



LIVE OAK PLANNING COMMISSION

SPECIAL MEETING AGENDA AUGUST 31, 2021 7:00 PM

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

MEMBERS OF THE COMMISSION

JERRY STEWART, CHAIR
GURVEER BUTTER, VICE CHAIR
JOAQUIN BERMUDEZ, COMMISSIONER
AARON ELLER, COMMISSIONER
CHRISTINE IVORY, COMMISSIONER
AARONDEEP PAMMA, COMMISSIONER
KRIS SELVIDGE, COMMISSIONER

KEVIN VALENTE,
PLANNING DIRECTOR

The Commission 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 Commission 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.

Pursuant to Governor Newsom's Executive Orders N-25-20 and N-29-20, members of the Live Oak Planning Commission or staff may participate in this meeting via a teleconference. In the interest of the maintaining appropriate social distancing and to reduce the spread of COVID-19, members of the public are asked to participate in the meeting in the following ways:

- **Remote Viewing:**

- Members of the public can view a livestream of the meeting online at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
- Members of the public can access the Zoom webinar as follows:
 - **Join by Electronic Device:**
<https://us02web.zoom.us/j/83448011980?pwd=U3h5Vm4zYWY1bWdsVkVsWHlGeWZmUT09>
Passcode: 783888
 - **Join by Phone:**
1-669-900-6833 or 1-877-853-5247 (Toll Free)
Webinar ID: 834 4801 1980
Passcode: 783888

- **Public Comment:** Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:
 - **Public Attendance:** Members of the public who attend in person may make comments from the Council Chamber podium.
 - **Live Remote Public Comment:** Members of the public can submit a live remote public comment by:
 - *Joining the virtual Commission meeting via the link below. When public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes.*

<https://us02web.zoom.us/j/83448011980?pwd=U3h5Vm4zYWY1bWdsVkVsWHIGeWZmUT09>
Passcode: 783888
 - *Joining the virtual Commission meeting by calling the phone number below. When public comment is opened, dial *9 to raise your hand and be called upon to speak for up to 3 minutes.*

1-669-900-6833 or 1-833-548-0282 (Toll Free)
Webinar ID: 834 4801 1980
Passcode: 783888
 - **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 Planning Director at kvalente@liveoakcity.org, and read into the record during public comment.
 - **eComment Feature:** Public Comment will be accepted online between Thursday, August 26th through Tuesday, August 31st at 1:00 pm through the eComment feature at: https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
-

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS AND/OR CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT ITEMS

1. Draft Minutes – Regular Meeting of the Planning Commission – May 4, 2021
Recommendation: Approve the May 4, 2021 Planning Commission Regular Meeting minutes.
(Kevin Valente, Planning Director)

BUSINESS ITEMS

2. Consider Recommending City Council Adoption of the 6th Cycle Housing Element Update
Recommendation: Adopt resolution recommending the Live Oak City Council approve the City of Live Oak 6th Cycle (2021-2029) Housing Element Update Initial Study/Negative Declaration (IS/ND) and adopt the draft Live Oak 6th Cycle (2021-2029) Housing Element Update.
(Kevin Valente, Planning Director)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COMMISSION CONSIDERATION AND ACTION

UPDATES AND ANNOUNCEMENTS FROM THE PLANNING DIRECTOR

COMMISSIONER REPORTS/COMMENTS/REQUESTS

ADJOURNMENT



**City of Live Oak
Report to Planning Commission**

Meeting Date: August 31, 2021

Title: Draft Minutes - Regular Meeting of the Planning Commission - May 4, 2021

Contact Information: (Kevin Valente, Planning Director)

Recommendation: Approve the May 4, 2021 Planning Commission Regular Meeting minutes.

Attachments:

[Minutes](#)



LIVE OAK PLANNING COMMISSION

MINUTES
MAY 4, 2021
7:00 PM

The Live Oak Planning Commission conducted this meeting in accordance with Governor Newsom's Executive Orders N-25-20 and N-29-20.

CALL TO ORDER

Meeting called to order by Commission Chair Stewart at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 7:00 pm.

ROLL CALL

Appeared via teleconference: Commissioner Pamma, Selvidge, Bermudez, Eller, Vice Chair Butter, and Chair Stewart.

PLEDGE OF ALLEGIANCE

Commissioner Eller led the Pledge of Allegiance.

CORRECTIONS AND/OR CHANGES TO THE AGENDA

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

PUBLIC COMMENT

There were no public comments.

CONSENT ITEMS

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

MOTION: APPROVE THE CONSENT AGENDA.
(MOTION: ELLER; SECOND: SELVIDGE)

VOTE: MOTION PASSED UNANIMOUSLY

1. Draft Minutes – Regular Meeting of the Planning Commission – April 20, 2020
Kevin Valente, Planning Director
Commission action: April 20, 2021 Planning Commission Regular Meeting minutes approved.

PUBLIC HEARING ITEMS

2. Burger King Use Permit and Site Plan and Design Review
Kevin Valente, Planning Director

Kevin Valente, Planning Director, provided a report for the Commission.

Sunny Ghai, applicant, addressed the Commission.

The following members of the public addressed the Commission: Ashley Hernandez.

MOTION: ADOPT THE ATTACHED RESOLUTION APPROVING THE USE PERMIT AND THE SITE PLAN AND DESIGN REVIEW FOR A FREESTANDING 2,727 SQUARE-FOOT BURGER KING RESTAURANT WITH AN ASSOCIATED DRIVE-THROUGH WITH ADDING A CONDITION OF APPROVAL REQUIRING THE APPLICANT TO IMPROVE DAVIS WAY ALONG THE SUBJECT PROPERTY TO THE SATISFACTION OF THE CITY ENGINEER.
(MOTION: ELLER; SECOND: PAMMA)

VOTE: MOTION PASSED UNANIMOUSLY

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COMMISSION CONSIDERATION AND ACTION

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

UPDATES AND ANNOUNCEMENTS FROM THE PLANNING DIRECTOR

The Planning Director updated the Planning Commission on the status of the 6th Cycle Housing Element preparation.

COMMISSIONER REPORTS/COMMENTS/REQUESTS

Commission Chair Stewart asked the status of the Bishop Avenue Truck Parking Project.

ADJOURNMENT

Adjourned the meeting at 8:09 pm.



City of Live Oak Report to Planning Commission

- Meeting Date:** August 31, 2021
- Title:** Consider Recommending City Council Adoption of the 6th Cycle Housing Element Update
- Contact Information:** (Kevin Valente, Planning Director)
- Location:** Citywide.
- Background:** State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their city or county. The housing element is one of the mandated elements composing the general plan. State law, through the housing element, addresses the existing and projected housing needs within all economic segments of the state's various communities, including the City of Live Oak. The legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that do not constrain development of affordable housing. Housing policy in the state is dependent on the effective development and implementation of local general plans and particularly housing elements.
- State law contains specific requirements for the preparation and content of housing elements. According to Article 10.6, Section 65580, the legislature has found that:
- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order;
 - b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels;
 - c) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government;
 - d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
 - e) The legislature recognizes that in carrying out this responsibility, each

local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

State law requires the housing element to be updated at the beginning of the eight-year planning period. If the housing element update is not adopted and certified prior to the state's deadline (September 12, 2021), the jurisdiction must adopt an additional housing element in another four years.

The City of Live Oak received grant funding from the Sacramento Area Council of Government's (SACOG) Community Design Program for the preparation of Live Oak's 6th Cycle (2021-2029) Housing Element Update. In addition, Live Oak received additional funding from SACOG's Regional Early Action Planning Grant Program (REAP) to conduct the public outreach component of the housing element update.

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the city's share of the Regional Housing Needs Allocation (RHNA), as determined by SACOG. The intent of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their Regional Housing Needs Plan (RHNP) on November 21, 2019, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG's RHNP defines the lower income unit categories as follows:

• Low-Income Unit: is one that is affordable to a household whose combined income is at or between 50 and 80 percent of the median income.

• Very Low-Income Unit: is one that is affordable to a household whose combined income is at or lower than 50 percent of the median income.

Analysis:

The City of Live Oak 6th Cycle (2021-2029) Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the city aims to reach the goals (see Attachment 3). The approval of the City of Live Oak 6th Cycle (2021-2029) Housing Element Update would enable the city to preserve, improve and develop housing for all incoming segments of the community and show how the city intends to meet the RHNA numbers assigned by SACOG.

The total RHNA for Live Oak's 6th Cycle (2021-2029), as determined by SACOG, is 412 residential units. The 412 residential units include 208 above moderate income units, 87 moderate income units, 44 low income units, and

73 very low income units.

As part of the housing element update process, staff conducted a sites inventory analysis, which is an inventory of land suitable for residential development. The sites inventory analysis identified the City of Live Oak has over 106 acres of vacant land in the C-MU, CMU-D, R-1, R-2, and R-3 zones that could accommodate approximately 676 residential units.

The City of Live Oak held a public workshop on August 17, 2021 to solicit public input and encourage public participation in the Housing Element Update process. Notice of the workshop was posted publicly on the City of Live Oak website and in the local newspaper to ensure that a variety of residents could attend.

The city prepared an IS/ND (see Attachment 2) for the City of Live Oak 6th Cycle (2021-2029) Housing Element Update in accordance with the California Environmental Quality Act (CEQA).

The IS/ND determined that the City of Live Oak's 6th Cycle Housing Element Update is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the city; therefore, the 6th Cycle Housing Element Update would not result in a significant impact on the environment. The IS/ND was routed for public review on August 20, 2021 and the city will be accepting any comments and input on the IS/ND until September 8, 2021.

Conclusion

Based on the information contained in the staff report, staff requests that the planning commission adopt the attached resolution recommending the Live Oak City Council approve the City of Live Oak 6th Cycle (2021-2029) Housing Element Update IS/ND and adopt the draft Live Oak 6th Cycle (2021-2029) Housing Element Update.

Motion for Approval

Move that the Planning Commission adopt the resolution recommending the Live Oak City Council approve the City of Live Oak 6th Cycle (2021-2029) Housing Element Update Initial Study/Negative Declaration and adopt the draft Live Oak 6th Cycle (2021-2029) Housing Element Update.

Fiscal Impacts:

None.

Recommendation:

Adopt resolution recommending the Live Oak City Council approve the City of Live Oak 6th Cycle (2021-2029) Housing Element Update Initial Study/Negative Declaration (IS/ND) and adopt the draft Live Oak 6th Cycle (2021-2029) Housing Element Update.

Attachments:

Attachment 1_Housing Element PC Resolution
Attachment 2_Live Oak Housing Element Initial Study
Attachment 3_Live Oak 6th Cycle Housing Element Update

Attachment 1

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF LIVE OAK PLANNING
COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF THE
CITY OF LIVE OAK 6TH CYCLE (2021-2029) HOUSING ELEMENT UPDATE
INITIAL STUDY/NEGATIVE DECLARATION (IS/ND) AND ADOPTION OF
THE DRAFT LIVE OAK 6TH CYCLE (2021-2029) HOUSING ELEMENT
UPDATE**

WHEREAS, State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of the city; and,

WHEREAS, the City of Live Oak received grant funding from the Sacramento Area Council of Government's (SACOG) for the preparation of the Live Oak 6th Cycle (2021-2029) Housing Element Update; and

WHEREAS, the City of Live Oak prepared the Draft City of Live Oak 6th Cycle (2021-2029) Housing Element Update in accordance with State Housing Element law; and

WHEREAS, the City of Live Oak posted the Draft City of Live Oak 6th Cycle (2021-2029) Housing Element Update on the City of Live Oak's website for public review on August 20, 2021; and

WHEREAS, the City of Live Oak prepared an Initial Study/Negative Declaration for the City of Live Oak 6th Cycle (2021-2029) Housing Element Update in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Live Oak routed the City of Live Oak 6th Cycle (2021-2029) Housing Element Update Initial Study/Negative Declaration for public review on August 20, 2021; and

WHEREAS, on August 17, 2021, the City of Live Oak conducted a public workshop on the matter, and received comments and input from the public on the City of Live Oak 6th Cycle (2021-2029) Housing Element Update process; and

WHEREAS, the Live Oak Planning Commission duly gave notice of public hearing as required by law and on August 31, 2021 duly held a public hearing, received and considered evidence, both oral and documentary;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The foregoing recitals are true and correct.
2. The City of Live Oak Planning Commission hereby FINDS, on the basis of the whole record before it (including the Initial Study) that:
 - a. The City of Live Oak exercised overall control and direction over the CEQA review for the project, including the preparation of the IS/ND, and independently reviewed the IS/ND; and,
 - b. There is no substantial evidence that the project will have a significant effect on the environment; and,
 - c. The IS/ND reflect the City of Live Oak’s independent judgment and analysis.
3. The Live Oak Planning Commission hereby APPROVES AND RECOMMENDS ADOPTION of the IS/ND for the Project.

NOW THEREFORE, BE IT FURTHER RESOLVED that in recommending approval to the City Council of the City of Live Oak 6th Cycle (2021-2029) Housing Element Update, the Live Oak Planning Commission makes the following findings, which are based on its review and consideration of the entire record, including the recitals above and any oral or written testimony provided at the hearing:

1. The draft City of Live Oak 6th Cycle (2021-2029) Housing Element Update document was prepared in accordance with State Housing Element law.
2. The draft City of Live Oak 6th Cycle (2021-2029) Housing Element Update is consistent with the general plan, as it carries out the purposes of the general plan and is consistent with the land use and development designation in such plans.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Live Oak Planning Commission recommends the Live Oak City Council approve the City of Live Oak 6th Cycle (2021-2029) Housing Element Update Initial Study/Negative Declaration (IS/ND) and adopt the draft Live Oak 6th Cycle (2021-2029) Housing Element Update.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the City of Live Oak Planning Commission, at a special meeting thereof, held on the 31st day of August, 2021 by following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

**PLANNING COMMISSION CHAIR,
City of Live Oak**

ATTEST:

CITY CLERK, City of Live Oak

City of Live Oak
Planning Department



City of Live Oak
6th Cycle (2021-2029) Housing Element Update
Initial Study/Negative Declaration

August 2021

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

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APPENDIX:

Draft City of Live Oak 6th Cycle (2021-2029) Housing Element Update

INITIAL STUDY

August 2021

A. BACKGROUND

1. Project Title: City of Live Oak 6th Cycle (2021-2029) Housing Element Update
2. Lead Agency Name and Address: City of Live Oak
Planning Department
9955 Live Oak Boulevard
Live Oak, CA 95953
3. Contact Person and Phone Number: Kevin Valente
Contract Planner
(530) 695-2112
4. Project Location: Live Oak, CA
5. Project Sponsor's Name and Address: City of Live Oak
Planning Department
9955 Live Oak Boulevard
Live Oak, CA 95953
(530) 695-2112
6. Existing General Plan Designation: N/A
7. Existing Zoning: N/A
8. Required Approvals from Other Public Agencies: None
9. Surrounding Land Uses and Setting: N/A
10. Project Description Summary:

The City of Live Oak 6th Cycle (2021-2029) Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the city aims to reach them. The approval of the 6th Cycle Housing Element Update would enable the city to preserve, improve and develop housing for all incoming segments of the community and show how the city intends to meet the Regional Housing Needs Allocation (RHNA) numbers assigned by Sacramento Area Council of Governments (SACOG). The proposed project includes the adoption of the city's 6th Cycle (2021-2029) Housing Element Update and implementation of associated programs. In addition, in order for the California Department of Housing and Community Development (HCD) to certify the 6th Cycle Housing Element Update, the city needs to process a General Plan Amendment to update the Housing Element of the City of Live Oak General Plan for the 2021-2029 planning period.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

In compliance with Senate Bill (SB) 18, project notification letters were distributed on August 17, 2021 to the Tsi Akim Maidu, the Mechoopda Indian Tribe, and the Mooretown Rancheria of Maidu Indians. In addition, in compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the United Auburn Indian Community of the Auburn Rancheria, Lone Band of Miwok Indians, and Torres Martinez Desert Cahuilla Indians. Responses requesting formal consultation have not been received at this time.

B. SOURCES

The following documents are referenced information sources used for the purpose of this Initial Study:

1. AirNav.com. Bowles Airport. Available at: <https://www.airnav.com/airport/18CL>. Accessed August 2021.
2. California Department of Forestry and Fire Protection. Fire Hazard Severity Zones. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed August 2021.
3. California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.
4. Caltrans. Scenic Highways. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed August 2021.
5. City of Live Oak. 2021-2029 Housing Element. Available at: <https://www.liveoakcity.org/home/showpublisheddocument/1268>. Accessed August 2021.
6. Department of Conservation. California Important Farmland Finder. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2021.
7. Department of Toxic Substances Control. EnviroStor. Available at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=live+oak+ca>. Accessed August 2021.
8. Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts In CEQA*. December 2018.
9. Sutter County. Sutter County General Plan. Available at: <https://www.suttercounty.org/home/showpublisheddocument/1164/637477283985170000>. Accessed August 2021.
10. Sutter County. General Plan EIR. Available at: <https://www.suttercounty.org/government/county-departments/development-services/planning-and-building-services/planning-services/general-plan>. Accessed August 2021.
11. Sutter Subbasin SGMA. *SGMA in Sutter Subbasin*. Available at: <http://suttersubbasin.org/>. Accessed August 2021.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

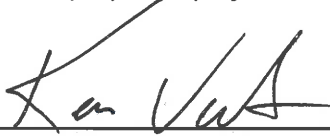
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less-Than-Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

D. DETERMINATION

On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Kevin Valente, Contract Planner

Printed Name

8/20/2021

Date

City of Live Oak

For

E. BACKGROUND AND INTRODUCTION

The following document is an Initial Study resulting in a Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the City of Live Oak 6th Cycle (2021-2029) Housing Element Update (housing element). This IS/ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines to evaluate the potential environmental impacts of the proposed project. The Draft 6th Cycle Housing Element Update is included as an Appendix to this IS/ND.

The City of Live Oak is a rural community located in northern Sutter County, northeast of the Sutter Buttes, west of the Feather River, approximately 10 miles north of Yuba City, and approximately 50 miles north of Sacramento (see Figures 1 and 2). It is strategically located along the State Route (SR) 99 corridor between Yuba City and Chico, and has easy access to San Francisco, Lake Tahoe, and Sacramento. The city was first settled in 1866 and grew with the advent of the California-Oregon Railroad in the 1870's. Live Oak was incorporated in 1947, and was the second city to be established in Sutter County.

Live Oak's location places it within one of the fastest growing regions in the State. Agriculture is the predominant land use in Sutter County and in the vicinity of Live Oak; however, the predominant land use within the city is single-family residential. The city's population increased from 8,500 residents in 2010 to 9,138 residents in 2021. Of the 2,833 total housing units in the city, 81 percent are single-family homes, 15 percent are multiple-family homes, and four percent are mobile homes. Additionally, 56 percent of housing units in Live Oak are owner-occupied, approximately 43 percent are renter-occupied, and less than one percent are vacant.

F. PROJECT DESCRIPTION

The following provides a description of the proposed project's components, and the discretionary actions required for the proposed project.

Project Components

The proposed project includes the adoption of the City of Live Oak's 6th Cycle Housing Element. The city's 6th Cycle Housing Element is described in further detail below.

Housing Element Overview

As an element of the Live Oak General Plan, and in accordance with the California Government Code, the housing element presents a comprehensive set of housing policies and programs to address identified housing needs for the City of Live Oak. The housing element is one of the seven required general plan elements mandated by California state law.

**Figure 1
Regional Location**

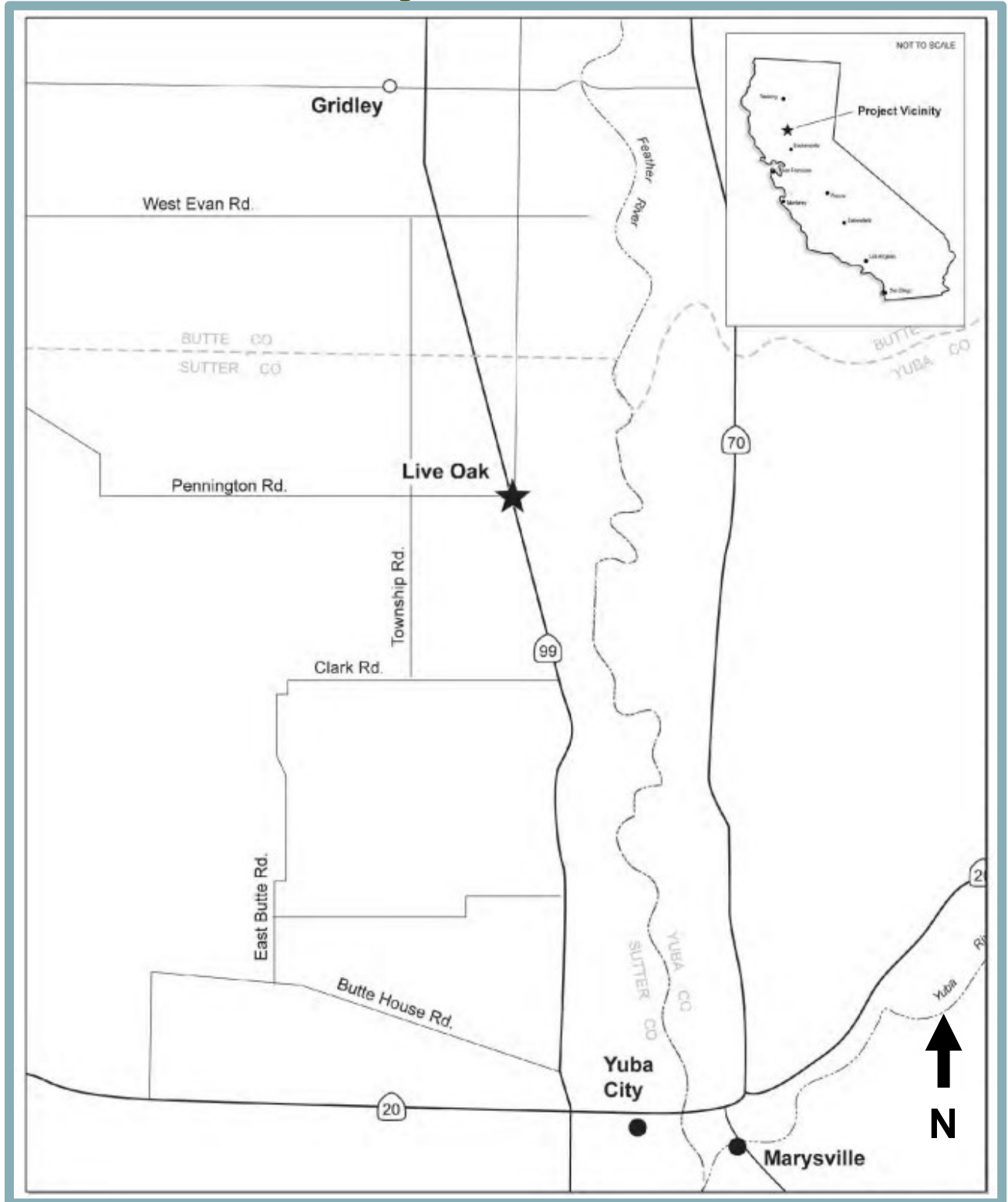
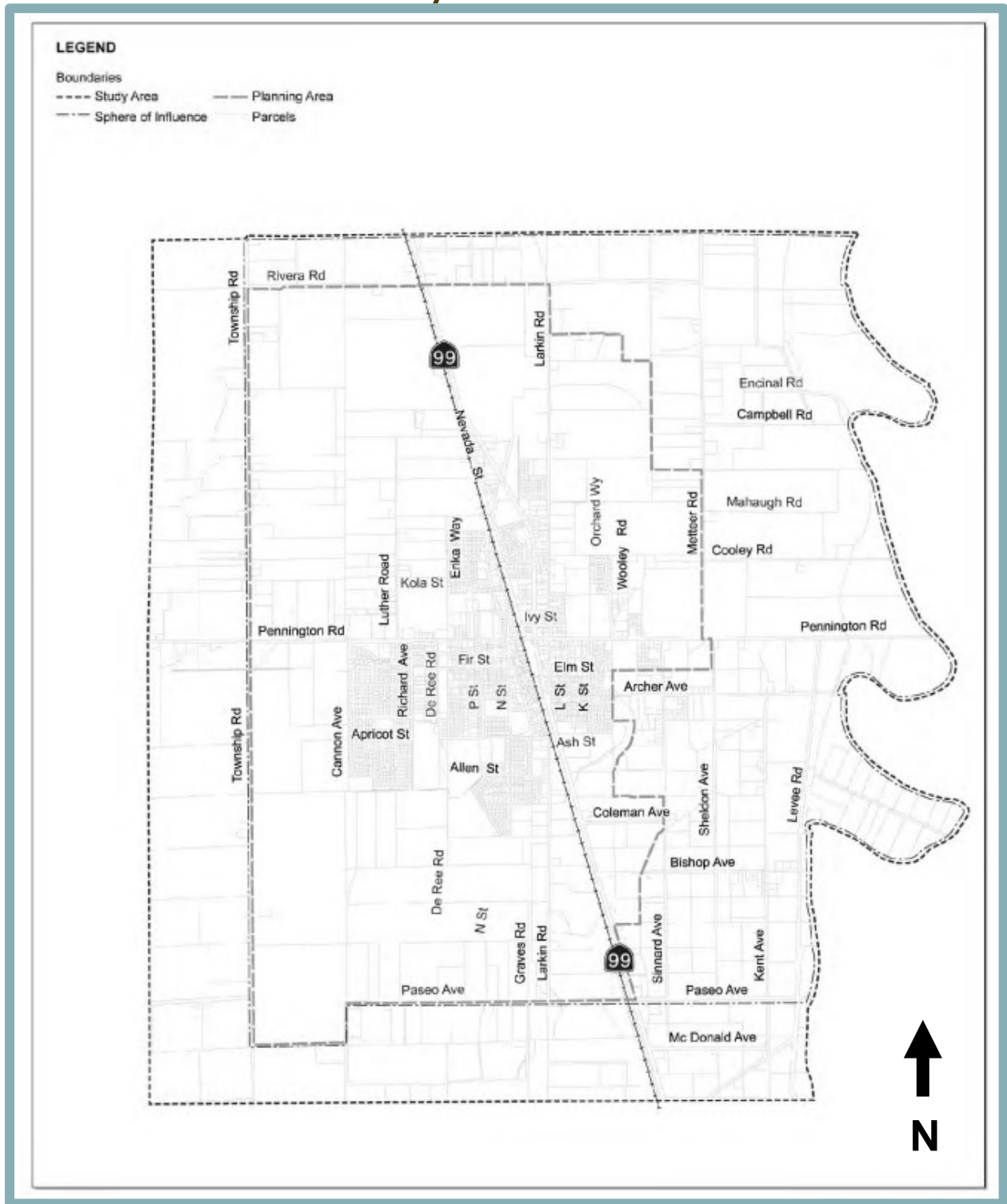


Figure 2
City Boundaries



State law requires that each city and county adopt a housing element that conforms to the detailed statutory requirements established in Article 10.6 (Sections 65580 to 65589.8) of the Government Code, and which must be updated every four to eight years.

According to State law, all housing elements must identify and analyze existing and projected housing needs; state goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and make adequate provision for the existing and projected needs of all economic segments of the community. To ensure compliance, each housing element is submitted to HCD at specified times during the update cycle for mandatory review.

The 6th Cycle Housing Element Update corresponds to the planning period of May 15, 2021 to May 15, 2029, and the Regional Housing Needs Allocation (RHNA) projection period of October 31, 2021 to October 31, 2029. It replaces the 5th Cycle Housing Element corresponding to the planning period of 2013-2021.

The 6th Cycle Housing Element Update identifies the goals, policies, and programs that the city will implement to ensure that housing in Live Oak is affordable, safe, and decent. The housing element addresses housing needs by encouraging the provision of an adequate number of potential building sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

City of Live Oak Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The SACOG RHNP allocates a “fair share” of regional housing needs to individual cities and counties through a RHNA. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that the needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. SACOG took into account several factors in preparing the RHNP including projected households, job growth, and regional income distribution.

Additionally, several factors influence the demand for housing as well as the type of housing demanded in the City of Live Oak. Major needs categories include: housing needs resulting from population growth in the city and the surrounding region; housing needs that result when households are paying more than they can afford for housing; housing needs resulting from overcrowding of existing units; and the housing needs of "special needs groups" such as seniors, large family households, single-parent and female-headed households, agricultural workers, households with persons with disabilities, and the homeless. A summary of the RHNA for the City of Live Oak is shown in Table 1 below.

As shown in Table 1 below, the SACOG RHNA allocated 412 new housing units to Live Oak for the 6th Cycle. Of the 412 housing units, 36 units for Extremely Low-income households, 37 units for Very Low-income households, 44 for Low-income households, 87 units for Moderate-income households, and 208 for Above Moderate-income households.

Table 1		
City of Live Oak Regional Housing Needs Determination by Income (2021-2029)		
Income Level	RHNA	Percent of Total
Extremely Low	36	8.7%
Very Low	37	9.0%
Low	44	10.7%
Moderate	87	21.1%
Above Moderate	208	50.5%
Total	412	100.0%

Source: City of Live Oak 6th Cycle RHNA, August 2021

The city’s housing element identified over 106 acres of vacant land within the Live Oak city limits. Each site underwent an assessment to determine development potential, residential unit capacity given zoning designations and residential density standards, as well as development feasibility, given flood zone limitations, infrastructure availability, and site access. The city determined that the vacant sites within Live Oak could accommodate a total of 676 units based on the existing land use and zoning designations of the parcels. Additionally, the city has identified the potential for 22 low-income and 23 moderate-income Accessory Dwelling Units (ADUs) to be constructed within the city.

Housing Element Organization

The 6th Cycle Housing Element Update consists of the following components:

- *Introduction to the Housing Element:* including the planning context in Live Oak, General Plan consistency, and the public participation process.
- *Community Profile:* analyzing city’s population and housing characteristics and trends, including special housing needs.
- *Housing Constraints:* a review of governmental, market, and environmental constraints that impact the city’s ability to address housing needs.
- *Housing Resources:* an evaluation of land and financial resources available to address Live Oak’s housing goals.
- *Review of the Previous Housing Element:* analyze effectiveness; progress in implementation; and appropriateness of goals, objectives, and policies.
- *Housing Goals, Policies, and Programs:* review housing goals, policies, and programs to address the city’s identified housing needs.

Project Implementation

The approval of the City of Live Oak 6th Cycle Housing Element would enable the city to preserve, improve, and develop housing for all incoming segments of the community and show how the city intends to meet the RHNA numbers assigned by SACOG.

The proposed project includes the adoption of the city’s 6th Cycle Housing Element and does not include the development of housing identified in the housing element. Additionally, the housing element does not recommend any sites to be rezoned. Therefore, physical changes to the

environment would not occur and this Initial Study Checklist analyzes the policy-level impacts of adopting the city's 6th Cycle Housing Element, not project-level impacts of specific improvements outlined in the document.

Discretionary Actions

The proposed project would require the following approvals by the City of Live Oak City Council:

- Adoption of the Negative Declaration; and
- Approval of a General Plan Amendment incorporating the 6th Cycle Housing Element.

In addition to adoption by the City of Live Oak City Council, the 6th Cycle Housing Element must be certified by HCD.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d. Live Oak is located in Northern California’s Central Valley along SR 99 in Sutter County, northeast of the Sutter Buttes. The city is located approximately two miles west of the Feather River and approximately 2.5 southwest of the tri-county boundary of Sutter, Butte, and Yuba Counties. The city is surrounded on all sides by agricultural parcels. Per the Caltrans State Scenic Highways Program, the City of Live Oak is not located near any officially designated State scenic highways.¹

The City of Live Oak’s 6th Cycle Housing Element Update is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the city. As such, the 6th Cycle Housing Element Update would not have a substantial adverse effect on a scenic vista nor would the housing element degrade the existing visual quality or add new light or glare. Additionally, as noted above, the city is not located near a scenic highway.

Furthermore, because the housing element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific visual impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the city would continue to be guided by the Live Oak General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city’s entitlement process to ensure that existing views and aesthetic conditions are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Based on the above, impacts to aesthetics and visual character associated with the proposed project would be **less than significant**.

¹ Caltrans. *Scenic Highways*. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed August 2021.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a,e. According to the Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP), the City of Live Oak contains Urban and Built-Up Land, Other Land, Unique Farmland, and Prime Farmland.² The 6th Cycle Housing Element Update is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California; therefore, the 6th Cycle Housing Element Update would not convert any of the existing agricultural lands within the City of Live Oak to non-agricultural uses. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use, and a **less-than-significant** impact would occur.
- b The City of Live Oak is surrounded by agricultural uses; however, the city does not contain any land under a Williamson Act contract. The proposed project would not involve changes to agricultural zoning districts.³ As such, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and **no impact** would occur.
- c,d The city does not include lands designated as forest land or timberland. Therefore, the proposed project would have **no impact** on forest land or timberland resources.

² Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2021.

³ Sutter County. *Sutter County General Plan*. Available at: <https://www.suttercounty.org/home/showpublisheddocument/1164/637477283985170000>. Accessed August 2021.

III. AIR QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. Live Oak is located within the Feather River Air Quality Management District (FRAQMD). The FRAQMD is part of the Sacramento Valley Air Basin (SVAB) that includes Butte, Colusa, Glen, Tehama, Shasta, Yolo, Sacramento, Yuba, Sutter, and parts of Placer and Solano counties. California and the federal government have established air quality standards for various pollutants. The standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are more strict standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. FRAQMD has adopted thresholds of significance for various pollutants intended to maintain attainment of federal and State air quality standards.

The 6th Cycle Housing Element Update is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California. Although implementation of a successful housing element could be expected to facilitate residential development in the city, the lack of site-specific development applications, including the design and location of specific improvements, makes evaluation of the project’s air quality impacts highly speculative. The goals, policy guidance, and implementation measures in the housing element would not result in any impacts associated with air quality beyond what has already been contemplated in the City of Live Oak’s General Plan and Zoning Code. Policy 15 in the housing element explicitly sets forth the policy of continuing to implement state energy efficiency standards, which would help to reduce the emission of air pollutants that worsen air quality

The housing element would not impact the rate or intensity of development, but may result in broadening the range of affordability levels and special needs population that may reside in housing; these issues would not affect the potential for impacts to air quality. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the FRAQMD to attain State and national air quality standards, or violate any air quality standard. The proposed project would not result in any indirect or cumulatively adverse impacts on air quality. The proposed project would not expose sensitive receptors to substantial pollutant concentrations or objectionable odors. The housing element does include programs that encourage energy-efficiency, which may result in an indirect improvement to air quality.

Future residential development would be required to adhere to General Plan goals and policies related to air quality, as well as federal, State, and regional air quality plans. Therefore, a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. The 6th Cycle Housing Element Update is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California. The 6th Cycle Housing Element Update identifies existing General Plan and zoning designations appropriate for residential use to coincide with city’s housing needs. The goals, policies, and implementation measures in the housing element would not result in any impacts related to biological resources beyond what has already been anticipated in the City’s General Plan EIR.

Furthermore, because the 6th Cycle Housing Element Update is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The nature of these future developments within the city would continue to be guided by Live Oak’s General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city’s entitlement process to ensure that existing biological resources within the city are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

All development projects within the city are subject to comply with city-wide regulations that include guidance to residential development proposed near local rivers or streams.

Therefore, impacts related to special-status species, riparian or other sensitive habitats, including wetlands or migration routes for wildlife species in the region, would be **less than significant**.

- e-f. The 6th Cycle Housing Element Update has been prepared to be consistent with the City of Live Oak's adopted General Plan and Zoning Code. Future development projects would be required to be consistent with local policies and ordinances. Future development consistent with the housing element would be required to comply with the city's landscape requirements.

The City of Live Oak is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan. However, future residential development within the city would be required to comply with the city's applicable development standards. Therefore, a **less-than-significant** impact would occur.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-c. The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The 6th Cycle Housing Element Update identifies sites with existing General Plan and Zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The goals, policy guidance, and implementation measures in the 6th Cycle Housing Element Update would not result in any impacts associated with cultural resources beyond what has already been contemplated in the city’s General Plan.

According to the General Plan, the overall goal of the city is to identify and preserve any archaeological resources that might be disturbed by development activity. In order to obtain goals, the city shall refer development proposals that may affect archaeological sites to the North Central Information Center and the Northeast Information Center. The city cannot approve any public or private project that may adversely affect a site without consulting both centers. A site evaluation and mitigation will be recommended by a qualified archaeologist.

Therefore, the proposed project would not cause a substantial adverse change in the significance of a unique historical or archeological resource or disturb any human remains, and a ***less-than-significant*** impact would occur.

VI. ENERGY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As such, the goals, policies, and implementation measures included in the 6th Cycle Housing Element Update would not result in a potentially significant environmental impact due to the wasteful, inefficient or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Policy 15 in the housing element explicitly sets forth the policy of continuing to implement state energy efficiency standards, which would help to improve energy efficiency.

Any future residential development would be subject to all relevant provisions of the most recent update of the California Building Standards Code (CBSC), including the Building Energy Efficiency Standards. Adherence to the most recent CBSC and Building Energy Efficiency Standards would ensure that future residential development within Live Oak would consume energy efficiently. In addition, electricity supplied to the project would comply with the State’s Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources. Thus, a portion of the energy consumed during operations would originate from renewable sources. Therefore, the proposed project would have a ***less-than-significant*** impact associated with energy.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>

Discussion

a-f. The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The 6th Cycle Housing Element Update identifies sites with existing General Plan and Zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The goals, policy guidance, and implementation measures in the 6th Cycle Housing Element Update would not result in any impacts associated with geology and soils beyond what has already been contemplated in the city’s General Plan EIR

According to the General Plan EIR, the City of Live Oak lies within a low seismic region. The city is not located within an Alquist-Priolo Special Study Zone nor is any active fault near the city. Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. Areas throughout the City of Live Oak may be more susceptible to liquefaction during seismic events if specific groundwater conditions are present. The 6th Cycle Housing Element Update does not include any site-specific development, designs, or proposals that would impact geology or soils within the city. All future development would be required to comply with the goals and policies set forth in the city’s General Plan relating to seismic and geologic hazards, including liquefaction, as well as all other applicable federal and State policies and standards, including the CBSC. Furthermore, 6th Cycle Housing Element Update

policies and programs to facilitate housing rehabilitation have the potential to improve the seismic safety.

Therefore, the proposed project would have a ***less-than-significant*** impact associated with geologic hazards.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The housing element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The goals, policy guidance, and implementation measures in the housing element would not result in any impacts associated with GHG emissions beyond what has already been contemplated in the city’s General Plan and Zoning Code.

The goals, policies, and programs of the housing element would not conflict with or obstruct the implementation of the air quality plans prepared by the California Air Resources Board (CARB) or the FRAQMD. In addition, the housing element would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The location and nature of future residential development within the city would continue to be guided by the Live Oak General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city’s entitlement process and CEQA to ensure that significant impacts related to GHG emissions do not occur within the city, and that future projects are consistent with all General Plan goals, objectives, and policies. Policy 15 in the housing element explicitly sets forth the policy of

continuing to implement state energy efficiency standards, which would help to reduce GHG emissions. Therefore, the proposed project would have a ***less-than-significant*** impact associated with GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. The proposed project does not propose new development or any use that would result in the transport, use, or disposal of hazardous materials. Furthermore, the proposed project would not result in a foreseeable upset, accident, or emission of hazardous materials.

The 6th Cycle Housing Element Update would not directly involve the routine transport, use, or disposal of hazardous materials. Maintenance and operation of housing developments created under proposed project may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount anticipated to be used in conjunction with future residential development, routine use of such products would not represent a substantial risk to public health or the environment.

In addition, per the EnviroStor database, Live Oak is not located on or adjacent to any sites included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.⁴ In the event that currently unknown hazardous materials are discovered during construction on the residential sites identified in the 6th Cycle Housing Element Update, construction would cease until such materials have been remediated in accordance with State and local requirements. Such standards have been designed to

⁴ Department of Toxic Substances Control. *EnviroStor*. Available at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=live+oak+ca>. Accessed August 2021.

eliminate or minimize potential health impacts associated with human exposure to hazardous materials.

Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. In addition, the proposed project would not create a significant hazard to the public or the environment related to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5. Thus, a **less-than-significant** impact would occur.

- e. The City of Live Oak is not subject to an airport land use plan. The nearest airport land use plan covers an area around Sutter County Airport in Yuba City, approximately 10 miles south of Live Oak.

The 6th Cycle Housing Element Update is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the city would continue to be guided by the Live Oak General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city's entitlement process to ensure that future projects are consistent.

The proposed housing element would adhere to federal and State regulations, as well as General Plan goals and policies, related to airport land use plans. Therefore, the proposed project would result in a **less-than-significant** impact related to a conflict with airport land use plans.

- f. The 6th Cycle Housing Element Update is a policy-level document that does not include site-specific development proposals, and any future residential development projects within the city would be required to adhere to city regulations regarding emergency access. Therefore, the proposed project would not interfere with an emergency evacuation or response plan, and a **less-than-significant** impact would occur.
- g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this Initial Study. As noted therein, the residential sites identified for future residential development in the 6th Cycle Housing Element Update are not located within or adjacent to any Very High Fire Hazard Severity Zones or State Responsibility Areas.⁵ Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a **less-than-significant** impact would occur.

⁵ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed August 2021.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,ci,ciii. The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The 6th Cycle Housing Element Update identifies sites with existing General Plan and Zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The housing element is consistent with the city’s General Plan, and therefore, specific goals and policies that have been identified in the 6th Cycle Housing Element Update would be consistent with General Plan policies related to water quality standards. Although construction of the future residential development associated with implementation of the housing element could result in impacts associated with water quality, future housing projects would be required to comply with all applicable federal, State, and local water quality regulations

Construction of future residential development would likely include grading and vegetation removal activities that may increase soil erosion rates on the sites. Grading operations may impact the surface runoff by increasing the amount of silt and debris carried by runoff. In addition, refueling and parking of construction equipment and other vehicles on-site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the city’s storm drains. Improper handling, storage, or disposal of fuels and materials or improper cleaning of machinery close to area waterways could cause water quality degradation. Measures included in subsequent grading plans for future residential development projects requiring grading would be required to comply with the city’s

Building and Construction Code, drainage requirements, and Stormwater Pollution Prevention Program, as well as employ best management practices for the prevention of erosion and the control of loose soil and sediment, to ensure that construction does not result in the movement of unwanted material into waters within or outside that particular project site.

Based on the above, the proposed project would not result in the violation of water quality standards or degradation of water quality, and a **less-than-significant** impact would occur.

- b.e. The City of Live Oak is situated within the Sutter Sub-basin which lies within the Sacramento Valley Groundwater Basin. The Sutter Sub-basin is bounded on the north by the Butte Sub-basin, on the west and southwest by the Sacramento River, and to the east and southeast by the Feather River. Groundwater within the Sutter Sub-basin is managed by the Sutter Sub-basin is managed by the Sutter County Groundwater Management Plan. Additionally, the nine Groundwater Sustainability Agencies (GSAs) that manage the basin are currently collaborating on a Groundwater Sustainability Plan (GSP) pursuant to the 2014 Sustainable Groundwater Management Act (SGMA). The GSP must be completed and begun to be implemented by January 31, 2022.

The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Therefore, implementation of the proposed project would not result in the creation of new impervious surfaces with the potential to decrease the amount of groundwater recharge in the city. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and a **less-than-significant** impact would result.

- c.ii,civ. Even though the project would not currently involve any development at this time, there would be no significant alteration to the existing drainage system through impervious surfaces and not create substantial runoff water to exceed capacity of stormwater system. All future residential development associated with the 6th Cycle Housing Element Update would be subject to the General Plan policies and municipal regulations related to runoff management and low impact design, and would be subject to payment of the city's storm drainage development impact fee. Therefore, adoption of the 6th Cycle Housing Element Update and implementation of associated programs would not substantially alter the existing drainage pattern of the city, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff.

Portions of Live Oak are designated as special flood hazard areas. If structures are developed within such special flood hazard areas, the potential for flooding would exist. Chapter 15.21, Flood Damage Prevention, of the Municipal Code establishes standards for new developments to adhere to. If necessary, development would be subject to all relevant restrictions within the city's Municipal Code.

Given the required compliance of future developments with the city's Municipal Code requirements related to development within floodplains, a **less-than-significant** impact would occur due to implementation of the proposed project.

- d. Impacts related to flooding are discussed under question 'c.iv' above.

Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Due to the city's substantial distance from the coast, and because large closed bodies of water do not exist in the project vicinity, the proposed project would not be exposed to flooding risks associated with tsunamis and seiches. Therefore, the proposed project has limited risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and a **less-than significant** impact would occur.

XI. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a,b. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use.

The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The 6th Cycle Housing Element Update identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The goals, policy guidance, and implementation measures in the housing element would not result in any impacts associated with land use and planning beyond what has already been contemplated in the city’s General Plan and EIR.

Because the housing element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the city would continue to be guided by the Live Oak General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city’s entitlement process ensure that established communities within the city are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies, and any other applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a **less-than-significant** impact would occur.

XII. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

a,b. According to the Sutter County General Plan, the county has some deposits of mineral resources and construction aggregate is currently the main market for mining resources produced in the county. Construction aggregate consists predominantly of sand, gravel, soil for construction projects, and crushed stone. However, the General Plan finds that there are no significant or substantial deposits located within the area.⁶ In addition, the 6th Cycle Housing Element is a policy-level document that does not include any development proposals. Therefore, **no impact** to mineral resources would occur with implementation of the proposed project.

⁶ Sutter County. *General Plan EIR*. Available at: <https://www.suttercounty.org/government/county-departments/development-services/planning-and-building-services/planning-services/general-plan>. Accessed August 2021.

XIII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-c. Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Generally, the primary noise source associated with residential development is traffic noise; residential uses do not typically involve generation of substantial on-site noise level increases. Given that the 6th Cycle Housing Element Update is a policy level document, implementation of the proposed project would not directly result in the generation of increased noise levels within the city, and would not expose sensitive receptors to excess noise levels. Future development under the 6th Cycle Housing Element Update would not result in additional traffic noise level increases relative to what has been considered in the General Plan EIR.

Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. Vibration is measured in terms of acceleration, velocity, or displacement. Standards pertaining to perception, as well as damage to structures, have been developed for vibration levels defined in terms of peak particle velocities (PPV). Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration.

Bowles Airport, a small private-use airstrip, is located approximately two miles west of Live Oak. However, only six single engine airplanes are based at the airport. Thus, significant impacts related to noise are not expected to occur as a result of airport activities.⁷

⁷ AirNav.com. *Bowles Airport*. Available at: <https://www.airnav.com/airport/18CL>. Accessed August 2021.

Therefore, the proposed project would not expose persons to or generate noise levels or groundborne vibration in excess of standards established in the local general plan or noise ordinance, cause a substantial temporary or permanent increase in ambient noise levels in the project vicinity above levels existing without the project, or expose people residing or working in the project area to excessive noise levels due to a public airport or private airstrip, and a ***less-than-significant*** impact would occur.

XIV. POPULATION AND HOUSING.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a.b. The proposed 6th Cycle Housing Element Update contains housing goals intended to encourage housing to meet Live Oak’s affordable housing needs and would therefore accommodate growth rather than induce growth. The RHNA for the 6th Cycle Housing Element Update is 412 units.⁸ However, as stated previously, the 6th Cycle Housing Element Update is a policy-level document that does not include any specific development proposals, nor does the project grant any entitlements for development.

The housing element includes a Vacant Lands inventory which identifies 172 parcels within Live Oak, totaling 106 acres, which could realistically support a total of 676 housing units. Of those 676 units, 200 units could be developed on parcels zones as high-density under the C-MU, C-MU with D Overlay, and R-3 zoning codes, while the remaining 476 units could be developed on parcels zoned as low- or medium- density under the R-1 or R-2 zoning codes.⁹

Furthermore, the proposed 6th Cycle Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels, and does not include any specific development proposals, nor does the project grant any entitlements for development that would induce population growth. All future residential development in the city is required to be developed in compliance with local regulations, including the General Plan and Zoning Ordinance. Therefore, impacts related to inducing substantial unplanned population growth or displacing substantial numbers of existing people or housing would be **less than significant**.

⁸ City of Live Oak. 2021-2029 Housing Element. Available at: <https://www.liveoakcity.org/home/showpublisheddocument/1268>. Accessed August 2021.

⁹ Ibid.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-e. The City of Live Oak contracts with Sutter County for fire and police services, receiving service from the Sutter County Fire Department and Sheriff’s Department. The city has four parks and is served by the Live Oak Unified School District.

The proposed project is a policy level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The housing element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The goals, policy guidance, and implementation measures in the housing element would not result in any impacts associated with public services beyond what has already been contemplated in the city’s General Plan.

The future development of any sites identified in the 6th Cycle Housing Element Update would be subject to payment of applicable development impact fees at the time of building permit issuance. According to Chapter 15.50 of the city’s Municipal Code, Development Impact Fees are imposed by the city and will be collected from each new development to generate revenue. The type of development project on which the fee is imposed, as indicated from the study, will be used for acquisition, installation, and construction of the public facilities identified on the needs listed in the Development Impact Fee Report.

Policy 4 in the housing element intends to coordinate the provision of services such as water, sewer, drainage, and law enforcement and fire protection to those areas where development is planned and take the steps to ensure the public facilities are made available to meet the expected housing growth. Adhering to the policy would ensure that any new housing development in Live Oak would not result in a significant impact relating to the inadequate provision of police and fire protection services.

Payment of applicable fees by future developers would help to fund ongoing provision of public services within the city. Therefore, the proposed project would have a **less-than-significant** impact related to the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts.

XVI. RECREATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The 6th Cycle Housing Element Update is a policy-level document, which encourages the provision of a range of housing types and affordability levels, but does not include any specific development proposals. Future residential development consistent with the 6th Cycle Housing Element Update could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities. The development impact fees are imposed upon a building permit for any new construction. Thus, a **less-than-significant** impact would occur with regard to recreation facilities.

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. The proposed project includes policies and programs designed to facilitate the construction and conservation of housing to meet Live Oak’s housing needs. Subsequent residential development projects could result in an increase in traffic on city roadways. However, the housing element is a policy-level document that does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The housing element is consistent with the city’s General Plan, and the goals, policy guidance, and implementation measures in the housing element would not result in any impacts associated with transportation beyond what has already been contemplated in the city’s General Plan and Zoning Code.

Policy 2 in the housing element is intended to ensure that future sites designated for higher-density housing are located near community services, schools, and public transportation. Thus, following this policy would help ensure that significant impacts related to transportation would not occur as a result of new housing developments being located in areas that would generate more vehicle trips as a result of poor access to transportation facilities or pedestrian/bicycle facilities.

Furthermore, because the housing element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the city would continue to be guided by the Live Oak General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city’s entitlement process to ensure that future projects are consistent with all General Plan goals, objectives, and policies related to transportation.

Based on the above, the proposed project would have a **less-than-significant** impact related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, conflicting with CEQA Guidelines section 15064.3, subdivision (b), substantially increasing hazards, or resulting in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. The proposed project is a policy-level document intended to assist the City of Live Oak in meeting the housing needs established by the State of California and does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The housing element identifies sites with existing General Plan and zoning designations that are appropriate for residential use to accommodate the city’s housing needs. The goals, policy guidance, and implementation measures in the housing element would not result in any impacts associated with tribal cultural resources beyond what has already been contemplated in the city’s General Plan and Zoning Code.

Furthermore, because the housing element is a policy-level document, and site-specific designs or proposals are not included, an assessment of potential site-specific impacts resulting from future development proposals is not possible at this time. The location and nature of future residential development within the city would continue to be guided by the Live Oak General Plan and Zoning Code, and future housing projects would continue to be reviewed through the city’s entitlement process to ensure that existing tribal cultural resources within the city are preserved, and that future projects are consistent with all General Plan goals, objectives, and policies.

Therefore, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, and a ***less-than-significant*** impact would occur.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-e. The General Plan EIR determined that with adherence to State and Federal regulations, along with the implementation of General Plan policies, impacts on water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities would be less-than-significant, requiring no mitigation.

The 6th Cycle Housing Element Update is a policy-level document that does not include any specific development proposals and, thus, the proposed project would not directly result in the relocation or construction of new or expanded utilities. Future development occurring pursuant to the 6th Cycle Housing Element Update would be subject to payment of applicable city fees used to fund new utility connections and necessary utility improvements.

Given that city has previously anticipated extension of utility infrastructure to the residential sites identified in the 6th Cycle Housing Element Update, the proposed project would not require substantial utility improvements relative to buildout of such sites under the existing General Plan land use and zoning designations. Furthermore, future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available to maintain desired service levels.

Policy 4 in the housing element intends to coordinate the provision of services such as water, sewer, drainage, and law enforcement and fire protection to those areas where development is planned and take the steps to ensure the public facilities are made available to meet the expected housing growth. Adhering to Policy 4 would ensure that

any new housing development in Live Oak would not result in a significant impact relating to the inadequate provision of public utilities such as water, sewer, and drainage.

Thus, impacts on the city's water supplies and facilities, wastewater collection and treatment services, stormwater drainage facilities and services, electric power, natural gas, telecommunications facilities, and solid waste facilities would be ***less-than-significant***.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the residential sites identified for future residential development in the 6th Cycle Housing Element Update are not located within or adjacent to any Very High Fire Hazard Severity Zones or State Responsibility Areas.¹⁰ In addition, according to the city’s General Plan EIR, the agricultural areas on the valley floor are the least fire-prone areas of the county, due to the presence of croplands, orchards, and irrigation. The relatively flat terrain of the proposed study area also makes the danger of wildland fires less hazardous. As wildland fires resulting from either natural or manmade causes occur in forest, brush, or grasslands, Live Oak is among the most fire secure areas in Sutter County. Furthermore, while not located in an area of high wildfire risk, future multi-family development occurring pursuant to the 6th Cycle Housing Element Update would include fire sprinklers, as required by State law. Therefore, the proposed project would not be expected to be subject to or result in substantial adverse effects related to wildfires, and a **less-than-significant** impact would occur.

¹⁰ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed August 2021.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a. As discussed in Biological Resources, all development programs are subject to comply with city-wide regulations that include guidance to residential development proposed near local rivers or streams. In addition, while the potential exists for sites to contain previously undiscovered archaeological resources, Mitigation Measures from the General Plan EIR and Policies from the General Plan would ensure that in the event that historic or prehistoric resources are discovered within the sites during construction activities, such resources are protected in compliance with the requirements of CEQA.

Generally, the 6th Cycle Housing Element Update is a policy-level document, which encourages the provision of a range of housing types and affordability levels, and does not include specific development proposals that would have the potential to degrade the quality of the environment. Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Therefore, a **less-than-significant** impact would occur.

b. The 6th Cycle Housing Element Update is intended to guide future residential development throughout the City of Live Oak; thus, the analysis presented within this IS/ND is inherently cumulative. As demonstrated in this IS/ND, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. Thus, the proposed project would not contribute any new or additional unmitigable impacts not previously analyzed in prior environmental documents. When viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, adoption of the 6th Cycle Housing Element Update and associated programs would not result in a cumulatively

considerable contribution to cumulative impacts in the City of Live Oak, and the project's incremental contribution to cumulative impacts would be **less than significant**.

- c. As described in this IS/ND, future development occurring pursuant to the 6th Cycle Housing Element Update would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, and mitigation measures included herein. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, Greenhouse Gas Emissions, and Noise sections of this IS/ND, the proposed project would not cause substantial effects to human beings, which cannot be mitigated to less-than-significant levels, including effects related to exposure to air pollutants, geologic hazards, GHG emissions, hazardous materials, and excessive noise. Therefore, the proposed project's impact would be **less than significant**.

APPENDIX

DRAFT CITY OF LIVE OAK 6TH CYCLE (2021-2029) HOUSING ELEMENT UPDATE

2021-2029 HOUSING ELEMENT

CITY OF LIVE OAK



August 2021

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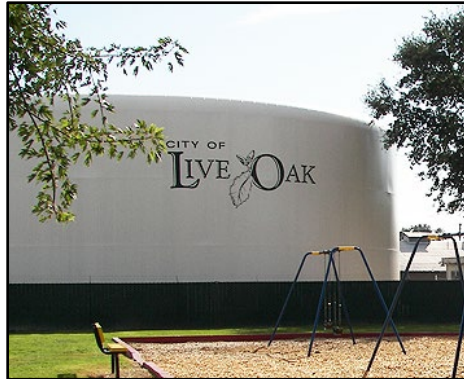
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Chapter 1

Introduction



The 2021–2029 Housing Element addresses the City of Live Oak’s (the city’s) plans to meet its housing needs, particularly the availability, affordability, and adequacy of housing supply. The housing element defines strategies and programs that will serve all socioeconomic groups. To these ends, the housing element is based on five objectives that provide direction and guidance for meeting the city’s housing needs over the next eight years:

1. Matching housing supply with need;
2. Maximizing housing choice throughout the community;
3. Assisting in the provision of affordable housing;
4. Removing governmental and other constraints to housing investment;
5. Promoting fair and equal housing opportunity.

The following discusses the context for housing policy in Live Oak, the organization of the housing element, the element’s relationship to other elements of the General Plan, and the public participation process employed in the preparation and adoption of the housing element. The City of Live Oak’s 6th Cycle Housing Element Update (2021-2029) was created in compliance with State General Plan Law pertaining to housing elements.

A. Community Context

The City of Live Oak is a rural community of approximately 8,500 residents in northern Sutter County (see Figure 1- 1and Figure 1- 2). It is strategically located along the Highway 99 corridor between Yuba City and Chico, and has easy access to San Francisco, Lake Tahoe, and Sacramento. The City was first settled in 1866 and grew with the advent of the California-Oregon Railroad in the 1870’s. Live Oak was incorporated in 1947, and was the second city to be established in Sutter County.



Figure 1-1
Regional Location Map

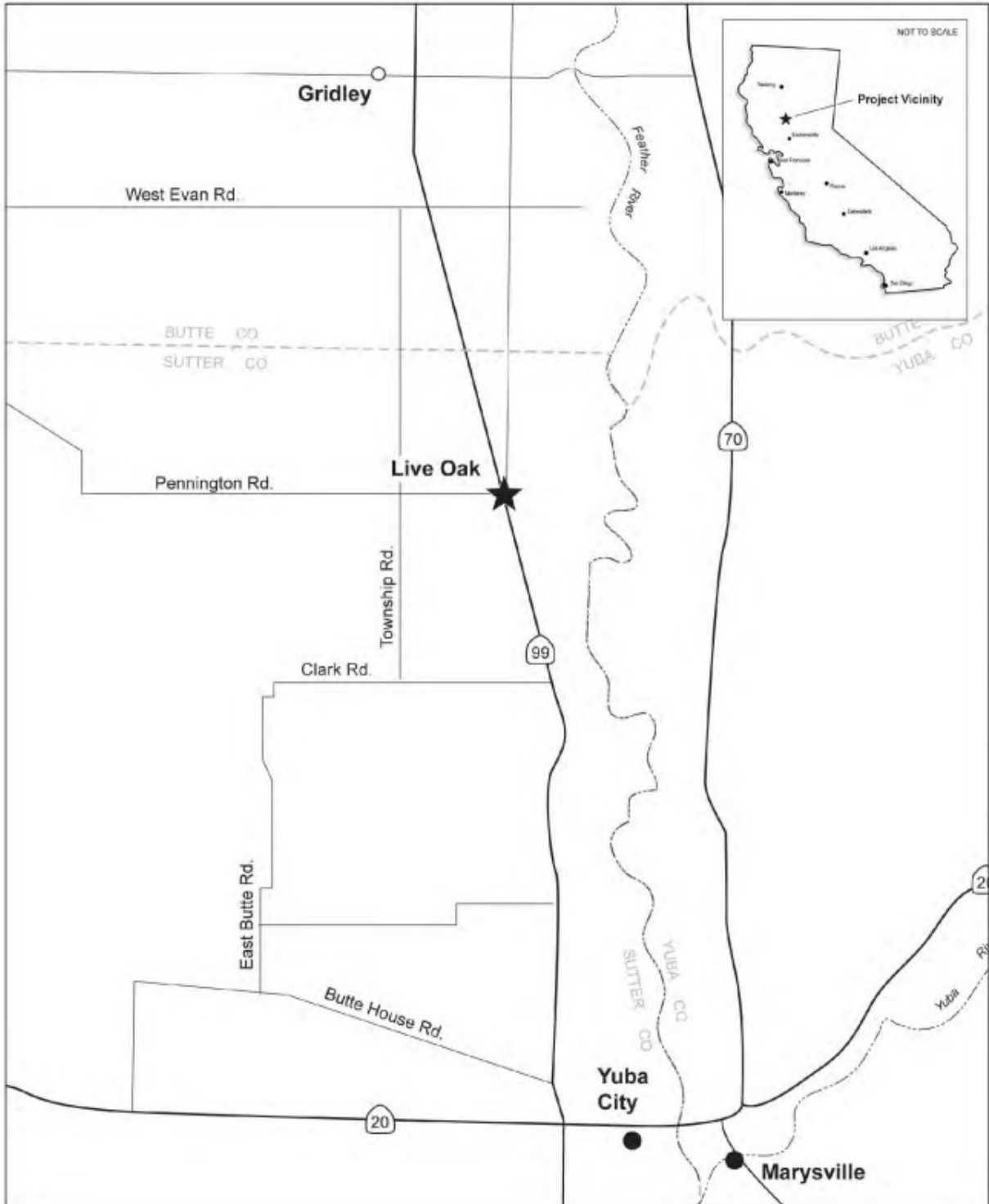
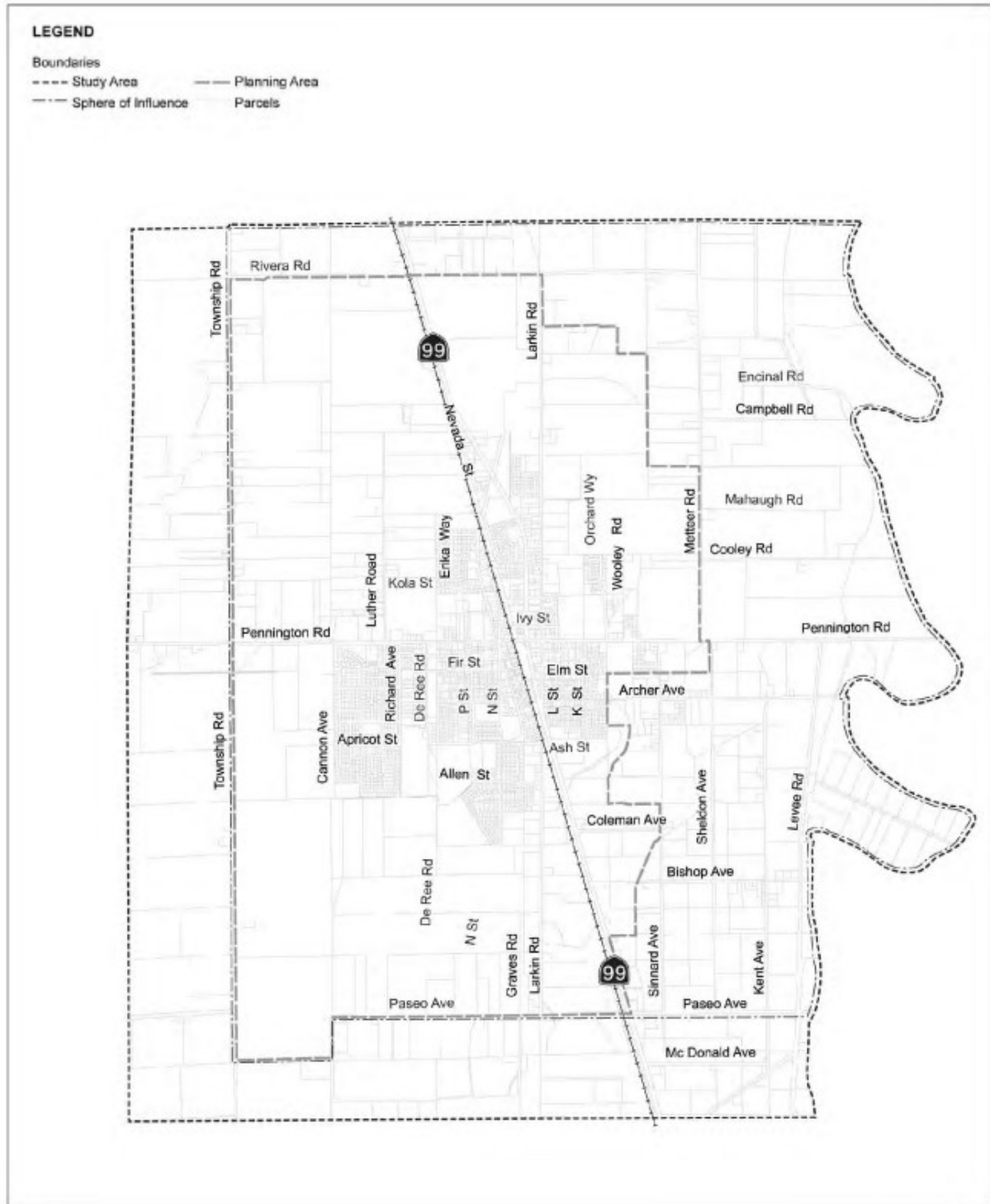




Figure 1-2
City Boundary Map





For the 6th cycle planning period (2021–2029) and beyond, the city faces many challenges: balancing employment and housing opportunities, matching the supply and demand for housing, enhancing the affordability of housing for all segments of the population, ensuring that adequate water and public services are available, and conserving natural resources that distinguish Live Oak. The housing element sets forth a strategy to address these issues and provide guidance for local government decision making.

B. Organization of the Housing Element

The housing element update is an eight-year plan for the period from October 31, 2021, to October 31, 2029. The housing element consists of the following major components:

- 1) Introduction to the housing element, including the planning context in Live Oak, General Plan consistency, and the public participation process (Chapter 1).
- 2) An analysis of the city’s population and housing characteristics and trends, including special housing needs (Chapter 2).
- 3) A review of potential governmental, market, and environmental constraints that impact the city’s ability to address housing needs in Live Oak (Chapter 3).
- 4) An evaluation of land and financial resources available to address Live Oak’s housing goals (Chapter 4).
- 5) An evaluation of the previous 2013 housing element; its effectiveness; progress in implementation; and appropriateness of goals, objectives, and policies (Chapter 5).
- 6) Housing goals, policies, and programs to address the city’s identified housing needs (Chapter 6).

C. Relationship to General Plan Elements

State law requires the housing element to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the housing element or that could be affected by the implementation of the housing element, and 2) an identification of actions to ensure consistency between the housing element and affected parts of other General Plan elements. The City of Live Oak updated the remainder of its General Plan in 2008. The updated General Plan consists of nine elements; Circulation, Economic Development, Land Use, Noise, Parks and Recreation, Community Character, Safety, Conservation and Open Space, and Public Utilities, Services, and Facilities. The housing element’s goals and policies are consistent with—and supported by—goals and policies in the other elements. The Land Use Element and Land Use Diagram were developed to accommodate the RHNP and the anticipated number of housing element cycles during the General Plan time horizon, and residential land uses are defined to accommodate



the full range of housing types and affordability levels. Residential land uses were placed in proximity to services, and the Transportation Element includes policies and implementation programs to promote transit access for lower-income and special needs groups.

Energy conservation techniques and methods to reduce energy consumption by residential land uses are included in the Conservation and Open Space Element. The Public Utilities, Services, and Facilities Element directs how infrastructure will be provided to parcels intended for residential development. The Economic Development Element provides general goals and policy guidance for job creation and related activities in the city. Along with the Land Use Element, the Economic Development Element promotes the goal of jobs-housing balance within the City at General Plan buildout.

D. Public Participation

State law (§65583[c][7] of the California Government Code) requires cities and counties to make a diligent effort to achieve public participation of all economic segments of the community in the development of a housing element and requires the housing element to describe this effort. While opportunity to connect with the community are more limited due to the COVID-19 pandemic, the city made the draft housing element available for public review. The draft housing element was published on the City of Live Oak website and made available for public comment on August 17, 2021.

Public Meetings

Live Oak planning staff will be conducting a public meeting to solicit input and comments from public agencies and the general public on the housing element Update. The meeting occurred on Tuesday, August 17, 2021, and was held via video-and teleconference using Zoom, pursuant to Governor Newsom's Executive Order N-29-20. Planning staff discussed the housing element update process, reviewed the previous housing element goals and programs, identified the programs that were completed during the 5th Cycle, as well as programs that would be modified and continued for the 6th Cycle, as presented in further detail in the proposed 6th Cycle goals, policies, and programs.

Public Hearings

After receiving comments from the California Department of Housing and Community Development, Live Oak planning staff will bring the housing element update and associated environmental review document to the Live Oak Planning Commission and Live Oak City Council for consideration of findings in September 2021.

Chapter 2

Community Profile

The City of Live Oak is located in the Sacramento Valley in the northern portion of Sutter County, approximately 10 miles north of Yuba City and 50 miles north of Sacramento. Live Oak’s location places it within one of the fastest growing regions in the State. Agriculture is the predominant land use in Sutter County and in the vicinity of Live Oak; however, the predominant land use within the city is single-family residential.



A. Demographic Characteristics

Population, employment, and household characteristics all affect the supply of and demand for housing in Live Oak. These characteristics are analyzed in the following section to provide the basis for developing a successful housing program tailored to the needs of this community.

Population Growth

Between 2010 and 2021, Sutter County experienced population growth, averaging approximately 3 percent for the entire county, including incorporated cities and unincorporated communities. As shown in Table 2-1, the population in Live Oak experienced a slightly more robust growth rate of 8 percent, increasing from 8,500 residents in 2010 to 9,138 residents in 2021.

Area	2010	2021	Change
	Number	Number	
Live Oak	8,500	9,138	638
Yuba City	65,547	67,655	2,108
Marysville	12,072	12,613	541
Gridley	6,584	7,039	455

Source: 2021 ESRI



The information collected below for the population estimations was gathered from ESRI, published in July 2021. Population, households, and jobs were projected through 2050 for low, mid, and high growth scenarios. Table 2-2 reports the mid-growth scenario in Live Oak to be a projected 27 percent increase in population from 8,500 residents in 2010 to 10,832 residents in 2050.

	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change	Compound Annual Growth Rate
Live Oak	8,500	8,788	9,080	9,372	9,664	9,956	10,248	10,540	10,832	27%	<1%
Sutter County	94,737	96,100	97,557	99,014	100,471	101,928	103,385	104,842	106,299	12%	<1%

Source: 2021 ESRI

Age Characteristics

In 2021, Live Oak residents had a median age of 34 years, which is two years lower than the median age of 36 in the county overall. As shown in Table 2-3, the number of residents below the age of 55 generally declined between 2010 and 2021, while the number of residents in the 55 to 64 age group increased. The number of residents 65 and above increased by four percent. This decrease reflects, in part, the high cost of housing in Live Oak, its large share of single-family homes, and affordability issues for most households like seniors who are on a fixed or reduced income, except higher-earning older households. The age group between 25 and 34 has steadily stayed the same at 15 percent.

Age Group	2010		2021		Percentage Change
	Number of Persons	Percentage of Total	Number of Persons	Percentage of Total	
< 15	2,161	25%	2,055	23%	-2%
15–24	1,260	15%	1,260	14%	-1%
25–34	1,238	15%	1,395	15%	--
35–44	1,145	14%	1,213	13%	-1%
45–54	1,054	12%	1,008	11%	-1%
55–64	732	9%	946	10%	1%
65+	910	10%	1,261	14%	4%
Total	8,500	100%	9,138	100%	--

Source: 2021 ESRI



Table 2-4 reports the Race and Ethnicity of the demographics in the City of Live Oak. The residents of the City of Live Oak are majority Hispanic or Latino, with 50.7 percent of the population identifying this way in 2019. Over thirty seven percent of the population in the city identify as White. The questions posed by the Census regarding race and ethnicity provide the opportunity for respondents to self-identify sub-group identities within the racial and ethnic categories; 1.5 percent of respondents who identified as White also identified as Black or African American within the survey sub-groups. Two percent of the population are Black or African American, 5.8 percent are Asians, as the other largest sub-groups.

Race or Ethnic Group	Number	Percentage
White	3,283	37.8%
Black or African American	176	2.0%
American Indian and Alaska Native	42	0.5%
Asian	502	5.8%
Native Hawaiian and Other Pacific Islander	8	0.1%
Two or more races	258	3.0%
Some other race	7	0.1%
Hispanic or Latino	4,403	50.7%
Total population	8,679	100%

Source: 2019 American Community Survey
 Note: Hispanic or Latino category is counted separately and in addition to other categories.

B. Economic Characteristics

Economic characteristics play an important role in defining housing needs in Live Oak. Economic characteristics include the types of business, the occupations held by residents, and the associated income. These characteristics provide insight into the types of housing residents can afford and job-induced housing demand.

Business and Economy

Live Oak’s local economy is built around the educational, healthcare, and social assistance services. According to the 2021 ESRI report, gathered from the American Community Survey (ACS), and as shown in Table 2-5, the City’s industries that employ the most workers are educational services, healthcare, and social assistance (22 percent); retail trade (12 percent); and arts, entertainment, recreation, and accommodation and food services (10 percent). Currently, these three industries comprise 44 percent of all those employed. All other industries employ less than 500 workers each. This distribution indicates that industry conditions are similar to those at the time of the previous housing element cycle, but now includes art, entertainment, recreation, and food services as one of the top three largest industries employing Live Oak’s workforce.



**Table 2-5
Industry Profile- City of Live Oak**

Industry	Number of Employed Civilians 16 Years and Over	Percentage
1. Educational services, and healthcare and social assistance	756	22%
2. Arts, entertainment, recreation, and accommodation and food services	334	10%
3. Professional, scientific, and management, and administrative and waste management services	299	9%
4. Retail trade	400	12%
5. Finance and insurance, and real estate and rental and leasing	133	4%
6. Other services, except public administration	145	4%
7. Public administration	112	3%
8. Manufacturing	220	6%
9. Transportation and warehousing, and utilities	262	8%
10. Construction	272	8%
11. Wholesale trade	176	5%
12. Agriculture, forestry, fishing and hunting, and mining	304	9%
13. Information	41	1%
Total	3,454	100%

Source: 2021 ESRI

According to the State of California Employment Development Department (EDD), the largest employers (500–999 employees) in Sutter County were in the industries of nurserymen and dried fruit wholesalers. Many of these large employers are in Yuba City, which is within 10 miles of Live Oak (see Table 2-6).

**Table 2-6
Industry Profile- Sutter County**

Employer Name	Location	Industry	Number of Employees
Sierra Gold Nurseries	Yuba City	Nurserymen	500-999
Sunsweet Growers Inc	Yuba City	Fruits-Dried (whls)	500-999
City of Yuba City	Yuba City	Government Offices-City/Village & Twp	250-499
Home Depot	Yuba City	Home Centers	250-499
Sysco Sacramento Inc	Pleasant Grove	Food Products (whls)	250-499
Trees Inc	Yuba City	Tree Service	250-499
Walmart Supercenter	Yuba City	Department Stores	250-499
Applebee's Grill + Bar	Yuba City	Full-Service Restaurant	100-249
Fountains Managed By Rideout	Yuba City	Convalescent Homes	100-249
Geweke Ford	Yuba City	Automobile Dealers-New Cars	100-249



Holt of California	Pleasant Grove	Contractors-Equip/Supls-Dlrs/Svc (whls)	100-249
Homeward Bound Golden	Elverta	Animal Shelters	100-249
Legend Transportation	Yuba City	Trucking-Liquid & Dry Bulk	100-249
Lowe's Home Improvement	Yuba City	Home Centers	100-249
River Valley High School	Yuba City	Schools	100-249
Source: EDD, America's Labor Market Information System (ALMIS) Employer Database, 2021 1st edition			

Employment projections provide insight into future number of jobs and are also an indicator of the demand for housing and population growth. Projections prepared by SACOG in 2020 predict that by 2040, Live Oak will have approximately 1,870 employed citizens, an increase of 46 percent from 2016 (see **Table 2-7**).

Year	2016	2035	2040
Number Employed Persons in Live Oak	1,280	1,770	1,870
Number Employed Persons in Sutter County	34,430	41,510	43,980
Source: Sacramento Area Council of Governments (SACOG), 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy Update, Appendix C: Land Use Forecast			

Occupations and Wages

As shown in Table 2-8, the EDD produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly that reports employment projections out to 2028 related to job growth for the Yuba City MSA in which Live Oak is included. During the 10-year period, new employment in the Yuba City MSA is expected to be concentrated in a variety of occupations. When comparing annual incomes to the median Sutter County income in 2021 for a family of four of \$61,535, only eight (or 36 percent of all people tabulated in the MSA) of the occupational groups are above this median income.

Of these 22 occupational groups, the highest mean annual salaries are in the healthcare practitioners and technical and management occupations at \$116,099 and \$108,001. The lowest annual salary is in the farming, fishing, and forestry occupations at \$31,880.



**Table 2-8
Employment Projections- Yuba City MSA**

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Management Occupations	\$51.92	\$108,001	12,390	12,860	4%
Business and Financial Operations Occupations	\$34.24	\$71,229	4,550	4,990	10%
Computer and Mathematical Occupations	\$41.89	\$87,143	1,050	1,060	1%
Architecture and Engineering Occupations	\$49.67	\$103,294	2,200	2,300	5%
Life, Physical, and Social Science Occupations	\$34.82	\$72,420	1,530	1,600	5%
Community and Social Services Occupations	\$31.53	\$65,574	2,630	2,920	11%
Legal Occupations	\$49.18	\$102,294	390	440	13%
Education, Training, and Library Occupations	\$32.54	\$67,666	11,840	12,260	4%
Arts, Design, Entertainment, Sports, and Media Occupations	\$28.30	\$58,861	690	690	0%
Healthcare Practitioners and Technical Occupations	\$55.82	\$116,099	7,520	8,440	12%
Healthcare Support Occupations	\$16.51	\$34,340	3,730	4,270	14%
Protective Service Occupations	\$29.37	\$61,097	2,870	3,040	6%
Food Preparation and Serving-Related Occupations	\$15.37	\$31,978	12,210	13,580	11%
Building and Grounds Cleaning and Maintenance Occupations	\$18.21	\$37,882	4,430	6,570	48%
Personal Care and Service Occupations	\$17.23	\$35,821	10,340	12,850	24%
Sales and Related Occupations	\$20.42	\$42,459	14,310	15,560	9%
Office and Administrative Support Occupations	\$21.69	\$45,109	18,540	20,050	8%
Farming, Fishing, and Forestry Occupations	\$15.32	\$31,880	12,750	12,700	-0.4%
Construction and Extraction Occupations	\$27.30	\$56,777	8,410	9,070	8%
Installation, Maintenance, and Repair Occupations	\$29.33	\$61,002	5,800	6,380	10%
Production Occupations	\$22.04	\$45,842	5,170	5,160	-0.2%



**Table 2-8
Employment Projections- Yuba City MSA**

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Transportation and Material Moving Occupations	\$19.30	\$40,142	10,010	12,590	26%

Source: EDD, 2021. Long-Term Occupational Employment Projections

Work Commuter Patterns

Commute distance is an important factor in housing availability and affordability and is also an indicator of the jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs of extended commuting disproportionately affects lower-income households, which must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to afford decent housing without being overburdened by cost. Table 2-9 indicates that most of Live Oak residents travel less than 30 minutes from home to work and only 9 percent travel an extended amount of time (60 or more minutes). From the 2021 ESRI report, the number of employed persons (3,454) divided by the number of households (2,615) shows that there is nearly one job for every household (98 percent). This analysis indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence and commute doesn’t place a large financial burden on the majority of city residents.

**Table 2-9
Travel Time to Work**

Travel Time to Work	Percentage
Less than 30 minutes	66%
30 to 59 minutes	25%
60 or more minutes	9%
Total	100%

Source: 2021 ESRI

Household Projections

Population, households, and jobs were projected through 2040 for low, mid, and high growth scenarios. Table 2-10 reports the mid-growth scenario as a 25 percent increase in households from 2,371 in 2010 to 2,953 households in 2040. As shown in Table 2-10, Live Oak is projected to have a larger percentage increase in the number of households than the rest of the county. This estimated forecast was the result of a share allocation model from data collected by ESRI.



**Table 2-10
Live Oak and Sutter County Household Projections**

Year	2010	2015	2020	2025	2030	2035	2040
Live Oak	2,371	2,508	2,597	2,686	2,775	2,864	2,953
Sutter County	31,437	31,944	32,404	32,864	33,324	33,784	34,244

Source: 2021 ESRI

Household Income

Household income is an important indicator of the ability to afford housing. Table 2-11 shows resident income in Live Oak. According to the 2019 ACS, the largest percentage of owners earned \$75,000 to \$99,999 (23 percent), which was fairly high compared to \$25,000 to \$34,999 for renters (22 percent). According to the 2019 ACS, for owners, the second-largest income group is \$50,000 to \$74,999 (20 percent), which the median income falls in-between; as is the case for the third-largest group at 18 percent earning between \$100,000 to \$149,999. For renters, the second-largest income group is a moderate-income group, ranging from \$35,000 to \$49,999. This data indicates that Live Oak is somewhat affordable to most people who make less than \$50,000 per year (approximately 47 percent of the households in the Table). However, it should be noted that while this is the most current available data for Live Oak, the data set does have a high margin of error.

**Table 2-11
Household Income by Tenure Characteristics**

Income Groups	Owner		Renter		Total (Owner and Renter)	
	Households	Percentage	Households	Percentage	Households	Percentage
<\$10,000	44	3%	113	11%	157	6%
\$10,000–\$14,999	17	1%	112	11%	129	6%
\$15,000–\$24,999	116	8%	125	12%	241	10%
\$25,000–\$34,999	64	5%	238	22%	302	12%
\$35,000–\$49,999	169	12%	158	15%	327	13%
\$50,000–\$74,999	281	20%	125	12%	406	17%
\$75,000–\$99,999	320	23%	7	0.6%	327	13%
\$100,000–\$149,999	245	18%	156	15%	401	16%
More than \$150,000	139	10%	26	2%	165	7%
Total	1,395	100%	1,060	100%	2,455	100%

Source: ACS 2019: Table B25118
Due to rounding, some percentages may not total to 100.



C. Housing Characteristics

The following section addresses housing characteristics in Live Oak. Housing factors evaluated include housing types, tenure and vacancy rates, age and condition, housing costs, and affordability.

Housing Type

According to the California Department of Finance E-5 Population Estimates, Live Oak had 2,833 housing units in 2021, a 12 percent increase from 2011. As shown in Table 2-12, single-family attached and detached residences comprise more than two-thirds of all housing. Mobile homes are a small percentage of the housing stock at 4 percent. Multiple-family housing comprises the remaining 15 percent of housing units in Live Oak. The total housing stock consisted of single-family detached housing units increased by nine percent, followed by multiple-family (2 to 4) units, which increased by 3 percent and multiple-family (5+) units, which increased by 73 percent. Only three mobile homes units were added to the housing stock during the planning period of 10 years. The ratios of the various types of housing remained nearly the same from 2011 to 2021.

Housing Type	2011		2021	
	Units	Percentage	Units	Percentage
Single-Family Detached	1,879	74%	2,053	72%
Single-Family Attached	241	10%	241	9%
Multiple-Family 2–4 Units	120	5%	123	4%
Multiple-Family 5+ Units	178	7%	308	11%
Mobile Homes	105	4%	108	4%
Other (e.g., RV Park)	N/A	N/A	N/A	N/A
Total Units	2,523	100%	2,833	100%

Source: 2021 California Department of Finance
 *Some numbers in the Table have been rounded, affecting totals.

Tenure and Vacancy

Housing tenure refers to the occupancy of a housing unit, whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder) as well as the cost of housing. Table 2-13 shows that between 2010 and 2019, the homeownership rate decreased from 60 to 56 percent. Table 2-14 shows the vacant units by type in Live Oak in 2019.



**Table 2-13
Trends in Housing Tenure**

Tenure	2010		2019	
	Number	Percentage	Number	Percentage
Occupied Units	2,433	98%	2,455	99%
Owner	1,473	60%	1,395	56%
Renter	960	39%	1,060	43%
Vacant Units	38	2%	19	0.7%
Total	2,471	100%	2,474	100%

Source: ACS 2010–2019: Table B25002, B25004, B25007

**Table 2-14
Vacant Units by Type**

2019	Number	Percentage
For seasonal, recreational, or occasional use	0	0%
For rent	0	0%
Rented or sold, not occupied	0	0%
For sale only	11	58%
Other vacant	8	42%
Total Vacant Units	19	100%
Vacancy Rate: Owner-Occupied Housing	—	0.7%
Vacancy Rate: Renter-Occupied Housing	—	0.0%

Source: ACS 2019: Table B25002, B25004, CP04

Vacancies play an important role in Live Oak. A certain number of vacant units help moderate housing costs, increase options for prospective residents, and provide an incentive for unit upkeep and repair. Optimal vacancy rates are estimated a from 1.5 to two percent for ownership units and five to six percent for rental units. According to the 2019 ACS (Tables B25002, B25004, CP04), the vacancy rate is approximately 0.8 percent for owners and 0.0 percent for renters. Thus, both the owner and rental vacancy rates were lower than optimal for 2017.

Housing Conditions

As illustrated in Table 2-15, Live Oak has a significant stock of older homes: 69 percent of homes are over 30 years old and 50 percent are over 50 years old. A general rule is that structures older than 30 years begin showing signs of deterioration and require reinvestment. Unless maintained, homes older than 50 years may require major renovations to ensure that plumbing and electrical systems, roofing, and insulation are sound. Older homes also have a higher prevalence of lead-based paint hazards. The rehabilitation needed in the city has not changed significantly since 2014. Home valuations have continued to rise since adoption of the last housing element, resulting in a general trend for homeowners to remodel or fully redevelop older units. In addition, new home builders have expanded the housing stock in the City of Live Oak, increasing the numbers of potential families to move into the area. In the recent



housing condition survey conducted in 2021, approximately four code enforcement cases related to substandard housing were opened.

Decade Built	Number	Percentage
2010–2021	95	4%
2000–2009	754	30%
1990–1999	190	8%
1980–1989	256	10%
1970–1979	351	15%
1960–1969	276	11%
1950–1959	279	11%
1940–1949	184	7%
1939 or earlier	89	4%
Total	2,474	100%

Source: US Census 2000; City of Live Oak. 2021 SOCDS
 *Note: Values for the years 2010-2021 are calculated based on the number of building permits approved by the city during the specified time frame. They do not reflect a census of physical structures built, permitted and not permitted, during this time. Therefore, this table may have totals and percentages that are slightly different from other data sources used in this document; these numbers should be interpreted as the best available data from the city.

Despite the age of the housing stock, housing in Live Oak is generally well maintained in comparison to other communities. This may be due to the newly constructed home developments within the city. However, some exceptions apply. The age of a majority of homes within the city are at least 50 years old; therefore, resulting in some property maintenance that may be postponed by the owners. The number of substandard units is negligible.

A housing condition survey was conducted in May and June 2021 to determine the number of units considered to be substandard in quality or in need of repair or replacement. City staff identified areas to survey. The survey was conducted through a windshield study that rated the physical condition of a unit in one of the following categories:

- Foundation
- Roofing
- Siding/stucco
- Windows
- Electrical

Units were evaluated by determining whether they needed minor, moderate, or substantial repair or if they were dilapidated and in need of replacement (see Table 2-16). Although a majority of units were found to be in sound condition, 32 units were found to be in need of moderate repair and 113 units were found to be in need of minor repair. Four units, all are single family homes, were found to need substantial repair or were dilapidated. Overall, the City’s housing stock is in good condition.



**Table 2-16
Housing Conditions Survey Results- City of Live Oak**

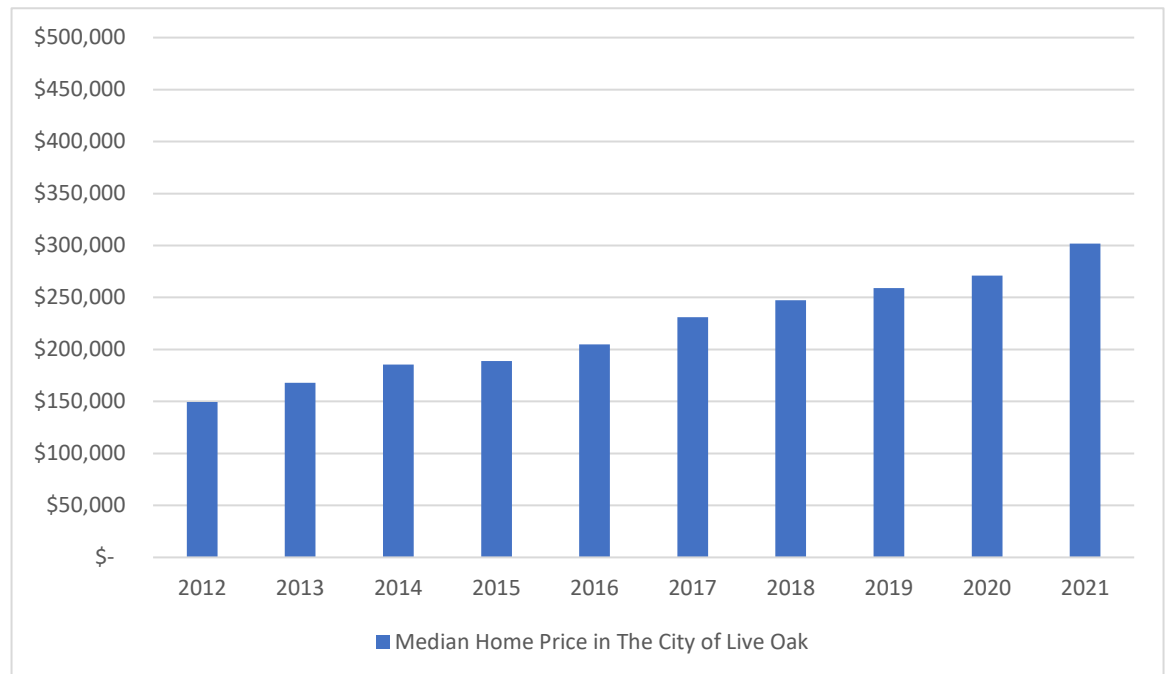
Sound	Minor	Moderate	Substantial	Dilapidated	Total
2,248	113	32	4	4	2,401
93.6%	4.7%	1.3%	0.2%	0.2%	100%

Source: Raney Planning and Management, Inc.

Housing Costs

Housing is less expensive in the City of Live Oak than in the county as a whole. According to Zillow, from 2012 to 2021, the median price of homes in Live Oak increased significantly. As shown in Table 2-17, home prices have increased on average since 2012. From 2016 to 2019, home prices increased by approximately 26 percent over a timespan of three years. According to Zillow, as of June 2021, homes in Live Oak sold for a median price of \$302,000, well above the affordability of most first-time homebuyers and moderate- income households.

**Table 2-17
Median Home Prices**



Source: Zillow 2021; Data as of June 2021.

As shown in Table 2-18, the median home sales price in 2020 was \$300,172 in the City of Live Oak, an increase of 7 percent from the 2019 median home sale price \$280,475. These prices are considered affordable to any income groups except a portion of those homebuyers who make under an average of \$50,000 annually.



**Table 2-18
Median Home Selling Price for 2019 and 2020**

Housing Type	Median Home Listing Price		Average Days on Market		Median Home Sales Price		
	2019	2020	2019	2020	2019	2020	% Change
Live Oak	\$285,000	\$317,000	60	76	\$280,475	\$300,172	7%
Sutter County	\$320,900	\$351,500	62	60	\$307,250	\$337,366	10%

Source: <http://www.realtor.com>, July 2021

Because of the high cost and high desirability of the for-sale housing stock in Live Oak, it is more financially feasible for many residents to rent. Table 2-19 shows the low vacancy for housing rental units posted on Zillow in Live Oak during June 2021.

**Table 2-19
Market Rental Rates by Unit Type- City of Live Oak**

	Number of Units Surveyed	Average	Lowest	Highest
Studio	1	\$1,150	\$1,150	\$1,150
1-bedroom	N/A	N/A	N/A	N/A
2-bedroom	N/A	N/A	N/A	N/A
3-bedroom	2	\$2,625	\$2,500	\$2,750
4 -bedroom	1	\$2,400	\$2,400	\$2,400

Source: Zillow.com, retrieved June 2021. Note: N/A = not applicable

As Table 2-19 indicates, there were mostly three- and four-bedroom rentals listed during the time of the survey and there were no ADUs available. Average prices for rental listings typically ranged between \$1,150 and \$2,625, although the most expensive rental listed was a three-bedroom unit with a monthly rent of \$2,750. The most affordable unit was a studio listing with a monthly rent of \$1,150.

Housing Affordability

To estimate and plan for the supply of affordable housing, the California Department of Housing and Community Development (HCD) defines five income groups based on a percentage of the county median family income (MFI). For 2021, the MFI for Sutter County was \$69,700 for a family of four. The household income groups are defined as follows:

- Extremely low income earns less than 30 percent of county MFI
- Very low income earns 31 to 50 percent of county MFI
- Low income earns 51 to 80 percent of county MFI
- Moderate income earns 81 to 120 percent of county MFI
- Above moderate income earns 120+ percent of county MFI

Household income limits are adjusted by household size. Table 2-20 shows the 2021 income limits by household size for Sutter County.



**Table 2-20
Household Income Limits by Household Size- Sutter County**

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low (<30% MFI)	\$14,640	\$16,740	\$18,840	\$20,910	\$22,590
Very Low (31%–50% MFI)	\$24,400	\$27,900	\$31,400	\$34,850	\$37,650
Low (51%–80% MFI)	\$39,040	\$44,640	\$50,240	\$55,760	\$60,240
Median (MFI)	\$48,800	\$55,800	\$62,800	\$69,700	\$75,300
Moderate (81%–120% MFI)	\$58,560	\$66,960	\$75,360	\$83,640	\$90,360

Source: HCD, 2021.

Housing affordability in Live Oak can be inferred by comparing the cost of renting or owning a home with the income levels of households of different sizes. Table 2-21 shows the annual income ranges for extremely low-, very low-, low-, and moderate-income households and the maximum affordable payment based on the standard of 30 percent of monthly household income going toward housing costs.

As illustrated in Table 2-21, only above-moderate-income households can afford to purchase a single-family home, a condominium, or even a mobile home. Low- income households and moderate-income households can afford some sizes of market-rate rentals. Extremely low- and very low-income households cannot afford to rent market-rate units without potential overpayment or overcrowding.

Housing Problems

A continuing priority of communities is maintaining quality of life. A key measure of quality of life is the extent of housing problems. According to the federal government, the term “housing problems” refers to overpayment, overcrowding, and when residential units lack sufficient kitchens or plumbing. The Comprehensive Housing Affordability Strategy (CHAS) was developed by the US Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their HUD-required consolidated plans. The CHAS data provides information about housing problems in Live Oak. According to the data shown in Table 2-22, there was a total of 210 owner households and a total of 515 renter households earning less than 50 percent of the median family income in the city in 2017 with at least one of these housing problems. Approximately 47 percent of these lower-income renter-occupied households were identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent). Approximately 19 percent of lower-income owner-occupied households experienced at least one of those four housing problems. The most common housing problem is overpayment, which affects approximately 39 percent of the lower-income population, while incomplete kitchen or plumbing facilities and overcrowding is far less common. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.



Table 2-21 Housing Affordability - Sutter County				
Extremely Low-Income (Households at 30% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$14,640	\$16,740	\$18,840	\$20,910
Monthly Income	\$1,220	\$1,395	\$1,570	\$1,743
Max. Monthly Gross Rent ¹	\$366	\$418	\$471	\$523
Max. Purchase Price ²	\$20,000	\$52,723	\$65,177	\$77,453
Very Low-Income (Households at 50% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$24,400	\$27,900	\$31,400	\$34,850
Monthly Income	\$2,033	\$2,325	\$2,617	\$2,904
Max. Monthly Gross Rent ¹	\$610	\$698	\$785	\$871
Max. Purchase Price ²	\$98,151	\$110,871	\$127,292	\$145,940
Low-Income (Households at 80% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$39,040	\$44,640	\$50,240	\$55,760
Monthly Income	\$3,253	\$3,720	\$4,187	\$4,647
Max. Monthly Gross Rent ¹	\$976	\$1,116	\$1,256	\$1,394
Max. Purchase Price ²	\$168,587	\$193,906	\$223,422	\$252,516
Moderate-Income (Households at 120% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$58,560	\$66,960	\$75,360	\$83,640
Monthly Income	\$4,880	\$5,580	\$6,280	\$6,970
Max. Monthly Gross Rent ¹	\$1,464	\$1,674	\$1,884	\$2,091
Max. Purchase Price ²	\$267,273	\$311,546	\$355,493	\$386,995
Source: 2021 Income Limits, HCD. Monthly mortgage calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx? Notes: 1 Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost. 2 Affordable housing sales prices are based on the following assumed variables: approximately 20% down payment, 30-year fixed-rate mortgage at 2.71% annual interest rate (Zillow affordable payment calculator).				

Table 2-22 Housing Problems for All Households- City of Live Oak			
	Total Renters	Total Owners	Total Households
Household income ≤ 30% MFI with any housing problem	150	70	295
Household income > 30% to ≤ 50% MFI with any housing problem	195	50	430
Total Households ≥ 50% to <80% MFI) with any housing problem	170	90	375
Percentage of households (≤ 50% MFI) with any housing problem	47%	19%	66%
Source: CHAS 2013-2017			



Housing overpayment refers to spending more than 30 percent of income for housing costs. Table 2-23 shows the prevalence of housing overpayment in Live Oak by tenure. As the Table shows, 19 percent of lower-income renters overpay for housing, compared to 14 percent of lower-income homeowners.

**Table 2-23
Housing Overpayment - City of Live Oak**

Total Household Characteristics	Number	Percentage of Total Households
Total occupied units (households)	2,425	100%
Total renter households	835	34%
Total owner households	1,595	66%
Total lower-income (0–80% of HUD Area Median Family Income (HAMFI) households)	1,100	45%
Lower-income renters	455	19%
Lower-income owners	350	14%
Extremely low-income renters	180	7%
Extremely low-income owners	115	5%
Lower-income households severely overpaying (paying more than 50%)	205	8%
Lower-income renter households severely overpaying	70	3%
Lower-income owner households severely overpaying	135	6%
Extremely low income (ELI) (0–30% of HAMFI)	220	9%
ELI renter households severely overpaying	150	7%
ELI owner households severely overpaying	70	3%
Lower-income households overpaying (paying more than 30%)	480	20%
Lower-income renter households overpaying	345	14%
Lower-income owner households overpaying	135	6%
Total households overpaying	1,060	44%
Total renter households overpaying	670	28%
Total owner households overpaying	385	16%

Source: CHAS 2013–2017

Escalating housing prices have edged out lower- and moderate-income families who can no longer afford housing in the community. Residents may also choose to pay more for housing, leaving limited financial resources to pay for other necessities.

The US Census Bureau defines overcrowding as when a housing unit is occupied by more than the equivalent of one person per room (not including kitchens and bathrooms). A typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded. Because some households require less “space” per person, there is some question of whether units with slightly more than one person per room really have an overcrowding problem. In most cases, units with more than 1.01 persons per room are overcrowded. Units with



more than 1.50 persons per room are considered highly overcrowded and should be recognized as a significant housing problem. Overcrowding can occur when housing costs are so high relative to income that families double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of off-street parking, increased strain on public infrastructure, and additional traffic congestion. As shown in Table 2-24, 44 households (2 percent) in Live Oak lived in overcrowded conditions (owners and renters). All 44 of the overcrowded households were owner households and all were experiencing severe overcrowding (more than 1.5 persons per room). Overcrowding is not identified as a significant issue in Live Oak.

**Table 2-24
Market Rental Rates by Unit Type**

Persons per Room	Owner-Occupied Households	Renter Households	Total Households	Percentage
1.00 or less	1,285	966	2,251	92%
1.01 to 1.50	66	94	160	7%
1.51 or more	44	0	44	2%
Total	1,395	1,060	2,455	100%

Source: ACS 2019, Table B25014

Extremely Low-Income Households

Extremely low-income households are defined as earning 30 percent or less of the area median income. This group is one of the neediest in the population because its household incomes are so low and require the greatest housing subsidies in order to make housing affordable. Based on the 2019 ACS, 288 extremely low-income households reside in Live Oak. Per HCD guidelines, 50 percent of Sutter County’s very low-income Regional Housing Needs Allocation (RHNA) number qualifies as extremely low income. The RHNA for Sutter County estimates the need for 177 very low-income housing units between June 30,2021 through August 31, 2029, of which, 24 percent should be for extremely low-income households. Therefore, it is projected that an additional 89 extremely low-income households will be added to the city.

Most, if not all, extremely low-income households require rental housing. Extremely low-income households likely face housing problems, such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households are in a special needs category (disabled, seniors, large households, or female-headed households) and some require supportive housing services. Most families and individuals receiving public assistance, such as social security or disability insurance, are considered extremely low-income households. Many minimum-wage workers would also be considered extremely low-income households.



At-Risk Units

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at-risk housing in the jurisdiction and, if necessary, the development of programs to preserve or replace those assisted housing units. Many subsidized units are multifamily rental units that provide rental housing at below-market rates. If these units cease to be assisted, the owners of the properties may increase unit rents to market rates. Should this occur, low-income housing might be lost, making it difficult for the city to meet its goals for providing adequate affordable housing. The multifamily units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low-income multifamily housing is considered to be at risk if it is eligible to convert to non-low-income or market-rate housing due to (1) the termination of a rental subsidy contract; (2) mortgage prepayment; or (3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the 10-year period following the beginning of the Housing Element planning period (from December 31, 2020, to December 31, 2030).

The city has eight affordable-housing projects owned by a variety of developers, for example The Regional Housing Authority, Michael's Organization, Community Housing Improvement Program (CHIP), and Pacific Communities.

Currently all affordable housing located within the city limits of Live Oak are not considered at-risk to losing their affordability. However, should any of the project's project become at risk, the City will consider providing technical and financial assistance to continue the affordability controls on the project. Table 2-25 lists all known affordable properties located in Live Oak that are assisted.

Loss of Assisted Housing

From time to time, restricted units lose their affordability controls or subsidies and revert to market rates. As shown in Table 2-25, in Live Oak none of the assisted projects is at risk of conversion.

Preservation and Replacement

Generally, the cost of preserving assisted housing units is estimated to be significantly lower than replacing units through new construction. Preserving units entails covering the difference between market rates and assisted rental rates. New construction tends to be less cost efficient because of the cost of land and labor, which is often a limiting factor in the development of affordable housing. To maintain the existing affordable housing stock, the city may either work to preserve the existing assisted units or replenish the affordable housing inventory with new units.



**Table 2-25
Affordable Housing Complexes- City of Live Oak**

Project Name	Address	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date
Odd Fellows Senior Housing	9902 Broadway Street	Senior-Low Income	14	14	HUD, Tax Credit	2053
Maple Park Phase 1	9850 Maple Park	General-Very Low & Low Income	56	56	HUD, Tax Credit	2041
Maple Parks Senior Apartments	9915 Maple Park	Senior-Very Low & Low	35	35	California State CDBG, California State HOME, Federal and State Tax Credits, FHLB-AHP, Section 8 Project-Based Vouchers, Fee waivers from the City of Live Oak, Land donation from RHA, Construction/Permanent loan from Wells Fargo, Tax Credit Investor: RBC Capital Markets	2071*
Kristen Court Apartments	9027 N Street	General-Very Low & Low	56	56	Tax Credit, HUD	2072*
Date Street Senior Village	2750 Date Street	Senior-Very Low	50	50	HUD	No Expiration
Butte View Estates	9400 Larkin Road	Senior-Very Low	32	32	USDA Rural Development, Multifamily Housing Revenue Bond, HUD	2040
Centennial Arms	9829 N Street	Very Low Income	21	21	USDA Rural Development Section 515 & Private Loan	2041
Totals			315	315		
Source: Mercy Housing; Regional Housing Authority of Sutter and Nevada Counties; Michael's Organization; 2021 TCAC database						
*Information was estimated from TCAC database as information could not be confirmed from management.						

Preservation

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain the affordability of potential at-risk units for the future. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Sutter County, the 2021 fair market rent is determined to be \$811 for a one-bedroom unit, \$1,122 for a two-bedroom unit, and \$1,606 for a three-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of unit type and other funding sources necessary to make rent subsidies available, and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in



Table 2-26, the total cost of subsidizing the rent for a one-bedroom at-risk units is estimated at \$392 per month.

Unit Size	Fair Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent (50% of AMI)	Estimated Monthly per Unit Subsidy
One-Bedroom	\$811	\$27,900	\$653	\$392
Two bedrooms	\$1,122	\$34,850	\$785	\$471
Three-Bedroom	\$1,606	\$40,450	\$906	\$544

Source: HUD 2021
 Note: Exact division of current at-risk units is not available so very low income was used to result in a more conservative (higher) dollar amount estimate.

Replacement

The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. Based on cost estimates gathered from the Regional Housing Authority of Sutter and Nevada Counties, a developer of multifamily structures in Sutter County, a typical multifamily building in Live Oak has an estimated cost of \$17,000 to \$25,000 per unit. This estimation would include such upgrades as new HVAC system, flooring, kitchen upgrades, landscaping, and other unit features. For a complex located within the City of Live Oak, can range anywhere from \$238,000 to 1.4 million dollars.

Given the City’s limited financial resources for housing development, development of replacement housing must rely on partnerships with nonprofit or for-profit housing developers or other public entities.

Acquisition

Another option would be for a nonprofit organization to purchase an existing multifamily complex, rather than build a new one, lowering the per-unit cost significantly. A survey done in July 2021 showed that a seven-unit multifamily complex in Live Oak is selling for \$1,175,000 that contains two- and three-bedroom units.

Resources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher program rent subsidies (previously known as the Section 8 program).

Public Financing/Subsidies—A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. The following



summarizes financial resources available to Live Oak for preservation of assisted, multifamily rental housing units.

The Housing Choice Voucher (Section 8) Program is another affordability option that individuals may apply for through the Sutter County Housing Authority. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The public housing authority generally pays the landlord the difference between 30 percent of household income and the housing authority-determined payment standard—about 80 to 100 percent of the fair market rent. The rent must be reasonable. The household may choose a unit with a higher rent than the fair market rent and pay the landlord the difference or choose a lower-cost unit and keep the difference.

Section 8-supported housing may be either project-based for an entire apartment building or subsidies may be provided in the form of vouchers for individual, independent units. The city does not have any apartment buildings dedicated solely to Section 8 assistance. The property owner can opt to terminate the Section 8 contract (“opt out”) or renew the contract. The primary incentive for Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents have risen to the point at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates.

Federal Programs

- CDBG
- HOME Investment Partnership
- Housing Choice Voucher (Section 8) Program
- Section 811/202 Program
- HUD Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA)

State Programs

- California Housing Finance Agency (CHFA) Multiple Rental Housing Programs
- Low-Income Housing Tax Credit (LIHTC)
- California Community Reinvestment Corporation (CCRC)

Nonprofit Entities

Nonprofit entities serving the county can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in Sutter County follows:

- Regional Housing Authority of Sutter and Nevada Counties
- Sutter County Community Action Agency
- Habitat for Humanity Yuba/Sutter



D. Special Housing Needs

Certain groups encounter difficulty finding affordable housing due to special circumstances. Special circumstances may be related to a person’s employment type and income, family characteristics, medical condition or disability, and/or household characteristics. The housing needs for each group are evaluated and major programs available to address their housing and services needs are identified.

Senior Households

As illustrated in Table 2-27, 540 Live Oak households (22 percent) were headed by seniors (persons age 65 years and older) in 2019, which is a decrease from 24 percent in 2010. Seniors typically have special needs due to disabilities, healthcare needs, and fixed income. With respect to their housing tenure, 173 senior households rent homes and 367 senior households own their homes. An additional number of seniors live with family members or in a retirement home.

Households by Age	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total 65 and over	367	26%	173	16%	540	22%
65 to 74 years	186	13%	116	11%	302	12%
75 to 84 years	145	10%	47	4%	192	8%
85 years and over	36	3%	10	0.9%	46	2%
Total 64 and under	1,028	74%	887	84%	1,915	78%
Total (all ages)	1,395	100%	1,060	100%	2,455	100%

Source: ACS 2019: Table B25007

Maintaining and repairing a residence with a fixed retirement income can be problematic. Renter’s face many of the same housing affordability issues, except they are more susceptible to displacement due to changing rental costs.

As illustrated in Table 2-28, senior households are slightly less well off than the general Live Oak population. Approximately more than half of all senior households earn very low and low incomes, and the other half earn moderate and above-moderate incomes.

Income Group	Number	Percentage
Very Low (\$0 to <\$34,999) ¹	272	50%
Low (\$35,000 to <\$59,999)	109	20%
Moderate and Above Moderate (>\$59,999)	159	30%

Source: ACS 2019 (1-year): Table B19037
 Note: 1. ACS income ranges are different than 2021 HUD income limits. For this table, because ACS data is used, the income ranges are based on ACS ranges and not HUD ranges.



Large and Female-Headed Households

State law identifies large families with children and female-headed households as having special needs due to their income challenges, childcare expenses, and need for affordable housing. Large households are defined as households with more than five persons.

Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. In some circumstances where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed previously and illustrated in Table 2-24 above, overcrowding is not a significant housing issue in the city, with overcrowded situations representing less than 2 percent of households.

Households with children under 18 years of age headed by a single parent are another group that may have special needs for housing. The housing needs of a female-headed household range from affordability of a home to availability of nearby services, such as licensed daycare to support individual parents who work.

Nationwide, housing trends such as co-housing are increasingly being implemented that specifically allow groups such as female-headed households, the elderly, and families to help support one another. Co-housing typically advocates affordable shared housing with community resources available, such as group dining facilities, shared maintenance, and daycare.

According to the ACS 2013–2017, Live Oak is home to 538 female-headed households and 1,018 large households with four or more members. These groups represent 22 and 24 percent of the total households in Live Oak, respectively. These are relatively large percentages of the overall population, indicating that these special-needs groups have the greatest need currently in Live Oak. The relatively large presence of female-headed households and large households may indicate a lack of housing options in the city, particularly for large households, and these types of households may live in other communities in the area.

Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges, a need for accessible and appropriate housing, and higher healthcare costs. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The ACS defines six non-work disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. Table 2-29 shows the number and percentage of persons with disabilities in the city.



**Table 2-29
Persons with Disabilities by Type- City of Live Oak**

Disability by Type and Age Group	Number	Percentage
Total disabilities for people 5 to 64 years	781	64%
Hearing Difficulty	117	10%
Vision Difficulty	139	11%
Cognitive Difficulty	343	28%
Ambulatory Difficulty	272	22%
Self-Care Difficulty	108	9%
Independent Living Difficulty	222	18%
Total disabilities for people 65 years and over	445	36%
Hearing Difficulty	202	16%
Vision Difficulty	48	4%
Cognitive Difficulty	73	6%
Ambulatory Difficulty	333	27%
Self-Care Difficulty	155	13%
Independent Living Difficulty	194	16%
Total disabilities for all ages	1,226	100%

Source: 2019 ACS: Table S1810

As shown in Table 2-30, Live Oak has 569 non-institutionalized disabled residents, representing 7 percent of the total population. Of these residents, 41 percent are employed with a disability, 4 percent are not employed with a disability, and 55 percent are persons not in the labor force with a disability.

**Table 2-30
Employment Status of Persons with Disabilities- City of Live Oak**

	Number	Percentage
Age 5–64, Employed Persons with a Disability	236	41%
Age 5–64, Not Employed Persons with a Disability	21	4%
Persons not in Labor Force with a Disability	312	55%
Total Persons with a Disability	569	100%

Source: ACS 2019: Table C18120, S1810

Disabled persons have special needs as many earn low incomes, have higher healthcare costs, and are often dependent on supportive services. Living arrangement needs for disabled persons depend on the severity of the disability. Many persons live independently or with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services. There is one no residential care facilities in Live Oak. River Valley Care Center is a Medicare-certified, short-term rehabilitation and skilled nursing home located in Live Oak, California.



Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the city to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-Counties Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table 2-31 provides information about Live Oak’s population of developmentally disabled persons; a total of 98 persons with developmental disabilities reside in the Live Oak zip code of 95953.

Zip Code	0–17 Years	18+ Years	Total
95953	51	47	98

Source: HCD Sutter County Housing Element Updated Data Profile 2019

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, those that accept Section 8 vouchers in market rate rental housing, HUD housing, and SB 962 homes (adult residential facilities for persons with special healthcare needs). The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this special-needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.



In order to assist in the housing needs for persons with developmental disabilities, the city will continue to implement programs to coordinate housing activities and outreach with the Tri-Counties Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Homeless Persons

Homelessness is a pressing issue in Sutter County. The Sutter Yuba Homeless Consortium is the lead agency for the HUD Continuum of Care (CoC) program in Sutter County. In 2019, the County's Continuum of Care (CoC) point-in-time count documented a total of 721 homeless persons, of which, 293 persons were identified in Sutter County. Almost one-third, an estimated 237 persons, are considered chronically homeless in Sutter and Yuba Counties in 2019. The chronically homeless are those persons who have experienced homelessness for at least a year or have experienced four episodes of homelessness over the last three years. A comparison of point-in-time homeless counts shows a one percent decrease in the number of homeless in the county between 2017 and 2019 (Point-In-Time Census 2017). Of the 721 homeless, 72 percent were unsheltered. This survey also reported an estimated 236 homeless persons (unsheltered) in Sutter County. Throughout the larger South County region identified in the 2019 Point-In-Time Census, there were 211 persons counted. From the Continuum of Care 2019 report, they reported a further 251 people were precariously sheltered, staying in hospitals, jails, hotels, sheltering with friends or family, or they were couch surfing. The total number of homeless persons in the Sutter and Yuba County has doubled since 2009.

Available resources for the homeless population include organizations or programs like The Salvation Army, House of Ruth, Regional Emergency Shelter Team (REST), Sutter County Housing Support Program, and Casa de Esperanza that try to attend to the needs of persons experiencing homelessness in Sutter County. The closest service center is Hands of Hope, located in Yuba City. Only a total of only 70 beds are available in the emergency shelters according to the 2021-2029 Sutter County Housing Element.

Farmworkers

Farmworkers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farmworkers' housing needs arise from their limited income and unstable nature of their employment.

Sutter County has affordable housing needs for both resident and migrant farmworker households. The City of Live Oak currently has three affordable rental properties within the city that are designated for farmworkers and families. According to the US Department of Agriculture 2017 Census of Agriculture, there were approximately 1,157 farms employing approximately 585 hired farmworkers throughout Sutter



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County. Currently, estimated from the 2021 ESRI report, there are 304 employed farmworkers in the City of Live Oak and 4,291 employed farmworkers in Sutter County. How many of these laborers work specifically on farms is not clear. Nonetheless, the need to address farmworker housing in Live Oak is relatively small compared to other more agricultural counties nearby in northern California.

Chapter 3

Housing Constraints



Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints include residential development standards, fees and taxes, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. One of the greatest constraints to affordable housing production is the chronic

shortage of state and federal financial assistance.

This chapter addresses potential nongovernmental and governmental constraints and focuses on mitigation options available to the City.

A. Market Constraints

Land costs, construction costs, and market financing are major variables in the cost of housing and hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to alleviate the constraints.

B. Governmental Constraints

Local policies and regulations impact the price and availability of housing and the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues constrain the maintenance, development, and improvement of housing.

Land Use Controls

There are various land use controls that may have an effect on whether a jurisdiction can provide affordable housing that meets the needs of the city.

In particular, development standards for zoning districts may place limitations on parcels that could preclude the development of certain types of housing or housing needs. Such development standards include: allowable maximum density, parking requirements, lot coverage, height limits, unit size requirements, floor area ratio (FAR), setbacks, open space requirements, growth controls such as moratoria. Development



standards may also include limitations on allowed uses within certain zoning districts that could potentially result in conflicts with fair housing laws. Such limitations could constrain the development of multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

The Land Use Element of the Live Oak General Plan sets forth policies for residential development. These land use policies, coupled with zoning regulations, establish land allocation for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards governing character of development.

The Live Oak Municipal Code is a tool that implements the goals and policies within the General Plan. Table 3- 1 summarizes the General Plan land use designation and the zoning districts that either allow by right or conditionally permit residential development.

General Plan Land Use Category	Zoning District(s)
Low Density Residential	R-1
Smaller-Lot Residential	R-2
Medium-Density Residential	R-3
Higher-Density Residential	R-4
Commercial Mixed Use	C-MU
Downtown Mixed Use	C-MU (D)

Source: Live Oak Zoning Code; Live Oak 2030 General Plan Land Use Element

Provisions for a Variety of Housing

California housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Live Oak has a wide range of housing types throughout the community. The following describes the major provisions in the Zoning Codes allowing residential uses.

Conventional Housing

Single family dwelling units are allowed in each of the residential zoning districts except for R-4. Duplexes are limited to the R-2 and R-3 districts, and multiple family residences are allowed in the R-3 and R-4 districts. The City previously allowed single-family residences in all multi-family zones, which could have potentially prevented the development of those lots with the higher density development that supports more affordable housing and was considered by HCD to be a constraint to providing



affordable housing. By restricting single-family residences in the R-4 zone district, the City has reduced this potential constraint on the development of affordable housing.

Pursuant to state law, manufactured housing placed on a permanent foundation is considered a single-family dwelling and is permitted in all zoning districts that allow single-family housing subject to a zoning clearance. However, manufactured home parks are only allowed in the R-3 district, subject to a conditional use permit.

Mixed-Use Development

The city allows mixed-use development in the Commercial Mixed Use (C-MU) and Downtown Mixed Use (C-MU-D) areas of Live Oak. As identified in the Live Oak Zoning Code, the intent of mixed-use development is to provide a full range of retail and service commercial uses and higher density residential uses. The development of mixed use provides new employment and housing opportunities for residents.

Multiple family residential housing is permitted in the C-MU and C-MU-D zoning districts, subject to a conditional use permit. However, residential uses can only account for up to 50 percent of the total building square footage for development in these designations.

Accessory Dwelling Units

Accessory dwelling units (secondary residences) are defined as dwelling units that are attached or detached from a single-family dwelling unit on the same parcel. Accessory dwelling units provide quarters for independent living areas, sleeping, cooking, and sanitation facilities. Zoning districts R-1, R-2 and R-3 allow for the development of secondary residences. Secondary residences are permitted by right in the R-2 and R-3 districts, and require only a zoning clearance in the R-1 district. The review criteria for the zoning clearance of a secondary residence include a size limit (not to exceed 50 percent of the size of the primary residence or 1,200 square feet), development standards for the primary residence, parking requirements (one additional parking space is required for the second unit but may be provided in the existing driveway), and architectural compatibility (similar materials, colors, and architectural features) with the primary residence.

Housing for Farmworkers

California law (Government Code Section 65583(c)(1)(C)) requires the adequate provision of sites to accommodate the housing needs of farmworkers. Housing elements should ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. A jurisdiction cannot require any conditional use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or



household to be treated as an agricultural use. A jurisdiction cannot require a conditional use permit, zoning variance, or other zoning clearance for this type of employee housing that is not required of any other agricultural activity in the same zone. In the City of Live Oak, farmworker housing is permitted in the R-3 and R-4 zoning districts.

Housing for People with Disabilities

The Lanterman Development Disabilities Services Act declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards or require variances on these homes than those required for homes in the same district.

All residential districts in the city allow for the development of both small and large residential care homes for adults or children. The Municipal Code specifies that residential care homes are allowed in all of the residential zones, and this former constraint to the development of affordable housing has been removed.

Emergency Shelters and Transitional Housing

The California Health and Safety Code, Section 50801, defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Transitional housing is defined in Health and Safety Code Section 50675.2 as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Legislation (Senate Bill [SB] 2 [Cedillo 2007]) requires jurisdictions to allow emergency shelters and transitional housing without a conditional use permit in at least one zone or sufficiently sized site in the city to meet the city’s homeless need. The Live Oak Municipal Code allows emergency, and transitional shelters in residential zoning districts R-3 and R-4. These sites are located in areas where infrastructure exists nearby and can easily be provided to these sites. There are no unusual landscaping requirements, parking requirements, lot coverage or setback requirements, loading area standards, or other aspects of the city’s development standards that would place a constraint on the establishment of emergency shelters.

Supportive Housing

Supportive housing is defined by Health and Safety Code Section 50675.14 as housing with linked on-site or off-site services with no limit on the length of stay and that is



occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18).

Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. In an effort to encourage the development of more supportive housing and address increasing levels of homelessness statewide, in 2018, the State Assembly passed Assembly Bill (AB) 2162, which limits the discretionary and review process for supportive housing projects. AB 2162 requires jurisdictions to permit the development of supportive housing by-right in areas zoned for either multifamily or mixed-use development. By requiring ministerial approval in these circumstances, the development of certain supportive housing would also fall under the California Environmental Quality Act (CEQA) exemption for ministerial approval.

Supportive housing can be found in a variety of housing types and configurations, including apartments, multi-family units, and SRO units. In Live Oak, Supportive housing is included under the definition of residential care homes (permitted by right in all residential zone), and SRO units are described as “apartment hotels” in the Municipal Code and permitted in the R-4 zone, or in the R-3 zone with a use permit.

Allowed Land Uses

Table 3-2 summarizes the housing types permitted in the community by zoning district. Each use is designated by a letter denoting whether the use is permitted by right (P), requires a zoning clearance (ZC), or is conditionally permitted (CUP).

Type of Housing	Zoning District					
	R-1	R-2	R-3	R-4	C-MU	C-MU (D)
Single-family residence (except mobile homes)	P	P	P	-	-	-
Two family residence	-	P	P	-	-	-
Multiple-family residence	-	-	P	P	CUP	CUP
Group Residence	-	-	P	P	-	-
Condominium	CUP	CUP	P	P	-	-
Manufactured Home	ZC	ZC	ZC	-	-	-
Manufactured Home Park	-	-	U	-	-	-
Second Residence	ZC	P	P	-	-	-
Residential care home (small)	P	P	P	P	-	-
Residential care home (large)	P	P	P	P	-	-
Apartment Hotel	-	-	CUP	P	-	-
Stock Cooperative Residence	-	-	P	P	-	-
Boarding House	-	-	P	P	-	-
Emergency Shelter	-	-	P	P	CUP	CUP
Transitional Housing	-	-	P	P	CUP	CUP



**Table 3-2
Residential Uses Permitted in Live Oak**

Type of Housing	Zoning District					
	R-1	R-2	R-3	R-4	C-MU	C-MU (D)
Farmworker Housing	-	-	P	P	-	-
Day care home (small & large)	P	P	P	P	-	-
Residential Accessory Structures	P	P	P	P	-	-
Guest House	P	P	P	-	-	-

Source: Live Oak Municipal Code, 2021.

Density Bonus

Developers who include affordable housing in their projects are given a density bonus and other incentives, including reductions in zoning standards, other development standards, design requirements, mixed use zoning, as well as other incentives that can reduce development costs. Senate Bill 1818, which went into effect January 1, 2005, significantly reduces the percentage of affordable units that a developer must provide in order to receive a density bonus, and requires up to three concessions, depending upon the percentage of affordable units in the development. Under the new law, the maximum density bonus a developer can receive is 35 percent when a project provides either 10 percent of the units for very-low-income households, 20 percent for low-income households, or 40 percent for moderate-income households. The legislation also imposes new statewide parking standards and density incentives for developers that donate land for affordable housing.

Section 17.15.120 of the Code outlines the city’s process for granting density bonuses in accordance with Government Code Sections 65915-65918. When requests for density bonus allowances are received, they will be reviewed by the city on a case-by-case basis to determine if the project conforms to state law. A density bonus will be allowed if the project is in conformance with state law and any other applicable city requirements.

Residential Development Standards

The City’s four residential zoning districts have different development standards that set limitations on the density, building heights, lots coverage, lot setbacks, and allowable uses for each zoning district. These limitations can create constraints on providing affordable housing. For example, a zoning district with a low allowable density combined with high land costs may prevent the development of housing that could be affordable to lower-income families. In areas with high land costs, higher allowable densities would place more homes on a parcel, reducing the cost of that dwelling unit. Height limits and building coverage requirements can also create constraints; these factors could prevent developing a parcel with its maximum density potential. Table 3-3 below shows this information for each residential zoning district.



**Table 3-3
Development Standards by Residential Zone**

Zone District	Density	Max. Building Height (ft)	Min. Lot Width (ft)	Min. Yard Setback (ft)			Min. Lot Area (sq ft)	Max. Building Coverage (%)
				Front	Side	Rear		
R-1	2 to 6 per acre	30	50: 55 corner lot	15; 20 garage	5	20 or 20% lot depth	6,000	45 one story; 40 two story
R-2	4 to 10 per acre	30	35 single family; 70 two family	15; 20 garage	5	20 or 20% lot depth	3,500 single family; 7,000 two family	50 one story; 45 two story
R-3	8 to 15 per acre	30 two story; 40 three story	30 single family; 60 two family; 100 multi-family	15; 20 garage	5	20 or 20% lot depth	2,500 single family; 5,000 two family; 10,000 multi-family	60
R-4	8 to 15 per acre	30 two story; 40 three story; 50 four story	100	15; 20 garage	5	20 or 20% lot depth	10,000	75

Source: Live Oak Municipal Code, 2021.

The city has revised its Municipal Code to allow for higher net densities in all four residential districts, which may reduce constraints on the development of affordable housing. The R-1 district is intended to be used in areas for single family home development. Although the R-1 district maintains a minimum lot size of 6,000 square feet, the density range for new developments (which was previously undefined) is now two to six units per acre. The R-2 district is intended for smaller single-family lots and duplexes. The gross density range in the R-2 district is now four to 10 units per acre, and the minimum lot area ranges from 3,500 square feet for single family to 7,000 square feet for duplexes. The 6,000 square foot minimum lot size in the R-1 district could present a constraint to the development of housing affordable to Moderate, Low, Very Low, or Extremely Low income households due to the land cost per unit. However, as shown in the Land Inventory, the city has designated adequate land in the R-2 through R-4 zones to accommodate its share of housing for these income levels.

The R-1 district has a minimum lot width of 55 square feet, and the R-2 district allows for lot widths varying from 35 feet for single family to 70 feet for duplexes. The R-1 and R-2 districts have the same building height and yard setback requirements as were described in the 2008 Housing Element, and which do not represent constraints on the ability to construct affordable housing.



The R-3 and R-4 districts, on the other hand, are the higher-density districts intended to allow the City to develop more attached housing options. The R-3 district has an allowable density of between eight and 15 dwelling units per acre and is intended to allow for the development of duplexes, attached townhouses and garden apartments, whereas the R-4 district allows between 15 and 25 dwelling units per acre and the development of apartments. Like the R-1 and R-2 districts, the development restrictions in these two districts are similar for the minimum lot width, minimum yard setbacks, and maximum building coverage; however, the R-4 district allows for a higher maximum building height (50 feet) than the other districts, and the minimum lot area is 10,000 square feet..

Parking Standards

In addition to allowed uses and development standards, off-street parking requirements can also create constraints on a jurisdiction’s ability to provide adequate housing. If a jurisdiction has excessive parking standards, more land is needed to provide parking, which reduces land availability and increases the overall cost of housing. Most jurisdictions have parking standards that are designated by zone; Live Oak, however, provides parking standards by unit type. Table 3-4 below provides a summary of the parking standards by unit in the city.

Residential Land Use	Parking Required
Single-family dwellings, duplexes	2 uncovered parking spaces per unit
Apartments and Multiple Dwellings	One parking space per studio apartment or one bedroom dwelling unit; one and one-half parking spaces per 2-bedroom dwelling unit; and two parking spaces per dwelling unit containing 3 or more bedrooms per dwelling unit. In addition to the above listed requirements, one guest space shall be provided for each 10 units or fraction thereof
Residential Care Homes	0.6 spaces per unit, or a parking study to show lower need based on type of residents and/or proximity to services and transit
Accessory dwelling units	1 additional off-street space
Source: City of Live Oak Municipal Code, 2021	

Development Fees

The cost of housing can be adversely affected if a jurisdiction has high planning and site development fees, which are required during the development process. The Housing Element is required to include information about the fees and exactions to determine whether high fees add to the potential constraints to providing affordable housing in Live Oak. Currently, the City of Live Oak collects a combination of fees for proposed residential development. These fees include permit processing and development fees, development impact fees, and utility connection fees, school impact



fees, and Mellow-Roos assessments. The different fees and how they affect the cost of developing housing in the city are described in more detail below.

Permit Processing and Planning Fees

Permit processing and planning fees are those paid to the city at the time of a permit application. Because different projects require different types of permits, the total cost of these fees varies, depending on the specific situation. For example, not all developments require zoning changes, General Plan Amendments, variances, conditional use permits, etc. Different factors contribute to the level of environmental review that is required for a project: more complicated projects may require the preparation of an environmental impact report, which can be more costly than an initial study. Obviously, the more of these special circumstances that a project has, the greater the total amount of fees that would be required to be paid to the city.

Table 3-5 below shows Live Oak’s application fees by type of application and whether the fee applies to a single-family or multi-family development application. Each fee shown is the amount to be paid per application.

Fee Category	Fee Amount (per application)	
	Single-Family	Multi-family
Variance	433.00	867.00
Conditional Use Permit	811.00	1,899.00
General Plan Amendment	Text and Map Changes 3,147.00	
Zone Change	Map change 1,998.00 Text change 1,664.00	
Design Review	527.00	
Subdivision		
Certificate of Compliance	515.00	
Lot Line Adjustment	465.00+ 40.00 per lot over 2	
Tentative Subdivision Map	1,329.00+ 30.00 per lot over 4	
Environmental		
Environmental Impact Report	Fee is based on the actual cost and varies	

Source: City of Live Oak, 2021.

Development Impact Fees

Development impact fees vary from permit processing fees in that they are required for each dwelling unit constructed to account for the impacts that each unit will have on services, utilities, and public facilities. The city also requires development impact fees for commercial and industrial development based on square footage, but fees for these uses are not included in this analysis. Table 3-6 shows the city’s required development impact fees for residential development, including capacity and connection fees for storm drainage, sewer, and water.



The estimated development impact fees for a single-family home (zoned R-1, R-2, and R-3) add to \$31,909; fees for a duplex (zoned R-2 and R-3) add to \$28,172; fees for a multi-family home (zoned R-3 and R-4) add to \$20,222, a difference of \$11,687 from the fees for a single-family dwelling unit.

Each unit is required to pay one-time utility connection fees to allow the unit to connect to the city's water, sewer, and storm drainage systems. The connection fees are based on the size of the pipe connecting the dwelling unit to the system for water and sewer services.

Table 3-6 Development Impact Fees			
Fee Type	Single-Family R-1, R-2, R-3 (per unit)	Residential Zones	
		Duplex R-2, R-3 (per unit)	Multi-Family R-3, R-4 (per unit)
General Governmental Facilities			
Corp Yard	653	467	420
General Government	1,143	816	735
Public Safety Facilities			
Police	626	448	402
Fire	1,733	1,238	1,114
Parks and Recreation Facilities			
Recreation	231	165	149
Parks	3,351	2,394	2,155
Community Center	881	630	567
Transportation Facilities			
Transportation	3,092	2,945	2,361
Water, Sewer, & Flood Control Capacity and Connection Fees			
Storm Drain	3,949	2,819	3,038
Sewer	8,815	8,815	5,086
Water	7,435	7,435	4,195
Total Development Impact Fees (Including Capacity and Connection Fees)	31,909	28,172	20,222
Notes: Development fees for Sewer and Water are based on meter size; the table provides the fee for the smallest connection for single family and duplex units. For multi-family units, the table provides totals based on 8 units per acre.			
Source: City of Live Oak, 2021.			

Most single-family developments use a ¾-inch pipe, which has a connection fee of \$7,435 for water. The typical sewer connection fee for a single-family dwelling unit is \$8,815. These fees are adjusted accordingly depending on the size of the pipe. The



storm drainage connection fee is now calculated per unit at \$3,949 for single family residential and \$2,819 per unit for duplexes.

Multi-family developments typically have a water connection fee of \$33,559 for a two-inch pipe and a sewer connection fee of \$40,688. Stormwater fees for multi-family developments are calculated on a per-acre basis at \$24,960 per acre. Assuming a one-acre development with eight units in an R-3 zone, this would result in per-unit fees of \$4,195 for water, \$5,086 for sewer, and \$3,038 for stormwater. These totals represent a conservative estimate of density.

For a development in the R-4 district, with 15 units on a one-acre parcel (consistent with the minimum density for R-4), per-unit fees would be \$2,237 for water, \$2,712 for sewer, and \$1,664 for stormwater. Overall, connection fees for city utilities are substantially less for multi-family developments compared to those charged for single family development.

Analysis of Fees and Exactions

Based on the previous information, the total development impact, school, and building permit fees for a typical single-family home would be approximately \$40,000, assuming a 2,000 square foot house. On the other hand, a 1,000 square foot multi-family unit developed on a lot with a density of 15 units per acre would result in total fees of nearly \$25,100, nearly \$15,000 less than per single-family unit. These fees do not include Community Facility District fees, which are paid through annual property taxes; therefore, Community Facility District fees are not paid directly by renters. Although the fees for multi-family units are less expensive than those for single-family units, these fees still represent a substantial cost, and have increased since the last Housing Element was prepared in 2013. These fees make up a large portion of a home's cost, especially in a jurisdiction like Live Oak, where home prices are relatively low compared to larger cities in the region. The high cost of fees, especially when compared to similar jurisdictions in the region, may present a constraint to the development of affordable housing. However, these fees are necessary in order to provide services to new development. The city has determined that it would be difficult to reduce any of these cost components without jeopardizing its ability to provide required services. It can, and does encourage programs that can help reduce other costs such as the Self-Help Housing Program through the Farmers Home Administration, the Mortgage Credit Certificate Program, and other programs established to assist low and moderate income home buyers.

Building Codes and Site Improvements

Building codes and site improvements can also increase the cost of developing housing, particularly affordable rental housing. The following examines the city's building codes and site improvement standards.



Building Codes and Enforcement

Live Oak implements the 2019 edition of the California Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission. These model codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California. The City has not adopted local amendments to the model codes that increase housing costs. Building inspectors are responsible for ensuring that proposed projects meet state and local codes.

Site Improvements

On- and off-site improvements, such as streets, sidewalks, parks dedications, landscaping, utility easements and water, sewer, and drainage infrastructure, are necessary to ensure that new housing developments receive needed utility service, have adequate circulation patterns, and are developed in a manner that meets the city's housing goals and needs; however, development of these elements can be quite costly and often represents a large portion of the development's overall construction cost. Developments with excessive on- and off-site improvements costs can prevent the development of affordable housing.

There are no unusual site improvement requirements in Live Oak. Curbs, gutters, and sidewalks that meet Americans with Disabilities Act standards are required for all developments and associated off-site improvements. The city requires a minimum 60-foot-wide street right-of-way is for all developments. This provides for two 12-foot lanes, two 8-foot parking widths, curb, gutter, and sidewalk on either side of the street. This is an excessive requirement for local streets, requiring a large amount of land for the development of streets, which could remove land from being available for the development of affordable housing. This is a constraint.

Please refer to the Circulation Element of the Live Oak General Plan, which addresses this issue in the street standards (Table CIRC-2), Policy CIRC-3.5, and Implementation Program CIRC-7, which requires revisions to Street Design Criteria to comply with the Circulation Element.

Each lot is required to drain into the street and the developed storm drainage system. Each lot must be served by a minimum 3/4-inch water pipe. All units must have water meters and be hooked up to the municipal water system, and no private wells are allowed. Each lot must be served by a gravity sewer service and be hooked up to the city's main sewage treatment facility. No septic tanks are allowed. In addition, construction is not allowed to begin on any project unless the Fire Department can verify that the lot can be adequately protected.

These requirements are considered basic for community health and welfare and are not considered to be excessive or a constraint on building in Live Oak. Due to the



excessively flat terrain, some lots may have difficulty complying with drainage requirements without the use of storage or retention basins. This presents some challenges, but proper site engineering has led to acceptable solutions, and this does not cause any major constraints that would add to the cost of development to the extent that they would preclude affordable housing.

Local Processing and Permit Procedures

A significant factor in land use controls is the processing time involved in gaining approval for development. While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies, and processing time can adversely affect the cost of housing development. Live Oak's permit approval process follows the requirements set forth in State law and is expedited, whenever possible, by holding special meetings.

The City of Live Oak provides inspection of new construction. Compared to other jurisdictions, permit processing time is considered to be quite fast. For example, an applicant requesting a permit for a single lot can go through the entire permit procedure in one to two days. A small developer, with proper zoning in place, could also go through the process within a few days to a week. Permit decisions can take anywhere from one to 12 weeks, depending on the use.

A development requiring a tentative map, environmental impact report, or negative declaration can take from three months to a year, depending on the level of documentation required. In comparison to other communities, Live Oak's permit processing is relatively quick for typical projects.

The City continues to partner with developers to accommodate the needs of the community in the most efficient manner possible. The City recognizes the importance of the development process and the implications for future growth and economic development. Live Oak can utilize the negotiation process with developers as a means of implementing the policies of this element and encourages informal discussion with developers so that the needs of the City can be examined and incorporated into development strategies at the onset. Early consultation between the City and developers can reduce the overall processing time of an application, since the City can provide clear, guided direction throughout the entire application process.

Additionally, the City will encourage the use of the Planned Development Combining District (PD) to facilitate the creative, innovative designs which may otherwise be stifled by the standardized provisions of the zoning code. The PD district is designed to allow diversity in the relationship between buildings and open spaces in such a way to create unique and interesting physical environments while preserving public health, safety and welfare.

Based on the City's rapid permit processing time, encouragement of early consultation with developers, and lack of additional processing requirements for multi-family projects, permit processing in Live Oak does not present a major constraint on providing various types of housing for all income levels.



Housing for People with Disabilities

California law requires jurisdictions to analyze potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove impediments, and include programs to accommodate housing designed for disabled persons. Review of the Live Oak Municipal Code, permitting procedures, development standards, and building codes revealed the following findings.

Land Uses and Housing

The city permits a wide variety of housing types in the community, including conventional single- and multifamily housing, mobile homes, emergency shelters, residential care facilities, and other types of housing. As discussed above, the city does not have any special permit requirements for residential care facilities of any size. In addition, there are no occupancy standards pertaining to unrelated adults.

Development Regulations

The city enforces Title 24 of the California Code of Regulations, which addresses access and adaptability of buildings to accommodate persons with disabilities. The City also requires compliance with the 1988 amendments to the Fair Housing Act, which requires a minimum percentage of dwelling units in new housing projects to be fully accessible to the physically disabled. No additional accessibility or visit-ability standards above state and federal law are required. Housing occupied by people with disabilities is treated like any other residential use. No unique restrictions are in place, such as minimum distances, special conditions for disabled housing, noticing procedures, special use permits, or other regulations that could constrain the development, maintenance, or alteration of housing for disabled persons.

Process for Reasonable Accommodation

Requests to retrofit homes to enable adequate accessibility for disabled persons or for reasonable accommodation are handled in accordance with the city's reasonable accommodation ordinance, which allows flexible application of zoning regulations, and waiver of requirements where necessary to eliminate barriers to housing opportunity. In this way, the city has sought to reduce or eliminate constraints to housing for disabled persons in regards to its permitting procedures.

Table 3-7 reviews the city's zoning code land use policies, permitting practices, and building codes to ensure compliance with state and federal fair housing laws for persons with disabilities. Constraints for housing for disabled persons associated with the City's development procedures, practices, or policies have not been identified.



Table 3-7 Constraints on Housing for Persons with Disabilities	
Overarching and General	
Does the City assist in meeting identified needs?	Yes. The City requires a minimum percentage of dwelling units in new housing projects to be fully accessible to the physically disabled.
Zoning and Land Use	
Has the City reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	Yes. The City has reviewed the land use regulations and practices to ensure compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Chapter 17.25 of the Live Oak Zoning Code mandates specific requirements (number, size, performance standards) for disabled parking and reduced parking for new housing for the elderly.
Does the locality restrict the siting of group homes?	Group homes are permitted in the R-3 and R-4 zoning districts.
What zones allow group homes other than those allowed by state law? Are group homes over six persons allowed?	Yes, group homes are permitted in the R-3 and R-4 zoning districts.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special-needs housing in relationship to one another?	No. There is no minimum distance required between two or more special-needs housing.
Permits and Processing	
How does the city process a request to retrofit homes for accessibility?	Ministerially by city staff.
Does the City allow group homes with six or fewer persons by right in single-family zones?	No, group homes are currently only permitted in the R-3 and R-4 zoning districts.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	No.
What kind of community input does the City allow for the approval of group homes?	The CUP process provides the public with an opportunity to review the project and express their concerns in a public hearing. Group homes require a CUP for the Employment (E-1) zone and the C-MU zone.
Does the City have particular conditions for group homes that will be providing services on site?	No. The city does not currently have special standards for group homes regarding location, design, or operation.
Building Codes	
Has the locality adopted the Uniform Building Code?	The City of Live Oak has adopted the 2019 California Building Code.



Has the City adopted any universal design ¹ element into the code?	The City of Live Oak does not include specific regulations that require incorporation of universal design.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	The City of Live Oak enforces what is required by the 2019 California Building Code. The City of Live Oak has a process to ensure reasonable accommodation for those with disabilities.
<p>Source: City of Live Oak, 2021.</p> <p>Note: 1. Universal design can address limited lifting or flexibility (with roll-in showers and grab bars), limited mobility (with push/pull lever faucets, wide wing hinges), and limited vision (by additional stairwell and task lighting).</p>	

Energy Conservation Opportunities

Introduction

Greenhouse gas emissions from human activities, such as electricity production, motorized transportation, and livestock production, are contributing to global climate change. The effects of global climate change are potentially drastic and may result in severe flooding, droughts, heat waves, and other weather-related effects that may in turn cause property damage, negatively impact agriculture, and cause a loss of biodiversity. New housing development contributes to greenhouse gas emissions, but wise choices related to site design, building architecture, and materials specification can significantly reduce these emissions. In addition, these increases in efficiency can contribute to reduced housing costs and reduce automobile dependence. Energy efficiency has direct application to affordable housing because if more money is spent on energy, less money is available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. State housing element law requires an analysis of the opportunities for energy conservation in residential development. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Live Oak, and examples of effective programs used by other jurisdictions are discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and technological advances decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. A greater density of development can offer the economies of scale, which increase efficiencies in energy systems, as well as the need for water and sewer infrastructure. Land use planning and zoning practices can help to conserve energy. For example, if the General Plan and zoning ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and



service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns.

In addition to the effects of land use patterns on energy use patterns, the price of energy itself often plays a role in its consumption. The price of energy has a significant effect; the more expensive it becomes; the more incentive people have to conserve. Pricing energy at higher levels encourages alternative consumption patterns in the community.

Residential water heating and heating/cooling are major sources of energy consumption. With the application of energy-efficient design and the use of solar power systems, home heating and cooling can be operated on a more efficient and sustainable level. Encouraging energy-efficient building design and green energy systems through incentives and other measures contributes to reduced energy consumption across the community at large.

The local climate has a large effect on residential energy use. In general, summers temperatures in Live Oak average approximately 95 degrees, and while winter temperatures average 68 degrees. Prolonged periods of cold weather cause increased energy use for space and water heating. Conversely, prolonged periods of hot weather cause increased energy use for space cooling. This situation is particularly true if homes are not well insulated. Landscaping can mitigate this effect. For example, deciduous trees near a home can shade it from sun in the summer and allow the sun's rays to reach it in the winter.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

Existing Conservation Programs

The following energy conservation programs are implemented in Live Oak:

- The California Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Live Oak must comply with Title 24. Updates to the standards are issued every three years. The next update will take effect January 1, 2020.
- SACOG adopted the 2035 Sustainable Communities Strategy (SCS) in April 19, 2012. The SCS is a plan to meet the region's greenhouse gas emissions reduction target, while taking into account regional housing needs,



transportation demands, and protection of resource and farm lands based on the best forecast of likely land use patterns across all 28 local jurisdictions.

The SCS is similar to SACOG's Blueprint, which implements smart growth principles, such as compact and mixed-use development, to shorten commute times, reduce traffic congestion, lessen dependence on automobiles, improve air quality, and provide for housing choices more aligned with the changing demographics.

Live Oak's Housing Element (and the rest of the General Plan) promotes the principles of access to multi-modal travel, placing services closer to lower-income and special needs populations. The General Plan's land use diagram and land use policies link jobs to housing, with the aim of reducing transportation costs and VMT.

- The City of Live Oak General Plan includes goals and policies in several elements which support energy conservation and reduction of GHG emissions. Goals and policies address issues such as:
 - Promoting mixed-use development and multi-modal transportation systems that promote walking, bicycling, and transit use (and therefore decrease energy use);
 - Facilitating infill development, which can have lower construction- and operation-related energy use;
 - Energy conservation/efficiency incentives and education;
 - Public outreach on reduced energy consumption, using alternative or renewable energy sources, green building practices, recycling, and responsible purchasing;
 - Incentives for renewable sources of energy;
 - Encouraging shade trees on south and west sides of new or renovated buildings, and shading parking lots;
 - Coordinating public facilities with transit services;
 - Encouraging passive solar design;
 - Encouraging cogeneration facilities;
 - Encouraging adaptive reuse of historic structures;
 - Using energy-efficient technology, construction practices, and construction materials;
 - Using energy efficient materials and methods in City operations and buildings;
 - Encouraging renewable energy generation in large commercial and industrial buildings and in city-owned buildings;
 - Investigating solar hot water systems to heat the municipal swimming pool; and,
 - Reducing water use through low-water landscaping and irrigation.
- PG&E offers a variety of energy conservation services for residents and provides several other energy assistance programs for lower-income households. These programs include the Low Income Home Energy Assistance Program (LIHEAP) and the Energy Savings Assistance Program.



Housing Constraints

LIHEAP is a federally subsidized program that helps provides one-time financial assistance to low- income residents struggling to pay their energy bills and provides home weatherization services that helps residents to lower their energy costs The Energy Savings Assistance Program provides home energy assessments for low- income Californians and provides energy updates, such as refrigerator or furnace replacemements, energy-efficient lightbulbs, caulking, or low-flow showerheads. PG&E also offers rebates for energy-efficient home appliances (such as heating and cooling equipment or appliances) and remodeling for customers at all income levels and housing types.



Chapter 4

Housing Resources

This chapter addresses the resources available for the development, improvement, and preservation of housing in Live Oak. This includes:

- An evaluation of Live Oak’s Regional Housing Needs Allocation.
- A sites inventory and analysis, which is an inventory of land suitable for residential development.
- A summary of potential infrastructure and environmental constraints to residential development.
- An overview of financial and administrative means for developing and implementing city housing programs.

A. Regional Housing Needs Allocation



California law requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in the state. After consulting with the Sacramento Area Council of Governments (SACOG), HCD provides the regional need to SACOG, which then distributes the Regional Housing Needs Allocation (RHNA) to the six-counties and 22 cities within the Sacramento Region, SACOG

allocates housing production goals for the counties and cities based on their share of the region’s population and employment growth. The projected housing needs in the RHNA are categorized by income based on the standards of very low-, low-, moderate-, and above moderate-income households established by the US Department of Housing and Urban Development (HUD) (California Health and Safety Code Section 50079.5). The following sections describe the RHNA for the current 2021–2029 (sixth) RHNA cycle.

2021–2029 Regional Housing Needs Allocation

The time frame that units can be counted towards the RHNA is October 31, 2021 to October 31, 2029. The RHNA projection period effectively started March 2021, so that year is used in this housing element. The city’s RHNA for the 2021–2029 projection period (412 units) is shown in Table 4- 1.



**Table 4- 1
Regional Housing Needs Allocation Progress 2021-2029**

	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
2021–2029 RHNA	36	37	44	87	208	412
Building Permits/Units Constructed	0	0	0	0	0	0
ADUs Permitted	0	0	0	1	0	2
Vacant Land Inventory	20	20	160	200	276	676
ADU Potential ²	0	0	22	23		45
2014–2019 RHNA Surplus	0	0	0	0	0	0

Source: SACOG 2021

¹ The extremely low-income allocation is assumed to be 36 based on the HCD-accepted methodology of assuming 50 percent of the very low-income allocation for households of extremely low income. As such, the total number of units does not include the addition of the extremely low-income category as it is included in the number of very low-income units.

² According to HCD guidance, the nine remaining years of the projection period/RHNA cycle can be projected at five times the average past ADU approval performance. Past performance was an average of 1.0 ADUs approved annually.

B. Sites Inventory and Analysis

Local governments can employ a variety of development strategies to meet their RHNA housing production goals, as established in California Government Code Section 65583(c)(1)). In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of ADUs. This section summarizes units permitted, the vacant land inventory, and ADU potential.

Vacant Land Inventory

State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element “identify adequate sites... to facilitate and encourage the development of a variety of types of housing for all income levels” (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough land must be zoned to allow for the construction of a variety of housing at densities that will satisfy the objectives of the housing element. The land must also have access to appropriate public services, such as water, sewer, storm drainage, and roads. The current vacant land inventory (see Table 4-2) identifies the potential for 676 units. Live Oak has over 106 acres of vacant land in the C-MU, CMU-D, R-1, R-2, and R-3 zones that can accommodate 676 residential units. Most of these sites are expected to accommodate above moderate-income households. A map showing the locations of vacant sites can be found in



Appendix A, and a detailed land inventory table can be found in Appendix B.

Table 4- 2 Live Oak: Vacant Land Sites Summary			
Zone	Number of Parcels	Acres	Realistic Unit Capacity
Low or Medium Density Vacant Parcels			
R-1	11	28.87	115
R-2	112	60.26	361
Low- or Medium- Density Subtotal	123	89.13	476
Vacant Parcels Suitable for Moderate-Income Units			
C-MU	18	6.72	80
C-MU with D Overlay	17	3.35	40
R-1	11	28.87	115
R-2	112	60.26	361
R-3	13	6.72	80
Moderate-Income Subtotal	172	106	676
High-Density Vacant Parcels			
C-MU	18	6.72	80
C-MU with D Overlay	17	3.35	40
R-3	13	6.72	80
High-Density Subtotal	49	16.87	200
Totals	172	106	676
Source: City of Live Oak, 2021.			

Vacant parcels listed in Table 4- 2 are in zones allowing residential uses and are clear of environmental constraints that preclude development. Development potential was determined in concert with the city’s knowledge of the sites.

C. Infrastructure and Environmental Constraints

Land available for development, if constrained by environmental conditions or in need of infrastructure improvements, may not be appropriate for the development of housing if these issues cannot be addressed within the timeframe covered by the housing element. Housing sites must have adequate water and sewer services, and have appropriate site access improvements.

Environmental conditions can also pose constraints on development. Factors including proximity to earthquake fault zones, flood zones, and contaminated soils, among others, can limit areas where housing is appropriate.

The following discussion examines the environmental and infrastructure constraints present in the city, and the means by which these constraints are mitigated.



Infrastructure Analysis

Infrastructure adds to the cost of new construction (e.g., major and local streets, water and sewer lines, and street lighting). In most cases, these improvements are dedicated to the city, which is then responsible for their maintenance. Water and sewer service capacity is discussed herein. An analysis of other site improvements is conducted in Chapter 3.

Water Service

Live Oak provides water to city users from groundwater supplies with a system consisting of four groundwater wells, treatment systems at each of the wellheads, a 1.4-million-gallon (MG) water storage tank, a booster pump station, and a water distribution system. The system has a maximum pumping capacity of 4.01 million gallons per day. The existing system has surplus water supply of 2.85 million gallons per day, relative to annual average demand of 1.16 million gallons per day. Single-family residential development has been conservatively estimated to demand roughly 500 gallons per day of water. Medium-density residential development (smaller lot sizes, roughly 8 to 15 units per gross acre) generates roughly 400 gallons per day per unit, while higher-density residential development generates a demand of roughly 300 gallons per day per unit. The city has remaining capacity to serve between 5,700 and 9,500 residential units.

This capacity is more than enough to serve buildout of the existing city, including the city's share of regional housing needs.

Wastewater

The City of Live Oak provides wastewater collection and treatment service for residents and businesses located within the city. The system includes approximately 131,000 lineal feet (24.9 miles) of gravity and pressure pipe within the collection system. The first infrastructure, approximately 30 percent of the current system, was constructed in 1952. Pipe materials include vitrified clay, asbestos cement, pvc, and ductile iron pipe. Pipe sizes range from 4" to 21" diameter. A comprehensive study of the condition of the system has not been done, so the physical condition of the existing collection system is not well known. However, the system experiences excessive inflow and infiltration (I/I) and at least some parts of the collection system are known to be in poor condition. Relining and pipe replacement are necessary for at least some of the system pipelines to correct the issues with I/I.

The Live Oak Wastewater Treatment Plant has a capacity of 1.4 million gallons/day (MGD) average dry weather flow. It provides secondary treatment of raw wastewater through a series of aerated ponds and lagoons, discharging disinfected effluent to an irrigation drain (Reclamation District 777 Lateral Drain Number 1). Current wastewater flows average 0.70 MGD, or approximately 100 gallons per day (gpd) per capita. The city assumes a per unit flow generation rate of 250 gallons per day, which is roughly equivalent to the per-capita existing flow generation rate. Using this flow generation rate, a total of 1,200 future additional housing units can be accommodated



at the wastewater treatment plant. Figure 7-1 in the City's 2009 Wastewater Master Plan identifies the existing capacity in the wastewater system and illustrates the number of equivalent development units (EDUs) that could be accommodated as infill development in different parts of the city. EDUs are roughly equivalent to a single-family residence, and are used to show capacity for single family residential uses as well as multifamily and non-residential development. The existing capacity illustrated in the Master Plan is sufficient to accommodate both the number and location of units identified on the land inventory – capacity for 439 EDUs is shown in the northwest corner of the city (the site of most moderate- and above-moderate sites) and capacities on the individual parcels identified for moderate, low, very low, and extremely low-income units also have EDU capacities in excess of the number of units identified for each site in the land inventory. The city has identified additional system improvements that are needed to accommodate future growth outside of existing city limits in the Sphere of Influence Area, and has established wastewater fees to fund these improvements. (EcoLogic 2009).

Dry Utilities

Dry utility service, including electrical service and internet, are available on all of the parcels in the city's land inventory.

Environmental Issues

Environmental constraints to residential development typically relate to unsuitable soils, sensitive biological resources and wildlife, topographic constraints, the potential for natural hazards, and the presence of hazardous wastes or other factors.

The background report prepared for the city's General Plan did not identify any major environmental constraints that could prevent housing development in Live Oak. There is a small portion of the city in the area bound by Juniper Street, Larkin Road, Pennington Road, L Street, Archer Avenue, State Highway 99, and the Union Pacific Railroad right-of-way, which is designated as being in flood hazard zone A (100-year floodplain), along Live Oak Slough. This portion of the city is largely developed already, and none of the parcels identified in the land inventory is in this area. The city is currently in the process of removing the Zone A designation for this area through issuance of a Letter of Map Revision issued by FEMA based on recent State flood mapping. The rest of the city is located outside of flood hazard areas.

D. Financial and Administrative Resources

Developing affordable housing requires access to local, state, and federal funding, as well as organizations with the expertise to build and manage affordable housing. The following financial and administrative resources are available for affordable housing development and conservation in Live Oak.



State Funding Sources and Information

Live Oak has access to a variety of existing and potential funding sources available for affordable housing activities. Potential funding sources from state programs are presented in Table 4- 3. The programs that Live Oak uses most commonly are described in greater detail in the following sections. Adoption and certification of a jurisdiction’s housing element is required for many state funding sources.

Table 4- 3 State Program Funding Sources	
<ul style="list-style-type: none"> - CalHome Program - California Housing Finance Agency (CalHFA) Tax Exempt Permanent Loan Program - CalHFA FHA Loan Program - California Self-Help Housing Program - Caltrans Surplus Land Priority Sale - DOE Energy Weatherization Assistance Program - DWR Surplus Property Sale - Emergency Housing and Assistance Program Capital Development - Emergency Housing and Assistance Program Operating Facility Grants - Family Housing Demonstration Program (FHDP) - Federal Emergency Solutions Grant Program - HOME Investment Partnerships Program - Farmworker Housing Assistance Program - Farmworker Housing Grant Program - Joe Serna, Jr., Farmworker Housing Grant Program - Low Income Home Energy Assistance Program (LIHEAP) 	<ul style="list-style-type: none"> - Low Income Housing Fund Loan Packaging Program - Low Income Housing Fund Mortgage Banking Pools - Low Income Housing Tax Credit Program - Mobile Home Park Resident Ownership Program - Multifamily Housing Program - Office of Migrant Services - Predevelopment Loan Program - State CDBG Program Economic Development Allocation, Over the Counter Component - State CDBG Program Economic Development Allocation, Enterprise Fund Component - State CDBG Program General, Native American, and Colonias Allocations - State CDBG Planning/Technical Assistance - State Housing Assistance Council Rural Seed Money Loan Programs - Tax-Exempt Private Activity Bond Program
<p>Source: California Department of Housing and Community Development, 2021.</p>	

Community Development Block Grant

Community Development Block Grants (CDBG) are available to the city on a competitive basis for a variety of housing and community development activities, including rehabilitation, home buyer assistance, economic development, homeless assistance, and public services. The city must compete for funds through the State’s allocation process. The City of Live Oak has received funding in the past and seeks to apply for funds during this planning period.

Housing Choice Voucher Program (Section 8)

The Housing Choice Voucher Program is a federal program to assist very-low income families, the elderly, and the disabled to find housing in the private market. Participants are not limited to units in subsidized housing projects, but may choose any housing as



long as the owner agrees to rent under the program and the unit meets the requirements. Housing choice vouchers are administered locally by the Sutter County Housing Authority. As of December 2012, the Housing Authority was administering 49 vouchers for families living within Live Oak, with an additional 44 vouchers at Maple Park beginning in January 2013. One of these vouchers is for an elderly household.

Home Investment Partnership Program (HOME)

The HOME program provides competitive grants to cities, counties, and nonprofits to create or retain affordable housing. Eligible activities include rehabilitation, new construction, and acquisition of housing projects. Activities funded by HOME must benefit lower-income residents. This funding is administered by the Department of Housing and Urban Development (HUD).

Chapter 5

Review of the Previous Housing Element



As part of the housing element update, cities must review the progress and efficacy of existing housing goals, policies, and programs. Live Oak’s 2013-2021 Housing Element considered conditions and constraints and set strategies to accommodate the City’s share of the region’s housing production goals. This chapter summarizes the city’s progress in achieving the housing goals

established in the 2013-2021 Housing Element.

Table 5- 1 shows the Regional Housing Needs Allocation (RHNA) for the 2013–2021 Housing Element, which had an RHNA cycle between January 1, 2013 and October 31, 2021.

Income Level	2013-2021
Very Low	104
Low	72
Moderate	83
Above Moderate	190
Total	449

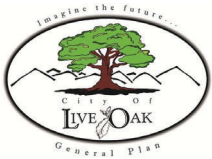
Source: SACOG 2013-2021 RHNA – Final Allocations.

The primary housing goal of the City of Live Oak is to promote the construction of a variety of housing types that meet safe standards with minimal environmental impact and provide a choice location, preserve existing neighborhoods, and have adequate public services for the residents of the City of Live Oak. Table 5- 2 describes the programs contained within the existing element. The objective of each program is identified, and the progress of each program is evaluated. Based on the results and the requirements of State law (Government Code 65583(c)(1) through 65583(c)(6)(d)), modifications, continuation, or deletion are recommended for each program.



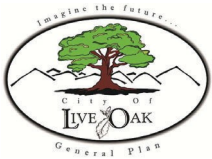
**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Program A.1 – Provide Adequate Sites for Housing for All Income Levels</p> <p>Accommodate housing for all income groups - in particular affordable housing - that contributes to the city’s share of the Regional Housing Needs Allocation (RHNA) for lower and moderate income households, by ensuring that adequate sites for all types of housing are located throughout the city. To achieve this objective, the city will do the following:</p> <ul style="list-style-type: none"> ✓ The city will prepare applications for state planning grants and applications for state and federal project development grants to collect as much funding as possible. ✓ Inform property owners and developers of regulatory and financial incentives through direct contacts with affordable housing providers in Live Oak, the distribution of a brochure explaining the city’s residential property development standards at the city’s permit counter and post of information on the city’s web site, and mail to owners of recorded vacant and underutilized properties. ✓ Use the flexible application of the Zoning Ordinance, including approval of minor variations from, or exceptions to, zoning standards (such as minimum lot dimension, parking, yard, or set- back requirements), when necessary, to permit financially feasible residential development. ✓ Work with the Sutter County Housing Authority to identify opportunities for reuse of the Leo Chesney Correctional Facility as an affordable housing site. <p>The Housing Element identifies several sites zoned R-4 and Commercial-Mixed Use to accommodate the housing need for lower income households (Table Resources and Constraints-2, pages Resources and Constraints-5 and -6). To maintain adequate sites throughout the planning period to accommodate the housing need for lower income households, the city will implement a RHNA Housing Sites Monitoring Program. The Program will monitor the capacity of sites identified in Table Resources and Constraints-2 to accommodate the RHNA for lower income households on a project-by-project basis pursuant to Government Section 65863 and an annual monitoring report will be included in the annual progress reports required by Government Code section 65400. The program shall ensure, at a minimum, the remaining identified sites have capacity equivalent to the remaining RHNA for lower income households. If a development is approved at less than 20 units per acre AND approval of such a development will result in a reduction of site capacity of the remaining sites below the remaining need for lower income households, the city will identify, and if necessary, rezone, sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the remaining housing need for lower income households.</p> <p>Funding Source: Community Development Block Grant, Home Investment Partnership Program (HOME), California Housing Finance Agency (CalHFA) HELP Program, CalHome Program, other state and federal funds identified for specific projects/planning activities.</p> <p>Responsibility: Planning Department, City Manager</p>	<p>Ongoing</p>	<p>Modify</p>



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Time Frame: The city will apply for state planning grants and applications for state and federal project development grants as such grant applications become available on an ongoing basis between 2013 and 2021. The city will inform property owners and developers of regulatory and financial incentives on an ongoing basis between 2013 and 2021. The city will provide site monitoring information in its annual progress reports</p> <p>Objective: Accommodate the development of a minimum of 181 additional dwelling units, including 83 moderate income units, 4 low income units, 24 very low income units, and 70 extremely low income units, in Live Oak between 2013 and 2021 to meet the City’s share of the RHNA, according to income level, by ensuring that adequate sites for such development are available.</p> <p>Corresponding Goal/Policy: Goal A; Policies A.1, A.2, A.3, A.4</p>		
<p>Program A.2 – Identify Opportunity Sites for Infill Development</p> <p>Investigate ways to encourage residential infill development on vacant and under-utilized lots in older sections of the City. Use the City’s GIS system to provide information to the public concerning the supply of vacant and underutilized lots in the City, including commercial and retail sites with opportunities for mixed use and second floor residential. Apply for funding for state and federal planning and development grants to develop these sites to assist in accommodating a portion of the City’s RHNA.</p> <p>Funding Source: Community Development Block Grant, HOME Program, USDA Rural Development Services grants</p> <p>Responsibility: Planning Department, City Manager</p> <p>Time Frame: Within 12 months of Housing Element adoption</p> <p>Objective: Provide for sites that could accommodate 100 units. Provide public access to GIS systems identifying vacant and underutilized sites that could potentially be used for infill development.</p> <p>Corresponding Goal/Policy: Goal A; Policies A.1, A.2, A.3, A.4</p>	Ongoing	Modify
<p>Program A.3 – Special Housing Needs</p> <p>Continue existing zoning practices that allow for the permitting of a wide range of alternative housing, group care facilities, special-needs housing, and shelter facilities in both the residential and non- residential zones.</p> <p>The City will propose an amendment to the Zoning Ordinance, either to permit transitional housing in the R-1 and R-2 zones by right, or to specifically include transitional housing in the definition of “small residential care homes,” permitting this use to be developed in R-1 and R-2 zones by right.</p> <p>The City will propose an amendment to the Zoning Ordinance to permit employee housing for 6 or fewer residents in</p>	Ongoing	Modify



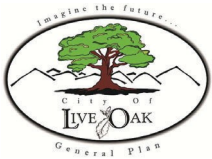
**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>the R-1 and R-2 zones by right.</p> <p>Though the region includes significant agricultural activity that attracts farmworkers and their families, agricultural activity and farmworker housing is expected to occur largely outside City limits. The most likely alternative housing need would be for temporary housing during those times of year when crop harvesting and processing occur. The City will coordinate with the Housing Authority to meet the needs of farmworkers and their families by increasing the supply of affordable housing – both temporary and permanent – for lower-income families, many of whom are farmworkers.</p> <p>Funding Source: General Fund</p> <p>Responsibility: Planning Department</p> <p>Time Frame: Amend Zoning Ordinance by March 2014, then Ongoing</p> <p>Objective: Ensure adequate sites for special housing types by continuing zoning practices that currently allow these uses within the City.</p> <p>Corresponding Goal/Policy: Goal A; Policies A.1, A.2, A.3, A.4</p>		
<p>Program A.4 – Second Units</p> <p>Consistent with Assembly Bill (AB) 1866, the City will continue to support the use and construction of second units on single family residential lots to provide additional affordable housing options. The City will create and distribute brochures containing information about the benefits of building second units and the City’s permitting process.</p> <p>Funding Source: General Fund, permit fees</p> <p>Responsibility: Planning Department</p> <p>Time Frame: Develop and begin distributing brochures within 18 months of Housing Element adoption.</p> <p>Objective: Educate residents about second units and how they can help the City meet its affordable housing obligation.</p> <p>Corresponding Goal/Policy: Goal A; Policies A.1, A.2, A.3, A.4</p>	Ongoing	Modify
<p>Program A.6 – Homeless Services</p> <p>The City will work with the Sutter County Social Services & Welfare Department and regional non-profit organizations providing services for the homeless to find ways Live Oak can assist in addressing homelessness in the region. Explore alternative housing options for the homeless or people in danger of becoming homeless, such as shared housing.</p> <p>Funding Source: General Fund and permitting fees</p> <p>Responsibility: Planning Department</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Time Frame: Meet with partner organizations within 18 months of the adoption of the Housing Element.</p> <p>Objective: Accommodate any future needs for housing that can support those without permanent residents, including the homeless.</p> <p>Corresponding Goal/Policy: Goal A; Policies A.1, A.2, A.3, A.4</p>		
<p>Program A.7 – Design Review</p> <p>The City will evaluate the design review process on an annual basis and report to the City Council and Planning Commission. As a part of this review, staff will examine the procedures, processing time, and expense of design review to ensure that this is not an impediment to higher-density housing development. The City will make changes to the procedures for design review, the Municipal Code, and the design guidelines, as necessary, to facilitate the production of higher-density housing.</p> <p>Funding Source: General Fund and permitting fees</p> <p>Responsibility: Planning Department</p> <p>Time Frame: Monitor on an annual basis starting in June 2013 and through June of 2021.</p> <p>Objective: To clarify the design review process to provide certainty for development and facilitate higher-density housing development.</p> <p>Corresponding Goal/Policy: Goal A; Policies A.1, A.2, A.3, A.4</p>	Complete	Delete
<p>Program B.1 – Density Bonuses and Other Incentives</p> <p>The City will encourage the use of density bonuses in accordance with the State Density Bonus Law. In compliance with current state law, the City’s density bonus program used a sliding scale for density bonuses based on the percentage and affordability level of the housing developed. Developers can receive a maximum density bonus of up to 35 percent when they develop at least 10 percent very-low- income housing, 20 percent low-income housing, or 40 percent moderate-income housing, along with other cost-saving incentives. Other ratios of different levels of affordability result in lower density bonuses. These incentives may include, but are not limited to reductions in zoning standards, different development standards and design criteria, mixed-use zoning, or expedited staff review and permit processing.</p> <p>Funding Source: General Fund and permit fees</p> <p>Responsibility: Planning Department</p> <p>Time Frame: Ongoing as projects qualifying for density bonuses are proposed. Provide developers with incentives to encourage the construction of housing that if affordable to all income levels and meets the needs of special housing</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>groups.</p> <p>Objective: Provide developers with incentives to encourage the construction of housing that if affordable to all income levels and meets the needs of special housing groups.</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>		
<p>Program B.2 – Large Unit Multi-Family Development</p> <p>Encourage the construction of 3 and 4 bedroom units when subsidized affordable multi-family projects are proposed within the City. The City will coordinate with the Housing Authority to encourage inclusion of larger rental units. The City will ensure that development standards do not impede the development of larger uses, including parking, open space requirements, and other requirements.</p> <p>Funding Source: General Fund</p> <p>Responsibility: Planning Department, City Manager, City Council</p> <p>Time Frame: Current and ongoing, 2013-2021, through pre-application meetings for affordable housing projects that request City assistance.</p> <p>Objective: Create a greater number of affordable housing units, primarily rental units, which can accommodate larger families.</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>	Ongoing	Modify
<p>Program B.3 – Financing Programs and Agreements</p> <p>Participate in financing programs and agreements such as mortgage credit and bond financing to provide assistance to first time lower and moderate income homebuyers. In addition, the City will determine the feasibility of participating in a consortium with other public agencies to take advantage of tax-exempt bond financing. Assist the funding of these programs through the submission of HOME applications. Feasibility will be based on the amount of funding that could be used within the City in relation to the cost of participation and the attractiveness of these certificates to first-time homebuyers. The City will identify existing public agency consortiums and determine the most feasible group in which to participate. The availability of these programs will continue to be publicized locally through brochures, quarterly newsletter, and education of local finance agencies and real estate offices. Credit certificate allocations are available at a countywide level on a first-come first serve basis..</p> <p>Funding Source: General Fund</p> <p>Responsibility: City Manager, Finance Department, Consolidated Housing Authority of Sutter County</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Time Frame: Identify consortiums within 12 months of the adoption of the Housing Element</p> <p>Objective: Increase financing options for affordable housing projects</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>		
<p>Program B.4 – Pursue Funding Under State and Federal Programs</p> <p>Provide assistance in preparing funding applications for affordable housing projects proposed by or with the Housing Authority. The City will also consider providing staff support in providing needed information for funding requests to increase the likelihood of receiving state or federal funding. To promote its application assistance efforts, a representative of the City will meet annually, and additionally during the year as needed, with the Housing Authority to determine their interest in, and plans for, constructing affordable housing in Live Oak. Based on the clients to be served by proposed projects and the type of housing and services to be incorporated into funding requests, the City will assist the Housing Authority in identifying the most appropriate state and/or federal funding sources.</p> <p>Funding Source: Various state or federal programs, depending on the clients to be served and the type of housing to be provided</p> <p>Responsibility: Planning Department, City Manager, Finance Department</p> <p>Time Frame: Ongoing, 2013-2021, as well as annual contact with affordable housing providers, and additional contact as needed to discuss project-specific issues</p> <p>Objective: Assist the Housing Authority in seeking funding to provide affordable housing to meet the City’s affordable housing obligations</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>	Ongoing	Modify
<p>Program B.5 – Community Reinvestment</p> <p>The City will meet with representatives of each of the locally/regionally-based lending institutions to determine their interest in funding community development and housing activities, including participation in Federal Home Loan Bank Board affordable housing programs. For participating lenders, the City will serve as a liaison between the institution and housing providers seeking funding sources for their projects.</p> <p>Funding Source: General Fund</p> <p>Responsibility: City Manager, Finance Department</p> <p>Time Frame: Meet with representatives of local lending institutions within 12 months of the adoption of the Housing</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Element, and as needed thereafter for project-specific funding requests</p> <p>Objective: Increase funding options for affordable housing projects</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>		
<p>Program B.6 – Joint Effort with Sutter County and Non-Profit Organizations</p> <p>The City will seek the assistance of the Consolidated Housing Authority of Sutter County and non-profit housing organizations to identify and secure funding sources to develop vacant properties and to rehabilitate and convert non-residential buildings to residential use. To accomplish this, the City will:</p> <ul style="list-style-type: none"> ✓ Meet with Housing Authority representatives to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies. ✓ Meet with representatives of non-profit housing providers to seek their interest in securing funding and developing infill sites or converting nonresidential buildings, potentially including the former Leo Chesney Correctional Facility site. <p>Funding Source: General Fund</p> <p>Responsibility: Planning Department and City Manager</p> <p>Time Frame: Conduct initial meetings with the Housing Authority and non-profit organizations within the first 12 months after Housing Element adoption, and then meet annually thereafter.</p> <p>Objective: Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>	Ongoing	Modify
<p>Program B.7 – Impact Fees</p> <p>Seek public funding options that would help subsidize impact fees for affordable housing projects. Provide impact fee credits, or delay payment of development impact fees for affordable housing development until the certificates of occupancy is issued, instead of at issuance of a building permit.</p> <p>Funding Source: General Fund, grants, and other potential funding options to help subsidize and delay fees</p> <p>Responsibility: Planning Department, City Manager, City Council</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Time Frame: Within 18 months of the adoption of the Housing Element.</p> <p>Objective: Reduce the cost of development impact fees in order to provide incentive to the Housing Authority and other housing developers to build affordable housing. Provide at least \$175,000 in fee credits as a funding support for Phase II of the Maple Park development</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>		
<p>Program B.8 – Service Provision</p> <p>The City will prioritize service for affordable housing. The City provides water and wastewater service. Although this is not currently planned, it is possible in the future that the City could contract with another water or sewer service provider. If this happens, the City will provide a copy of the adopted Housing Element to such water and wastewater service providers and ensure that they are aware of their legal requirement to prioritize service for affordable housing. Refer to Government Code Section 65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from sewer and water districts.</p> <p>Funding Source: General Fund</p> <p>Responsibility: Planning Department, City Manager</p> <p>Time Frame: Within 18 months of the adoption of the Housing Element.</p> <p>Objective: Reduce the cost of development impact fees in order to provide incentive to the Housing Authority and other housing developers to build affordable housing. Provide at least \$175,000 in fee credits as a funding support for Phase II of the Maple Park development</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>	Ongoing	Modify
<p>Program B.9 – Extremely Low-Income Households</p> <p>The City will direct its housing programs to consider the needs of extremely low-income households, including the funding programs discussed throughout the Housing Element that address production/preservation of residential care facilities, supportive housing, farmworker housing, and other types of housing that would be expected to serve extremely low-income households. Examples of such programs in this Housing Element include Program A.1, Program A.3, Program A.6, Program B.6, Program D.1, and Program D.2.</p> <p>The City shall coordinate with the Housing Authority and other operators of subsidized housing projects to track the number of units provided to extremely low-income households and maintain the affordability of existing housing units that provide housing to extremely low-income households. The City, in coordination with the Housing Authority, shall seek funding for programs that would add subsidy to existing subsidized projects to increase the number of units</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>provided in the project for extremely low- income households. This "buy down" of units could apply to both projects that are entirely income- restricted and those that provide mixed-income housing. The City, in coordination with the Housing Authority, shall apply for, and use available housing resources, including project-based rental subsidies and other resources to support housing for extremely low-income households.</p> <p>Funding Source: General Fund, regional, state, and federal housing grants, loans, and other funding</p> <p>Responsibility: Planning Department, City Manager</p> <p>Time Frame: Current and ongoing, 2013-2021.</p> <p>Objective: To increase the supply of housing for extremely low-income households</p> <p>Corresponding Goal/Policy: Goal B; Policies B.1, B.2, B.3</p>		
<p>Program C.1 – Housing Survey</p> <p>Continue to conduct housing condition surveys every five years to monitor the overall condition of the City’s housing stock. Maintain an inventory of properties in need of improvement and track improvements or increasing deterioration over time.</p> <p>Funding Source: CDBG planning grant, General Fund</p> <p>Responsibility: Planning and Building Departments</p> <p>Time Frame: Every five years after the last survey, last updated in 2012.</p> <p>Objective: Monitor the City’s housing stock to help target which properties need to be rehabilitated</p> <p>Corresponding Goal/Policy: Goal C; Policies C.1, C.2, C.3, C.4</p>	Complete	Delete
<p>Program C.2 – Voluntary Inspections</p> <p>The City will, on a request basis, arrange for inspections of residential properties where building code violations may be present and may need to be corrected. A more comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service, or at no cost to the property owner in conjunction with an application for housing rehabilitation assistance.</p> <p>Funding Source: Inspection fees, Live Oak Community Development Department, Rehabilitation Program funds (Community Development Block Grant, Home Investment Partnership Program).</p> <p>Responsibility: Building Department</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Time Frame: Current and ongoing, 2013-2021.</p> <p>Objective: Increase the rate of compliance with City code requirements and participation in housing rehabilitation programs.</p> <p>Corresponding Goal/Policy: Goal C; Policies C.1, C.2, C.3, C.4</p>		
<p>Program C.3 – Code Enforcement and Abatement</p> <p>The City will initiate appropriate code enforcement action on dwelling units that are so substandard that they represent an imminent threat to health and safety. The City will require that property owners comply with building code standards or that property owners remove such housing units. If necessary, the City may abate the unsafe building. These actions will be taken only in the most extreme cases in which the owner of the dwelling unit is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned.</p> <p>Funding Source: General Fund, code enforcement fees, Housing Rehabilitation Program funds.</p> <p>Responsibility: Building Department</p> <p>Time Frame: Current and ongoing, through 2021.</p> <p>Objective: Correction of the most serious code violations.</p> <p>Corresponding Goal/Policy: Goal C; Policies C.1, C.2, C.3, C.4</p>	Ongoing	Modify
<p>Program C.4 – Rehabilitation of Substandard Dwelling Units</p> <p>To encourage private rehabilitation efforts, the City will undertake the following actions:</p> <ul style="list-style-type: none"> ✓ The City will apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. Owners of rental properties who are assisted in financing the rehabilitation of their dwelling units will be required to rent the units to low-income households and to sign a rent limitation agreement for specified minimum time period. ✓ The City will apply for state funding as frequently as the City has the capacity to expend and manage grant funds. The City will promote the housing rehabilitation program through program information included in semi-annually in utility billings, brochures available at City Hall, the City’s web site, and distribution of program information to property owners in targeted neighborhoods. ✓ The City will maintain current information on the condition of dwelling units by periodically updating its housing conditions data base. Approximately every 5 years, the City will resurvey housing conditions to ensure 	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>the currency of its housing conditions information.</p> <p>Funding Source: Community Development Block Grant, Home Investment Partnership Program (HOME), Multifamily Housing Program, USDA Rural Development Services.</p> <p>Responsibility: Planning Department, Building Department</p> <p>Time Frame: Current and ongoing, through 2021.</p> <p>Objective: Rehabilitate 25 dwelling units that do not conform to City code and are a risk to personal and public health.</p> <p>Corresponding Goal/Policy: Goal C; Policies C.1, C.2, C.3, C.4</p>		
<p>Program D.1 – Monitoring and Preservation of At-Risk Housing</p> <p>The City will coordinate with the Housing Authority and property owners of privately-owned, government-subsidized affordable housing projects with the goal of maintaining affordability status of properties in the long term. The City will contact property owners of such affordable housing projects at least one year in advance of the date where properties could convert to market rate. The City, in collaboration with the Housing Authority, will describe options for maintaining affordability status. If the owner expresses an interest in selling or converting their properties, the City will contact the Housing Authority to determine interest in acquisition and operation of such properties, or to get assistance in seeking another interested investor or nonprofit housing corporation to acquire and continue operating the rental development for low-income households. The City will, in coordination with the Housing Authority, assist in identifying and applying for funds to maintain the affordability of rental units..</p> <p>Funding Source: Multifamily Housing Program, California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD).</p> <p>Responsibility: Planning Department, City Manager</p> <p>Time Frame: Contact property owners of publicly assisted rental housing at least one year prior to the expiration of the affordable housing covenant for each property to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties.</p> <p>Objective: Preservation of affordable rental housing units.</p> <p>Corresponding Goal/Policy: Goal D; Policies D.1, D.2</p>	Ongoing	Modify
<p>Program D.2 – Housing Replacement Relocation Assistance</p> <p>The City will seek funding to pay for the relocation expenses of low-income residents displaced as a result of the condemnation or required vacation of dwelling units due to code violations. The City will follow the requirements of</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>state law regarding the demolition or conversion of dwelling units occupied by lower-income households within the city.</p> <p>Funding Source: Community Development Block Grant, Home Investment Partnership Program.</p> <p>Responsibility: Planning and Building Departments</p> <p>Time Frame: Current and ongoing, 2013-2021.</p> <p>Objective: Avoidance of permanent displacement and replacement of housing demolished as a result of code enforcement and implementation of housing rehabilitation program.</p> <p>Corresponding Goal/Policy: Goal D; Policies D.1, D.2</p>		
<p>Program E.1 – Fair Housing Program</p> <p>The City will continue its present information and referral services for equal housing opportunities. The City will provide published information from state and federal agencies that investigate housing discrimination complaints. The City will also assist individuals with complaints in contacting the appropriate agency and filing a complaint. The City will provide a point of contact for these services at City Hall for referral information. The City will consider other means, as well, for distributing such information. For example, City building inspectors could distribute information, as appropriate.</p> <p>Funding Source: General Fund, Community Development Block Grant, Live Oak Community Development Department.</p> <p>Responsibility: Finance and Planning Department</p> <p>Time Frame: Within six months of adoption of the Housing Element the City shall provide public information on housing discrimination; assist individuals as necessary, ongoing, 2013-2021.</p> <p>Objective: Resolution or referral of fair housing complaints to the appropriate agency.</p> <p>Corresponding Goal/Policy: Goal E; Policies E.1, E.2, E.3</p>	Ongoing	Modify
<p>Program E.2 – Public Information and Education</p> <p>Promote education and awareness of fair housing laws by making this information widely available to the public. Fair housing law materials in printed in several languages will be posted in prominent locations throughout the City. The City shall also post and make available informational flyers on fair housing complaints. This information will also be made available at the local library branch and City Hall. The City shall, during all public hearings, program seminars, and other housing related meetings, provide fair housing information to all attendees and will include fair housing materials in all housing program application packages.</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Funding Source: General Fund, Community Development Block Grant, Live Oak Community Development Department</p> <p>Responsibility: City Manager</p> <p>Time Frame: Provide public information on fair housing law within 6 months of Housing Element adoption and as appropriate when housing is proposed, ongoing, 2013-2021.</p> <p>Objective: Inform the public about fair housing laws.</p> <p>Corresponding Goal/Policy: Goal E; Policies E.1, E.2, E.3</p>		
<p>Program F.1 – Implement State Energy Conservation Standards</p> <p>The City will continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted.</p> <p>Funding Source: Permit fees</p> <p>Responsibility: Building Department</p> <p>Time Frame: Current and on-going, 2013-2021</p> <p>Objective: Compliance with minimum energy efficiency standards.</p> <p>Corresponding Goal/Policy: Goal F; Policies F.1, F.2</p>	Ongoing	Modify
<p>Program F.2 – Energy Conservation Assistance for Low-Income Households</p> <p>The City will include weatherization and energy conservation as eligible activities under its housing rehabilitation program. The City will provide information and refer eligible property owners to other programs offered by Pacific Gas & Electric and nonprofit organizations. The City will promote weatherization and energy efficiency home improvement options through general advertisement of its housing rehabilitation program. The City will also refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall. Information on other energy conservation and weatherization programs will be included in City mailings and advertisements of its housing rehabilitation program.</p> <p>Funding Source: Community Development Block Grant, Home Investment Partnership Program (HOME), USDA Rural Development Services</p> <p>Responsibility: Finance and Planning Departments</p>	Ongoing	Modify



**Table 5- 2
Review of Previous Housing Element Programs**

Housing Program	Progress	Continue/Modify/Delete
<p>Time Frame: Current and on-going, 2013-2021</p> <p>Objective: Weatherization and energy efficiency improvement of between 25 and 30 dwelling units.</p> <p>Corresponding Goal/Policy: Goal F; Policies F.1, F.2</p>		

Chapter 6

Goals, Policies, and Programs



This chapter identifies housing goals, policies, and programs for the City of Live Oak. Housing programs define the actions the city will use to enact policies and achieve housing goals. Proposed programs include providing adequate sites for a variety of housing types, density bonus incentives, updates to zoning, minimum densities, maintaining the existing housing stock, housing for special needs groups, funding strategies, strategies for irregular parcels, fair housing, and energy

conservation. In order to make adequate provisions for the housing needs of all economic segments, the city has developed the following goals:

- 1) To accommodate the city's share of the Regional Housing Need;
- 2) Provide for a variety of housing opportunities and affordability levels within the City of Live Oak;
- 3) Encourage and assist in the rehabilitation of housing units in need of repair and occupied by extremely low-, very low-, and low-income residents. Strive to enhance the overall quality of the city's existing housing stock;
- 4) Preserve, and if necessary, replace the city's publicly assisted affordable housing;
- 5) Ensure that no person seeking housing in the City of Live Oak is discriminated against on the basis of race, color, religion, sex, disability, familial status, ancestry, national origin, ancestry, marital status, sexual orientation, source of income, or age; and
- 6) To promote energy conservation.

Additionally, the following policies have been developed to complement these goals:

- 1) Ensure that Live Oak has sufficient land with appropriate zoning to accommodate the City's obligation to provide its share of the regional housing needs, including accommodations for affordable housing to extremely low, very low, low, and moderate-income households;
- 2) Ensure that future sites designated for higher-density housing are located near community services, schools, and public transportation;



- 3) Identify whether there are any vacant or underutilized parcels that could accommodate the development of multi-family housing. Encourage the development of these parcels for affordable housing;
- 4) Coordinate the provision of services, such as water, sewer, drainage, and law enforcement and fire protection to those areas where development is planned and take the steps to ensure the public facilities are made available to meet the expected housing growth;
- 5) Facilitate and encourage the construction of a variety of housing types to provide alternatives to single family housing, provide housing for all income levels, and address special housing needs;
- 6) Encourage the construction of new homes that vary in cost, size, and design to meet the needs of existing and future residents of all income levels. Promote balanced distribution of housing that is affordable to lower and moderate income households rather than concentrating such housing in a single location;
- 7) Provide property owners with assistance to inspect and identify code violations in residential buildings;
- 8) Encourage property owners to rehabilitate units in deteriorating or critical condition and promote room additions that can eliminate overcrowding;
- 9) Advertise the availability of grants, loans, and other funds available for the rehabilitation of housing stock to homeowners, landlords, and other investors;
- 10) Continue to apply for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for a specified period of time;
- 11) The city will seek to preserve the affordable housing developments in Live Oak;
- 12) Continue to provide information and referral services to people with fair housing complaints;
- 13) Support the enforcement of fair housing laws by appropriate State and County agencies.
- 14) Promote equal housing opportunities and programs for all housing within the city;
- 15) Continue to implement state energy efficiency standards; and
- 16) Seek funding to provide weatherization assistance to low-income households.

Table 6-1 summarizes the quantified objectives for the development, rehabilitation, and preservation of housing in the community over the 2021–2029 planning period. Programs to achieve these objectives are described in detail on the following pages.



Table 6- 1
Quantified Objectives for the 2021-2029 Housing Element

	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Regional Housing Needs Allocation	36	37	44	87	208	412
New Construction Objectives	40	40	60	200	276	606
Housing Preservation Objectives	0	10	20	0	0	30
Housing Rehabilitation Objectives	0	5	10	0	0	15

Source: City of Live Oak 2021.

- 1) Accommodate housing for all income groups that contributes to the city’s share of the Regional Housing Needs Allocation (RHNA) for lower and moderate income households, by ensuring that adequate sites for all types of housing are located throughout the city. To achieve this objective, the city will do the following:
 - The city will prepare applications for state planning grants and applications for state and federal project development grants to collect as much funding as possible.
 - Inform property owners and developers of regulatory and financial incentives through direct contacts with affordable housing providers in Live Oak, the distribution of a brochure explaining the city’s residential property development standards at the city’s permit counter and post of information on the city’s web site, and mail to owners of recorded vacant and underutilized properties.
 - Use the flexible application of the Zoning Ordinance, including approval of minor variations from, or exceptions to, zoning standards (such as minimum lot dimension, parking, yard, or set- back requirements), when necessary, to permit financially feasible residential development.

The city will identify, and if necessary rezone, sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the remaining housing need for lower income households.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Revision of the Zoning Map by December 31, 2022

Quantified Objective: 140 multi-family residential units



- 2) Investigate ways to encourage residential infill development on vacant and underutilized lots in older sections of the city. Use the city's GIS system to provide information to the public concerning the supply of vacant and underutilized lots in the city, including commercial and retail sites with opportunities for mixed use and second floor residential. Apply for funding for state and federal planning and development grants to develop these sites to assist in accommodating a portion of the city's RHNA.

Funding Source: Community Development Block Grant, HOME Program, USDA Rural Development Services grants

Responsibility: Community Development Department

Time Frame: Ongoing.

Quantified Objective: 60 multi-family residential units

- 3) In compliance with State law, the city will review the Zoning Code and amend as necessary to allow small residential care facilities serving six or fewer clients in all residential zones without a Conditional Use Permit.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022

Quantified Objective: 2 residential care facilities

- 4) Consistent with Assembly Bill (AB) 1866, the city will continue to support the use and construction of second units on single family residential lots to provide additional affordable housing options. The city will create and distribute brochures containing information about the benefits of building second units and the city's permitting process.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing.

Quantified Objective: 20 second residential units

- 5) The city will work with the Sutter County Social Services & Welfare Department and regional non-profit organizations providing services for the homeless to find ways Live Oak can assist in addressing homelessness in the region. Explore alternative housing options for the homeless or people in danger of becoming homeless, such as shared housing.

Funding Source: General Fund



Responsibility: Community Development Department

Time Frame: Ongoing.

Quantified Objective: Accommodate any future housing needs for those without permanent residences, including the homeless

- 6) The City will encourage the use of density bonuses in accordance with the State Density Bonus Law. These incentives may include, but are not limited to reductions in zoning standards, different development standards and design criteria, mixed-use zoning, or expedited staff review and permit processing.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objectives: 20 multi-family residential units

- 7) Encourage the construction of 3- and 4-bedroom units when subsidized affordable multi-family projects are proposed within the city. The city will coordinate with the Sutter County Housing Authority to encourage inclusion of larger rental units. The city will ensure that development standards do not impede the development of larger uses, including parking, open space requirements, and other requirements.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objectives: Create a greater number of affordable housing units, primarily rental units, which can accommodate larger families

- 8) Participate in financing programs and agreements such as mortgage credit and bond financing to provide assistance to first time lower and moderate-income homebuyers. In addition, the city will determine the feasibility of participating in a consortium with other public agencies to take advantage of tax-exempt bond financing. Assist the funding of these programs through the submission of HOME applications. Feasibility will be based on the amount of funding that could be used within the city in relation to the cost of participation and the attractiveness of these certificates to first-time homebuyers. The city will identify existing public agency consortiums and determine the most feasible group in which to participate. The availability of these programs will continue to be publicized locally through brochures, quarterly newsletter, and education of local finance agencies and real estate offices. Credit certificate allocations are available at a countywide level on a first-come first serve basis.

Funding: General Fund



Responsibility: City Manager, Finance Department, Consolidated Housing Authority of Sutter County

Time Frame: Ongoing

Quantified Objectives: Increase financing options for affordable housing projects

- 9) Provide assistance in preparing funding applications for affordable housing projects proposed by or with the Sutter County Housing Authority. The city will also consider providing staff support in providing needed information for funding requests to increase the likelihood of receiving state or federal funding. To promote its application assistance efforts, a representative of the city will meet annually, and additionally during the year as needed, with the housing authority to determine their interest in, and plans for, constructing affordable housing in Live Oak. Based on the clients to be served by proposed projects and the type of housing and services to be incorporated into funding requests, the city will assist the housing authority in identifying the most appropriate state and/or federal funding sources.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department, City Manager, Finance Department

Time Frame: Ongoing

Quantified Objective: Assist the Housing Authority in seeking funding to provide affordable housing to meet the City's affordable housing obligations

- 10) The city will meet with representatives of each of the locally/regionally-based lending institutions to determine their interest in funding community development and housing activities, including participation in Federal Home Loan Bank Board affordable housing programs. For participating lenders, the city will serve as a liaison between the institution and housing providers seeking funding sources for their projects.

Funding Source: General Fund

Responsibility: City Manager and Finance Department

Time Frame: Ongoing

Quantified Objective: Increase funding options for affordable housing projects

- 11) The City will seek the assistance of the Consolidated Housing Authority of Sutter County and non-profit housing organizations to identify and secure funding sources to develop vacant properties and to rehabilitate and convert non-residential buildings to residential use.

Funding Source: General Fund



Responsibility: Community Development Department and City Manager

Time Frame: Ongoing

Quantified Objective: Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households

- 12) Seek public funding options that would help subsidize impact fees for affordable housing projects. Provide impact fee credits, or delay payment of development impact fees for affordable housing development until the certificates of occupancy is issued, instead of at issuance of a building permit.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department and City Manager

Time Frame: Ongoing

Quantified Objective: Reduce the cost of development impact fees in order to provide incentive to the Housing Authority and other housing developers to build affordable housing

- 13) The city will prioritize service for affordable housing. The city provides water and wastewater service. Although this is not currently planned, it is possible in the future that the city could contract with another water or sewer service provider. If this happens, the city will provide a copy of the adopted housing element to such water and wastewater service providers and ensure that they are aware of their legal requirement to prioritize service for affordable housing. Refer to Government Code Section 65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from sewer and water districts.

Funding Source: General Fund

Responsibility: Community Development Department and City Manager

Time Frame: Ongoing

Quantified Objective: To make applicants and service providers aware of state law requirements for serving affordable housing

- 14) To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the city will review the Zoning Code and amend as necessary. Health and Safety Code Section 17021.5 requires the zoning codes to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.



Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022

Quantified Objective: 20 multi-family residential units

- 15) The city shall continue code enforcement to expedite the removal of illegal or unsafe dwellings, to eliminate hazardous site or property conditions, and resolve chronic building safety problems. In addition, the city will, on a request basis, arrange for inspections of residential properties where building code violations may be present and may need to be corrected. The city will seek funding to pay for the relocation expenses of low-income residents displaced as a result of the condemnation or required vacation of dwelling units due to code violations. The city will follow the requirements of state law regarding the demolition or conversion of dwelling units occupied by lower-income households within the city.

Funding Source: General Fund and Grant Funding

Responsibility: Code Enforcement

Time Frame: Ongoing

Quantified Objective: Rehabilitate 15 residential units

- 16) The city will coordinate with the Sutter County Housing Authority and property owners of privately-owned, government-subsidized affordable housing projects with the goal of maintaining affordability status of properties in the long term. The city will contact property owners of such affordable housing projects at least one year in advance of the date where properties could convert to market rate. The city, in collaboration with the housing authority, will describe options for maintaining affordability status. If the owner expresses an interest in selling or converting their properties, the city will contact the housing authority to determine interest in acquisition and operation of such properties, or to get assistance in seeking another interested investor or nonprofit housing corporation to acquire and continue operating the rental development for low-income households. The city will, in coordination with the housing authority, assist in identifying and applying for funds to maintain the affordability of rental units.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department and City Manager

Time Frame: Ongoing

Quantified Objective: Preservation of affordable rental housing units

- 17) The city shall display multi-lingual fair housing posters in prominent locations in city buildings and facilities throughout the city, as well as distribute educational materials



to property owners, apartment managers, and tenants every two years throughout the planning period.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objective: Inform the public about fair housing laws

- 18) The city shall continue to work with the local fair housing council to provide fair housing services to the residents and property owners for resolving fair housing complaints. The City shall continue to refer fair housing complaints to the California Rural Legal Assistance (CRLA), or similar organization.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

- 19) The city shall develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Create plan by December 2022 and implement on an ongoing basis.

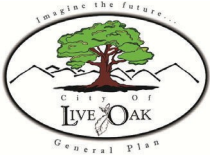
- 20) The city will continue to implement state requirements for energy conservation in new residential projects and encourage retrofits of existing units. Provide materials/access to utility-sponsored programs that educate residents on ways to reduce energy usage or costs.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objective: Compliance with minimum energy efficiency standards and retrofit 10 residential units

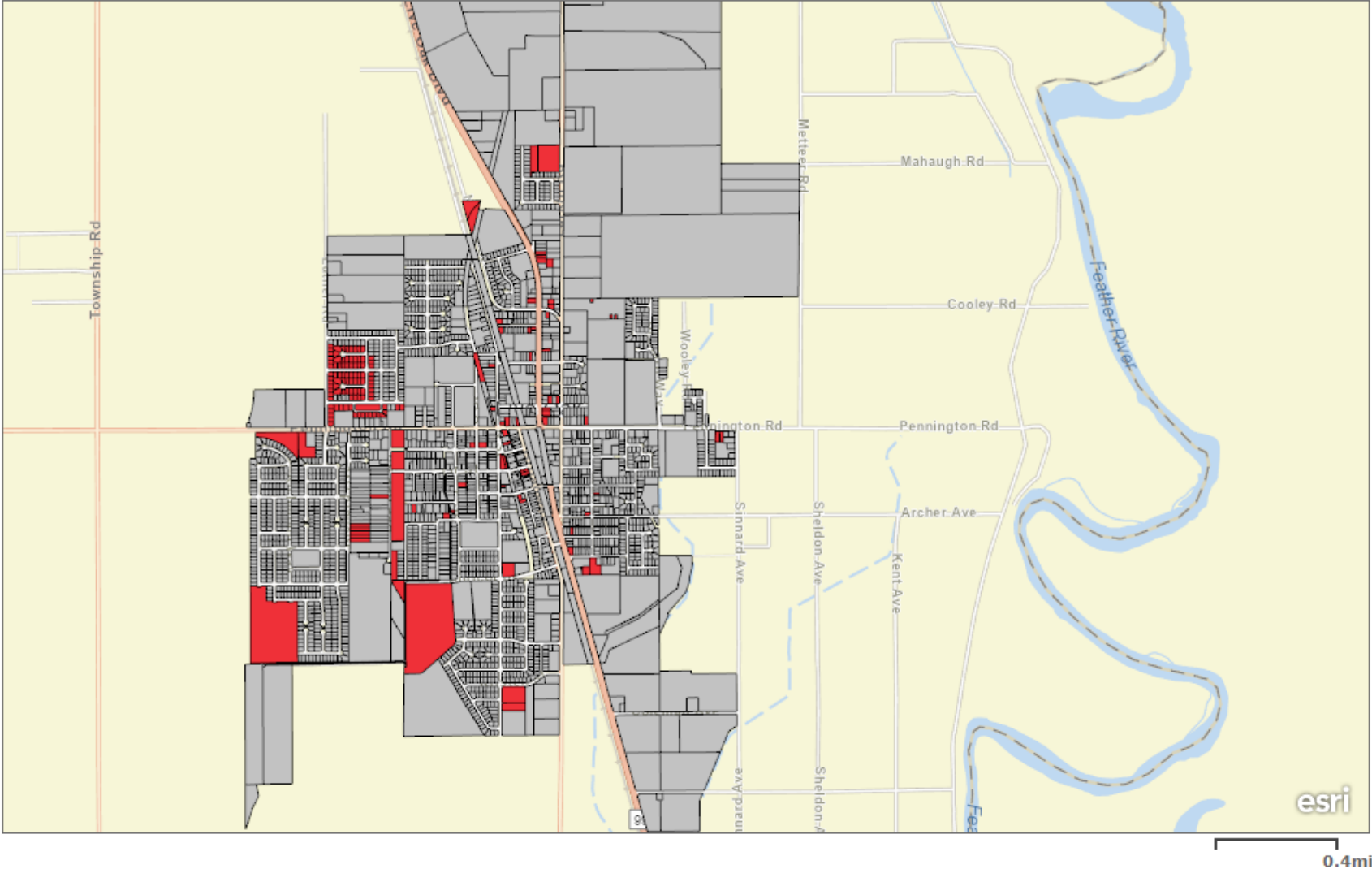


MOVING FORWARD

The City of Live Oak, Sutter County, SACOG, and other partners engaged in housing and infrastructure development will continue to collaborate on efforts moving forward. The City of Live Oak recognizes the benefits of working together to achieve an enduring quality of life among the region's people, sectors and interests. This ongoing collaboration will include learning from each other and sharing possible tools, policies and actions that can allow the collective region to move towards our regional goals.

APPENDIX A

Live Oak Vacant Parcel Map



APN	ACRES	Zoning
06-020-007	1.09513895	C-MU
06-020-008	1.13342399	C-MU
06-050-031	0.28329507	C-MU
06-060-011	0.29306862	C-MU
06-060-012	0.25101878	C-MU
06-060-013	0.25860682	C-MU
06-060-017	0.38270463	C-MU
06-070-008	0.20016368	C-MU
06-070-012	0.21108167	C-MU
06-092-010	0.10363348	C-MU
06-092-017	0.14460499	C-MU
06-092-022	0.18484922	C-MU
06-093-001	0.15816446	C-MU
06-093-008	0.17268194	C-MU
06-124-009	0.17844636	C-MU
06-264-013	0.23030616	C-MU
06-303-015	0.41008673	C-MU
06-303-016	1.03382281	C-MU
06-129-005	0.24090104	C-MU/D
06-129-012	0.19271492	C-MU/D
06-143-003	0.172085	C-MU/D
06-143-006	0.27523485	C-MU/D
06-143-009	0.12714673	C-MU/D
06-152-006	0.28483681	C-MU/D
06-152-007	0.31913652	C-MU/D
06-152-017	0.16013562	C-MU/D
06-175-001	0.35363919	C-MU/D
06-175-002	0.20861123	C-MU/D
06-176-011	0.2273263	C-MU/D
06-176-012	0.16069784	C-MU/D
06-215-001	0.07471095	C-MU/D
06-215-002	0.08620502	C-MU/D
06-215-003	0.18021884	C-MU/D
06-216-001	0.14347486	C-MU/D
06-216-003	0.14348104	C-MU/D
06-433-024	0.28095352	R-1
06-433-025	0.27861344	R-1
06-620-005	0.44135335	R-1
06-630-009	0.47139955	R-1
06-630-010	0.47127799	R-1
06-630-011	0.47308107	R-1
06-630-012	0.47295856	R-1
06-630-013	0.4728341	R-1
06-640-008	20.27806332	R-1
06-640-015	3.24673907	R-1
06-660-074	1.98331645	R-1

06-154-025	0.2065323	R-2
06-171-005	0.20651452	R-2
06-173-010	0.32140155	R-2
06-202-003	0.28903002	R-2
06-202-011	0.09901803	R-2
06-203-016	0.2918009	R-2
06-225-006	0.11011794	R-2
06-232-005	0.09063213	R-2
06-241-002	0.23891534	R-2
06-390-015	1.21583412	R-2
06-400-002	1.5326538	R-2
06-400-003	1.54322965	R-2
06-400-004	5.86670139	R-2
06-470-035	25.21623037	R-2
06-560-003	3.75348009	R-2
06-580-086	1.37392234	R-2
06-640-011	1.03466801	R-2
06-710-001	0.1711037	R-2
06-710-002	0.18431906	R-2
06-710-003	0.18432038	R-2
06-710-004	0.18431283	R-2
06-710-005	0.18235196	R-2
06-710-006	0.20131576	R-2
06-710-007	0.20098524	R-2
06-710-008	0.20068054	R-2
06-710-009	0.20037679	R-2
06-710-010	0.13824418	R-2
06-710-011	0.13821077	R-2
06-710-012	0.13773143	R-2
06-710-013	0.13773138	R-2
06-710-014	0.13773142	R-2
06-710-015	0.13773185	R-2
06-710-016	0.13778987	R-2
06-710-017	0.18604989	R-2
06-710-018	0.14372183	R-2
06-710-019	0.16120901	R-2
06-710-022	0.15870829	R-2
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06-710-025	0.15608624	R-2
06-710-026	0.15608825	R-2
06-710-027	0.15608727	R-2
06-710-028	0.18170004	R-2
06-710-029	0.17342884	R-2
06-710-030	0.17342815	R-2
06-710-031	0.17342855	R-2
06-710-032	0.17312294	R-2

06-710-033	0.14579173	R-2
06-710-034	0.28540446	R-2
06-710-035	0.23122549	R-2
06-710-036	0.28537794	R-2
06-710-037	0.14576601	R-2
06-710-038	0.17313596	R-2
06-710-039	0.17344297	R-2
06-710-040	0.17344366	R-2
06-710-041	0.17344268	R-2
06-710-042	0.18172434	R-2
06-710-043	0.15874358	R-2
06-710-044	0.15080423	R-2
06-710-045	0.15080303	R-2
06-710-046	0.15080423	R-2
06-710-051	0.15870888	R-2
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06-710-053	0.15608608	R-2
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06-710-055	0.1560868	R-2
06-710-062	0.19511496	R-2
06-710-063	0.16232611	R-2
06-710-082	1.01908434	R-2
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06-720-003	0.1510334	R-2
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06-720-006	0.15080501	R-2
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06-720-029	0.17313458	R-2

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06-720-034	0.15874298	R-2
06-720-035	0.15080423	R-2
06-720-036	0.15080303	R-2
06-720-037	0.15080423	R-2
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06-720-042	0.158709	R-2
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06-720-044	0.15608527	R-2
06-720-045	0.15608703	R-2
06-720-046	0.15608599	R-2
06-720-047	0.15608741	R-2
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06-111-007	0.90438967	R-3
06-111-017	0.16427306	R-3
06-121-002	0.05311638	R-3
06-121-003	0.02577118	R-3
06-142-017	0.15456846	R-3
06-250-034	1.13208781	R-3
06-263-013	0.15493518	R-3
06-480-009	0.08597299	R-3
06-480-038	0.07118174	R-3
06-480-042	0.07002338	R-3
06-700-220	1.19017736	R-3
06-700-221	2.49120636	R-3
06-213-004	0.08527337	R-4