



LIVE OAK CITY COUNCIL

REGULAR MEETING AGENDA APRIL 15, 2026 6:00 PM

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

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAIN, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
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.

Public Participation Options:

- **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.
 - **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 reflected in the meeting minutes. Please note that emailed comments will NOT be read aloud during the meeting unless an approved accommodations request has been granted.
 - **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 reflected in the meeting minutes. Please note that eComments will NOT be read aloud during the meeting unless an approved accommodations request has been granted.
- **Remote Participation – Viewing Only - No Public Participation via Remote:**
 - The meeting will be livestreamed for public viewing, but not participation, as follows:

- *Granicus livestream:* https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
- *Zoom livestream:*
 - **Join by Electronic Device:**
<https://us02web.zoom.us/j/85772556097>
 - **Join by Phone:**
1-669-900-6833 or 1-833-548-0282 (Toll Free)
Webinar ID: 857 7255 6097

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION

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

PRESENTATIONS AND RECOGNITIONS

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 April 1, 2026, City Council Special Meeting minutes.
(Clarissa Menchaca, City Clerk)
2. City Council Meeting Minutes
Recommendation: Approve the April 1, 2026, City Council Regular Meeting minutes.
(Clarissa Menchaca, City Clerk)
3. Authorize the City Manager to Submit an Application for Funding for the Live Oak System Preservation Project
Recommendation: Adopt a resolution authorizing the City Manager, or his designee, to submit an application for funding for the "Live Oak System Preservation Project" to SACOG under the "System Preservation Program."
(Benjamin Moody, City Manager)

4. Road Rehabilitation – Contract Award with All American Construction
Recommendation: 1) Authorize the City Manager to enter into an agreement with All American Construction, Inc. for road rehabilitation work at various locations, in the amount of \$141,547.59, with a 15% contingency, subject to approval as to form by the City Attorney, with the finding that this action is in the best interest of the City by piggybacking on Sutter County Contract No. RR31002636S; and 2) Authorize the Finance Director to make a supplemental appropriation to amend the Fiscal Year 2025-26 budget to be able to receive and expend Transportation Development Act (TDA) funding in the amount of \$177,000, and take any other necessary actions to allocate the funding for use in accordance with the funding requirements.
(Benjamin Moody, City Manager)

BUSINESS ITEMS

5. City Property Review – Surplus Lands
Recommendation: Discuss and provide direction to staff on city-owned parcels for declaration as surplus properties.
(Benjamin Moody, City Manager)

PUBLIC HEARINGS

6. Master Fee Schedule Update
Recommendation: Conduct a Public Hearing to receive comments on the proposed Master Fee Schedule updates, and upon close of the public hearing, adopt a resolution amending the Master Fees Schedule which includes: 1) Authorizing the implementation of the updated Master Fee Schedule beginning May 1st, 2026; and 2) Authorize the Finance Director to annually review and adjust all fees each July, beginning July 1, 2027, in accordance with the California Consumer Price Index (CPI) for Urban Consumers.
(Ethan Gutierrez, Finance Director)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

COUNCILMEMBER REPORTS / COMMENTS / REQUESTS

ADJOURNMENT

CITY OF LIVE OAK
STAFF REPORT

Date: April 15, 2026
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: City Council Meeting Minutes

Background:

Submitted for approval are the April 1, 2026, City Council Special Meeting minutes.

Recommendation:

Approve the April 1, 2026, City Council Special Meeting minutes.

Attachments:

[Minutes](#)



LIVE OAK CITY COUNCIL

SPECIAL MEETING MINUTES APRIL 1, 2026 5:00 PM

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAIN, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
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 Mayor Chapdelaine at Live Oak Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 5:01 pm.

ROLL CALL

Present: Councilmembers Santana, Hernandez, Vice Mayor Pamma and Mayor Chapdelaine

Absent: Councilmember Woten

PLEDGE OF ALLEGIANCE AND INVOCATION

Vice Mayor Pamma led the Pledge of Allegiance.

PUBLIC COMMENT

The following members of the public addressed the Council: Cruz Mora, Marcus Prasad, and J.R. Thiara.

CLOSED SESSION

1. Significant Exposure to Litigation Pursuant to California Government Code Section 54956.9(d)(2):
One case.

ADJOURNMENT

Mayor Chapdelaine adjourned to closed session at 5:12 pm.

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

CITY OF LIVE OAK
STAFF REPORT

Date: April 15, 2026
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: City Council Meeting Minutes

Background:

Submitted for approval are the April 1, 2026, City Council Regular Meeting minutes.

Recommendation:

Approve the April 1, 2026, City Council Regular Meeting minutes.

Attachments:

[Minutes](#)



LIVE OAK CITY COUNCIL

MINUTES APRIL 1, 2026 6:00 PM

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MEMBERS OF THE COUNCIL

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BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

CALL TO ORDER

Meeting called to order by Mayor Chapdelaine at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 6:13 pm.

ROLL CALL

Present: Councilmembers Santana, Hernandez, Vice Mayor Pamma, and Mayor Chapdelaine

Absent: Councilmember Woten

PLEDGE OF ALLEGIANCE AND INVOCATION

Vice Mayor Pamma led the Pledge of Allegiance. Mayor 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.

PRESENTATIONS AND RECOGNITIONS

There were no presentations or recognitions.

PUBLIC COMMENT

Public Comment was opened and closed without any speakers.

CONSENT ITEMS

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

MOTION: APPROVE THE CONSENT AGENDA.
(MOTION: CHAPDELAIN; SECOND: PAMMA)

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

1. City Council Meeting Minutes
Clarissa Menchaca, City Clerk
Council action: February 25, 2026, City Council Special Meeting minutes approved.
2. City Council Meeting Minutes
Clarissa Menchaca, City Clerk
Council action: March 4, 2026, City Council Regular Meeting minutes approved.
3. City Council Meeting Minutes
Clarissa Menchaca, City Clerk
Council action: March 11, 2026, City Council Special Meeting minutes approved.
4. Live Oak Planning Commissioner Appointment to Sutter County Planning Commission
Nurkamal Nagra, Planning Intern
Council action: Confirmed the appointment of Liz Skutley, Live Oak Planning Commissioner, to the Sutter County Planning Commission and forwarded the recommendation to the Sutter County Board of Supervisors.
5. Agreement with Hach Company for Maintenance Services at the Wastewater Treatment Plant
Benjamin Moody, City Manager
Council action: Approved and authorized the City Manager to execute a three-year service agreement with Hach Company in the total amount of \$44,731.34, for maintenance services at the Wastewater Treatment Plant, with the finding that this action is in the best interest of the City.

BUSINESS ITEMS

6. Authorizing Submittal of a Revised Application for Permanent Local Housing Allocation (PLHA) Funds; and Approve the Revised PLHA Section 302(c)(4) Plan
Ethan Gutierrez, Finance Director

Ethan Gutierrez, Finance Director, provided a presentation for the Council.

Public Comment was opened and closed without any speakers.

**MOTION: 1) ADOPT A RESOLUTION APPROVING THE PERMANENT LOCAL HOUSING ALLOCATION FUNDS SECTION 302(c)(4) PLAN; AND 2) ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR A PROJECT UTILIZING PERMANENT LOCAL HOUSING ALLOCATION.
(MOTION: CHAPDELAINE; SECOND: PAMMA)**

VOTE: MOTION PASSED 4-0-1

AYES: COUNCILMEMBERS SANTANA, HERNANDEZ, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE

NOES: NONE

ABSENT: COUNCILMEMBER WOTEN

Reference Resolution Nos. 06-2026 and 07-2026.

7. Permanent Local Housing Allocation (PLHA) – Subrecipient Agreement
 Ethan Gutierrez, Finance Director

Ethan Gutierrez, Finance Director, provided a presentation for the Council.

Public Comment was opened and closed without any speakers.

MOTION: 1) ADOPT A RESOLUTION APPROVING ONE (1) SUBRECIPIENT AGREEMENT FOR THE CITY'S 2022 & 2023 PERMANENT LOCAL HOUSING ALLOCATION (PLHA) FUNDING FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD); AND 2) AUTHORIZE THE CITY MANAGER TO EXECUTE THE APPROVED AGREEMENT AND MAKE ANY MINOR CONTRACT ADJUSTMENTS TO COMPLY WITH HCD'S PLHA REQUIREMENTS, WITH APPROVAL BY THE CITY ATTORNEY. (MOTION: HERNANDEZ; SECOND: PAMMA)

VOTE: MOTION PASSED 4-0-1

AYES: COUNCILMEMBERS SANTANA, HERNANDEZ, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE

NOES: NONE

ABSENT: COUNCILMEMBER WOTEN

Reference Resolution No. 08-2026.

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

City Manager Benjamin Moody reported that he continues to collaborate with the City of Yuba City and Sutter County on a regional plan and expects to share updates soon. He also met with consultant Dan Peterson regarding the Sacramento Area Council of Governments (SACOG) and the State of California’s call for projects. The city plans to submit an application for SACOG’s System Preservation Program for rehabilitation work on Broadway and on Larkin. Additionally, an Active Transportation Program application has been submitted for the Pennington gap closure project. The city is also pursuing funding through the State’s Safe Streets for All program to replace all traffic signs citywide. Mr. Moody provided code enforcement updates, noting that efforts are being made to address blighted properties on Q Street and on the north side of Pennington. Mr. Moody also provided an update on new businesses expected to be coming to the city.

COUNCILMEMBER COMMENTS

Councilmember Hernandez noted improvements in code enforcement efforts observed throughout the city.

Councilmember Santana inquired about updates on businesses coming to the city. Additionally, she raised concerns regarding semitruck traffic on Larkin Road and its use as a truck route and inquired about the number of trucks permitted on a property located on the north side of Larkin Road.

Vice Mayor Pamma reported on his upcoming attendance at the Feather River Air Quality Management District meeting on Monday. He also announced that the Lions Club will be hosting a Bingo Night at the community building on Thursday. Lastly, he expressed appreciation to the City Manager, City Attorney, and City staff for their work and service to the city.

Mayor Chapdelaine reported on the upcoming SACOG System Performance funding opportunities. He also noted his attendance at a Sutter Butte Flood Control Agency meeting.

ADJOURNMENT

Mayor Chapdelaine adjourned the meeting at 6:33 pm.

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

CITY OF LIVE OAK
STAFF REPORT

Date: April 15, 2026
To: Honorable Mayor & Members of the City Council
From: Benjamin Moody, City Manager

Subject: Authorize the City Manager to Submit an Application for Funding for the Live Oak System Preservation Project

Summary: Recommendation: Adopt a resolution authorizing the City Manager, or his designee, to submit an application for funding for the "Live Oak System Preservation Project" to SACOG under the "System Preservation Program."

Fiscal Impact: There is no fiscal impact to submitting an application for funding. Should funding be awarded, there is an 11.47% local match.

Purpose:

Authorize the City Manager to submit an application for Funding for the Live Oak System Preservation Project, which would complete a rubber cape seal treatment on Larkin Road from State Route 99 to Riviera Road, and on Broadway from Apricot Street to Pennington Road.

Background:

SACOG administers Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) funds across three programs to local government agencies to projects that meet performance outcomes, overall policy, and selection considerations identified by SACOG. These three programs include the Next Generation Solutions & Clean Air Program, the System Performance Program, and the System Preservation Program. The System Preservation Program addresses the need for road preventative maintenance and the preservation of existing infrastructure by providing funding for eligible projects.

Analysis:

Staff requests that the City Council formally authorize the City Manager to submit an application for funding to SACOG for the proposed Live Oak System Preservation Project. This project will provide a rubber cape seal treatment on Larkin Road from State Route 99 to Riviera Road, and on Broadway from Apricot Street to Pennington Road. The project will also include replacing the existing centerline striping, crosswalk markings, and pavement markings for parking with high-visibility thermoplastic striping.

Application of a rubber cape seal treatment on these roads at this point in the pavement's

Agenda Item 3.

service life will extend the pavement life on both roads. This would avoid the need for more expensive treatment options, such as thick overlays, should maintenance be delayed.

Fiscal Impact:

There is no fiscal impact associated with submission of an application for grant funding. Should a grant be awarded, the City would be required to provide an 11.47% local match for the overall project cost.

Recommendation:

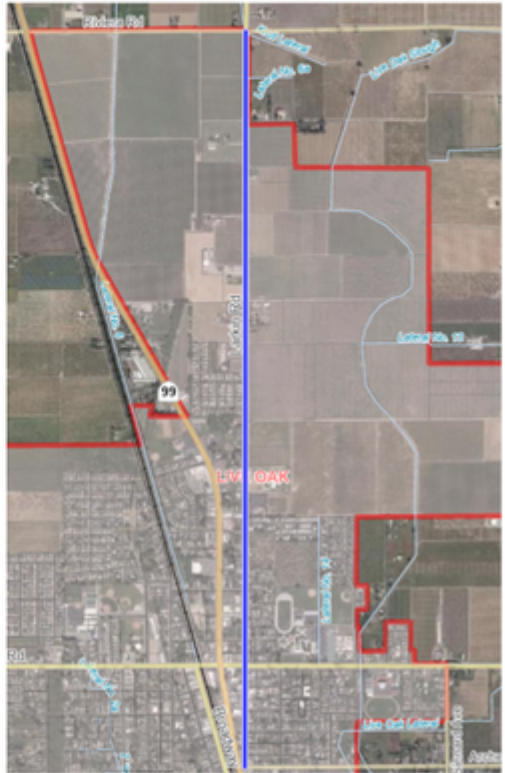
Adopt a resolution authorizing the City Manager, or his designee, to submit an application for funding for the "Live Oak System Preservation Project" to SACOG under the "System Preservation Program."

Attachments:

[Map of Proposed Project Area](#)
[Resolution](#)



Construction on **Broadway** from **Apricot Street** to **Pennington Road**



Construction on **Larkin Rd** from **Riviera Rd** to **Archer Ave**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO SACOG REQUESTING FUNDING UNDER THE 2026 FEDERAL FUNDING CYCLE

WHEREAS, the City of Live Oak is eligible for funding from the Sacramento Area Council of Governments (SACOG) 2026 Federal Funding Cycle; and

WHEREAS, SACOG administers Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) funds across three programs to local government agencies to projects that meet performance outcomes, overall policy, and selection considerations identified by SACOG; and

WHEREAS, the three STBG programs include the *Next Generation Solutions & Clean Air Program*, the *System Performance Program*, and the *System Preservation Program*; and

WHEREAS, the City of Live Oak desires to request funding from these three programs for projects that meet SACOG’s performance outcomes, overall policy, and selection considerations; and

WHEREAS, the City of Live Oak commits to delivering these projects on time and ensuring accountability; and

WHEREAS, SACOG requires an Adopted Agency Resolution as part of a funding application package; and

WHEREAS, the City of Live Oak asserts that the Live Oak System Preservation Project aligns with SACOG and “System Preservation Program” goals, policies, and performance outcomes.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Live Oak hereby:

Section 1. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. The City Council hereby authorizes and directs the City Manager or his designee to submit an application for funding for the “Live Oak System Preservation Project” to SACOG under the “System Preservation Program.”

Section 3. This resolution shall be effective upon its adoption. The City Clerk shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Live Oak this 15th day of April, 2026, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- NOT VOTING:**

APPROVED:

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

CITY OF LIVE OAK
STAFF REPORT

Date: April 15, 2026
To: Honorable Mayor & Members of the City Council
From: Benjamin Moody, City Manager

Subject: Road Rehabilitation - Contract Award with All American Construction

Summary: Recommendation: 1) Authorize the City Manager to enter into an agreement with All American Construction, Inc. for road rehabilitation work at various locations, in the amount of \$141,547.59, with a 15% contingency, subject to approval as to form by the City Attorney, with the finding that this action is in the best interest of the City by piggybacking on Sutter County Contract No. RR31002636S; and 2) Authorize the Finance Director to make a supplemental appropriation to amend the Fiscal Year 2025-26 budget to be able to receive and expend Transportation Development Act (TDA) funding in the amount of \$177,000, and take any other necessary actions to allocate the funding for use in accordance with the funding requirements.

Fiscal Impact: Contract Amount: \$141,548
Project Management (10%): \$14,155
Contingency (15%): \$21,297
Total: \$177,000

Purpose:

To construct road rehabilitation work on City streets by piggybacking on Sutter County's paving contract to maximize cost savings and work efficiency.

Background:

Sutter County prepared a FY 25-26 Road Overlay project that included roadways adjacent to Live Oak City limits, including Nevada Street and Hampton Road. The project was competitively bid this past winter, with All American Construction, Inc. being the lowest responsive, and responsible bidder. The County awarded a construction contract to All American at their March 24, 2026, Board of Supervisor's meeting and entered into Contract No. RR31002636S.

The City recently became aware of the adjacent work and believes it is in the best interest of

Agenda Item 4.

the City to piggyback on Contract No. RR31002636S by utilizing the same contractor and bid prices to improve directly adjacent segments of roadway that are in need of repair as the contract is reasonable and beneficial to the City.

* Hampton / N Street - Paving from City Limits to North of Kola Street

* Nevada Street - Paving from City limits to South of Ramsdell Drive

The City has available Transportation Development Act (TDA) funding, a type of gas tax funding that is specifically restricted for road improvement work, that is being held with SACOG in accordance with funding guidelines.

Analysis:

The identified road segments are in need of repair. The unit cost for the work is anticipated to be lower than should the City put out a smaller contract due to savings associated with bulk pricing. Additionally, public perception and approval of seeing road improvements stop at a logical end point, rather than an arbitrary point with the City limit line is improved.

All American Construction is a local contractor that the City has worked with numerous times in the past with great results. City staff regularly experiences high levels of competence, professionalism and quality of work from All American Construction on projects which they construct for the City. All American is interested and available to construct the aforementioned roadway segments in conjunction with the adjacent work for the County. In order to expedite the procurement process, Staff recommends piggybacking on the County's procurement and bidding of these services. Sutter County conducted a formal, competitive solicitation and awarded the contract on March 24, 2026. The bidding process met all legal requirements and aligns with our agency's purchasing policies, providing a competitive, compliant option.

Construction is anticipated to occur soon, with completion this spring. Project management and inspection will be in coordination with the City Engineer.

Fiscal Impact:

The proposed total project amount is \$177,000. Staff recommends utilizing existing unclaimed Local Transportation Fund, TDA funding for the work improvements. The City's TDA balance is approximately \$2.8 million.

Recommendation:

1) Authorize the City Manager to enter into an agreement with All American Construction, Inc. for road rehabilitation work at various locations, in the amount of \$141,547.59, with a 15% contingency, subject to approval as to form by the City Attorney, with the finding that this action is in the best interest of the City by piggybacking on Sutter County Contract No. RR31002636S; and 2) Authorize the Finance Director to make a supplemental appropriation to amend the Fiscal Year 2025-26 budget to be able to receive and expend Transportation Development Act (TDA) funding in the amount of \$177,000, and take any other necessary actions to allocate the funding for use in accordance with the funding requirements.

Attachments:

[Engineer's Estimate](#)
[Project Plans](#)

City of Live Oak
Paving Overlay Cost Estimate

Hampton Street and N Street

Paving from City Limits to north side of Epperson Way

Road Length =	503	Ft	
Average Road Width =	15	Ft	(Average width)
Area =	7545	SF	
Pavement Thickness =	0.2	Ft	(3/4" Type A HMA)
AC Tonnage =	117	Tons	

Paving from north side of Epperson Way to conform north of Kola Street

Road Length =	1429	Ft	
Average Road Width =	19	Ft	(Average width)
Area =	27151	SF	
Pavement Thickness =	0.2	Ft	(3/4" Type A HMA)
AC Tonnage =	421	Tons	

AC tapered edge conform grinding at Epperson Way

Grind Length =	60	Ft
Grind Width =	6	Ft
Area =	360	SF

AC tapered end conform grind near Kola Street

Grind Length =	30	Ft
Grind Width =	20	Ft
Area =	600	SF

Raise Iron

Raise SSMH to Grade =	3	EA	\$	2,500.00	(All American price per conversation with Derek)
Raise WV to grade =	3	EA	\$	1,800.00	(All American Construction Bid per each)
Raise SSCO to Grade =	1	EA	\$	2,000.00	(All American price per conversation with Derek)

2-foot wide Shoulder Backing - west side of N Street from Epperson to Kola

Shoulder Backing =	40	ton	\$	50.00	(All American Construction Bid per ton)
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Total Road Overlay Costs

AC =	\$	55,392.16	\$	103.00	(All American Construction Bid per ton)
Grinding =	\$	194.13	\$	1.82	(All American Construction Bid per sq yd)
Leveling Course =	\$	10,000.00	\$	10,000.00	(All American estimated price per conversation with Derek)
Raise Iron =	\$	14,900.00			
Shoulder Backing =	\$	2,010.00			
Total =	\$	82,496.30			

City of Live Oak
Paving Overlay Cost Estimate

Nevada Street

Paving from City Limits to softball field dugout

Road Length =	861	Ft	
Road Width =	22	Ft	(Average width)
Area =	18942	Sq Ft	

Paving from softball field dugout to south return of Ramsdell Drive

Road Length =	273	Ft	
Road Width =	38	Ft	(Average width)
Area =	10374	Sq Ft	
Total Area =	29316		
Pavement Thickness =	0.2	Ft	(3/4" Type A HMA)
AC Tonnage =	454	Tons	

AC tapered edge conform grinding at Ramsdell Estates Unit 2 Subdivision

Grind Length =	170	Ft
Grind Width =	6	Ft
Area =	1020	Sq Ft

AC tapered end conform grinding on Nevada at south return of Ramsdell Street

Grind Length =	30	Ft
Grind Width =	38	Ft
Area =	1140	Sq Ft

Raise Iron

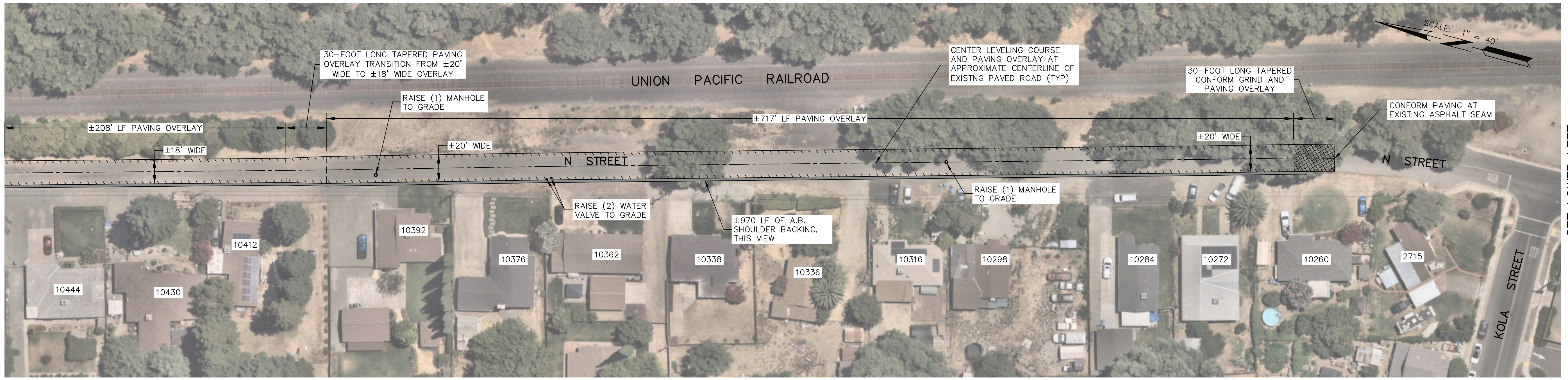
Raise SSMH to grade =	1	EA	\$	2,500.00	(All American price per conversation with Derek)
Raise WV to grade =	3	EA	\$	1,800.00	(All American Construction Bid per each)
Raise Blowoff to grade =	1	EA	\$	2,500.00	(All American price per conversation with Derek)

2-foot wide Shoulder Backing - Along softball field approximately 185'

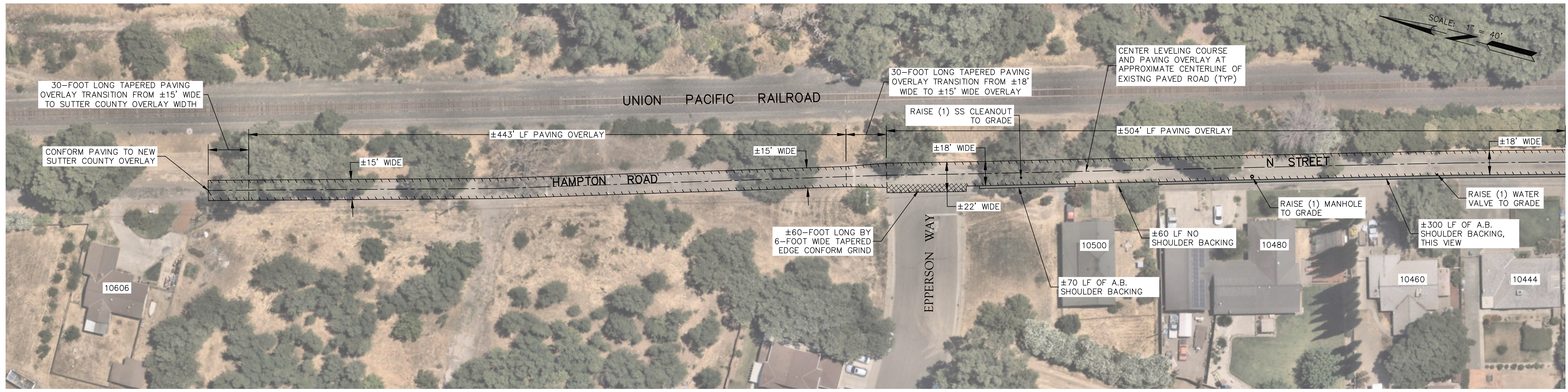
Shoulder Backing =	6	ton	\$	50.00	(All American Construction Bid per ton)
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Pavement Overlay Costs

AC =	\$	46,802.99	\$	103.00	(All American Construction Bid per ton)
Grinding =	\$	436.80	\$	1.82	(All American Construction Bid per sq yd)
Detail 6 Single Skip Yellow =	\$	1,134.00	\$	1.00	(All American Construction Bid per LF)
Raise Iron =	\$	10,400.00			
Shoulder Backing =	\$	277.50			
Total =	\$	59,051.29			



SEE LOWER LEFT



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APPROVED *Jeffrey I. Rado*
 DATE APRIL, 2026

PREPARED FOR :
CITY OF LIVE OAK

RAR
ROLLS ANDERSON & ROLLS
 CIVIL ENGINEERS
 115 YELLOWSTONE DRIVE CHICO, CALIFORNIA 9573-5811 • TELEPHONE 530-895-1422

HAMPTON & "N" STREETS
 2026 ROAD REHABILITATION - PAVEMENT OVERLAYS

DESIGNED	JIR
DRAWN	CAD
CHECKED	
DRAWING NO.	2 OF 2
JOB NO.	25021

Vertical text on the left margin: 2026 Road Rehabilitation - Pavement Overlays - Hampton & N Street - Sutter County Overlay - 2026 - 4-4-26



Agenda Date: March 24, 2026
Agenda Placement: CONSENT CALENDAR
Agenda Item MT# 7557

SUTTER COUNTY BOARD OF SUPERVISORS

Board Agenda Staff Report

To: Honorable Board of Supervisors

From: Neal Hay, Director of Development Services

Department: Development Services

Subject: Approval to award a construction contract for the FY 2025-26 Road Overlay Project (SB1), RR31002636S, in the amount of \$1,674,194.34 to All American Construction, Inc.; authorization for the Director of Development Services to execute the contract; and authorization for the Director of Development Services to execute change orders in an amount not to exceed \$96,209 as specified in Public Contract Code Section 20142 (MT7557)

Recommendation

It is recommended that the Board of Supervisors:

1. Awards a construction contract for the FY 2025-26 Road Overlay Project (SB1), RR31002636S in the amount of \$1,674,194.34 to All American Construction, Inc., the lowest, responsive, and responsible bidder; and,
2. Authorizes the Director of Development Services, or his designee, to execute the contract with All American Construction, Inc., and all documents related to the administration of the construction contract in accordance with the provisions of the Public Contract Code and Caltrans guidelines; and,
3. Authorizes change order authority on the construction contract with All American Construction, Inc. for the Director of Development Services in an amount not to exceed \$96,209 in accordance with the provisions of the Public Contract Code Section 20142 and Caltrans guidelines.

Background

The Department prepared the plans and specifications for the FY 2024-25 Road Overlay Project (SB1) (The Project). The Project was identified in the FY 2025-26 Budget, Road Fund Section 3-100 as the FY 2025-26 Road Overlay Project (SB1), RR31002636S. The Board of Supervisors authorized the solicitation for bids on December 16, 2025. The Project contains eleven (11) roadway segments classified as either minor arterial or local roads. The road segments (approximately 7.62 miles) within the Project are:

District 1:

1. Hampton Road – N Street (City of Live Oak Limit) to the North End (0.54mi)
2. Nevada Street – Nevada Street (City of Live Oak Limit) to State Route 99 (0.55mi)
3. Williston Road – Clark Road to Encinal Road (0.99mi)

Fiscal Impact

This project has no impact on the General Fund. The project was included in both the FY 2025-26 Road Plan and the FY 2025-26 Adopted Budget in the Road Fund, SB1 Funding, Professional/ Specialized Services (CC3100 PRG0446 52030), project number RR31002636S.

Countywide Goals & Top Priorities Compliance

Awarding a construction contract for the FY2025-26 Road Overlay Project (SB1) addresses the following:

- Goal E: Provide and enhance public infrastructure, including essential water, wastewater, other utilities, transportation systems (including "Farm to Market" roads), and achieve best possible flood protection for the entire County region, including upgrading necessary levees to obtain reasonable flood insurance coverage for all residents, businesses, and property owners.

Standing Committee Review

At the Public Works/Support Services Committee meeting of March 12, 2026, this item was reviewed and recommended for placement on the consent calendar for the Board of Supervisors.

Respectfully Submitted,

s/ Neal Hay

Director of Development Services

Attachments:

1. Bid Opening Results
2. Construction Contract - All American

CITY OF LIVE OAK
STAFF REPORT

Date: April 15, 2026
To: Honorable Mayor & Members of the City Council
From: Benjamin Moody, City Manager

Subject: City Property Review - Surplus Lands

Summary: Recommendation: Discuss and provide direction to staff on city-owned parcels for declaration as surplus properties.

Fiscal Impacts: None.

Purpose:

To evaluate and provide direction to staff on city-owned parcels for declaration as surplus properties.

Background:

The City has approximately 53 individual parcels of land. These parcels have various uses that include buildings, parks, infrastructure, and also various vacant parcels across the City. Council has provided staff direction to review these parcels for the consideration to sale and/or dispose of surplus property.

City Council will evaluate and provide direction to staff on city-owned parcels for declaration as surplus.

Analysis:

Staff has reviewed the property sites and made recommendations. To proceed, staff is requesting Council review and confirm majority support for direction to keep or dispose of various parcels.

Fiscal Impact:

No direct Fiscal Impact associated with review. Costs and Revenue to be determined with further action.

Recommendation:

Discuss and provide direction to staff on city-owned parcels for declaration as surplus properties.

Attachments:

Agenda Item 5.

Surplus Properties Information Sheet

#	APN	Site Address	Acreage	Discussion Notes	Determination	Council Direction
1	06-010-002	Epperson Way	0.216	Undeveloped. Adjacent to RR line	Recommend Sale - LLA with southern Parcel 06-040-002 (excluding r/w for Hampton and Epperson).	
2	06-040-002	Epperson Way	1.577	Live Oak Trail	Recommend keeping majority, exclude north portion (Epperson) see #1.	
3	06-121-002	10209 N Street	0.055	Undeveloped. Combine with 06-121-003	LLA with adjacent Parcel and Sale	
4	06-121-003	10209 N Street	0.026	Undeveloped. Combine with 06-121-002	LLA with adjacent Parcel and Sale	
5	06-142-015	N Street	0.134	Runs behind (west) of 10060 and 10080 N Street	Recommend Sale - Disposal by abandonment or fee negotiation to dispose of to encroaching properties	
6	06-175-001	N Street	0.37	Undeveloped. Combine with 06-175-002	Recommend Sale - Confirm needed r/w widths, require min. improvements for use	
7	06-175-002	N Street	0.212	Undeveloped. Combine with 06-175-001	Recommend Keep	
8	06-350-001	3515 Pennington Road	0.152	Undeveloped. Adjacent to cemetery, May combine with 06-350-002	Recommend Sale - Fist LLA with cemetery to square off	
9	06-350-002	3451 Pennington Road	83488	Undeveloped. May combine with 06-350-001	Recommend Keep - Deed Restricted for Public Use, Recommend RFQ for Lease options	
10	06-640-015	Pennington Road, south of cemetery	3.4	Undeveloped. Adjacent to subdivision	Council Discussion. Considerations: a) Deed restricted for public use; b) No water, likely needs an ag well for feasible ag lease; c) Maybe a portion reserved for future City Ground water well, due to GW#2 issues (PFAS and Nitrates); d) Give it back to the State and let them deal with it; e) Will be subject to Surplus land act so potentially a Low-Income priority	
11	06-630-009	Richard Avenue	0.497	Undeveloped. Contiguous to 06-350-010, 11, 12, and 13	Recommend Sale - Questions to Council regarding land configuration with adjacent parcels prior to sale. (i.e. merge, then subdivide an ideal size)	
12	06-630-010	Richard Avenue	0.497	Undeveloped. Contiguous to 06-350-009, 11, 12, and 13	Recommend Sale - Questions to Council regarding land configuration with adjacent parcels prior to sale. (i.e. merge, then subdivide an ideal size)	
13	06-630-011	Richard Avenue	0.499	Undeveloped. Contiguous to 06-350-009, 10, 12, and 13	Recommend Sale - Questions to Council regarding land configuration with adjacent parcels prior to sale. (i.e. merge, then subdivide an ideal size)	
14	06-630-012	9677 Richard Avenue	0.499	Undeveloped. Contiguous to 06-350-009, 10, 11, and 13	Recommend Sale - Questions to Council regarding land configuration with adjacent parcels prior to sale. (i.e. merge, then subdivide an ideal size)	
15	06-630-013	Richard Avenue	0.499	Undeveloped. Contiguous to 06-350-009, 10, 11, and 12	Recommend Sale - Questions to Council regarding land configuration with adjacent parcels prior to sale. (i.e. merge, then subdivide an ideal size)	
16	06-241-002	2874 Date Street	0.239	Undeveloped	Recommend Sale	
17	06-250-034	Apricot Street	1.142	May not be surplus. Adjacent to Head Start facility. Undeveloped	Discussion Superintendent of School interest/status. Recommend Keep - Future growth associated with Corp Yard / used for cleanup, festival, fire training, head start	

18	06-250-032	2659 Apricot Street	1	Home to the Yuba-Sutter Head Start Program	Lease agreement with E Center; term ends on 9/30/2029; termination of agreement requires 6 months' prior written notice; \$5,438.70 monthly rental cost. Recommend future sale or full cost recovery lease
19	06-181-038	9826 Live Oak Boulevard	0.24	Depot	Recommend Keep - Depot. Lease agreement with Lions Club; term ends on 12/31/2029; termination of agreement requires 90 days' prior written notice; no rental cost
20	06-092-002	2670 Myrtle Street	0.121	Undeveloped. Boy Scout facility parking	Recommend Sale or Lease in conjunction with adjacent parcel
21	06-092-003	2660 Myrtle Street	0.121	Developed. Boy Scout facility	Recommend Sale or Lease in conjunction with adjacent parcel
22	09-270-020	Larkin Road	6.56	Undeveloped. Adjacent to farmland	Recommend Sale - Confirm Deed Restriction. If so, give back to the State or keep and lease? Recommend Sale - City may consider a portion of this parcel as surplus lands and dispose of accordingly
23	06-760-013	11391 Larkin Road	3.33	Home to well site	
24	06-710-082	Diane Way	1.05	Park	Keep - Future Garden Glen Park
25	06-670-075	Musgrave Avenue	3.07	Pennington Ranch Park	Keep - Pennington Ranch Park
26	06-320-001	O Street	2	Contains portion of access road to WWTP	Keep - Contains portion of access road to WWTP
27	06-320-002	O Street	13.89	Home to part of the WWTP	Keep - WWTP
28	06-320-003	O Street	2.89	Home to part of the WWTP	Keep - WWTP
29	06-320-004	O Street	22.46	Home to part of the WWTP ponds	Keep - WWTP ponds
30	06-340-004	O Street	7.04	Park Street, running between the baseball diamonds	Keep - Park Street
31	06-340-011	O Street	7.04	Home to half a baseball diamond	Keep - Live Oak Little League current 10-year lease agreement
32	06-340-012	O Street	7.04	Home to a baseball diamond	Keep - Live Oak Little League current 10-year lease agreement
33	06-340-013	O Street	7.04	Home to half a baseball diamond	Keep - Live Oak Little League current 10-year lease agreement
34	06-340-014	O Street	7.04	Home to softball field	Keep - Live Oak Little League current 10-year lease agreement
35	06-470-036	O Street	0.05	Contains portion of access road to WWTP	Keep - Lift Station
36	06-111-001	O Street	0.95	Parking lot for Memorial Park and Lift Station on property	Keep - Parking lot for Memorial Park and Lift Station on property
37	06-111-007	O Street	0.95	Parking lot for Memorial Park	Keep - Parking lot for Memorial Park
38	06-174-005	2755 Fir Street	0.32	Live Oak Substation	Keep - Live Oak Substation
39	06-250-033	N Street	3.78	Corp Yard	Keep - City's Corp Yard
40	06-141-001	10140 N Street	6.73	Memorial Park	Keep - Memorial Park
41	06-502-001	2790 Date Street	0.65	Date Street Park	Keep - Date Street Park
42	06-263-004	Archer Avenue	0.02	Contains tanks for arsenic treatment of well water	Keep - Contains tanks for arsenic treatment of well water
43	06-216-006	Elm Street	0.84	Live Oak Community Trail	Keep - Live Oak Community Trail
44	06-470-046	9150 Linda Street	26.23	Home to City's soccer fields	Keep - Soccer fields
45	06-650-083	Linda Street	0.17	Contains City detention basin / water quality basin	Keep - City Detention Basin / Water Quality Basin
46	06-650-084	Linda Street	0.17	Contains City detention basin / water quality basin	Keep - City Detention Basin / Water Quality Basin
47	06-181-004	2520 Pennington Road	0.34	Oak Tree Park	Keep - Oak Tree Park
48	06-193-005	Pennington Road	0.12	Maple Park Road	Keep - Maple Park Road
49	06-181-005	9955 Live Oak Boulevard	0.58	City Hall	Keep - City Hall
50	06-580-086	Premier Homes Subdivision	1.37	Contains City detention basin / water quality basin	Keep - City Detention Basin / Water Quality Basin
51	06-070-013	Nevada Street	0.02	Located in the middle of Nevada Street at intersection with Larkin Road	Keep - City right-of-way
52	06-590-057	Walnut Drive	0.06	Provides access to RD777 facility	Keep - Emergency access for mobile home park
53	06-261-016	SW Intersection of Date Street and Broadway	0.002	City sidewalk, curb & gutter	Keep - City sidewalk, curb & gutter
54	06-261-018	NW Intersection of Center Way and Broadway	0.002	City sidewalk, curb & gutter	Keep - City sidewalk, curb & gutter
55	06-181-034	SW Intersection of Pennington Road & SR99	0.032	Houses Live Oak Marquis sign and utilities	Keep - Houses Live Oak Marqui sign
56	06-217-010	NW Intersection of Date Street and Broadway	0.002	City sidewalk, curb & gutter	Keep - City sidewalk, curb & gutter

**CITY OF LIVE OAK
STAFF REPORT**

Date: April 15, 2026
To: Honorable Mayor & Members of the City Council
From: Ethan Gutierrez, Finance

Subject: Master Fee Schedule Update

Summary: Recommendation: Conduct a Public Hearing to receive comments on the proposed Master Fee Schedule updates, and upon close of the public hearing, adopt a resolution amending the Master Fees Schedule which includes: 1) Authorizing the implementation of the updated Master Fee Schedule beginning May 1st, 2026; and 2) Authorize the Finance Director to annually review and adjust all fees each July, beginning July 1, 2027, in accordance with the California Consumer Price Index (CPI) for Urban Consumers.

Fiscal Impact: Generation of revenue is dependent on volume of business and program activity.

Purpose:

To adjust service fees and charges within Planning, Parks & Recreation, and other applicable fees to help recover the City's costs of providing community-based services.

Background:

Typically, a City would update the Master Fee Schedule annually through adjustments based on the Consumer Price Index (CPI) for All Urban Consumers. However, the last analysis and update of the City's Master Fee Schedule was completed in calendar year 2021. The purpose of periodically reviewing and updating the Master Fee Schedule is to ensure that City fees reasonably reflect the cost of providing services while maintaining a fair and balanced approach for residents and businesses. Regular updates allow the City to keep pace with inflation, maintain appropriate cost recovery levels, and ensure that fees remain business-friendly, customer-oriented, and legally compliant.

Since the last fee adjustment in 2021, there have been notable rising costs related to labor, materials, administrative costs, and continual programmatic enhancements. This gap affects operational revenues from Planning, Parks & Recreation, and all other applicable City services, highlighting the need for updated fees that more accurately reflect current service costs. As a result, an updated fee analysis is necessary to ensure that both development-related, Parks & Recreation, and all other applicable City services fees are more accurately

Agenda Item 6.

reflected of current service costs to assist with maintaining appropriate levels of cost recovery.

During the October 1, 2025 Council meeting, staff were directed to review the Master Fee Schedule to recommend increases to align with costs and community needs, including pool and recreation program fees. This item is to address the Master Fee Schedule related to the Planning, Parks & Recreation, and all other applicable fees related to City services.

Analysis:

A comprehensive review of the City's Master Fee Schedule was conducted to evaluate current fee levels and alignment with cost recovery objectives. While the analysis included a review of all fees, the primary focus was placed on Planning and Recreation fees due to the increased demand for services, changes in regulatory requirements, and operational costs in these areas. These categories were evaluated more closely to ensure fees remain reasonable, legally compliant, and reflective of the true cost for the services. For all other applicable fees within the schedule, annual adjustments of approximately 33% tied to the Consumer Price Index (CPI) are recommended to be approved.

The City's Building and Community Development department provide necessary planning entitlement services to residents and developers within the City through planning services. Staff reviewed the planning fees of ten (10) cities with comparable services. This review incorporated the City's planning fees and compared them to both the mean and median planning fees in multiple entitlement categories. City of Live Oak's current planning fees fall significantly below both the mean and median amounts in all categories analyzed. The proposed fees will not fully recover actual costs; however, the long-term benefit of these services impacts will provide an offset of the original costs through property taxes and potential sales.

The City's Recreation department provides quality recreation programs for both youth and seniors while additionally providing park facility rentals, sports field use, and community events. Staff reviewed Parks & Recreation fees from surrounding cities including like programs and events locally to assist with the determination of rates accompanied by the costs associated with providing such services including staff time, field preparation, utilities, equipment replacement, and facility maintenance. The proposed fees will not fully recover actual costs; however, these programs, events, and healthy alternatives for the community maintain a strong cornerstone to the City.

The Proposed Planning Fee Update Public Hearing was also noticed in the Appeal Democrat on April 2nd and April 9th, 2026.

Fiscal Impact:

In FY 2024-25, the City collected approximately \$22,500 in Aquatics revenue and \$43,500 from all other recreation programs, for a total of \$66,000. Assuming service levels and participation remain consistent across programs, the proposed Recreation fee adjustments are projected to generate an additional \$35,000 annually. Adjustments to Planning and other applicable fees are also expected to improve cost recovery; however, actual revenue will vary based on the volume and type of services requested.

Recommendation:

Conduct a Public Hearing to receive comments on the proposed Master Fee Schedule updates, and upon close of the public hearing, adopt a resolution amending the Master Fees

Agenda Item 6.

Schedule which includes: 1) Authorizing the implementation of the updated Master Fee Schedule beginning May 1st, 2026; and 2) Authorize the Finance Director to annually review and adjust all fees each July, beginning July 1, 2027, in accordance with the California Consumer Price Index (CPI) for Urban Consumers.

Attachments:

Exhibit A - Proposed Master Fee Schedule

Exhibit B - Resolution

Exhibit C - Comparable Cities Planning Fees

Exhibit D - Parks & Recreation - City Cost Analysis

Exhibit E - Master Fee Schedule Historical Updates

Exhibit F - Consumer Price Index - Historical

Exhibit G - Proof of Publication

Resolution ##-2026

Proposed Increase (Excluding Planning & P&R Programs)
 33.00%

Finance and Administrative Services

A	Charge for Presenting "Not Sufficient Funds" Check (California Civil Code §1719)	\$	25.00
	Each Additional Check Return	\$	35.00

B	Garage Sale Fee (LOMC 5.60.020)	\$	16.00
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C	Penalty to Obtain Garage Sale License (LOMC 5.60.030)	\$	73.00
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D	Copies of Public Documents	Per Page	Additional Page
	Document copies	\$ 1.59	\$ 0.15
	11x17 or larger document copies	\$ 4.00	\$ 0.30
		First Page	
	Document certification	\$ 37.00	
	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)	\$ 32.00	
	Lien Processing Fee (refuse bill)	\$ 6.00	

E	Staff Services Billable Rate Schedule
	Staff billable rates are available upon request
	City contracted services will be billed based on rate from contractors

F	Community Building - City Fee	
	Private Party Weekend & Holiday	\$ 600.00 Application fee \$50 included;
	Extra Night Rental Fee	\$ 150.00
	Security (Cleaning) Deposit	\$ 734.00 Plus Insurance and/or Liquor Insurance
	2 hour rate will be helf from the renters deposit	\$ 134.00 Non refundable
	Private Party Weekend	\$ 600.00 Application fee \$50 included
	Funerals or Celebration of Life	\$ 200.00

	Rental Fees Non-Profit Groups	
	Per Year Non-Profit Group Membership Dues	\$ 300.00
	Non-Profit Group Rental Fees	\$ 200.00 Plus Insurance and/or Liquor Insurance
	Non-Profit Group Rental Fees for night before rental	\$ 150.00 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 (Minus \$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
	Level A	\$ 20.00	\$ 500.00
	Level B	\$ 100.00	\$ 2,500.00
	Level C	\$ 100.00	\$ 5,000.00

Level D	\$	100.00	\$	7,500.00
Level E	\$	100.00	\$	10,000.00

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	\$ -	\$ 200.00	\$ 16.00	\$ 76.00	\$ 92.00
B	\$ 200.01	\$ 1,250.00	\$ 28.00	\$ 76.00	\$ 104.00
C	\$ 1,250.01	\$ 2,500.00	\$ 44.00	\$ 76.00	\$ 120.00
D	\$ 2,500.01	\$ 5,000.00	\$ 86.00	\$ 76.00	\$ 162.00
E	\$ 5,000.01	\$ 10,000.00	\$ 130.00	\$ 76.00	\$ 206.00
F	\$ 10,000.01	\$ 20,000.00	\$ 206.00	\$ 76.00	\$ 282.00
G	\$ 20,000.01	\$ 40,000.00	\$ 258.00	\$ 76.00	\$ 334.00
H	\$ 40,000.01	\$ 80,000.00	\$ 431.00	\$ 76.00	\$ 507.00
I	\$ 80,000.01	and over	\$ 601.00	\$ 76.00	\$ 677.00

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	\$ 206.00
State of California Disability Access and Education Fee	\$ 1.00

D

Business License Application Form

Transfer Business location	\$ 48.00
Business License Based out of a Commercial Building Application Form	\$ 206.00

E

Consideration of Appeal

	\$ 950.00
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F

Contractors/ Subcontractors

Flat Business License Fee (not to exceed \$225)	1%
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Park and Recreation

A

Swimming Pool Fees

Day Pass	\$ 2.00
Evening Pass	\$ 2.00
Children under the age of three	FREE

B

Swimming Pool Passes

Swimming Pool Passes	\$ 60.00
Each additional pass per family member	\$ 5.00

C

Swimming Lessons

Per Child per session	\$ 60.00
Fee for second child in family	\$ 60.00

D

Swimming Pool Rental For Private Parties (Sundays Only)

Youth Rental (plus lifeguards per hour); 1-30	\$ 275.00	Plus Insurance
Youth Rental (plus lifeguards per hour); 31-75	\$ 325.00	Plus Insurance
Youth Rental (plus lifeguards per hour); 76-100	\$ 375.00	Plus Insurance
Youth Rental (plus lifeguards per hour); 101-153	\$ 425.00	Plus Insurance
See billing rate schedule for lifeguard rates		

E

Aqua Aerobics

	Per Month	\$	40.00	
	Per Session	\$	7.00	
F	Park Rental Fee			
	Park Rental Fee (plus insurance)	\$	60.00	
G	Youth Basketball League			
	Per Session	\$	60.00	
H	Mens Basketball League			
	Per Session		Actual Cost	
I	Soccer league			
	Per Session	\$	60.00	
J	Soccer Camp			
	Per Session	\$	40.00	
K	Mighty Mites Camp			
	Per Session	\$	40.00	
L	Tennis Camp			
	Per Session	\$	40.00	
M	Wrestling			
	Per Session	\$	60.00	
N	Football Camp			
	Per Session	\$	40.00	
O	Flag Football			
	Per Session	\$	60.00	
P	Firefighter Camp			
	Per Session	\$	40.00	
Q	Baseball/Softball Camp			
	Per Session	\$	40.00	
R	Law & Leadership			
	Per Session	\$	40.00	
S	Yuba-Sutter Transit Youth Bus Passes			
	For children 5 to 18 (during Christmas and Summer vacation)		Actual Cost	
T	Zumba			
	Per Session		Actual Cost	
U	Out of Town Registration fee for non residents (Leagues or Camps)			
	Per Session	\$	10.00	
V	City Street Fairs and Events			
	City Street Fairs and Events (Non Profits)	\$	50.00	
	Per Session	\$	25.00	
W	Soccer Park			
	Soccer Park Per Field Rental (8 hours)	\$	200.00	Plus Insurance
	Soccer Park Per Field Rental (4 hours)	\$	150.00	Plus Insurance
	Soccer Park Per Field with Striping	\$	350.00	
	2 Hour OT Rate included for Soccer Park Rental	\$	134.00	
X	Boy Scout Building			
	Building Private Party Weekend & Holiday	\$	300.00	Plus Insurance

200 or more heads	\$	231.00	plus \$0.65 per head over 200
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G Private Hydrant System Testing			
Flows/Water Flow Analysis	\$	116.00	
System Testing per Hydrant	\$	52.00	

H Above Ground Tank Installation/Inspections	\$	194.00	
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I Weed Abatement per Lot		Actual Cost	
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J Hazardous Materials			
Building Plan Review	\$	152.00	
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	\$	150.00	minimum charge or 20% of building plan review

L Commercial Kitchen Fixed Fire Suppression Inspection/Test	\$	116.00	
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M Fire Alarm Systems (Plan Review and Inspection)	\$	116.00	
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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	plus \$35 admin fee
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R Tenant Improvements (Sprinklers)			
1-50 heads	\$	86.00	
More than 50 heads	\$	98.00	

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
\$26.45	20.00		\$1.35/HCF	3/4" or less
\$44.08	21.00		\$1.35/HCF	1"
\$88.17	22.00		\$1.35/HCF	1 1/2"
\$141.07	36.00		\$1.35/HCF	2"
\$282.13	90.00		\$1.35/HCF	3"
\$440.83	155.00		\$1.35/HCF	4"
\$881.67	330.00		\$1.35/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, retail	\$	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	\$	68.80	Per month
Detention Centers	\$	22.19	Per month, Per bed
Medical Clinic	\$	553.96	Per month
Daycare centers & pre-school facilities	\$	68.80	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
Service Station w/ buildings less than 2500 sf and w/o kitchens	\$	68.80	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	\$	64.00	
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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)	\$	275.00	
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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	\$	81.00	
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H2 Meter Installation	\$	218.00	
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H3 Meter Test	\$	49.00	
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H4 Water Quality Sampling	\$	160.00	
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H5 K.5 Meter Tampering	\$	121.00	
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H6 K.6 Meter Tampering w/administrative violation	\$	819.00	
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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)	\$	254.00	
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K RELOCATION OF EXISTING WATER METER	\$	741.00	
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L FIRE HYDRANT WATER PURCHASES			
Deposit for the hydrant metering equipment	\$	500.00	
Basic charge for the hydrant metering equipment	\$	25.00	
Monthly charge for the hydrant metering	\$	7.00	
Charge for water	\$	8.20	per 1,000 gallons

M Service Discontinued - Reconnection Charge	\$	5,077.00	
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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	\$	710.00	(4 hr minimum charge)
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Q Street Vacation/Abandonment	\$	710.00	(4 hr minimum charge)
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R Excavation Permits			
Encroachment- Surface (1 hr min. charge)	\$	176.89	(1 hr minimum charge)
Underground 100 linear ft or less (1 hr min. charge)	\$	176.89	(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)	\$	177.00	(1 hr minimum charge)
Curb & Gutter (More than 75 LF)		3%	of construction costs
Sidewalk (75 LF or less includes driveway)	\$	177.00	(1 hr minimum charge)
Sidewalk (more than 75 LF includes driveway)		3%	of construction costs

Ea. Driveway when constructed separately from sidewalk	\$	177.00	(1 hr minimum charge)
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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)	\$	176.89	(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	\$	176.89	(1 hr minimum charge)
Sewer Lateral Tie-ins to Main Lines and Manholes	\$	176.89	(1 hr minimum charge)

V	Assesment Apportionment		
1-2 Parcels	\$	148.00	
Over 2 Parcels	\$	148.00	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"	\$ 3,818.00
	1"	\$ 11,734.00
	1 1/2"	\$ 22,086.00
	2"	\$ 34,465.00
	3"	\$ 74,868.00
	4"	\$ 134,051.00
	6"	\$ 292,371.00

B	SEWER – Capacity and Connection Fees:	
	Meter Size	Fee
	Less than 1"	\$ 4,527.00
	1"	\$ 14,088.00
	1 1/2"	\$ 26,678.00
	2"	\$ 41,786.00
	3"	\$ 89,628.00
	4"	\$ 160,131.00
	6"	\$ 354,015.00

C1	STORM DRAIN – Capacity and Connection Fees:		Ordinance 588 (2025)
	Residential	Fee	
	Single Family (per unit)	\$	1,975.00
	Duplex (per unit)	\$	3,818.00
	Multi Family (per acre)	\$	4,527.00

C2	STORM DRAIN – Capacity and Connection Fees:		Ordinance 535 (2011)
	Non-Residential		
	Office (per acre)	\$	25,920.00
	Commercial (per acre)	\$	25,920.00
	Industrial (per acre)	\$	25,920.00
	Warehouse (per acre)	\$	25,920.00

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	\$ -
	Agricultural Building	\$	0.03	\$ 0.03	\$ 0.01	\$ -
	Commercial Building	\$	0.03	\$ 0.03	\$ 0.03	\$ -

Industrial Building	\$	0.03	\$	0.03	\$	0.03	\$	-
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	\$ 32.00
Over 80' Street Frontage	\$ 40.00
Over 150' Radius and Within 300' Radius of Street Light:	
0' – 80' Street Frontage	\$ 16.00
Over 80' Street Frontage	\$ 24.00
Over 300' Radius of Street Light:	
0' – 80' Street Frontage	\$ 8.00
Over 80' Street Frontage	\$ 8.00

C COMMUNITY FACILITIES DISTRICT 2004-1 (Mello Roos)		Maximum Special Tax Rates	
Type	Description	Rate	
Single Family Detached Property	Per unit	Reference Most Recent Council Adoption of Rate	
Single Family Detached Property	Duplex Per unit	Reference Most Recent Council Adoption of Rate	
Single Family Detached Property	Triplex - Per Unit	Reference Most Recent Council Adoption of Rate	
Single Family Detached Property	Fourplex - Per Unit	Reference Most Recent Council Adoption of Rate	
Single Family Detached Property	Per Unit	Reference Most Recent Council Adoption of Rate	
Multi-Family Property	Per Unit	Reference Most Recent Council Adoption of Rate	
Commercial Property	Per acre	Reference Most Recent Council Adoption of Rate	

Five or more units per structure - Per Unit

D COMMUNITY FACILITIES DISTRICT 92-1 (Mello Roos)

Reference Council Adoption of Rate; each Fiscal Year
Assessment is Based on Square Footage and Year Building Permit is Issued

Planning

A GENERAL PLAN AMENDMENT	
Text and Map Changes	\$ 9,000.00

B PLANNED DEVELOPMENTS	
Planned Developments (Includes Zone Updates)	\$ 8,000.00

C SPECIFIC PLANS	
New Plans	\$10k deposit plus actual costs
Master/Specific Admin	\$2k deposit plus actual costs

D REZONING	
Rezone	\$ 8,200.00
Rezone with General Plan	\$ 4,100.00

LAND DIVISIONS		
Subdivision Map	\$ 6,200.00	plus \$30 per lot over 4 lots
Parcel Map	\$ 5,200.00	
Parcel Map - Ministerial	\$ 2,600.00	
Revise Approved Map/Conditions (subdivision map)	\$ 2,600.00	
Revise Approved Map/Conditions (parcel map)	\$ 2,600.00	
Lot Line Adjustment or Minor Lot Split	\$ 1,500.00	plus \$40 per lot over 4 lots
Certificate of Compliance	\$ 1,100.00	

E DESIGN/DEVELOPMENT PLAN REVIEW		
City Council Review	\$ 6,000.00	
Planning Commission Review	\$ 3,800.00	
Single Family, Duplex, Fourplex	\$ 75.00	
Multi Family Residence (initial unit and per unit)	\$ 225.00	plus \$10 per lot
Signs	\$ 75.00	
Commercial, Office 10,000 sq. ft. or less	\$ 300.00	
Commercial, Office over 10,000 sq. ft.	\$ 600.00	
Industrial 10,000 sq. ft. or less	\$ 300.00	

Industrial over 10,000 sq. ft.	\$	600.00
Time Extension	\$	950.00

F	TENTATIVE MAP EXTENSION	
	Tentative Map Extension	\$ 950.00

G	CERTIFICATE OF COMPLIANCE	
	Major & Minor	\$ 750.00

H	USE PERMIT	
	Major	\$ 6,000.00
	Minor (related to single-family residence or duplex, parking waiver, signs, temporary trailer)	\$ 3,100.00
	Amendments (major)	\$ 3,000.00
	Amendments (minor)	\$ 1,550.00
	Time Extensions - Major	\$ 1,000.00
	Time Extensions - Minor	\$ 1,000.00

50% of regular fee
50% of regular fee

I	VARIANCE	
	Single Family Dwelling	\$ 2,000.00
	Other	\$ 4,000.00

J	ZONING CLEARANCE	
	Signs, Home occupations	\$ 75.00
	Special Event	\$ 75.00

Per Event Hour

K	ENVIRONMENTAL IMPACT REPORT	
	First Initial Study	Actual Cost
	Minor (parcel maps, variances, minor & major permits)	\$ 950.00
	Major (subdivisions, general plan amendments, rezoning)	\$ 4,500.00

Plus city overhead rate

Does not include cost of special studies

L	SUTTER COUNTY NOTICE OF DETERMINATION FILING FEE	
	Admin Processing Fee	\$ 50.00
	Fish & Game EIR	Actual Cost
	Fish & Game MND	Actual Cost

M	IMPROVEMENT PLAN CHECK AND CONSTRUCTION INSPECTION FEES	
	Improvement Plan Check	2% of City Engineer's Approval Estimate
	Construction Plan Check	2% of City Engineer's Approval Estimate

N	ENCROACHMENT PERMIT	
	Residential	\$ 75.00
	All others	Actual Cost - City Engineer Hrly Rate

Development Impact, Building and Code Enforcement *

Ord. 588, 11/5/2025

A	AB 1600 DEVELOPMENT IMPACT FEES	Transportation	Public Safety	Fire	Police	General Gov't	Parks, Recreation & Community Center	Parks	Recreation	Comm Center	Total
	Residential										
	Single Family	\$ 1,546.00	\$ 867.00	\$ 313.00	\$ 572.00	\$ 327.00	\$ 1,676.00	\$ 116.00	\$ 441.00	\$ 5,858	
	Duplex	\$ 1,473.00	\$ 619.00	\$ 224.00	\$ 408.00	\$ 234.00	\$ 1,197.00	\$ 83.00	\$ 315.00	\$ 9,103	
	Multi Family (per unit)	\$ 1,181.00	\$ 557.00	\$ 201.00	\$ 368.00	\$ 210.00	\$ 1,078.00	\$ 75.00	\$ 284.00	\$ 3,954	
	Non-Residential										

per 1,000 square feet

Office	\$	1,870.00	\$	158.00	\$	54.00	\$	98.00	\$	56.00	\$	72.00	\$	5.00	\$	-	\$	2,313
Commercial	\$	4,010.00	\$	183.00	\$	66.00	\$	121.00	\$	69.00	\$	89.00	\$	6.00	\$	-	\$	9,084
Industrial	\$	1,184.00	\$	183.00	\$	66.00	\$	121.00	\$	69.00	\$	89.00	\$	6.00	\$	-	\$	1,718
Warehouse	\$	843.00	\$	77.00	\$	28.00	\$	51.00	\$	29.00	\$	38.00	\$	3.00	\$	-	\$	2,134

*Effective Jan 1, the amount will adjust with inflation and per Ord. 588

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	\$ 1,000.00	\$ 0.13	\$ 10,000.00	\$ 1.30	\$ 100,000.00	\$ 13.00	\$ 1,000,000	\$ 130
\$ 200.00	\$ 0.03	\$ 2,000.00	\$ 0.26	\$ 20,000.00	\$ 2.60	\$ 200,000.00	\$ 26.00	\$ 2,000,000	\$ 260
\$ 300.00	\$ 0.04	\$ 3,000.00	\$ 0.39	\$ 30,000.00	\$ 3.90	\$ 300,000.00	\$ 39.00	\$ 3,000,000	\$ 390
\$ 400.00	\$ 0.05	\$ 4,000.00	\$ 0.52	\$ 40,000.00	\$ 5.20	\$ 400,000.00	\$ 52.00	\$ 4,000,000	\$ 520
\$ 500.00	\$ 0.07	\$ 5,000.00	\$ 0.65	\$ 50,000.00	\$ 6.50	\$ 500,000.00	\$ 65.00	\$ 5,000,000	\$ 650
\$ 600.00	\$ 0.08	\$ 6,000.00	\$ 0.78	\$ 60,000.00	\$ 7.80	\$ 600,000.00	\$ 78.00	\$ 6,000,000	\$ 780
\$ 700.00	\$ 0.09	\$ 7,000.00	\$ 0.91	\$ 70,000.00	\$ 9.10	\$ 700,000.00	\$ 91.00	\$ 7,000,000	\$ 910
\$ 800.00	\$ 0.10	\$ 8,000.00	\$ 1.04	\$ 80,000.00	\$ 10.40	\$ 800,000.00	\$ 104.00	\$ 8,000,000	\$ 1,040
\$ 900.00	\$ 0.12	\$ 9,000.00	\$ 1.17	\$ 90,000.00	\$ 11.70	\$ 900,000.00	\$ 117.00	\$ 9,000,000	\$ 1,170

Strong – Motion Instrumentation and Seismic Hazard Mapping Fee

D2	Method 1	Value Amount X 0.00021 = Fee Amt	\$	0.00
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Value	Fee	Value	Fee	Value	Fee	Value	Fee	Value	Fee
\$0 - 100	\$ 0.03	\$ 1,000.00	\$ 0.28	\$ 10,000.00	\$ 2.80	\$ 100,000.00	\$ 28.00	\$ 1,000,000	\$ 280
\$ 200.00	\$ 0.06	\$ 2,000.00	\$ 0.56	\$ 20,000.00	\$ 5.60	\$ 200,000.00	\$ 56.00	\$ 2,000,000	\$ 560
\$ 300.00	\$ 0.08	\$ 3,000.00	\$ 0.84	\$ 30,000.00	\$ 8.40	\$ 300,000.00	\$ 84.00	\$ 3,000,000	\$ 840
\$ 400.00	\$ 0.11	\$ 4,000.00	\$ 1.12	\$ 40,000.00	\$ 11.20	\$ 400,000.00	\$ 112.00	\$ 4,000,000	\$ 1,120
\$ 500.00	\$ 0.14	\$ 5,000.00	\$ 1.40	\$ 50,000.00	\$ 14.00	\$ 500,000.00	\$ 140.00	\$ 5,000,000	\$ 1,400
\$ 600.00	\$ 0.17	\$ 6,000.00	\$ 1.68	\$ 60,000.00	\$ 16.80	\$ 600,000.00	\$ 168.00	\$ 6,000,000	\$ 1,680
\$ 700.00	\$ 0.20	\$ 7,000.00	\$ 1.96	\$ 70,000.00	\$ 19.60	\$ 700,000.00	\$ 196.00	\$ 7,000,000	\$ 1,960
\$ 800.00	\$ 0.22	\$ 8,000.00	\$ 2.24	\$ 80,000.00	\$ 22.40	\$ 800,000.00	\$ 224.00	\$ 8,000,000	\$ 2,240
\$ 900.00	\$ 0.25	\$ 9,000.00	\$ 2.52	\$ 90,000.00	\$ 25.20	\$ 900,000.00	\$ 252.00	\$ 9,000,000	\$ 2,520

E **Fee Schedule**
California Building Standards Fee

Permit Valuation	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	\$ 6.14
	8 1/2" x 11"	\$ 1.53

G **CODE ENFORCEMENT**

LOMC 14.08.050		
Non-building Safety Code		
First Violation	\$	100.00
Second Violation	\$	200.00
Each Additional of Same Code Provision	\$	500.00
Building and Safety Code Enforcement		
First Violation	\$	100.00
Second Violation	\$	500.00
Each Additional (same code provision within 1 year)	\$	1,000.00

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

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AMENDING THE MASTER FEE SCHEDULE FOR CITY SERVICES

WHEREAS, the City of Live Oak desires to maintain a policy of recovering the reasonable costs associated with providing municipal services so that general tax revenues are not used to subsidize services that benefit specific individuals or activities; and

WHEREAS, the City's Master Fee Schedule was last updated in 2021, and periodic updates are necessary to ensure fees remain aligned with the cost of providing services, inflation, and community needs; and

WHEREAS, the City has experienced increased costs related to labor, materials, administration, and program delivery; and

WHEREAS, the City conducted a comprehensive review of the Master Fee Schedule, with a focused analysis on Planning and Parks & Recreation fees, and determined that adjustments are necessary to improve cost recovery while remaining reasonable and community-oriented; and

WHEREAS, for all other applicable fees, adjustments were made based on an approximate 33% inflation adjustment with adjustments tied to the California Consumer Price Index (CPI) for All Urban Consumers; and

WHEREAS, notice of the public hearing was duly published in accordance with applicable Government Code requirements, and the City Council has conducted a public hearing to receive testimony regarding the proposed fee updates; and

WHEREAS, the City Council finds that the fees adopted herein do not exceed the estimated reasonable cost of providing the services for which the fees are charged, consistent with California Government Code Sections 66016 and 66018; and

WHEREAS, the City desires to continue the practice of annually reviewing and adjusting fees to reflect inflationary changes using the California CPI, consistent with prior City policy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Live Oak hereby:

- 1. Approves the Master Fee Schedule attached hereto as Exhibit "A" and incorporated herein by this reference is hereby adopted and shall supersede any previously adopted fee schedules or conflicting fee provisions**
- 2. The fees established by this Resolution shall become effective on May 1, 2026.**
- 3. Beginning July 1, 2027, and annually thereafter, the Finance Director is authorized to review and administratively adjust all fees included in the Master Fee Schedule by the percentage change in the California Consumer Price Index (CPI) for All Urban Consumers, as published by the State of California (or successor agency), unless otherwise restricted by law.**
- 4. The City Council hereby finds that all requirements of California Government Code Sections 66016 and 66018 have been satisfied, and that the fees adopted herein are consistent with applicable legal requirements, including cost recovery limitations.**

PASSED AND ADOPTED by the City Council of the City of Live Oak this 15th day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
NOT VOTING:

APPROVED:

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

Planning Fees
City Planning Services Comparable

City	General Plan Amendment	Use Permits	Environmental Review	Appeals
City of Live Oak (Proposed)	\$ 9,000.00	\$ 6,000.00	\$ 4,500.00	\$ 950.00
City of Live Oak (Current)	3,147.00	1,899.00	645.00	207.00
City of Yuba City	9,450.00	6,300.00	5,000.00	957.28
City of Lincoln	10,000.00	10,000.00	3,000.00	3,000.00
City of Woodland	5,381.00	3,776.00	2,532.00	326.00
City of Tulare	5,410.00	5,133.00	1,618.00	1,118.00
City of Manteca	13,454.00	9,291.00		3,148.00
City of West Sacramento	8,000.00	5,000.00	1,000.00	100.00
City of Rocklin	15,269.00	13,107.00	7,298.00	5,392.00
City of Lodi	5,802.00	5,001.93	2,500.00	1,502.34
City of Turlock	13,836.00	10,821.00	2,250.00	550.00
City of Madera	6,225.00	3,694.00	488.00	1,325.00
City of Davis	11,898.00	6,141.00	4,623.00	256.00
MEAN	\$ 9,520.45	\$ 7,114.99	\$ 3,030.90	\$ 1,606.78
MEDIAN	\$ 9,450.00	\$ 6,141.00	\$ 2,516.00	\$ 1,118.00
1 STDEV below	\$ 5,859.04	\$ 3,952.27	\$ 966.68	\$ (13.33)
1 STDEV above	\$ 13,181.87	\$ 10,277.72	\$ 5,095.12	\$ 3,226.89

City	Rezoning/Planned Development	Variances	Parcel Map	Subdivision Map	Lot Line Adjustment
City of Live Oak (Proposed)	\$ 8,000.00	\$ 2,000.00	\$ 5,200.00	\$ 6,200.00	\$ 1,500.00
City of Live Oak (Current)	2,171.00	433.00	1,017.00	1,329.00	465.00
City of Yuba City	8,400.00	2,100.00	5,250.00	1,890.00	1,575.00
City of Lincoln	10,000.00	5,000.00	6,000.00	15,000.00	2,000.00
City of Woodland	5,235.00	2,481.00	2,897.00	6,150.00	471.00
City of Tulare	3,221.00	3,360.00	2,639.00	3,739.00	1,227.00
City of Manteca	9,301.00		5,733.00	12,299.00	2,350.00
City of West Sacramento	8,000.00	4,000.00	4,000.00	8,000.00	2,000.00
City of Rocklin	14,930.00	7,642.00		18,087.00	2,625.00
City of Lodi	7,120.80	1,502.33	5,940.47	5,802.00	1,245.55
City of Turlock	8,300.00	3,104.00	7,283.00	7,283.00	182.00
City of Madera	6,225.00	2,963.00	1,069.00	4,538.00	405.00
City of Davis		5,116.00	7,933.00	3,070.00	3,070.00
MEAN	\$ 8,073.28	\$ 3,726.83	\$ 4,874.45	\$ 7,805.27	\$ 1,559.14
MEDIAN	\$ 8,150.00	\$ 3,232.00	\$ 5,491.50	\$ 6,150.00	\$ 1,575.00
1 STDEV below	\$ 4,940.63	\$ 1,925.39	\$ 2,699.06	\$ 2,615.30	\$ 607.59
1 STDEV above	\$ 11,205.93	\$ 5,528.28	\$ 7,049.84	\$ 12,995.25	\$ 2,510.69

City	Zoning Clearance	Map Revision	Time Extension (UP,DP, TPM, TSM)	Certificate of Compliance
City of Live Oak (Proposed)	\$ 75.00	\$ 2,600.00	\$ 950.00	\$ 1,100.00
City of Live Oak (Current)	35.00	1,344.00	217.00	515.00
City of Yuba City	75.00	1,890.00	1,050.00	1,575.00
City of Lincoln	300.00	2,500.00	3,000.00	2,000.00
City of Woodland	892.00	3,932.00		369.00
City of Tulare		1,227.00	576.00	1,036.00
City of Manteca	289.00	2,668.00	3,531.00	1,169.00
City of West Sacramento	1,000.00		1,000.00	600.00
City of Rocklin	418.00		5,913.00	2,273.00
City of Lodi	375.86	1,500.00		
City of Turlock	90.00		2,497.00	
City of Madera		534.00	1,594.00	
City of Davis	729.00	3,070.00		
MEAN	\$ 463.21	\$ 2,165.13	\$ 2,395.13	\$ 1,288.86
MEDIAN	\$ 375.86	\$ 2,195.00	\$ 2,045.50	\$ 1,169.00
1 STDEV below	\$ 127.93	\$ 1,072.00	\$ 632.47	\$ 587.06
1 STDEV above	\$ 798.49	\$ 3,258.25	\$ 4,157.78	\$ 1,990.65

 =Missing Comparison

City of Live Oak - Parks & Recreation Analysis

Recreation (Current Rates)

	FY2024-25
Expenditures	\$ 427,297.20

Revenue by Category	Revenue	Current Fee (by program)	Estimated Participants
4203 Recreation Fees*	13,226.46	30.00	441
4204 Cultural Celebration Fee	-	-	-
4207 Youth Basketball	5,520.00	40.00	138
4209 Mens Basketball	-	-	-
4212 Adult Soccer Fees	-	-	-
4213 Tennis Lessons	960.00	30.00	32
4214 Youth Soccer Fees	20,340.00	50.00	407
4216 Wrestling Program	3,285.00	50.00	66
4219 Scholarship Program	300.00	-	-
5912 CFD Transfer	20,000.00		
Total	\$ 63,631.46		
Total Net City Cost	\$ 363,665.74		

Recreation fees consist of the various camps

Aquatics (Current Rates)

	FY2024-25
Expenditures	\$ 169,930.56

Revenue by Category	Revenue	Current Fee (by program)	Estimated Participants
4201 Swimming Pool Fees	9,246.04	0.75	12,328
4205 Swim Lessons/Aqua Aerobics	12,626.00	40	316
4217 Pool/Park Rental	-	-	-
4211 Adult Aerobic Classes	624.00	30	21
5912 CFD Transfer	80,000.00		
Total	\$ 102,496.04		
Total Net City Cost	\$ 67,434.52		

Visual purposes only using FY2024-25 information

Recreation (Proposed Rates)

	FY2024-25
Expenditures	\$ 427,297.20

Revenue by Category	Revenue	Proposed Fee (by program)	Estimated Participants
Recreation Fees	17,635.28	40.00	441
Cultural Celebration Fee	-	-	-
Youth Basketball	9,463.00	60.00	158
Mens Basketball	-	-	-
Adult Soccer Fees	-	-	-
Tennis Lessons	1,280.00	40.00	32
Youth Soccer Fees	24,408.00	60.00	407
Wrestling Program	3,942.00	60.00	66
Scholarship Program	-	-	-
CFD Transfer	20,000.00	-	-
Total	\$ 76,728.28		
Total Net City Cost	\$ 350,568.92		

Net Increase **\$ 13,096.82**

Aquatics (Proposed Rates)

	FY2024-25
Expenditures	\$ 169,930.56

Revenue by Category	Revenue	Proposed Fee (by program)	Estimated Participants
Swimming Pool Fees	24,656.00	2.00	12,328
Swim Lessons/Aqua Aerobics	18,960.00	60.00	316
Pool/Park Rental	-	-	-
Adult Aerobic Classes	1,050.00	50.00	21
CFD Transfer	80,000.00		
Total	\$ 124,666.00		
Total Net City Cost	\$ 45,264.56		

Net Increase **\$ 22,169.96**

City of Live Oak
Master Schedule of Fees - Historical Updates

Finance and Administrative Services		Prior Update
A	Charge for Presenting "Not Sufficient Funds" Check	N/A

Notes

N/A

B	Garage Sale Fee {LOMC 5.60.020}	2013
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Increased \$2 from 2003 Master Fee Schedule

C	Penalty to Obtain Garage Sale License {LOMC 5.60.030}	2013
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Increased \$55 from 2003 Master Fee Schedule

D	Copies of Public Documents	Prior Update
	Document copies	N/A
	11x17 or larger document copies	N/A
	Document certification	N/A
	Bid/ contract documents	N/A
	Official city documents	N/A
	Assesment District Formation (Actual costs to be charged estimated by Finance Director)	N/A
	Lien Processing Fee (utility bill)	N/A
	Lien Processing Fee (refuse bill)	N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

E	Staff Services Billable Rate Schedule	2021
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Based on S&Bs

F	Community Building - City Fee	Prior Update
	Private Party Weekend & Holiday	2021
	Extra Night Rental Fee	2021
	Security (Cleaning) Deposit	2021

Increased \$25 from 2017 Master Fee Schedule

Increased \$10 from 2017 Master Fee Schedule

Increased \$25 from 2017 Master Fee Schedule

	Private Party Weekday	2021
	1/2 Day	2021
	Extra Night Rental Fee	2021
	Security (Cleaning) Deposit	2021

Increased \$25 from 2017 Master Fee Schedule

Increased \$25 from 2017 Master Fee Schedule

Increased \$10 from 2017 Master Fee Schedule

Increased \$25 from 2017 Master Fee Schedule

Funerals or Celebration of Life	New
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Newly Proposed Fee

Late Fee for Return of Building Keys After 9:00 AM	2021
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Increased \$10 from 2017 Master Fee Schedule

Rental Fees Non-Profit Groups	
Per Year Non-Profit Group Membership Dues	2013
Non-Profit Group Rental Fees	2013
Non-Profit Group Rental Fees for night before rental	2013

Free in 2003 Master Fee Schedule

Free in 2003 Master Fee Schedule

Free in 2003 Master Fee Schedule

Cancellation Policy	
30 days or more before scheduled event	N/A
Less than 30 days before scheduled event	N/A
14 days or less before scheduled event	N/A

N/A

N/A

N/A

G	Community Building - Insurance	N/A
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N/A

H	Administrative Violations (LOMC 1.17.030)	Prior Update
	Level A	N/A
	Level B	N/A
	Level C	N/A
	Level D	N/A
	Level E	N/A

N/A

N/A

N/A

N/A

N/A

A

Business License

Fees Based upon average monthly gross receipts

CLASS	Prior Update
A	2013
B	2013
C	2013
D	2013
E	2013
F	2013
G	2013

Increased \$10 from 2003 Master Fee Schedule

Increased \$10 from 2003 Master Fee Schedule

Increased \$10 from 2003 Master Fee Schedule

Increased \$12 from 2003 Master Fee Schedule

Increased \$15 from 2003 Master Fee Schedule

Increased \$18 from 2003 Master Fee Schedule

Increased \$21 from 2003 Master Fee Schedule

	H	2013
	I	2013
B	Delinquency Penalty (after each March 31)	Prior Update
	After 1st month	N/A
	1st day after 2nd month	N/A
	1st day of 3rd month	N/A

Increased \$31 from 2003 Master Fee Schedule
Increased \$39 from 2003 Master Fee Schedule

N/A
N/A
N/A

C	Administrative Review Fees	Prior Update
	Limited Home Occupation form	2021
	State of California Disability Access and Education Fee	N/A

Decreased \$15 from 2017 Master Fee Schedule
N/A

D	Business License Application Form	Prior Update
	Transfer Business location	2021
	Business License Based out of a Commercial Building Application Form	2021

Increased \$26 from 2017 Master Fee Schedule
Decreased \$15 from 2017 Master Fee Schedule

E	Consideration of Appeal	Prior Update
	Minimum billable time in 2 hours	N/A

N/A

F	Contractors/ Subcontractors	Prior Update
	Flat Business License Fee (not to exceed \$170)	N/A

N/A

Park and Recreation

A	Swimming Pool Fees	Prior Update
	Day Pass	2003
	Evening Pass	2003
	Childern under the age of three	N/A

2003-08 resolution had \$1.50 and sometime between 2003-2013 it decreased to \$1.00
2003-08 resolution had \$1.00 and sometime between 2003-2013 it decreased to \$0.50
N/A

B	Swimming Pool Passes	Prior Update
	Swimming Pool Passes	2021
	Each additional pass per family member	2003

Increased \$9 from 2017 Master Fee Schedule
No information found prior to 2003

C	Swimming Lessons	Prior Update
	Per Child per session	2021
	Fee for second child in family	2021

Increased \$9 from 2017 Master Fee Schedule
Increased \$9 from 2017 Master Fee Schedule

D	Swimming Pool Rental For Private Parties	Prior Update
	Youth Rental (plus lifeguards per hour); 1-30	2021
	Youth Rental (plus lifeguards per hour); 31-75	New
	Youth Rental (plus lifeguards per hour); 76-100	New
	Youth Rental (plus lifeguards per hour); 101-153	New
	See billing rate schedule for lifeguard rates	2021

Increased \$2 from 2017 Master Fee Schedule
Newly Proposed Rate Breakdown
Newly Proposed Rate Breakdown
Newly Proposed Rate Breakdown
Based on S&Bs

E	Aqua Aerobics	Prior Update
	Per Month	2016*
	Per Session	2016*

No information prior
No information prior

F	Park Rental Fee	Prior Update
	Park Rental Fee (plus insurance)	2013

Increased \$15 from 2003 Master Fee Schedule

G	Basketball League	Prior Update
	Per Session	2016*

No information prior

H	Mens Basketball League	Prior Update
		2016*

No information prior

I	Soccer league	Prior Update
	Per Session	2025

Increased \$10 from 2025 sessions

J	Soccer Camp	Prior Update
	Per Session	2021

Increased \$5 from 2020 sessions

K	Tennis Lessons	Prior Update
	Per Session	2024

Increased \$5 from 2023 sessions

L	Tennis Camp	Prior Update
	Per Session	2024

Increased \$5 from 2023 sessions

M	Wrestling	Prior Update
	Per Session	2024
N	Football Camp	Prior Update
	Per Session	2024
O	Flag Football	Prior Update
	Per Session	2021
P	Firefighter Camp	Prior Update
	Per Session	2023
Q	Baseball/Softball Camp	Prior Update
	Per Session	2023
R	Law & Leadership	Prior Update
	Per Session	2025
S	Yuba-Sutter Transit Youth Bus Passes	Prior Update
	For children 5 to 18 (during Christmas and Summer vacation)	N/A
T	Zumba	Prior Update
	Per Session	2016*
U	Out of Town Registration fee for non residents (Leagues or Camps)	Prior Update
	Per Session	New
V	Fairs & Events	Prior Update
	City Street Fairs and Events	2024
	City Street Fairs and Events (Non Profits)	2024
W	Soccer Park	Prior Update
	Soccer Park Per Field Rental (8 hours)	New
	Soccer Park Per Field Rental (4 hours)	New
	Soccer Park Per Field with Striping	New
	2 Hour OT Rate included for Soccer Park Rental	New

Increased \$10 from 2023 sessions

Increased \$5 from 2023 sessions

Established in 2021; no adjustments to date

Established in 2023; no adjustments to date

Established in 2023; no adjustments to date

Established in 2025; no adjustments to date

N/A

No information prior

Newly Proposed Fee

Increased \$20

Increased \$5

Newly Proposed Fee

Newly Proposed Fee

Newly Proposed Fee

Newly Proposed Fee

X	Boy Scout Building	Prior Update
	Building Private Party Weekend & Holiday	New
	Extra Night Rental Fee	New
		New
	Non-Profit Group Rental Fees	New
	Non-Profit Group Rental Fees for night before rental	New

Newly Proposed Fee
 Newly Proposed Fee
 Newly Proposed Fee
 Newly Proposed Fee
 Newly Proposed Fee

*Existed prior to 2016; no information found prior pertaining rates

Public Safety - Parking Violations		Prior Update
A	Obstructing Traffic Movement in Intersection	2013
B	No Parking Areas	2013
C	Excess of 72 Hour Parking	2013
D	Parking Adjacent to School	2013
E	Emergency Parking Signs	2013
F	Repairing of Vehicles on Public Streets	2013
G	No Stopping Zones	2013
H	Truck Routes	2013
I	Truck Parking on any Street	2013
J	Unregistered Vehicles/Expired Registration	2013
K	Display of Tabs	2013
L	Display of License Plates	2013
M	Prohibited Parking or Standing	2013
N	Curb Parking	2013
O	Abandonment Prohibited	2013
P	Disabled Parking	2013
Q	Miscellaneous Violations	2013

Increased \$10 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule
 Increased \$8 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule
 Increased \$12 from 2003 Master Fee Schedule
 Increased \$37 from 2003 Master Fee Schedule
 Increased \$15 from 2003 Master Fee Schedule
 Increased \$15 from 2003 Master Fee Schedule
 Increased \$15 from 2003 Master Fee Schedule
 Increased \$15 from 2003 Master Fee Schedule
 Increased \$15 from 2003 Master Fee Schedule
 Increased \$64 from 2003 Master Fee Schedule
 Increased \$10 from 2003 Master Fee Schedule

Public Safety - Police		Prior Update
A	Noise Disturbance Response	
	Call Back	2017
B	Special Event Police Service	N/A
C	Vehicle Equipment Correction Inspection (Non City Ticket)	N/A

Established 2017

N/A

N/A

D	Funeral Escort (Per Officer)	N/A
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N/A

E	DUI Accident & Investigation	N/A
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N/A

Public Safety - Fire

A	Fire Code Inspection	Prior Update
	After second inspection	2021
	Citation - non-compliance	2021

Increased \$5 from 2017 Master Fee Schedule
Increased \$13 from 2017 Master Fee Schedule

A	State Mandated Fire Inspections	Prior Update
	Facilities with 25 persons or less	2021
	Facilities with more than 25 persons	2021

Increased \$3 from 2017 Master Fee Schedule
Increased \$5 from 2017 Master Fee Schedule

B	Burn Regulation Enforcement (other permit issuance)	2021
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Increased \$3 from 2017 Master Fee Schedule

D	Fireworks	Prior Update
	Display	N/A
	Fireworks	2021

*City Council may waive fee for non-profit entities

N/A
Increased \$7 from 2017 Master Fee Schedule

D.2	Fireworks Violation LOMC	Prior Update
	Violations Illegal Fireworks per incident	2021

Established in 2021

E	Illegal Burn Response	2021
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Increased \$7 from 2017 Master Fee Schedule

	Post Fire Inspection	2021
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Increased \$2 from 2017 Master Fee Schedule

F	Sprinkler Plan Check and Testing	Prior Update
	Single Family Dwelling	N/A
	1-99 heads	2021
	100-199 heads	2021
	200 or more heads	2021

N/A
Increased \$7 from 2017 Master Fee Schedule
Increased \$8 from 2017 Master Fee Schedule
Increased \$8 from 2017 Master Fee Schedule

G	Private Hydrant System Testing	Prior Update
	Flows/Water Flow Analysis	2021

Increased \$4 from 2017 Master Fee Schedule

	System Testing per Hydrant	2021	Increased \$2 from 2017 Master Fee Schedule
H	Above Ground Tank Installation/Inspections	2021	Increased \$7 from 2017 Master Fee Schedule
I	Weed Abatement per Lot	N/A	N/A
J	Hazardous Materials	Prior Update	
	Building Plan Review	2021	Increased \$5 from 2017 Master Fee Schedule
	Haz-Mat Clean Up	N/A	N/A
	Haz-Mat Spilled Load Clean-up	N/A	N/A
K	New Building or Remodel Plan Review-Fire & Life Safety	Prior Update	
	Other than 1 & 2 family dwellings	2021	Increased \$5 from 2017 Master Fee Schedule
L	Commercial Kitchen Fixed Fire Suppression Inspection/Test	2021	Increased \$4 from 2017 Master Fee Schedule
M	Fire Alarm Systems (Plan Review and Inspection)	2021	Increased \$4 from 2017 Master Fee Schedule
N	Dangerous & Substandard Building Inspection	N/A	N/A
O	Nuisance Abatement (Per Incident)	N/A	N/A
P	Excessive Inspection Demands (due to contractor omission or error)	N/A	N/A
Q	Outside Consultants	N/A	N/A
R	Tenant Improvements (Sprinklers)	Prior Update	
	1-50 heads	2021	Increased \$3 from 2017 Master Fee Schedule
	More than 50 heads	2021	Increased \$3 from 2017 Master Fee Schedule
S	Underground Fire Sprinkler Supply Line (plan check/inspection)	N/A	N/A
Public Works		Prior Update	
A	Water Rates	N/A	N/A

Must be done through Prop 218

B	Sewer (Wastewater) Rates (LOMC 13.28.030) *Must be done through Prop 218*	N/A	N/A
C	Water/ Wastewater Billing Procedures homes/business undergoing construction (new development) Starting time of permit	Prior Update N/A	N/A
D	Service Order Request Fee or Payment Arrangement	2021	Increased \$2 from 2017 Master Fee Schedule
E	Penalty Fee for late Payment	N/A	N/A
F	Letter of Appeals Fee (Planning)	N/A	N/A
G	Discount for Advance Payment (Sewer Service Only) Paying 6 months in advance Paying 12 months in advance	Prior Update N/A N/A	N/A N/A
H1	Water Disconnection/reconnection (Reso 11-15-17)	2021	Increased \$3 from 2017 Master Fee Schedule
H2	Meter Installation (Reso 11-15-17)	2021	Increased \$8 from 2017 Master Fee Schedule
H3	Meter Test (Reso 11-15-17)	2021	Increased \$2 from 2017 Master Fee Schedule
H4	Water Quality Sampling (Reso 11-15-17)	2021	Increased \$6 from 2017 Master Fee Schedule
H5	K.5 Meter Tampering (Reso 11-15-17)	2021	Increased \$4 from 2017 Master Fee Schedule
H6	K.6 Meter Tampering w/administrative violation (Reso 11-15-17)	2021	Increased \$29 from 2017 Master Fee Schedule
I	WATER & SEWER SECURITY DEPOSITS	N/A	N/A
J	Meter Lock-Off (for continuing non-payment and/or illegal use)	2017	Increased \$3 from 2013 Master Fee Schedule
K	RELOCATION OF EXISTING WATER METER	2021	Increased \$27 from 2017 Master Fee Schedule
L	FIRE HYDRANT WATER PURCHASES Deposit for the hydrant metering equipment Basic charge for the hydrant metering equipment	Prior Update N/A N/A	N/A N/A

Monthly charge for the hydrant metering	N/A
Charge for water	N/A

N/A

N/A

M	Service Discontinued - Reconnection Charge	2017
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Increased \$3,177 from 2013 Master Fee Schedule

N	Temporary Street Closure	N/A
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N/A

O	Public Improvement Plan Check/inspection	N/A
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N/A

P	Easement Abandonment	2021
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Increased \$94 from 2017 Master Fee Schedule

Q	Street Vacation/Abandonment	2021
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Increased \$94 from 2017 Master Fee Schedule

R	Excavation Permits	Prior Update
	Encroachment- Surface (1 hr min. charge)	2021
	Underground 100 linear ft or less (1 hr min. charge)	2021
	Underground (More than 100 LF)	N/A

Increased \$23 from 2017 Master Fee Schedule

Increased \$23 from 2017 Master Fee Schedule

N/A

S	Inspection & Processing Fees	Prior Update
	Curb & Gutter 75 LF or less (1hr min charge)	2021
	Curb & Gutter (More than 75 LF)	N/A
	Sidewalk (75 LF or less includes driveway)	2021
	Sidewalk (more than 75 LF includes driveway)	N/A
	Ea. Driveway when constructed separately from sidewalk	2021

Increased \$13 from 2017 Master Fee Schedule

N/A

Increased \$13 from 2017 Master Fee Schedule

N/A

Increased \$13 from 2017 Master Fee Schedule

T	SPECIAL TRAFFIC/CURB MARKING	Prior Update
	Service	N/A
	For Non Profit Organizations	N/A

N/A

N/A

U	Construction of Underground Utilities	Prior Update
	Street Openings (100 LF or Less)	2021
	Street Openings (More than 100 LF)	N/A
	Major Projects (More than 900 LF)	N/A
	Storm Drain Tie-ins, Manholes or Main Lines	2021
	Sewer Lateral Tie-ins to Main Lines and Manholes	2021

Increased \$23 from 2017 Master Fee Schedule

N/A

N/A

Increased \$23 from 2017 Master Fee Schedule

Increased \$23 from 2017 Master Fee Schedule

V	Assesment Apportionment	Prior Update
	1-2 Parcels	2021
	Over 2 Parcels	2021

Increased \$5 from 2017 Master Fee Schedule
Increased \$5 from 2017 Master Fee Schedule

Water, Sewer & Storm Drain Capacity and Connection

A	WATER – Capacity and Connection Fees:	
	Meter Size	Prior Update
	Less than 1"	N/A
	1"	N/A
	1 1/2"	N/A
	2"	N/A
	3"	N/A
	4"	N/A
	6"	N/A

N/A
N/A
N/A
N/A
N/A
N/A
N/A

B	SEWER – Capacity and Connection Fees:	
	Meter Size	Prior Update
	Less than 1"	N/A
	1"	N/A
	1 1/2"	N/A
	2"	N/A
	3"	N/A
	4"	N/A
	6"	N/A

N/A
N/A
N/A
N/A
N/A
N/A
N/A

C1	STORM DRAIN – Capacity and Connection Fees:	
	Residential	Prior Update
	Single Family (per unit)	N/A
	Duplex (per unit)	N/A
	Multi Family (per acre)	N/A

N/A
N/A
N/A

C2	STORM DRAIN – Capacity and Connection Fees:	
	Non-Residential	Prior Update

Office (per acre)	N/A
Commercial (per acre)	N/A
Industrial (per acre)	N/A
Warehouse (per acre)	N/A

N/A
N/A
N/A
N/A

Special Assesments

Per sq ft

A	Fire Protection Parcel Tax (LOMC 3.24.020)	Prior Update
	Residential Building	N/A
	Agricultural Building	N/A
	Commercial Building	N/A
	Industrial Building	N/A
	Dry Pasture	N/A

N/A
N/A
N/A
N/A
N/A

B	Lighting Maintenance Parcel Tax (LOMC 3.24.020)	
	Within 150' Radius of Street Light:	Prior Update
	0' – 80' Street Frontage	N/A
	Over 80' Street Frontage	N/A
	Over 150' Radius and Within 300' Radius of Street Light:	
	0' – 80' Street Frontage	N/A
	Over 80' Street Frontage	N/A
	Over 300' Radius of Street Light:	
	0' – 80' Street Frontage	N/A
	Over 80' Street Frontage	N/A

N/A
N/A
N/A
N/A
N/A
N/A

C	COMMUNITY FACILITIES DISTRICT 2004-1 (Mello Roos)	N/A
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N/A

D	COMMUNITY FACILITIES DISTRICT 92-1 (Mello Roos)	N/A
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N/A

Planning

A	GENERAL PLAN AMENDMENT	Prior Update
	Text and Map Changes	2003

No information found prior to 2003

B	PLANNED DEVELOPMENTS	Prior Update
	R 8 (2003) (Includes Zone Updates)	2003

No information found prior to 2003

C	SPECIFIC PLANS	Prior Update
	Amendments (Text & Map)	2003

No information found prior to 2003

D	REZONING	Prior Update
	Rezone	2003
	Rezone with General Plan	2003

No information found prior to 2003

No information found prior to 2003

	LAND DIVISIONS	Prior Update
	Subdivision Map	2003
	Parcel Map	2003
	Parcel Map - Ministerial	New
	Revise Approved Map/Conditions (subdivision map)	2003
	Revise Approved Map/Conditions (parcel map)	2003
	Lot Line Adjustment or Minor Lot Split	2003
	Certificate of Compliance	2003

No information found prior to 2003

No information found prior to 2003

Newly Proposed Fee

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

E	Development Plans	Prior Update
	City Council Review	2003
	Planning Commission Review	2003
	Single Family, Duplex, Fourplex	2003
	Multi Family Residence (initial unit and per unit)	2003
	Signs	New
	Commercial, Office 10,000 sq. ft. or less	2003
	Commercial, Office over 10,000 sq. ft.	2003
	Industrial over 10,000 sq. ft.	2003
	Industrial over 10,000 sq. ft.	2003
	Time Extension	2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

Newly Proposed Fee

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

F	TENTATIVE MAP EXTENSION	Prior Update
	Tentative Map Extension	2003

No information found prior to 2003

G	CERTIFICATE OF COMPLIANCE	Prior Update
	Major & Minor	2003

No information found prior to 2003

H	USE PERMIT	Prior Update
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Major	2003
Minor (related to single-family residence or duplex, parking waiver, signs, temporary trailer)	2003
Amendments (major)	2003
Amendments (minor)	2003
Time Extensions - Major	2003
Time Extensions - Minor	2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

I	VARIANCE	Prior Update
	Single Family Dwelling	2003
	Other	2003

No information found prior to 2003

No information found prior to 2003

J	ZONING CLEARANCE	Prior Update
	Signs, Home occupations	2003
	Special Event	2003

No information found prior to 2003

No information found prior to 2003

K	ENVIRONMENTAL IMPACT REPORT	Prior Update
	First Initial Study	2003
	Minor (parcel maps, variances, minor & major permits)	2003
	Major (subdivisions, general plan amendments, rezoning)	2003

No information found prior to 2003

No information found prior to 2003

No information found prior to 2003

	Environmental Impact Reports	N/A
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N/A

L	SUTTER COUNTY NOTICE OF DETERMINATION FILING FEE	Prior Update
	Admin Processing Fee	N/A
	Fish & Game EIR	N/A
	Fish & Game MND	N/A

N/A

N/A

N/A

M	IMPROVEMENT PLAN CHECK AND CONSTRUCTION INSPECTION FEES	Prior Update
	Improvement Plan Check	N/A
	Construction Plan Check	N/A

N	ENCROACHMENT PERMIT	Prior Update
	Residential	2021

Increased \$23 from 2017 Master Fee Schedule

All others	New
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Newly Proposed Fee; Split out Res & Other

Development Impact, Building and Code Enforcement

A	AB 1600 DEVELOPMENT IMPACT FEES	
	Land Use	Prior Update
	Residential	
	Single Family	N/A
	Duplex	N/A
	Multi Family (per unit)	N/A
	Non-Residential	Prior Update
	Office	N/A
	Commercial	N/A
	Industrial	N/A
	Warehouse	N/A

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

*Effective Jan 1, the amount will adjust with inflation and per Ord. 588

B	EXPEDITED PLAN CHECK FEE	Prior Update
	Expedited Plan Check	N/A

N/A

C	STATE PASS THRU FEES	
	Strong Motion Tax:	Prior Update
	State of California	N/A
	Department of Conservation	N/A

N/A
N/A

D1	Strong – Motion Instrumentation and Seismic Hazard Map	Prior Update
	Category 1 Construction (1 to 3 Story Residential)	N/A

N/A

Strong – Motion Instrumentation and Seismic Hazard Map

		Prior Update	
D2	Method 1	N/A	N/A
	Method 2	N/A	N/A

E

Fee Schedule
California Building Standards Fee

Permit Valuation	Prior Update	
\$1 - 25,000	N/A	N/A
\$25,001 - 50,000	N/A	N/A
\$50,001 - 75,000	N/A	N/A
\$75,001 - 100,000	N/A	N/A
Every \$25,000 or fraction thereof above \$100,000	N/A	N/A

F	PLAN RETENTION FEE	Prior Update
	18" x 24" and larger	2021
	8 ½" x 11"	2021

Increased \$0.22 from 2017 Master Fee Schedule
Increased \$0.05 from 2017 Master Fee Schedule

G	CODE ENFORCEMENT	
	LOMC 14.08.050	
	Non-building Safety Code	Prior Update
	First Violation	N/A
	Second Violation	N/A
	Each Additional of Same Code Provision	N/A
	Building and Safety Code Enforcement	Prior Update
	First Violation	N/A
	Second Violation	N/A
	Each Additional (same code provision within 1 year)	N/A

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

N/A

**Consumer Price Index for All Urban Consumers (CPI-U)
Original Data Value**

Series Id: CUURS49BSA0, CUUSS49BSA0
 Not Seasonally Adjusted
 Series Title: All items in San Francisco-Oakland-Hayward, CA, all
 Area: San Francisco-Oakland-Hayward, CA
 Item: All items
 Base Period: 1982-84=100
 Years: 2000 to 2026

Year	Change Jan	Change Feb	Change Mar	Change Apr	Change May	Change Jun	Change Jul	Change Aug	Change Sep	Change Oct	Change Nov	Change Dec	Change Annual	Change HALF1	Change HALF2
2003		3.3%		2.2%		1.6%		1.4%		1.0%		1.1%	1.8%	2.3%	1.2%
2004		0.2%		0.5%		1.4%		1.2%		2.0%		2.2%	1.2%	0.7%	1.7%
2005		1.6%		2.1%		1.1%		2.2%		2.8%		2.0%	2.0%	1.7%	2.2%
2006		2.9%		3.2%		3.9%		3.8%		2.5%		3.4%	3.2%	3.2%	3.3%
2007		3.2%		3.3%		3.4%		2.6%		3.3%		3.8%	3.3%	3.3%	3.2%
2008		2.8%		2.9%		4.2%		4.2%		3.6%		0.0%	3.1%	3.3%	3.0%
2009		1.2%		0.8%		0.2%		0.2%		0.1%		2.6%	0.7%	0.7%	0.8%
2010		1.8%		1.7%		1.1%		1.0%		0.9%		1.5%	1.4%	1.7%	1.1%
2011		1.7%		2.8%		2.4%		2.9%		3.2%		2.9%	2.6%	2.2%	3.0%
2012		3.0%		2.1%		2.6%		2.8%		3.2%		2.2%	2.7%	2.6%	2.8%
2013		2.4%		2.4%		2.6%		2.0%		1.6%		2.6%	2.2%	2.4%	2.1%
2014		2.4%		2.8%		3.0%		3.0%		3.2%		2.7%	2.8%	2.7%	3.0%
2015		2.5%		2.4%		2.3%		2.6%		2.6%		3.2%	2.6%	2.5%	2.7%
2016		3.0%		2.7%		2.7%		3.1%		3.6%		3.5%	3.0%	2.8%	3.2%
2017		3.4%		3.8%		3.5%		3.0%		2.7%		2.9%	3.2%	3.6%	2.9%
2018		3.6%		3.2%		3.9%		4.3%		4.4%		4.5%	3.9%	3.4%	4.3%
2019		3.5%		4.0%		3.2%		2.7%		3.0%		2.5%	3.3%	3.7%	2.9%
2020		2.9%		1.1%		1.6%		1.6%		1.1%		2.0%	1.7%	2.0%	1.4%
2021		1.6%		3.8%		3.2%		3.7%		3.8%		4.2%	3.2%	2.5%	3.9%
2022		5.2%		5.0%		6.8%		5.7%		6.0%		4.9%	5.6%	5.4%	5.8%
2023		5.3%		4.2%		2.9%		3.4%		2.8%		2.6%	3.7%	4.4%	2.9%
2024		2.4%		3.8%		3.2%		2.7%		2.4%		2.4%	2.8%	3.0%	2.5%
2025		2.7%		1.3%		1.5%		2.5%		N/A		3.0%	2.2%	1.9%	2.5%
2026		2.5%													

65.12% 2003-2026

33.03% 2017-2026

19.60% 2021-2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Live Oak will conduct a public hearing by the City Council on April 15, 2026 at 6:00 P.M. in City Hall, 9955 Live Oak Blvd., Live Oak, CA, to review updates to Planning fees, Parks & Recreation fees, and other fees as applicable.

The purpose of the public hearing will be to give citizens an opportunity to object or protest or to provide other relevant information regarding these proposed updates of fees. If you are unable to attend the public hearing, you may mail a written protest to City of Live Oak, 9955 Live Oak Blvd., Live Oak, CA 95953. Written protests must be received no later than 1:00 P.M. on April 14, 2026. In addition, information is available for review at the above address between the hours of 9:00 a.m. and 5:00 p.m. on weekdays.

In compliance with the Americans with Disabilities Act, the City of Live Oak encourages those with disabilities to participate fully in the public hearing process. If you have any special needs to allow you to attend or participate in this public hearing process, please call (530) 695-2112 or to the public hearing, so that we may accommodate **65**.