	\$ 50
	Each additional pass per family member	\$ 5

C	Swimming Lessons	
	Per Child per session	\$ 30
	Fee for second child in family	\$ 27

D	Swimming Pool Rental For Private Parties	
	Youth Rental (plus lifeguards per hour)	\$ 40
	See billing rate schedule for lifeguard rates	

E	Aqua Aerobics	
	Per Month	\$ -
	Per Session	Actual Cost

F	Park Rental Fee	
	Park Rental Fee (plus insurance)	\$ 60

G	Basketball League	
	Per Session	Actual Cost

H	Mens Basketball League	
		Actual Cost

I	Soccer league	
	Per Session	Actual Cost

J	Soccer Camp	
	Per Session	Actual Cost

K	Tennis Lessons	
	Per Session	Actual Cost

L	Tennis Camp	
	Per Session	Actual Cost

M	Wrestling	
	Per Session	Actual Cost

N	Yuba-Sutter Transit Youth Bus Passes	
	For children 5 to 18 (during Christmas and Summer vacation)	Actual Cost

O	Zumba	
	Per Session	Actual Cost

Public Safety - Parking Violations		FINE	Corrected Fine
A	Obstructing Traffic Movement in Interseccion	\$ 35	
B	No Parking Areas	\$ 35	
C	Excess of 72 Hour Parking	\$ 35	
D	Parking Adjacent to School	\$ 23	
E	Emergancy Parking Signs	\$ 35	
F	Repairing of Vehicles on Public Streets	\$ 35	
G	No Stopping Zones	\$ 35	
H	Truck Routes	\$ 35	
I	Truck Parking on any Street	\$ 47	
J	Unregistered Vehicles/Expired Registration	\$ 187	\$ 98
K	Display of Tabs	\$ 65	\$ 35
L	Display of License Plates	\$ 65	\$ 35
M	Prohibited Parking or Standing	\$ 65	
N	Curb Parking	\$ 65	
O	Abandonment Prohibited	\$ 65	
P	Disabled Parking	\$ 339	
	Miscellaneous Violations	\$ 35	

Public Safety - Police		
A	Noise Disturbance Response	
	Call Back	\$ 99
B	Special Event Police Service	Actual Overtime Charges
C	Vehicle Equipment Correction Inspection (Non City Ticket)	\$ 15

D	Funeral Escort (Per Officer)	\$ 30
E	DUI Accident & Investigation	Actual Cost

Public Safety - Fire

A	Fire Code Inspection	
	After second inspection	\$ 114
	Citation - non-compliance	\$ 282

A	State Mandated Fire Inspections	
	Facilities with 25 persons or less	\$ 73
	Facilities with more than 25 persons	\$ 114

B	Burn Regulation Enforcement (other permit issuance)	\$ 58
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D	Fireworks	
	Display	No charge
	Fireworks	\$ 141
	City Council may waive fee for non-profit entities	

D.2	Fireworks Violations LOMC	
	Violations Illegal Fireworks per incident	\$ 1,000

E	Illegal Burn Response	\$ 146
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	Post Fire Inspection	\$ 39
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F	Sprinkler Plan Check and Testing	
	Single Family Dwelling	No Charge
	1-99 heads	\$ 146
	100-199 heads	\$ 174
	200 or more heads	\$ 174

plus \$0.65 per head over 200

G	Private Hydrant System Testing	
	Flows/Water Flow Analysis	\$ 87
	System Testing per Hydrant	\$ 39

H	Above Ground Tank Installation/Inspections	\$ 146
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I	Weed Abatement per Lot	Actual Cost
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J	Hazardous Materials	
	Building Plan Review	\$ 114
	Haz-Mat Clean Up	Actual Cost
	Haz-Mat Spilled Load Clean-up	Actual Cost

K	New Building or Remodel Plan Review-Fire & Life Safety	
	Other than 1 & 2 family dwellings	\$ 113

minimum charge or 20% of building plan review

L	Commercial Kitchen Fixed Fire Suppression Inspection/Test	\$ 87
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M	Fire Alarm Systems (Plan Review and Inspection)	\$ 87
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N	Dangerous & Substandard Building Inspection	Actual Cost
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O	Nuisance Abatement (Per Incident)	Actual Cost
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P	Excessive Inspection Demands (due to contractor omission or error)	Actual Cost
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Q	Outside Consultants	Actual Cost
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plus \$35 admin fee

R	Tenant Improvements (Sprinklers)	
	1-50 heads	\$ 65
	More than 50 heads	\$ 74

S	Underground Fire Sprinkler Supply Line (plan check/inspection)	4% of constuction costs
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Public Works

A	Water Rates			
	Minimum Charge	Min. Use (HCF)	Rates/Units per add'l HCF	Pipe Size
	\$23.97	20	\$1.41/HCF	3/4" or less
	\$25.38	21	\$1.41/HCF	1"

\$30.78	22	\$1.41/HCF	1 1/2"
\$30.78	22	\$1.41/HCF	1 3/4"
\$51.41	36	\$1.41/HCF	2"
\$127.35	90	\$1.41/HCF	3"
\$218.69	155	\$1.41/HCF	4"
\$465.07	330	\$1.41/HCF	6"

B	Sewer (Wastewater) Rates (LOMC 13.28.030)		
	Residential, single family	\$ 68.80	Per Month, Per Unit
	Residential, multi family	\$ 52.22	Per Month, Per Unit
	Cabins, mobile homes & motels	\$ 39.99	Per Month, Per Unit
	Nursing & rest homes	\$ 22.19	Per bed, per month
	Churches and lodges	\$ 74.47	Per month
	High schools	\$ 74.47	Per student, per year
	Elementary Schools & Center for Education	\$ 25.53	Per student, per year
	Business, rentail	\$ 59.48	Per month
	Restaurant/Bar	\$ 415.03	Per unit/or user
	Laundries	\$ 340.42	Per month
	Service Station	\$ 620.43	Per month
	Car washes	\$ 212.76	Per month
	Warehouse	\$ 127.56	Per month
	Detention Centers	\$ 22.19	Per month, Per bed
	Medical Clinic	\$ 553.96	Per month
	Daycare centers & pre-school facilities	\$ 72.13	Per month up to 10 children
	Daycare centers & pre-school facilities	\$ 100.98	Per month more than 10 children
	Sunsweet Dryers	\$ 955.58	Per month
	Diamond Walnuts	\$ 477.79	Per month

C	Water/ Wastewater Billing Procedures homes/business undergoing construction (new development)		
	Starting time of permit	Base Rate	

D	Service Order Request Fee or Payment Arrangement	\$ 48
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E	Penalty Fee for late Payment	10%	of past due amount
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F	Letter of Appeals Fee (Planning)	\$ 207
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G	Discount for Advance Payment (Sewer Service Only)	
	Paying 6 months in advance	3%
	Paying 12 months in advance	6%

H1	Water Disconnection/reconnection (Reso 11-15-17)	\$ 61
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H2	Meter Installation (Reso 11-15-17)	\$ 164
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H3	Meter Test (Reso 11-15-17)	\$ 37
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H4	Water Quality Sampling (Reso 11-15-17)	\$ 120
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H5	K.5 Meter Tampering (Reso 11-15-17)	\$ 91
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H6	K.6 Meter Tampering w/administrative violation (Reso 11-15-17)	\$ 616
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I	WATER & SEWER SECURITY DEPOSITS	At least 1 month charge
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J	Meter Lock-Off (for continuing non-payment and/or illegal use)	\$ 191
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K	RELOCATION OF EXISTING WATER METER	\$ 577
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L	FIRE HYDRANT WATER PURCHASES	
	Deposit for the hydrant metering equipment	\$ 500
	Basic charge for the hydrant metering equipment	\$ 25
	Monthly charge for the hydrant metering	\$ 7
	Charge for water	\$ 8.20 per 1,000 gallons

M	Service Discontinued - Reconnection Charge	\$ 3,817
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N	Temporary Street Closure	No Charge
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O	Public Improvement Plan Check/inspection	4% of City Engineer's Approval Estimate
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P	Easement Abandonment	\$ 534 (4 hr minimum charge)
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Q	Street Vacation/Abandonment	\$ 534 (4 hr minimum charge)
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R	Excavation Permits	
	Encroachment- Surface (1 hr min. charge)	\$ 133 (1 hr minimum charge)
	Underground 100 linear ft or less (1 hr min. charge)	\$ 133 (1 hr minimum charge)
	Underground (More than 100 LF)	1% of construction costs

S	Inspection & Processing Fees	
	Curb & Gutter 75 LF or less (1hr min charge)	\$ 133 (1 hr minimum charge)
	Curb & Gutter (More than 75 LF)	3% of construction costs
	Sidewalk (75 LF or less includes driveway)	\$ 133 (1 hr minimum charge)
	Sidewalk (more than 75 LF includes driveway)	3% of construction costs
	Ea. Driveway when constructed separately from sidewalk	\$ 133 (1 hr minimum charge)

T	SPECIAL TRAFFIC/CURB MARKING	
	Service	Actual Cost
	For Non Profit Organizations	No Charge

U	Construction of Underground Utilities	
	Street Openings (100 LF or Less)	\$ 133 (1 hr minimum charge)
	Street Openings (More than 100 LF)	3% of construction costs
	Major Projects (More than 900 LF)	3% of construction costs
	Storm Drain Tie-ins, Manholes or Main Lines	\$ 133 (1 hr minimum charge)
	Sewer Lateral Tie-ins to Main Lines and Manholes	\$ 133 (1 hr minimum charge)

V	Assesment Apportionment	
	1-2 Parcels	\$ 111
	Over 2 Parcels	\$ 111 plus \$36 per parcel over 2 parcels

Water, Sewer & Storm Drain Capacity and Connection

A	WATER – Capacity and Connection Fees:	
	Meter Size	Fee
	Less than 1"	\$ 7,635
	1 1/2"	\$ 11,734
	1"	\$ 22,086
	2"	\$ 34,465
	3"	\$ 74,868
	4"	\$ 134,051
	6"	\$ 292,371

(See Resolution 36-2019 for fees 11-1-19 thru 10-31-21)

Single Family (temporary for 200 permits)

<i>Water Connection Single Family Home</i>	\$ 5,793
<i>Sewer Connection Single Family Home</i>	\$ 6,868

B	SEWER – Capacity and Connection Fees:	
	Meter Size	Fee

Less than 1"	\$ 9,053
1"	\$ 14,088
1 1/2"	\$ 26,678
2"	\$ 41,786
3"	\$ 89,628
4"	\$ 160,131
6"	\$ 354,015

C1	STORM DRAIN – Capacity and Connection Fees:	Ordinance 535 (2011)
	Residential	Fee
	Single Family (per unit)	\$ 3,949
	Duplex (per unit)	\$ 2,819
	Multi Family (per acre)	\$ 24,960

<i>(See Resolution 36-2019 for fees 11-1-19 thru 10-31-21)</i>	
<i>Single Family (temporary for 200 permits)</i>	
<i>Storm Drain Connection Single Family Home</i>	<i>\$ 2,996</i>

C2	STORM DRAIN – Capacity and Connection Fees:	Ordinance 535 (2011)
	Non-Residential	
	Office (per acre)	\$ 25,920
	Commercial (per acre)	\$ 25,920
	Industrial (per acre)	\$ 25,920
	Warehouse (per acre)	\$ 25,920

Special Assesments

A	Fire Protection Parcel Tax (LOMC 3.24.020)	Per sq ft			
		Primary	Attachments	Building	Acreage
	Residential Building	0.03	0.03	0.03	0.00
	Agricultural Building	0.03	0.03	0.01	0.00
	Commercial Building	0.03	0.03	0.03	0.00
	Industrial Building	0.03	0.03	0.03	0.00
	Dry Pasture	0.03	0.03	0.01	0.01

B	Lighting Maintenance Parcel Tax (LOMC 3.24.020)	
	Within 150' Radius of Street Light:	Per Lot
	0' – 80' Street Frontage	\$ 32
	Over 80' Street Frontage	\$ 40
	Over 150' Radius and Within 300' Radius of Street Light:	
	0' – 80' Street Frontage	\$ 16
	Over 80' Street Frontage	\$ 24

Over 300' Radius of Street Light:	
0' – 80' Street Frontage	\$ 8
Over 80' Street Frontage	\$ 8

C	COMMUNITY FACILITIES DISTRICT 2004-1 (Mello Roos)	Maximum Special Tax Rates	
	Type	Description	Rate
	Single Family Detached Property	Per unit	\$ 909.56
	Single Family Detached Property	Duplex Per unit	\$ 363.83
	Single Family Detached Property	Triplex - Per Unit	\$ 275.63
	Single Family Detached Property	Fourplex - Per Unit	\$ 181.91
	Single Family Detached Property	Per Unit	\$ 110.25
	Multi-Family Property	Per Unit	\$ 27.56
	Commercial Property	Per acre	\$ 198.45

Five or more units per structure - Per Unit

D COMMUNITY FACILITIES DISTRICT 92-1 (Mello Roos)

Ordinance 380, 438 & 439 and Reso 30-2002

Assessment is Based on Square Footage and Year Building Permit is Issued

Planning

A	IMPROVEMENT PLAN CHECK AND CONSTRUCTION INSPECTION FEES
	4% of City Engineer's Approval Estimate

B	ENVIRONMENTAL IMPACT REPORT	R 39 (2004)	
	First Initial Study	Actual Cost	plus City Overhead Rate
	Minor Parcel Maps, Variances, UP, etc.	\$ 331	
	Major Subdivision, General Plan Amendment, Rezone, etc.	\$ 645	
	Fish & Game Fee	Actual Cost	

C	REZONING	
	Map Change	\$ 1,998
	Text Change	\$ 1,664

D	PLANNED DEVELOPMENTS	
	R 8 (2003) (Includes Zone Updates)	\$ 2,171

E	GENERAL PLAN AMENDMENT	
	Text and Map Changes	\$ 3,147

F	SPECIFIC PLANS	
	Amendments (Text & Map)	\$ 3,147

G	USE PERMIT		
	Major	\$ 1,899	
	Minor (related to single-family residence or duplex, parking waiver, signs, temporary coaches)	\$ 811	
	Use Permit amendments (major)	\$ 950	50% of regular fee
	Use Permit amendments (minor)	\$ 406	50% of regular fee
	Time Extensions of Use Permit		
	Major	\$ 232	
	Minor	\$ 107	

H	VARIANCE	
	Single Family Dwelling	\$ 433
	Other	\$ 867

I	TENTATIVE MAP EXTENSION	
	R 39 (2004)	\$ 217
	R 8 (2003)	

J	CERTIFICATE OF COMPLIANCE	
	R8 (2003)	
	Minor	\$ 271
	Major	\$ 527

K	SUTTER COUNTY NOTICE OF DETERMINATION FILING FEE	
	R 39 (2004), R8 (2003)	
	Admin Processing Fee	\$ 50
	Fish & Game EIR	\$ 2,919
	Fish & Game MND	\$ 2,102
	SWRCB	\$ 850
	CRP	\$ 993

L	ENCROACHMENT PERMIT	Hourly
	R8 (2003) (1 hr minimum charge)	\$ 133

M	Development Plans		
	City Council Review	\$	2,714
	Planning Commission Review	\$	1,628
	Single Family, Duplex, Fourplex	\$	35
	Multi Family Residence (initial unit and per unit)	\$	107
	Commercial, Office 10,000 sq. ft. or less	\$	217
	Commercial, Office over 10,000 sq. ft.	\$	527
	Industrial over 10,000 sq. ft.	\$	217

plus \$10 per lot

N	ZONING CLEARANCE		
	Signs, Homes, Model Homes and Telecommunications	\$	35
	Special Event Signage	\$	35

Plus \$133 deposit

O	ZONING CLEARANCE		
	To Planning Commission regarding SFH Residential Projects	\$	217
	To Planning Commission regarding all other Projects	\$	353
	To City Council regarding Single Family Residential Projects	\$	353
	To City Council regarding all other Projects	\$	733

Subdivision Map	\$	1,329	plus \$30 per lot over 4 lots
Parcel Map	\$	1,017	
Revise Approved Map/Conditions (subdivision map)	\$	665	
Revise Approved Map/Conditions (parcel map)	\$	509	
Lot Line Adjustment or Minor Lot Split	\$	465	plus \$40 per lot over 4 lots
Certificate of Compliance	\$	515	

P	DESIGN REVIEW		
	Building/Development Plans		
	Major Subdivision, Commercial Development, etc.	\$	527
	Minor single residential (over the counter)	\$	64
	Signs:		
	Minor (over the counter)	\$	64
	Design Review Hearing	\$	527
	Variance to Sign Ordinance (same as major variance)	\$	849

Development Impact, Building and Code Enforcement

A	AB 1600 DEVELOPMENT IMPACT FEES	Public Safety		General Gov't		Parks, Recreation & Community Center				
		Transportation	Fire	Police	General	Corp Yard	Parks	Recreation	Comm Center	Total
	Land Use									
	Residential	Per Unit								
	<i>(See Resolution 36-2019 for fees 11-1-19 thru 10-31-21)</i>									
	Single Family (temporary for 200 permits)	\$ 2,346	\$ 1,315	\$ 475	\$ 867	\$ 495	\$ 2,542	\$ 175	\$ 668	\$ 8,883
	Single Family	\$ 3,092	\$ 1,733	\$ 626	\$ 1,143	\$ 653	\$ 3,351	\$ 231	\$ 881	\$ 11,710
	Duplex	\$ 2,945	\$ 1,238	\$ 448	\$ 816	\$ 467	\$ 2,394	\$ 165	\$ 630	\$ 9,103
	Multi Family (per unit)	\$ 2,361	\$ 1,114	\$ 402	\$ 735	\$ 420	\$ 2,155	\$ 149	\$ 567	\$ 7,903
	Non-Residential									
	Office	\$ 3,740	\$ 296	\$ 107	\$ 195	\$ 112	\$ 143	\$ 10	0	\$ 4,603
	Commercial	\$ 8,019	\$ 366	\$ 132	\$ 241	\$ 137	\$ 177	\$ 12	0	\$ 9,084
	Industrial	\$ 2,368	\$ 366	\$ 132	\$ 241	\$ 137	\$ 177	\$ 12	0	\$ 3,433
	Warehouse	\$ 1,685	\$ 154	\$ 55	\$ 102	\$ 58	\$ 75	\$ 5	0	\$ 2,134

B	EXPEDITED PLAN CHECK FEE	
	Expedited Plan Check	Double Regular Plan Review Fee

C	STATE PASS THRU FEES	
	Strong Motion Tax:	
	State of California	Resources Agency
	Department of Conservation	Division of Mines and Geology

D1 Strong – Motion Instrumentation and Seismic Hazard Mapping Fee

Category 1 Construction (1 to 3 Story Residential)

Value	Fee	Value	Fee	Value	Fee	Value	Fee	Value	Fee
\$0 - 100	\$0.01	\$1,000	\$0.13	\$10,000	\$1.30	100,000	\$13	1,000,000	\$130
200	\$0.03	\$2,000	\$0.26	\$20,000	\$2.60	200,000	\$26	2,000,000	\$260
300	\$0.04	\$3,000	\$0.39	\$30,000	\$3.90	300,000	\$39	3,000,000	\$390
400	\$0.05	\$4,000	\$0.52	\$40,000	\$5.20	400,000	\$52	4,000,000	\$520
500	\$0.07	\$5,000	\$0.65	\$50,000	\$6.50	500,000	\$65	5,000,000	\$650
600	\$0.08	\$6,000	\$0.78	\$60,000	\$7.80	600,000	\$78	6,000,000	\$780
700	\$0.09	\$7,000	\$0.91	\$70,000	\$9.10	700,000	\$91	7,000,000	\$910
800	\$0.10	\$8,000	\$1.04	\$80,000	\$10.40	800,000	\$104	8,000,000	\$1,040
900	\$0.12	\$9,000	\$1.17	\$90,000	\$11.70	900,000	\$117	9,000,000	\$1,170

Strong – Motion Instrumentation and Seismic Hazard Mapping Fee

D2	Method 1	Value Amount X 0.00021 = Fee Amt	0.00028
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Method 2	Value	Fee	Value	Fee	Value	Fee	Value	Fee	Value	Fee
	\$0 - 100	\$0.03	\$1,000	\$0.28	\$10,000	\$2.80	100,000	\$28	1,000,000	\$280
	200	\$0.06	\$2,000	\$0.56	\$20,000	\$5.60	200,000	\$56	2,000,000	\$560
	300	\$0.08	\$3,000	\$0.84	\$30,000	\$8.40	300,000	\$84	3,000,000	\$840
	400	\$0.11	\$4,000	\$1.12	\$40,000	\$11.20	400,000	\$112	4,000,000	\$1,120
	500	\$0.14	\$5,000	\$1.40	\$50,000	\$14.00	500,000	\$140	5,000,000	\$1,400
	600	\$0.17	\$6,000	\$1.68	\$60,000	\$16.80	600,000	\$168	6,000,000	\$1,680
	700	\$0.20	\$7,000	\$1.96	\$70,000	\$19.60	700,000	\$196	7,000,000	\$1,960
	800	\$0.22	\$8,000	\$2.24	\$80,000	\$22.40	800,000	\$224	8,000,000	\$2,240
	900	\$0.25	\$9,000	\$2.52	\$90,000	\$25.20	900,000	\$252	9,000,000	\$2,520

E	Fee Schedule	Permit Valuation	Fee
	California Building Standards Fee	\$1 - 25,000	\$ 1.00
		\$25,001 - 50,000	\$ 2.00
		\$50,001 - 75,000	\$ 3.00
		\$75,001 - 100,000	\$ 4.00
		Every \$25,000 or fraction thereof above \$100,000	Add \$1

F	PLAN RETENTION FEE	SHEET
	18" x 24" and larger	\$ 4.62
	8 ½" x 11"	\$ 1.15

G	CODE ENFORCEMENT	
	LOMC 14.08.050	
	Non-Building and Safety Code	
	First Violation	\$ 100
	Second Violation (within one year)	\$ 200
	Each Additional (same code provision within 1 year)	\$ 500
	Building and Safety Code	

First Violation	\$ 100
Second Violation (within one year)	\$ 500
Each Additional (same code provision within 1 year)	\$ 1,000

H	BUILDING EXCISE TAX
	1% Excise Tax on New Development Effective 3/26/2005



City of Live Oak
Planning Department
(530) 695-2112
<https://www.liveoakcity.org/>

Certificate of Parcel Merger

Page 1 of 3

Requirements for a Complete Application

APPLICATION FORM

PROJECT #: _____

Applicant: _____

Address: _____

Phone: _____ Email: _____

Owner of Record: _____

Address: _____

Phone: _____ FAX: _____

Mail Notice of Hearing to: _____ Applicant _____ Owner

AP #(s): _____

Parcel Zoning: _____

General Plan Designation: _____

Parcel sizes, prior to merger: _____

Property location and nearest street: _____

I (we) certify that the above information is true and accurate:

Applicant Signature

Owner of Record Signature

Certificate of Parcel Merger Submittal Requirements:

Live Oak Municipal Code Chapter 16.36 enables the merger of contiguous parcels under common ownership. A merger of contiguous lots under common ownership may be accomplished by the recordation or certificate of merger if there are no easements held by a governmental agency or public or private utility on the lots to be merged or all agencies or utilities owning an easement on the lots to be merged have indicated in writing either that they have no objection to the merger or that they will have no objection to the merger if the easement they own is vacated or relocated. The contiguous lots to be merged shall have the same zoning and General Plan Land Use Designation.

The Community Development Director shall approve or deny the application for a certificate of merger. If the Community Development Director denies the application, he or she shall notify the applicant of that action within five days. The applicant may appeal the Community Development Director's denial to the Planning Commission by filing an appeal of that action with the Community Development Director within 15 days of the Community Development Director's notice of denial. The appeal hearing shall be held by the Planning Commission within 30 days.

Applicant must submit the following information to the Community Development Department with the completed application:

1. Completed and signed Application Form
2. Completed Environmental Information Form
3. Payment of application and environmental review fees
4. Title of Property (Adequate evidence of title to the real property indicating the lots to be merged are under common ownership.)
5. Record Maps: A copy of a filed final or parcel map, if applicable
6. 3 copies of the plat, either 8 ½" x 11" or 18" x 24" in size, drawn to a scale such that lot dimensions and other required information can be readily understood. The plat shall contain the following information:
 - a. Vicinity Map
 - b. Tract names, date of plat prepared, north arrow, scale
 - c. Location, width, and name of existing streets, highways, or roadways within the parcels and along the boundaries thereof
 - d. The outline of existing buildings, wells, and septic systems on affected parcels. If there are no buildings, wells, or septic systems a note shall be placed on the plat so stating
 - e. Lot layout and dimensions of each affected parcel, including existing and proposed parcel boundaries
 - f. Name, business address, and license number of the registered civil engineer or licensed land surveyor, if any, who prepared the plat for this application
7. Legal Descriptions of the lots to be merged
8. Evidence that all agencies or utilities owning any easement on the lots to be merged either have not objection or will have no objection to the merger if the easement they own is abandoned or relocated.
9. Owner's Signature of the lots to be merged.

An application will not be considered as complete until all of the information has been submitted to the Community Development Department. Incomplete applications will not be processed.

RECORDING REQUESTED BY
CITY OF LIVE OAK

AFTER RECORDING RETURN TO:

CITY OF LIVE OAK
COMMUNITY DEVELOPMENT DEPT.
9955 LIVE OAK BOULEVARD
LIVE OAK, CA 95953
(530) 695-2112

"No Fee Required" (Govt. Code Sec 6103 & 27383)
Recorded for the benefit of the City of Live Oak

(Space Above for Recorder's Use)

CERTIFICATE OF PARCEL MERGER

Record Owner

EXISTING PARCELS
(Assessor Parcel Numbers)

OWNERS CONCENT TO MERGER

As owner of all that real property to be merged, I do hereby voluntarily consent and agree to the merger of such lands into one single parcel. A written legal description and plat map of the parcel(s) as merged are attached as **Exhibits "A" and "B"** and made a part hereof.

SIGNATURE OF RECORD OWNER (Must be Notarized):

Printed Name:

Signature:

BENEFICIARY / TRUSTEE CONSENT TO MERGER

The undersigned, as beneficiary/trustee of an existing Deed of Trust on that real property to be merged, do hereby consent and agree to the merger of such lands into one single parcel as described and shown in **Exhibits "A" and "B"**.

SIGNATURE OF BENEFICIARY / TRUSTEE (Must be Notarized):

Printed Name:

Signature:

CITY OF LIVE OAK COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

Printed Name:

Signature:

Title: **Planning Director**

Date:

Printed Name:

Signature:

Title: **City Engineer**

Date:

Note: Approval of the merger does not guarantee that the resulting lot or parcel is developable in accordance with City of Live Oak Planning and Engineering Standards.



**City of Live Oak
Report to City Council**

Meeting Date: December 21, 2022

Title: Conference with Labor Negotiators Pursuant to California Government Code
Section 54957.6:
Agency Designated Representatives: Aaron Palmer, City Manager
Employee Organization: Public Employees Union Local #1 (AFSME)