

City of Live Oak 2030 General Plan



City of Live Oak

2030 General Plan





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ACRONYMS AND ABBREVIATIONS

AB 32	Global Warming Solutions Act of 2006
APCO	Air Pollution Control Officer
AQAP	air quality attainment plans
Caltrans	California Department of Transportation
CDSS	California Department of Department of Social Services
CDVA	California Department of Veterans Affairs
Centers	Neighborhood Centers and Civic Centers
CEQA	California Environmental Quality Act
City standards	Public Works Improvement Standards
CPTED	Crime Prevention through Environmental Design
CSA-F	County Service Area F
CVFPB	Central Valley Flood Protection Board
CVRWQCB	Central Valley Regional Water Quality Control Board
dba	decibels
dbh	diameter at breast height
DFG	California Department of Fish and Game
DWR	Department of Water Resources
EIR	Environmental Impact Report
ELI	Electric Lightwave, Inc.
EPA	Environmental Protection Agency
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FRAQMD	Feather River Air Quality Management District
GHG	greenhouse gas
gpm	gallons per minute
I/I	inflow and infiltration
1-5	Interstate 5
ISO	Insurance Services Organization
L _{dn}	day-night average noise level
LEED	Leadership in Energy and Environmental Design
LID	low-impact development
LOFD	Live Oak Fire Department
LOS	level of service
LOUSD	Live Oak Unified School District



mgd	million gallons per day
mph	miles per hour
MRZ	mineral resource zone
NCIC	North Central Information Center
NDS	natural drainage systems
OPR	Governor's Office of Planning and Research
PG&E	Pacific Gas and Electric Company
PM ₁₀	particulate matter of less than 10 micrometers in diameter
RD	Reclamation District
RPB	riparian protection buffer
RV	recreational vehicle
RWQCB	Regional Water Quality Control Board
SACOG	Sacramento Area Council of Governments
SCDCSS	Sutter County Department of Child Support Services
SOI	sphere of influence
SR	State Route
Study Area	General Plan Study Area
SYMVCD	Sutter-Yuba Mosquito and Vector Control District
TAC	Toxic air contaminant
the District	Live Oak Unified School District
VA	U.S. Department of Veterans Affairs
WDR	Waste Discharge Requirements
WWTP	wastewater treatment plant
YSDI	Yuba-Sutter Disposal, Incorporated



INTRODUCTION AND CONTEXT

State law requires each California city and county to prepare a general plan. A general plan is defined as “a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” State requirements call for general plans that “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” While cities and counties have substantial discretion in the format, contents, and focus of general plans, state planning laws and court interpretations of existing law establish some basic requirements for general plans, including:

- ✓ **Comprehensiveness.** The general plan must be geographically comprehensive, addressing all areas relevant to its planning. The general plan must also be comprehensive in topical content, addressing the full range of issues that affect the jurisdiction’s physical development.
- ✓ **Internally Consistent.** The general plan must fully integrate its separate parts and relate them to each other without conflict. This includes consistency among the different general plan elements, as well as consistency between narrative general plan policy and policy expressed as maps or diagrams.
- ✓ **Long-Range Perspective.** State law requires every general plan to take a long-term perspective.

In order to better address the emerging vision of the community; respond to changes in the legislative, regulatory, and economic environment; provide updated long-term guidance for development and conservation; and, take advantage of state-of-the-art planning analysis and policy development, the City initiated a comprehensive General Plan update in 2004. The intent of the General Plan update is to identify, and provide policy guidance to achieve the community’s vision for the future.

This section of the Live Oak General Plan describes:

- ✓ the organization and contents of the General Plan;
- ✓ the context and physical setting for this General Plan;
- ✓ the process of updating the General Plan;
- ✓ the 2030 General Plan Vision and Guiding Principles; and,
- ✓ the General Plan alternatives process.

Please refer to the Legal Authority and Implementation section of the General Plan for more information on statutory requirements and guidelines for the General Plan, changes in state law, and information on implementing the 2030 General Plan.



GENERAL PLAN CONTENTS

The Live Oak General Plan contains goals, policies, and implementation programs to guide land use and development decisions in the future. The General Plan consists of the following elements:

- ✓ Land Use Element
- ✓ Circulation Element
- ✓ Community Character Element
- ✓ Housing Element
- ✓ Conservation and Open Space Element
- ✓ Economic Development Element
- ✓ Public Utilities, Services, and Facilities Element
- ✓ Parks and Recreation Element
- ✓ Safety Element
- ✓ Noise Element

The Elements of the General Plan contain some background information – both relative to existing conditions and regulatory guidance. Each Element also contains goals, policies, and implementation programs:

- ✓ **Goals:** a statement of the desired future state.
- ✓ **Policies:** decision-making guide for City Council and Planning Commission in managing land use change and other City actions.
- ✓ **Implementation Programs:** proactive actions or processes that will be undertaken by City staff. Programs are like “work orders” for City staff.

Several supporting documents were produced during the development of the General Plan, including the General Plan Program Environmental Impact Report (Program EIR – under separate cover). Other technical reports and studies used in preparing the Plan include an existing land use survey, a traffic/circulation model, an evaluation of the potential for biological and cultural resources in the General Plan study area, and other documents relating to existing conditions and estimating future conditions.



CONTEXT

LOCATION

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, the county seat (Figure IN-1). The city is situated between the Sutter Buttes to the west, and the Feather River to the east, the Butte-Sutter County boundary to the north, and unincorporated areas of Sutter County to the south. Highway 99 bisects the city into western and eastern portions. In addition to Highway 99, Live Oak is also bisected by the Union Pacific railroad line, which is located just west of the highway.

STUDY AREA CONTEXT

Located in northeast Sutter County, the General Plan Study Area (Study Area) is bound by Riviera Road near the Sutter-Butte county line on the north, the Feather River and the Sutter-Yuba county line on the east, Paseo Road on the south, and Township Road on the west (Figure IN-2).¹

Agriculture is the predominant land use in Sutter County and in the vicinity of Live Oak (Figure IN-3). Agricultural lands in the Study Area can be divided into four categories: orchard, cropland, pasture, and irrigation channels.

Orchards are the most prevalent agricultural lands and are found throughout the Study Area and are planted with walnuts, peaches, and prunes. Croplands are found primarily in the western section of the Study Area and are dominated by rice fields, with some alfalfa being grown as well. Pastures account for the smallest portion of agricultural lands and are primarily located in the southernmost portion of the Study Area. Irrigation channels are located throughout the agricultural lands.

Habitats and land use types mapped within the Study Area include urban/developed, agricultural lands (i.e., orchard, cropland, pasture, irrigation channels), and riparian woodland including remnant Great Valley Cottonwood Riparian Forest and Great Valley Mixed Riparian Forest. Approximately 1,146 acres of the Planning Area is characterized as urban/developed land with varying densities of commercial and residential developments.

¹ The General Plan Study Area was drawn to represent the areas that most affect, and are most affected by the 2030 General Plan Update. The Study Area does not represent areas where the City intends to approve any land use change, and this area does not represent any other City policy. It is merely drawn for the purposes of data collection and analysis.



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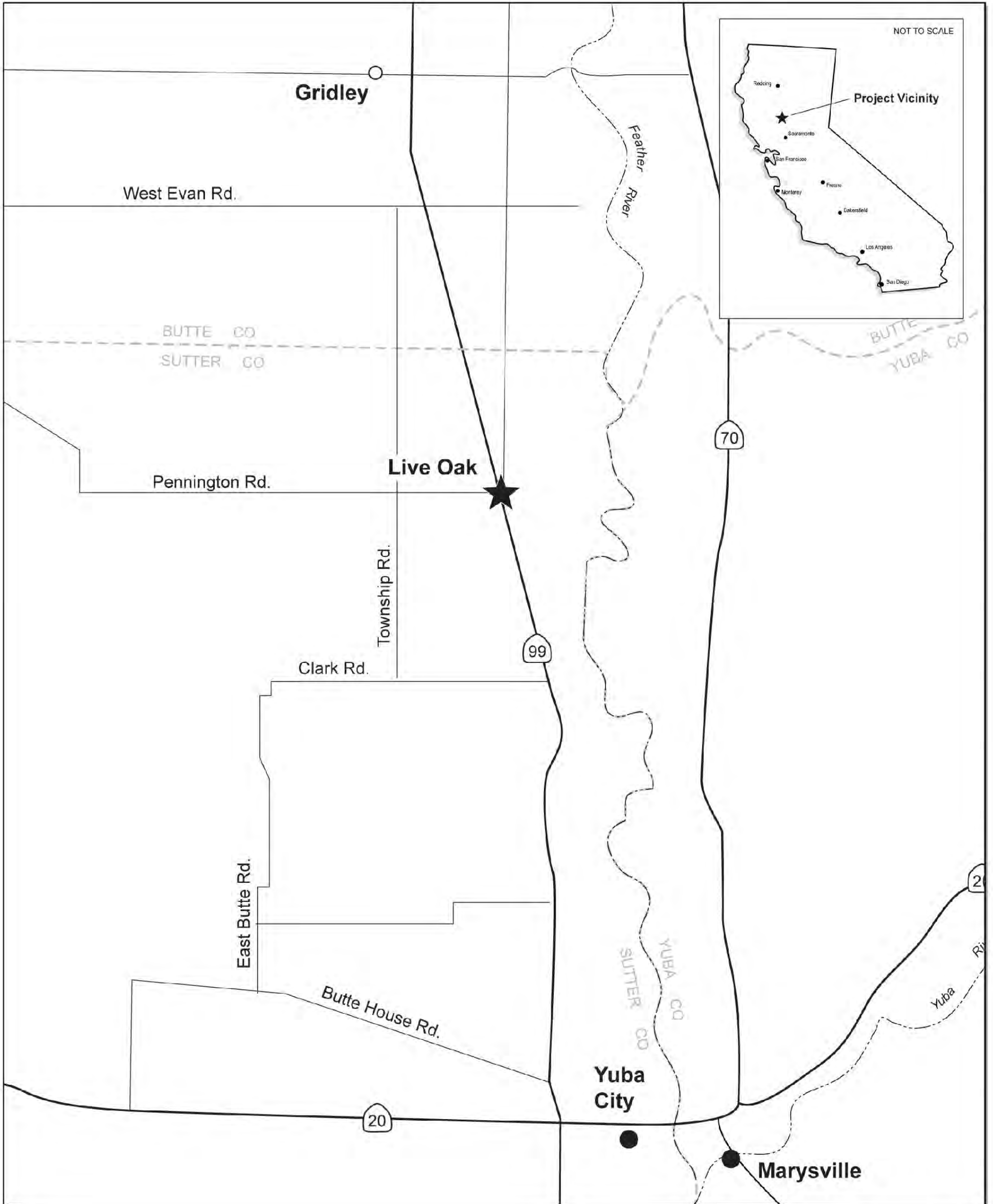
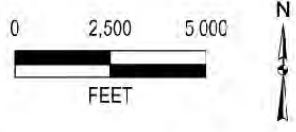
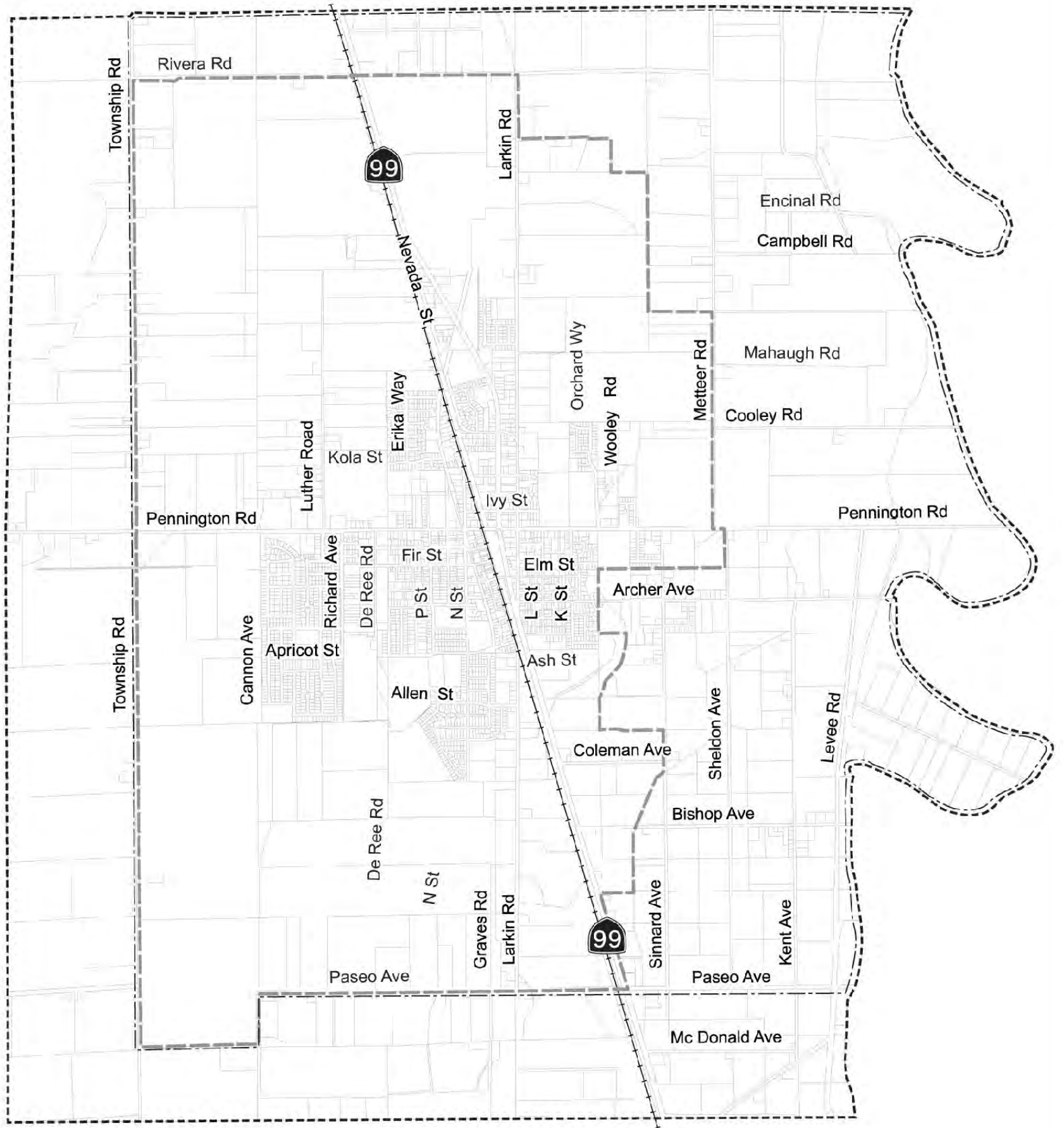


Figure IN-1
Local and Regional Vicinity

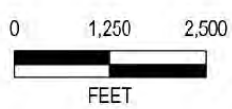




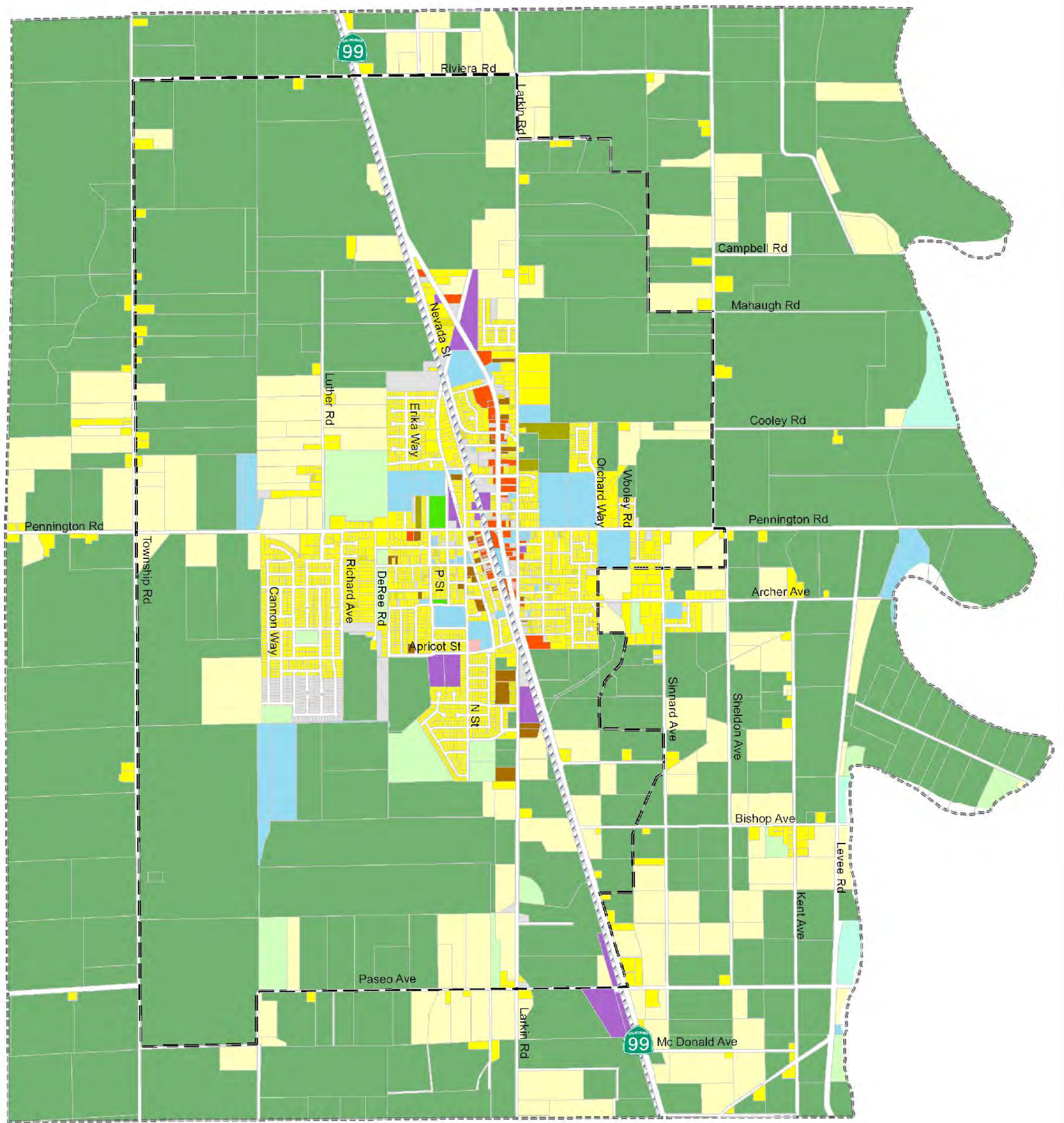
LEGEND

Boundaries

- Study Area
- Planning Area
- Sphere of Influence
- Parcels

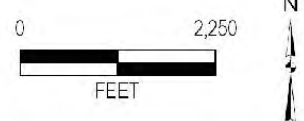


**Figure IN-2
General Plan Boundaries**



LEGEND

- Study Area
- Planning Area
- Agriculture
- Open Land
- Civic
- Commercial
- Office
- Industrial
- Rural Residential
- Single-Family Residential
- Duplex
- Mobile Home
- Multi-Family Residential
- Park
- Railroad
- Recreational
- Vacant
- Water



Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2008



**Figure IN-3
Existing Land Use**



Orchards and other agricultural lands surround Live Oak in every direction.

LOCAL HISTORY OF SETTLEMENT

The town of Live Oak was first settled in 1866 and named for the beautiful groves of oak trees. With the construction of the Butte County Canal, agricultural practices flourished around Live Oak. Throughout its history, the northern Sacramento Valley has been a primarily agricultural area, as it still is. However, urban growth is changing the metropolitan centers of the valley, particularly in areas near Sacramento, which is closest metropolitan area to Live Oak.

REGIONAL CONTEXT

The Live Oak area is located near isolated peaks of the Sutter Buttes, which are remnants of past volcanic activity and were formed about 1.15 million years ago. The central valley, consisting of broad alluvial plains dominated by annual grasslands and wetland habitats, is an important agricultural area. The Sacramento River and its tributaries drain this rich agricultural valley from its northern headwaters approximately 380 miles south to the Delta.

The core of the City is located approximately two miles west of the Feather River. Other streams and waterways in the local area include Honcut Creek, Snake Creek, Sutter Butte Canal, Live Oak Slough, and Morrison Slough. The confluence of the Feather River and Honcut Creek bounds the northeast corner of the General Plan Study Area. Butte Creek and the Sacramento River are located further west.

Other than Live Oak, incorporated cities in the area include Gridley (approximately 7 miles to the north), Yuba City, and Marysville which are approximately 8–10 miles to the south.



View of Sutter Buttes

LAYOUT OF THE COMMUNITY

NEIGHBORHOODS

The primary land use within the City (in total land area) is single-family residential. Pre-1960 neighborhoods are located near the commercial core and characterized by smaller individually built and modest homes situated on smaller lots, as well as duplexes and multifamily housing. These neighborhoods are also the home to the City's schools, churches, parks, and other public institutions. Newer, post-1960s, neighborhoods, are located further from the downtown core. They are characterized by larger production-built, single-family homes on larger lots.

Live Oak has a high percentage of its overall housing stock in single-family, detached structures compared to most other cities in the area, and compared to the county and state. Single-family housing accounts for 80 percent of the housing stock in Live Oak. For most portions of the City, single-family residences are the predominant land use. The western portion of the City is almost exclusively single-family residential development.

Currently, a small proportion of dwelling units in Live Oak is provided in multi-family structures and attached single-family structures. Multi-family housing today is located in central portions of the City.



Older residences are located near the city's core and newer residences are located in the western and northern portions of the community.



CIVIC / PUBLIC USES

Civic / public uses include public agency administrative facilities, parks and recreational uses, schools, lands used for public infrastructure, places of worship, community centers, and other similar uses of land providing a distinct public benefit. Public and civic buildings and facilities are spread throughout the city.



Civic uses are located throughout the City.

INDUSTRIAL, COMMERCIAL, AND OFFICE DEVELOPMENT

The City has small concentrations of industrial use around the Union Pacific railroad line, as well as some agricultural use within the City limits. Commercial development is focused on the Highway 99 corridor, but is also found along the segment of Broadway in the historic downtown of the City.



The City has a small remnant of a historic downtown along Broadway, one block west of Highway 99.



Industrial uses located along the Union Pacific mainline.



TRANSPORTATION ROUTES

State Route 99 (SR 99), also known as Highway 99, is a major inter-regional transportation corridor, stretching nearly the entire length of the central valley from a junction with Highway 36 near Red Bluff in the north to a junction with Interstate 5 (I-5) in Kern County to the south. Locally, SR 99 connects Live Oak with the rest of Sutter County, including a direct link to Yuba City, the largest city in the county. SR 99 also links Live Oak with the job centers in the Sacramento metropolitan area. To the north, SR 99 connects Live Oak with Butte County, which includes the communities of Gridley, Biggs, and Chico.



Highway 99 from Elm Street looking north in Live Oak.

Within the existing developed portion of the City, SR 99 is also called Live Oak Boulevard, and serves as the City's main street. Through most of Live Oak, SR 99 is configured as a two-lane primary arterial with a center left-turn lane.

Existing land uses along this corridor are mixed, with agricultural areas located on the outskirts of the Study Area. Land uses become denser and more varied as one moves further into the central portion of the City. The majority of the Live Oak's commercial uses are located directly along the highway. There are also scattered public uses, single-family and multi-family homes, and some smaller industrial lots fronting SR 99 through Live Oak.

Most roadways in the Live Oak area are two-lane roads and are generally laid out on a north-south, east-west grid system. In addition to SR 99, primary roadways in Live Oak include Pennington Road, a two-lane collector road with bicycle lanes, parking, and left turn lanes at key intersections. Other major roads include Larkin Road, Broadway, Elm Street, Township Road, and N Street, which are all two-lane roadways. Both Larkin Road and Township Road connect the Live Oak area with the City of Gridley area to the north.

The Union Pacific Railroad bisects Live Oak and has a north-south orientation through the Study Area.



Pennington Road, east of the City, looking west.



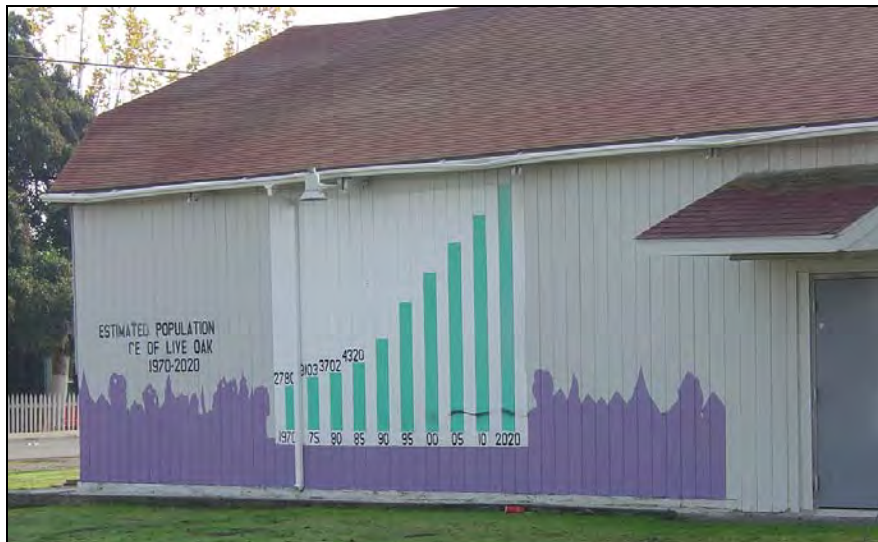
Union Pacific Railroad near Elm Street in Live Oak.



RECENT GROWTH

Live Oak’s population in 1990 was 4,320, increasing to 6,225 by 2000. The estimated 2009 population was 8,571.

The City’s population increased by 44 percent between 1990 and 2000, and by 38 percent between 2000 and 2009. The population of Sutter County as a whole grew by 22 percent between 1990 and 2000, and 22 percent between 2000 and 2009.



Mural on building along Highway 99 at Elm Street in Live Oak.



GENERAL PLAN UPDATE PROCESS

The last comprehensive update to the Live Oak General Plan occurred in 1994 and included all elements required by state law. Some of the material from the 1994 General Plan is included in this updated General Plan. However, the bulk of the material in this General Plan update is new. The General Plan update includes three new elements, based on emerging community priorities: a Community Character Element; Public Utilities, Services, and Facilities Element, and an Economic Development element.

During initiation of the 2030 General Plan update, the City collected background information and prepared a series of background reports concerning each topic covered in the updated General Plan.

The background reports include:

- ✓ Air Quality;
- ✓ Biological Resources;
- ✓ Cultural Resources;
- ✓ Economy;
- ✓ Hydrology and Water Quality;
- ✓ Land Use, Population, and Housing;
- ✓ Minerals;
- ✓ Noise;
- ✓ Public Services and Facilities;
- ✓ Safety; and,
- ✓ Circulation/Transportation.

Each background report was made broadly available via the City's web site, at City Hall, and at various General Plan related public hearings and meetings.

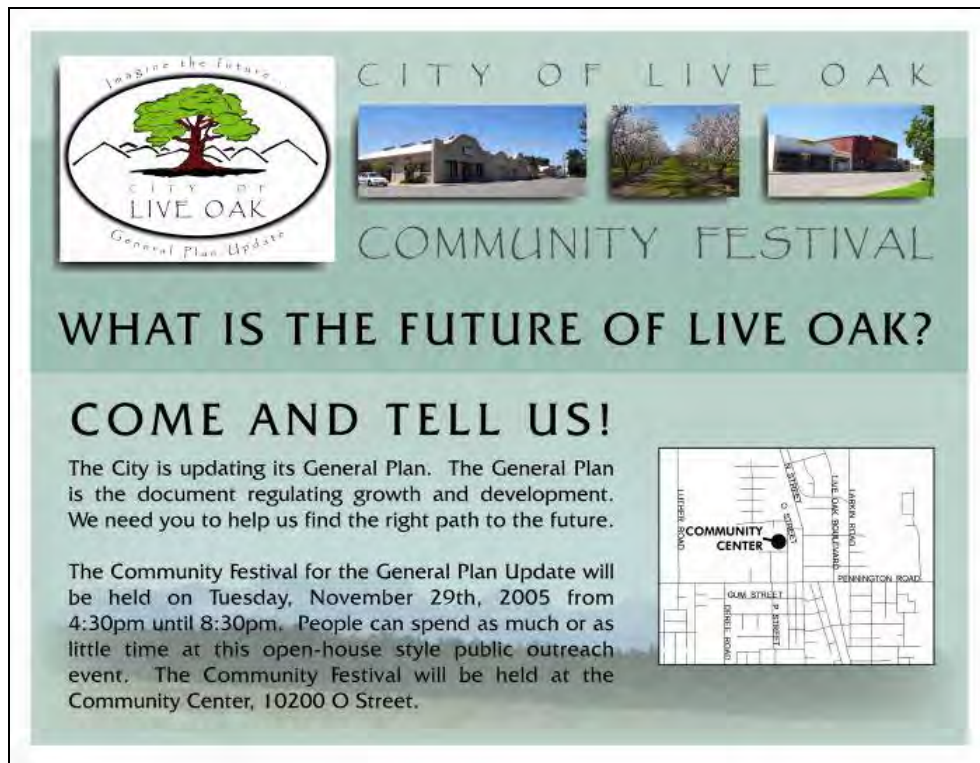
PUBLIC OUTREACH AND INPUT

The City conducted a multi-media, multi-year public outreach program to support each phase of the 2030 General Plan Update. Public and decision maker input was used extensively in the development of:

- ✓ General Plan Technical Background Reports;
- ✓ The General Plan Vision Statement and Guiding Principles;
- ✓ General Plan Land Use and Circulation Conceptual Alternatives;
- ✓ General Plan Preliminary Policies;
- ✓ Draft General Plan Update and Draft General Plan EIR;
- ✓ Infrastructure Master Plans;
- ✓ Housing Element Update;
- ✓ Downtown and Highway 99 Design Plan; and,
- ✓ Other technical and policy documents supporting the General Plan update.



The City conducted a communitywide open house during initiation of the General Plan process. Members of the public were asked to identify key issues that should be carefully studied in the General Plan Technical Background Reports. Attendees were also probed for their thoughts on how to address key issues through policy. A visual preference survey was provided to the public to gather information on community design preferences.



The Communitywide Open House to kick off the General Plan was very well attended and provided valuable initial input.

A series of public workshops throughout the General Plan update process provided valuable input to the City in drafting the General Plan. The City appointed a General Plan Steering Committee, which consisted of two City Council members, two Planning Commissioners, and a diverse set of community leaders. The Steering Committee met frequently with the General Plan Update Team to hold workshops on different topics related to the General Plan.

Joint workshops with the City Council, Planning Commission, and Steering Committee were held also at certain key points in the General Plan Update process, such as selection of the preferred alternative. The City also conducted a technical workshop and a public visioning workshop to address the desired future of the community's core and the portion of the SR 99 corridor located in central Live Oak.

Throughout the General Plan Update process, the City invited and received public input via email, letters, fax, through the General Plan Update web site, and through in-person meetings. Stakeholder outreach involved property owners; interested land development groups; elected officials; community groups and organizations; community leaders; government agencies; neighborhood and business associations; and, other pertinent stakeholders.

After completing the initial phase of citizen and stakeholder outreach and compiling the General Plan background information, City staff and consultants summarized the consensus viewpoints in a General Plan Vision Statement and Guiding Principles document. This guiding document is presented in the material that follows.



A series of public workshops and community meetings provided extensive input for the 2030 General Plan.

VISION STATEMENT AND GUIDING PRINCIPLES

The Vision for the future of Live Oak is many things to many people. Each person visualizes the future of Live Oak based on his or her own life experiences, preferences, interests, and expectations. The City's history and that of the region influence the assumptions and expectations of its current and future residents. The vision for the future of Live Oak pertains not only to the physical development of City, but also to its social, cultural, and environmental elements. Although the General Plan Vision Statement focuses on the physical development of the City and the conservation of its natural resources as required by state law, the General Plan Update also considers the influence of the physical environment on social, cultural, economic, and other areas of interest to the community.



The Vision Statement represents the public’s hopes, dreams, and expectations for themselves and future generations, with a focus on key issues that enjoy consensus in the community. The Guiding Principles presents shared community values which were used in guiding the development of policies in the General Plan.

The Vision Statement and Guiding Principles were used extensively throughout the General Plan Update process to provide direction to the General Plan Update Team. The first major use of the Vision Statement and Guiding Principles document was in the drafting of conceptual land use and circulation alternatives, which represent different paths to achieving the community’s vision. The Vision Statement and Guiding Principles were also used throughout drafting of General Plan goals, policies, and implementation programs. Quick summary reminders of the Vision Statement and Guiding Principles were offered at public workshops and hearings throughout the General Plan Update process to help frame the discussion at hand.

VISION STATEMENT

Live Oak in 2026 has a unique, small-town character that continues to be the primary reason for its citizens’ choice of residence. Live Oak has attractive and charming neighborhoods that each add to the whole community. There are pedestrian-friendly, neighborhood-scale shops and activity centers blended into both the City’s older and newer neighborhoods. Live Oak is not the bedroom community it once was in danger of becoming. The City has encouraged economic development, including industrial, agricultural related, service sector, and professional offices. Now, instead of having to drive to another city for work, shopping, and entertainment, we can live, work, and play locally. Downtown Live Oak has been remade at the City’s historic center, adding a variety of shopping, dining, and entertainment options. Downtown is the social and cultural heart of the community. The City’s infrastructure, and public services and administration provide all of our citizens with safe and healthy neighborhoods, participation in local government decisions, and a high-quality living experience. Live Oak’s historic core and new neighborhoods are safe and convenient for pedestrians and bicyclists, as well as drivers. Those who choose not to drive can easily walk, bicycle, or even use public transit to get to work, school, shopping, or a local park. Our streets are not merely corridors along which cars and trucks pass, but also pleasant public spaces that are landscaped, tree-lined, human-scaled places to be enjoyed by everyone.

GUIDING PRINCIPLES

SMALL-TOWN CHARACTER

- ✓ Public spaces where people can meet and interact with friends and neighbors are essential.
- ✓ Small, locally-owned businesses are important to the City’s unique character and a healthy and resilient local economy.
- ✓ Commercial corridors should be attractive, distinct, and pedestrian-friendly.
- ✓ Live Oak can grow without being overcome by traffic or other effects that would sacrifice the small-town character.
- ✓ Our City can grow in a way that promotes social interaction and self-policing.



- ✓ Our citizens can and should be actively involved in the community through public service organizations, neighborhood organizations, neighborhood watch programs, and in public meetings.

UNIQUE AND HIGH-QUALITY DESIGN, SENSE OF PLACE

- ✓ The entire community benefits from high-quality, unique neighborhoods with tree-lined, pedestrian-friendly streets and a strong sense of place.
- ✓ Compact, functional, neighborhood-scale shops can be compatibly integrated into primarily residential neighborhoods to provide a range of goods and services within walking distance.
- ✓ High-quality, unique design that creates livable communities with a strong sense of place will make Live Oak more competitive economically as jobs and capital become more mobile.
- ✓ The Sutter Buttes are a globally unique natural feature, views of which should be provided and protected as the City grows.
- ✓ Maintaining and improving our urban tree canopy is important to our air quality, climate, aesthetic enjoyment, and overall quality of life.

LIVE, WORK, AND PLAY LOCALLY

- ✓ Our community will not merely provide bedrooms for people that work in Sacramento, Chico, Yuba City, or anywhere else.
- ✓ Commercial, civic, recreational, and cultural opportunities will be available along with new residences.
- ✓ The City and community should support local social and cultural activities, facilities, and programs, encouraging universal respect for a diversity of beliefs and lifestyles.
- ✓ Our families have different sizes, ages, and incomes, and our existing and future residents should have a variety of local housing choices to best meet their needs and preferences.
- ✓ Our community should provide the opportunity for children to grow, for people to raise families, and for seniors to stay in the community as they age.

DOWNTOWN

- ✓ Downtown should be remade as the social, civic, cultural, and economic heart of our community.
- ✓ Downtown must not be left behind as the City grows.
- ✓ Commercial land uses in other parts of the City should be carefully planned so as to not duplicate the role of Downtown.
- ✓ Downtown should be safe and convenient for walking and biking, including east-west travel.



- ✓ The entire community will benefit from a vibrant, pedestrian-scaled downtown commercial center that reflects our community's unique identity and small-town character.

EMPLOYMENT OPPORTUNITY

- ✓ Workers should be able to find jobs in Live Oak that pay a living wage.
- ✓ Local employment that is in balance with the local population is essential to a functioning and fiscally healthy community.
- ✓ "Balance" means residents who desire to work locally can find jobs that match their education, skills, and career objectives and employers who desire to hire local residents can find workers who meet their needs.
- ✓ City government should play an important role in attracting employment-generating businesses.
- ✓ Approved land development projects should contribute to the City's economic health and fiscal sustainability.

INFRASTRUCTURE AND PUBLIC SERVICES

- ✓ New development will generate sufficient public revenue to pay for the public facilities and services required to meet minimum service standards set by the City.
- ✓ Existing residents will not pay for the cost of new or expanded public facilities or services to serve new development projects.
- ✓ Livable neighborhoods and a healthy citizenry require adequately maintained parks and open space, cultural and recreational activities and programs, and active neighborhood involvement in such facilities and programs.
- ✓ Adequate law enforcement services are important to our community, especially for traffic safety and crime prevention.
- ✓ Adequate fire prevention/suppression and emergency response services are required for our community's safety and security.
- ✓ We need a safe and reliable water supply and high-quality sewer service and stormwater drainage.
- ✓ Our community needs an appropriate administrative structure, staffing, and resources to provide high-quality public services and facilities, and to coordinate between citizens and City departments providing the services.
- ✓ The long-term viability of Live Oak depends on high-quality educational services, and the City and community should support programs to improve the quality of public and private education for all ages.



PEDESTRIAN AND BICYCLE SAFETY AND CONVENIENCE

- ✓ Though we enjoy the independence and convenience provided by our automobiles, our City should be designed to meet the needs of our people, and not our cars.
- ✓ Our downtown will be more successful and our neighborhoods more livable if the City is designed as to be safe and convenient for pedestrians and bicyclists, as well as drivers.
- ✓ It is important to provide alternatives to automobile travel for work, school, shopping, and recreation.

GENERAL PLAN LAND USE ALTERNATIVES

A fundamental part of the process of preparing or updating a general plan is the selection of a possible course of action for future growth, development, conservation, and reinvestment in a community.

Alternative concepts for future growth were developed and examined before writing the 2030 General Plan. This process was designed to enable a community to weigh possible directions for the future. Alternatives were crafted based on discussions with the community, direction from the General Plan Steering Committee, direction from the Planning Commission and City Council, the City's Vision and Guiding Principles, and stakeholder outreach.

FRAMEWORK COMPONENTS OF THE ALTERNATIVES AND GENERAL PLAN

There were several key ideas embodied in each of the General Plan alternatives. Many of these same concepts are described as framework components of different Elements of the General Plan. A description of these concepts follows.

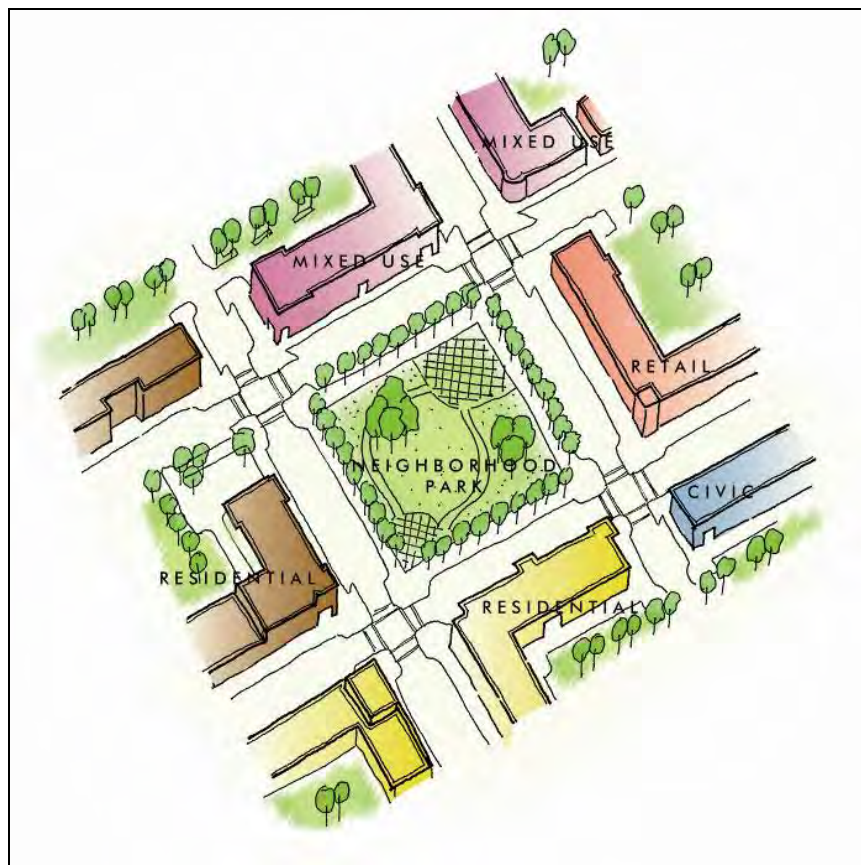
NEIGHBORHOOD CENTER FOCUS

In both new and existing neighborhoods, neighborhood centers will be established or strengthened. Higher-activity land uses, such as schools, parks, shops, civic institutions, and higher-density housing will be located in a central core, with intensity and density decreasing as one moves out from that core. This approach is based on the City's Vision Statement and Guiding Principles. Some features of the neighborhood center approach follow:

- ✓ There will be an easily identifiable activity center in each neighborhood. This could be a town square, park, plaza, or simply an important intersection.
- ✓ There should be transit service in neighborhood centers.
- ✓ Neighborhood centers should be pleasant and inviting places to spend time and as such, should be pedestrian and bicycle friendly.
- ✓ Buildings at the neighborhood center should be located close to the sidewalk and close to each other to create a hub of activity, an "outdoor public living room" feel, and a human-scale to the urban environment.



- ✓ Parking should not present impediments to travel by foot or on a bike. Large surface parking lots should not be a dominant feature at the neighborhood center.
- ✓ Neighborhood centers should be located so that they are within walking distance from most residents they serve.
- ✓ Streets in and around the neighborhood are designed to accommodate pedestrian, bicycle, and vehicular travel.
- ✓ Shops in neighborhood centers should be small and designed to serve neighborhood convenience needs and not compete with downtown.



Both alternatives included mixed-use neighborhood centers as a framework element in new growth areas.

REVITALIZATION OF DOWNTOWN LIVE OAK

Downtown Live Oak should be revitalized as the center of economic, social, and cultural exchange. Downtown Live Oak will contain a new central business district, civic center, mixed-use residential/commercial area surrounding the central business district, and a restored historic district.



The current historic downtown area will be restored and added to in a manner that is sensitive to its character to create a specialty area of shops, restaurants, and entertainment.

TRANSFORMATION OF HIGHWAY 99 WITH STREETScape IMPROVEMENTS

The City will plan for the transformation of Highway 99 into a more pedestrian-friendly route through streetscape improvements, pedestrian enhancements, and the redevelopment of properties along the Highway 99. Pedestrian-friendliness would be emphasized in and around the downtown core area.

The transformation of Highway 99 through Live Oak could involve establishing standards that encourage or require new buildings to be brought closer to the road and parking placed at the side or behind buildings, to define the public realm and add a human scale to the urban environment. Traffic calming features could be strategically located and designed to maintain traffic flow along the highway but also provide more security and safety for pedestrians in downtown Live Oak. Street trees and pedestrian furniture could be added to create a more pleasant and inviting public space.

There may be phases to the Highway 99 improvements that focus in on downtown first, with more outlying areas to follow. There may be a transition area where the streetscape improvements emphasize pedestrian friendliness at one end and transition into more of a traditional State highway at the other end.

BALANCED NEIGHBORHOODS

New growth areas will be balanced neighborhoods with:

- ✓ Single-family and multi-family housing containing a range of housing types and densities;
- ✓ Schools, parks, and other public and private civic institutions;
- ✓ Streets and pedestrian/bicycle routes that connect to surrounding neighborhoods; and,
- ✓ Small, neighborhood commercial centers serving local needs.

REINVESTMENT IN OLDER NEIGHBORHOODS

Through a combination of public and private investment, existing neighborhoods should enjoy a similar quality of streets, schools, parks, and other improvements as new neighborhoods. In the interest of promoting fiscal health, environmental stewardship, and improving existing neighborhoods, infill development on vacant and underutilized properties within the City will be encouraged. The City will play an important role in creating incentives for infill development.

INTEGRATING SCHOOLS

Schools are integrated into new neighborhoods:

- ✓ Children can walk to and from school.
- ✓ Schools provide central gathering places and serve as centers of neighborhood activity.



CIRCULATION

Live Oak has a comprehensive circulation system and streetscape environment that includes:

- ✓ Streets connecting neighborhoods to one another and to downtown (both east-west and north-south);
- ✓ An alternate through-route between Live Oak and surrounding communities;
- ✓ A comprehensive bicycle and pedestrian circulation system that connects neighborhoods to one another and to downtown;
- ✓ Trails and pathways that take advantage of canals and natural water features, to the greatest extent feasible;
- ✓ Residential and nonresidential buildings alike are designed with people in mind and not simply to serve the needs of the automobile;
- ✓ Buildings are brought up to the public right-of-way and not separated by large parking lots;
- ✓ New pedestrian- and bicycle-accessible east-west crossings with SR 99 and the Union Pacific railroad line, including safe routes for schoolchildren who wish to walk or ride their bicycle to school; and,
- ✓ Pedestrian and bicycle routes will connect important destinations, such as parks, neighborhood centers, and existing and new schools with neighborhoods.



One emphasis of both alternatives was a highly connected transportation network.



EMPLOYMENT

The Live Oak area should maintain a strong agricultural employment base, but also attract new employers (offices and industries that do not primarily serve retail and service needs of the local population). Live Oak should be less of a “bedroom” community at General Plan buildout than it was at the time the General Plan is written.

VARIETY OF HOUSING TYPES

Live Oak should maintain sufficient land to meet the City’s future housing requirements under state law for all income levels. Multifamily lands should be distributed throughout the City and should not be concentrated in any one neighborhood.

VIEWS OF THE SUTTER BUTTES

The public should be able to view the Sutter Buttes from several vantage points. This can be accomplished by orienting public rights-of-way, including streets, in the western portion of the Planning Area so that unobstructed views are available.



The Sutter Buttes are the most prominent visual feature in northern Sutter County.

DESIGN

The design and quality of the built environment should be improved in a diversity of building types that promote general compatibility within each neighborhood and an aesthetically pleasing, pedestrian-oriented sense of place.

SMALL-TOWN CHARACTER

Live Oak should preserve its small-town character through a renewed downtown core area, neighborhoods that serve local needs, walkability, social and cultural institutions that unify the community, and a building scale that reflects historic main streets and neighborhoods.



PUBLIC FACILITIES AND SERVICES

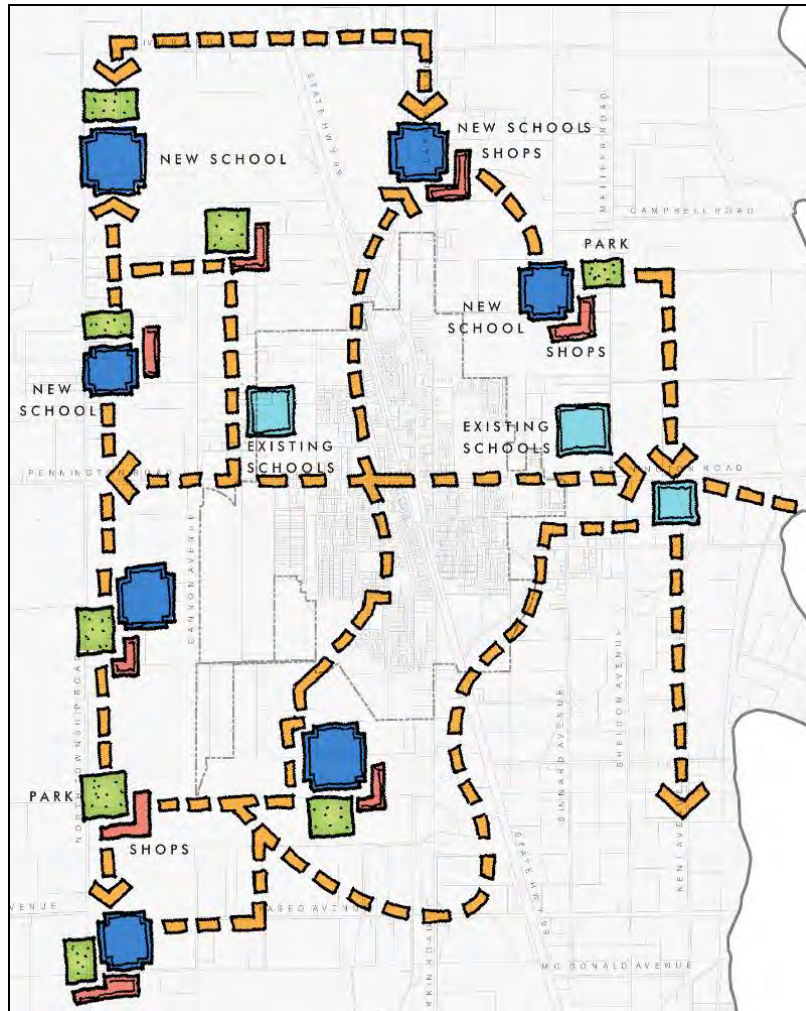
Live Oak should strive for a higher standard of public facilities and services for both new and older neighborhoods. New development will pay its fair share for the cost of public facilities and services required to meet standards contained in the General Plan and the City's master plans.

AFFORDABLE HOUSING

California State Housing law requires each community to plan for its fair share of housing affordable to the full range of regional income groups. Cities and counties prepare a housing element, as a part of the General Plan, to describe housing needs, constraints, and local resources, as well as the approach to meeting affordable housing needs. Live Oak could, during the General Plan Planning Period, experience four Housing Element cycles, each with a regional housing needs allocation reflective of population levels. Regional allocations are impossible to predict. However, it is important for the City to plan ahead to make compliance with state housing law possible during the General Plan time horizon.

LAND USE MIX

Live Oak's General Plan will provide for a mix of land uses in both new and existing developed areas of the City. There will be gradual transitions between areas with different development intensities, and a neighborhood center focus for local-serving businesses, public uses, and private institutions (such as places of worship). Land uses with similar development intensities would be placed next to one another. This approach might result in a neighborhood that has some small shops, a school or other civic use, and apartments around a pedestrian-friendly roadway intersection. Around this central activity focus area might be some townhomes or other medium-density housing types. Still further out might be small-lot single-family detached residential units, with lower-density residential development at the edges of the neighborhood. This approach is in contrast to large development projects that have uniform residential types and large, separate auto-oriented commercial areas with little mixing of the two except along the edges.



Both Conceptual Alternatives envisioned a high-quality, multi-modal transportation network connecting homes with important community destinations.

Two main Land Use and Circulation Conceptual Alternatives were included as part of the Live Oak General Plan update. The Alternatives were presented in both graphic and narrative form to promote understanding among decision makers and the general public.

Alternative 2 was unanimously selected as the preferred alternative in a March 2006 joint meeting of the City Council, Planning Commission, and General Plan Advisory Committee and was used extensively in drafting the General Plan.



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LAND USE ELEMENT

INTRODUCTION

The Land Use Element summarizes key land use issues for Live Oak, describes existing and planned land uses in the Planning Area, and outlines the goals and policies that will be used to implement the City's development and conservation objectives through the year 2030. New development proposed within the Planning Area is compared to the goals and policies found in the General Plan to determine whether it is consistent with the City's vision.

The Land Use Element has been prepared consistent with Government Code Section 65302(a), describing the distribution and general location and extent of land for several types of uses, including housing, commercial development, public uses, open space, and recreation uses. Also per State law, this Land Use Element establishes allowable densities and intensities for different land uses and identifies areas subject to flooding. The land within the Planning Area is not subject to 200-year flooding as defined by SB 5 and related legislation. A complete discussion and specific areas potentially subject to flooding as identified by the Federal Emergency Management Agency (FEMA) and the California Department of Water Resources (DWR) is provided in Appendix C, "Background Information, SB 5 General Plan Amendment for 200-Year Flood Protection."

Although each element of a general plan is intended to have equal weight and force of law under Government Code, Sections 65300–65303.4, the land use element is often considered the most fundamental chapter of most local general plans, since the establishment of standards for land use and development intensity can have substantial effects on the remaining elements of the plan.

KEY ISSUES

During a series of General Plan Visioning Workshops, residents of Live Oak identified key issues facing the City of Live Oak. The following issues are related to land use:


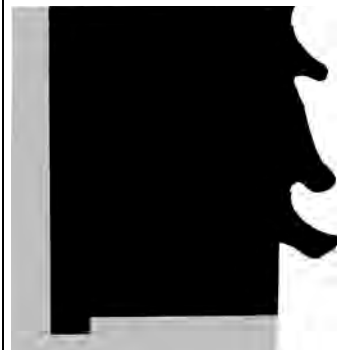
- ✓ With recent land use change, Live Oak is at risk of becoming a "bedroom community" for distant employment centers like Sacramento, Yuba City, and Chico.
- ✓ The City needs to provide opportunities for economic development in the industrial, agricultural related, professional and service sectors, so that there are jobs within the community for current and future residents.
- ✓ More retail and services for Live Oak residents are needed. Currently, businesses are focused along the State Route (SR) 99 corridor, which is convenient to drivers along SR 99, but not for the community itself.
- ✓ The City needs to provide a variety of housing types to meet the needs of a diverse population.



- ✓ Pedestrian-friendly neighborhood-scale shops and activity centers should be incorporated into residential areas in order to create vibrant neighborhoods.
- ✓ The City should work with property owners on revitalization and reinvestment to create a downtown core area that could serve as the civic and cultural heart of the community.
- ✓ Civic, recreational, and cultural opportunities need to be provided throughout the community.

BACKGROUND AND CONTEXT

The majority of land in Live Oak today is in residential use. Commercial uses are focused along the SR 99 corridor. The historic commercial district is located along Broadway, one block west of SR 99 and just south of Pennington Road. Newer commercial development is located along SR 99 in the northern and southern portions of the city. Small amounts of industrial development exist within the city core and at the southern end of the city, along Larkin Road. The city has parks and a variety of civic land uses (schools, churches, government offices and other public facilities, for example) scattered throughout the community. A small amount of orchards, farmland, open space, and rural residential uses remain within the existing City limits.

 <p>Study Area (highlighted in black)</p>	<p>The General Plan Study Area represents lands that most affect, and are most affected by, the implementation of the General Plan. The Study Area is used merely for the purposes of study and analysis.</p>
 <p>Sphere of Influence (highlighted in black)</p>	<p>The Sphere of Influence (SOI) represents the future probable physical boundary and service area of the City. The SOI identifies future growth areas so that the City may plan for efficient and orderly expansion of public services and facilities.</p>

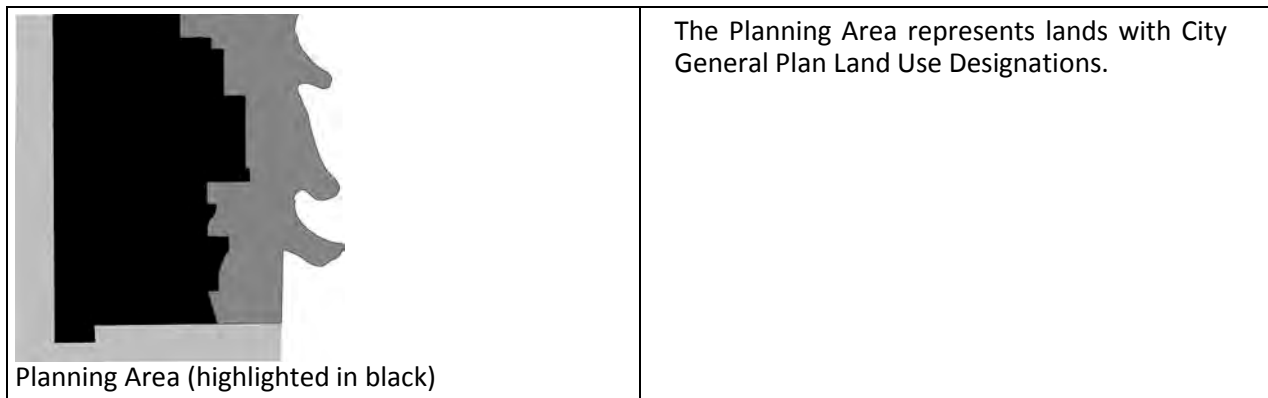


Figure LU-1

Live Oak General Plan Study Area, Sphere of Influence, and Planning Area

The City’s sphere of influence (SOI) is bounded by the Sutter/Butte county line to the north, the Feather River (also the county line) to the east, Paseo Road to the south, and Township Road to the west (see Figure LU-1). The City’s Planning Area includes lands with City land use designations under this General Plan, not including the Urban Reserve Designation. The General Plan Study Area includes lands that most affect, and are most affected by the General Plan. The Study Area includes the existing city and SOI, as well as additional lands to the south of Paseo Road and west of Township Road. The majority of lands outside city limits are orchards, farmland, open space, and rural residential uses.

GENERAL PLAN BUILD-OUT ESTIMATES

This section describes the total estimated number of housing units, commercial square footage, and acres of different land uses at build-out of this General Plan. The City has provided sufficient land to accommodate housing and job growth through 2030, as well as parks, open space, civic uses, and other required elements of a complete community.

The Live Oak Planning Area is estimated to accommodate a total population of between 45,000 and 53,000 at buildout of the General Plan (Table LU-1). If all land uses were fully developed as designated under this General Plan, the City would have between 3 and 3.5 million square feet of building space in Commercial Mixed Use development, between 2.3 and 2.9 million square feet of Downtown Mixed Use development, between 500,000 and 750,000 square feet of Community Commercial development, and 2 to 2.5 million square feet of building space devoted to Employment development. At build-out of the General Plan, Live Oak is estimated to have roughly 160 to 200 acres of parkland, 140 to 180 acres of civic uses, and 60 to 70 acres of open space for buffering between incompatible land uses.

**TABLE LU-1
LAND USE ACREAGES, HOUSING UNITS, AND COMMERCIAL SQUARE FOOTAGE AT 2030 GENERAL PLAN BUILD-OUT**

Designation	Acres	Housing Units	Square Footage
Low-Density Residential	1,610–1,970	5,290–6,460	
Smaller-Lot Residential	1,310–1,610	6,190–7,570	
Medium-Density Residential	160–200	1,200–1,460	
Higher-Density Residential	100–130	1,410–1,720	
Commercial Mixed Use	190–230		3,063,000–3,438,000
Downtown Mixed Use	70–90		2,329,000–2,846,000



Community Commercial	60–70		500,000–750,000
Employment	190–230		2,042,000–2,495,000
Civic	140–180		
Park	160–200		
Buffer	60–70		

The land use designations described in this General Plan are intended to be flexible in order to accommodate changes in trends, demands, and the economy. Although the land use designations provide broad, flexible ranges to suit this purpose, average densities and intensities are the most appropriate method for determining build-out estimates. Actual population, square footage, or number of dwelling units could be lower or higher than these estimates. The averages represent the best possible estimates and are meant to provide guidance to City decision makers for planning purposes, rather than set out mandated policies. Policies covering these topics are presented later within this Land Use Element. It is important to note that although these estimates are based on the best available assumptions, changes in the local economy and demographic trends will ultimately determine actual future development and population. It is possible that these factors could prevent the development of some areas that are slated for future urban development by 2030, as well as result in actual development scenarios that vary from the assumed averages (i.e., housing units within a particular area are developed at either the high or low ends of the density ranges). Because of changing conditions, it may be necessary for the City to periodically amend this General Plan prior to subsequent comprehensive general plan updates. For this reason, the City will continually monitor its progress toward achieving the goals set forth in this General Plan and determine when amendments and updates are necessary.

LAND USE FRAMEWORK

The following sections describe land use within Live Oak’s Planning Area.

LAND USE DISTRIBUTION

The 2030 General Plan envisions the expansion of Live Oak, the revitalization and redevelopment of the existing City, establishing a downtown core area centered on the Pennington Road/Live Oak Boulevard intersection, and the preservation of agricultural lands and other open space around the City. A balance of new growth and revitalization of the existing developed City is crucial for a strong and sustainable economy and high quality of life.

Although downtown revitalization and infill is important to the city’s future, most growth during this General Plan time horizon would occur through new growth on undeveloped lands. New growth areas occur in the northeast, northwest, and southwest quadrants of the Planning Area. New development will provide a diversity of housing choices, retail, commercial and public services, schools, parks, trails, and amenities for new and existing residents.

This General Plan provides large land areas for single-family residences at a variety of densities. The General Plan also provides for other housing types that will be needed to serve local needs, including higher-density housing options. To create complete and vibrant neighborhoods, the City integrates nonresidential uses into each neighborhood, including neighborhood-serving retail and commercial services, and public and civic uses. A variety of parks will meet recreation needs, and a pedestrian/bicycle



network will connect neighborhoods, schools, and commercial areas. Neighborhood-scaled commercial opportunities will be integrated into new neighborhoods, while communitywide and regional commercial and employment uses will be located near SR 99 and other regional transportation corridors.

NEIGHBORHOOD CENTERS AND CIVIC CENTERS

One centerpiece of the 2030 General Plan is the development of “Centers.” This General Plan includes two types of Centers:

- ✓ Neighborhood Center
- ✓ Civic Center

Each Center has a slightly different combination of land uses. Land uses in these Centers are described in more detail in the section “Descriptions of Land Use Designations” below.

The intent of Live Oak’s Centers is to ensure that new neighborhoods have a mix of uses and that higher-activity land uses (such as schools, parks, shopping, civic facilities, and medium- and higher-density housing) are located near the core of each neighborhood. Neighborhood Centers will be designed to be comfortable, convenient, and safe for pedestrians and bicyclists, and located within walking or biking distance of the surrounding neighborhood.

Residential density and nonresidential development intensity will be highest at the core of Centers. Each of the Centers will have one or more important public spaces, such as a town square, park, or plaza. In addition to this central civic feature, Neighborhood Centers could accommodate shops, commercial services, cafés or restaurants, professional offices, civic uses (such as community buildings, post office, police or fire station), and other neighborhood-serving amenities. The number, spacing, high degree of access to and from the surrounding neighborhood, and the number of households around each Neighborhood Center is designed to ensure their economic viability.

ESTABLISHING A DOWNTOWN CORE

The 2030 General Plan envisions revitalization and redevelopment of property in the central portion of Live Oak to create a downtown core. The historic downtown today consists of a three-block-long section with one- and two-story buildings fronting Broadway and the Union Pacific railroad line. These attractive historic buildings are prominently visible from SR 99, which is located just one block to the east. The City envisions establishing a downtown core area centered on the historic downtown, but including many other areas to the north, south, and east, as well. Today, the downtown core area lacks pedestrian amenities that are important to the proper function of this area, such as sidewalks, benches, textured crosswalks, and pedestrian-scale lighting. SR 99 and the Union Pacific railroad line are two physical barriers that divide the community and create safety hazards for people downtown and in surrounding neighborhoods. The community strongly supports redevelopment and revitalization to establish a downtown core area, including public and private investment in buildings, streetscape elements, transportation facilities, and other changes to create a more vibrant downtown (Figure LU-2).



Figure LU-2
Community Workshop Addressing Downtown Live Oak

The City will concentrate its efforts on potential redevelopment sites located within the downtown core area (Figure LU-3). Vacant and underutilized sites in strategic locations will provide opportunities for future housing, retail services, restaurants, parks and entertainment, and civic uses. The strategic selection and development of catalyst sites, as well as public investment in streetscape and infrastructure improvements in the downtown core area, will be intended to leverage private investment in the area.

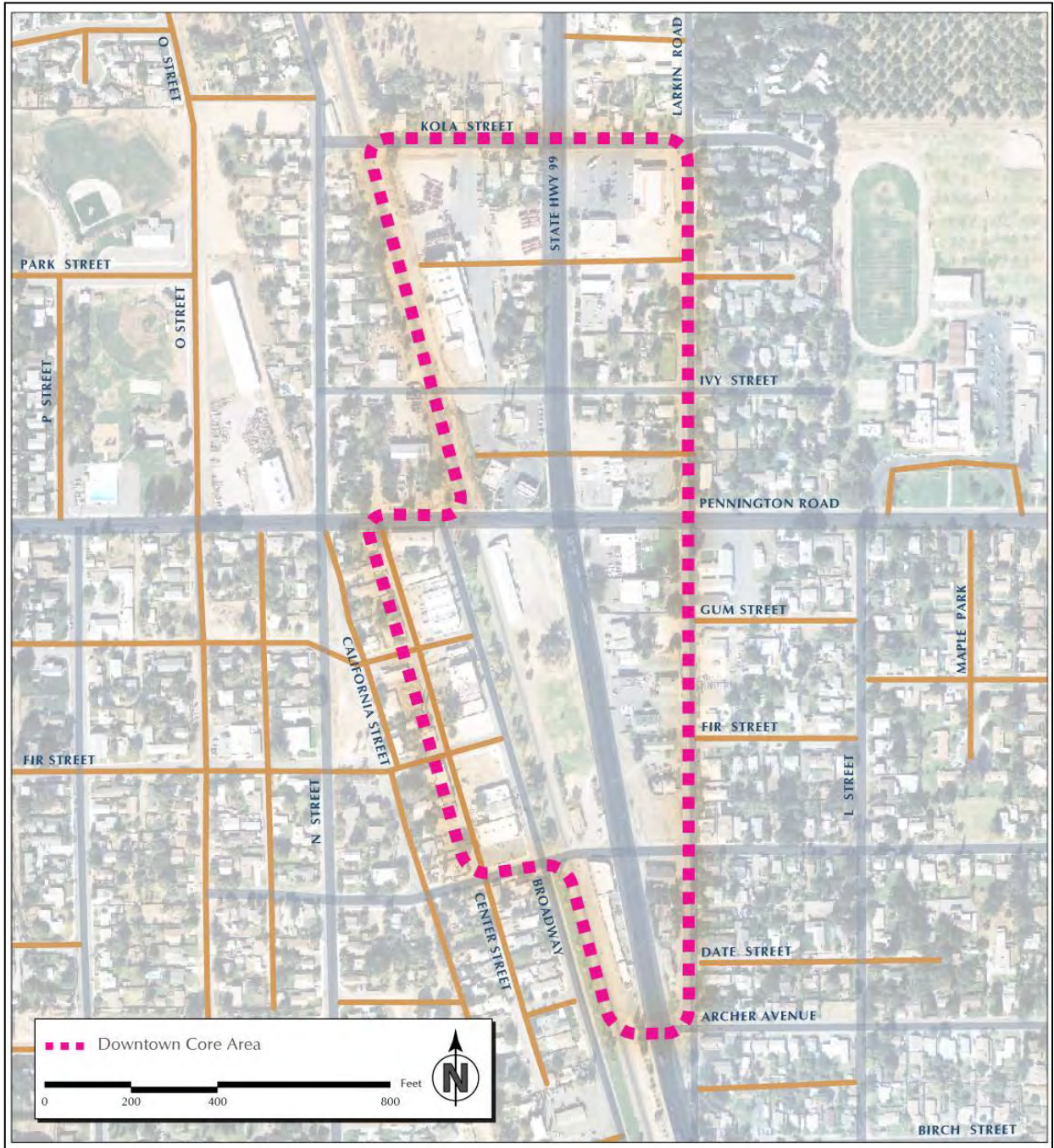


Figure LU-3
Downtown Core Area



LAND USE DESIGNATIONS

The following discussion defines land use designations in Live Oak (Table LU-2), describes the allowable development and density, and illustrates the location of allowable land use within the Live Oak Planning Area.

DESCRIPTIONS OF LAND USE DESIGNATIONS

Following are descriptions of the City’s land use designations. The designations are written to be broad enough to provide the City flexibility in implementation, but clear enough to provide sufficient direction to carry out the General Plan.

Inquiries regarding the development potential of a specific property should be determined by consulting the City’s Zoning Map and Development Code. More than one zoning district may be consistent with a General Plan land use designation. Development of a land use that is not consistent with the following land use designations as specified on the Land Use Diagram would require a General Plan Amendment.

**TABLE LU-2
 LAND USE DESIGNATIONS**

	<p>Low-Density Residential Allows single-family, detached residences, second units, and other compatible uses. This designation applies to many areas throughout the City.</p>
	<p>Smaller-Lot Residential Allows single-family, detached homes, second units, and other compatible land uses. In general, the SLR land use designation occurs in areas immediately surrounding Centers and near the downtown core area, although this land use could occur in other compatible areas within Live Oak.</p>
	<p>Medium-Density Residential Allows small-lot and zero-lot line single-family homes, ‘pull-apart’ style and attached townhomes, garden apartments, and other types of single-family homes and multi-family housing and second units. The MDR designation occurs within Neighborhood and Civic Centers and in and around the downtown core area.</p>
	<p>Higher-Density Residential Allows townhomes and other types of single-family housing, as well as apartments, condominiums, and other types of multi-family housing. This designation occurs within Neighborhood and Civic Centers and within and near the downtown core area.</p>



TABLE LU-2
LAND USE DESIGNATIONS

	<p>Community Commercial Allows retail, various commercial services, restaurant, entertainment, office uses, and other compatible uses. This designation could accommodate regional-serving retail or entertainment centers. Areas designated for this purpose are located near SR 99 corridor and other major transportation routes.</p>
	<p>Commercial Mixed Use Allows commercial retail, service, office, and other compatible uses. Allows higher-density residential uses in a mixed-use setting. Residential use can account for up to 50% of the total building square footage for projects developed on lands with this designation. Ideally, mixed-use projects would integrate the commercial and residential uses in a vertical configuration, where commercial/office uses are on the first floor and residential uses are located on higher floors. Horizontal configurations, where commercial/office and residential uses are located within different buildings on the same property, are also allowed.</p>
	<p>Downtown Mixed Use Allows retail uses, commercial service, office, residential, civic, and other compatible uses. Ideally, projects would combine one or more of the allowed uses in one or more buildings, with retail uses on the ground floor fronting the street, and other uses on upper floors or in areas not fronting the street. Horizontal configurations, where different uses are located within different buildings on the same property, are also allowed. Single-use projects are also allowed.</p>
	<p>Employment Allows professional office, light industrial, industrial, and other job-creating land uses. This land use designation does not allow retail establishments as a primary use. However, secondary retail sales are allowed, so long as the primary land use is allowed under this designation.</p>
	<p>Civic Allows a variety of public facilities, such as schools, child care, agency offices and service centers, health clinics, fire stations, police stations, and infrastructure, as well as places of worship, community halls and centers, and other cultural and civic land uses. These uses would ideally occur within Centers and in and around the downtown core area, where residents of the surrounding neighborhood would have best access. The City will encourage civic uses in these areas, but does not directly control the location of churches, schools, or other similar civic uses.</p>



TABLE LU-2
LAND USE DESIGNATIONS

	<p>Park</p> <p>Allows active and passive parkland, linear parks, and associated recreation facilities and services. Land within this designation may also be used for stormwater management, natural areas, and buffering between incompatible uses. Open field portions of Parks may be designed to be used as stormwater detention basins directly following storm events and for recreation during dry periods. The City and Live Oak Unified School District may share certain parks using a joint-use agreement. Please refer to the Parks and Recreation Element for more information.</p>
	<p>Urban Reserve</p> <p>This area is not anticipated to be developed in the city through build-out of this General Plan. When other planned development areas of the City approach build-out, the City will comprehensively plan the Urban Reserve area.</p>
	<p>Buffers</p> <p>The Buffer land use designation identifies open space areas designed to separate potentially incompatible land uses and activities from SR 99 and the Union Pacific mainline railroad. The City’s intent is to set back future residential development from these sources of noise and air pollution. Buffer areas would include landscaping and earthen berms designed for noise attenuation, and could also include other compatible land uses, such as drainage swales, and community gardens.</p>



LAND USE DENSITY AND INTENSITY STANDARDS

California planning law requires that density and intensity standards are presented for each land use designation contained within a general plan. These standards simply describe the desired size of buildings compared to the size of parcels of property.

Residential development is regulated according to density, which is expressed in the number of units per gross acre. Nonresidential development is regulated according to development intensity. For Live Oak, nonresidential development intensity standards use a combination of maximum lot coverage and building height. Lot coverage is a comparison of the square footage of the footprint of proposed buildings and parking areas to the square footage of the property as a whole. For example, if a parcel is 200,000 square feet in area, the proposed building footprint is 120,000 feet, and the proposed parking area is 20,000 square feet, then the lot coverage of the parcel is 70 percent ($120,000 + 20,000 = 140,000$. $140,000$ divided by $200,000 = 0.7$, or 70 percent).

Although this General Plan presents standard for allowable density and development intensity, the actual achievable development density and intensity will be contingent on City's development standards, which establish minimum setbacks, minimum lot sizes, maximum lot coverage, building height, and other requirements.

Allowable density and intensity for each relevant General Plan land use designation is described in Table LU-3.



TABLE LU-3
ALLOWABLE DENSITY AND INTENSITY

Land Use Designation	Residential Density ¹	Nonresidential Intensity ²	
		Maximum Lot Coverage	Maximum Building Height
Low-Density Residential	2 to 6 units per gross acre		
Smaller-Lot Residential	4 to 10 units per gross acre		
Medium-Density Residential	8 to 15 units per gross acre		
Higher-Density Residential	15 to 25 units per acre		
Community Commercial		90%	60 feet
Commercial Mixed Use	Residential allowed (up to 50% of building square footage) and regulated according to intensity (lot coverage and building height) rather than density.	90%	48 feet
Downtown Mixed Use	18 to 25 units per gross acre for residential-only project. Regulated according to intensity (lot coverage and building height) for mixed-use (with residential) projects and nonresidential projects.	100%	72 feet
Employment		90%	72 feet
Civic		90%	48 feet
Park		70%	48 feet

Notes:

- ¹ Gross acreage and net acreage are commonly used measurements of area in planning and zoning. A gross acre is all land (including streets and rights-of-way) designated for a particular use, while net acreage excludes streets, rights-of-way, and other areas not included within lots. Gross acreages are more often used in general plan land use designations, and net acreages are typically used in zoning codes and other types of development standards. This General Plan uses gross acreage to regulate residential density.
- ² In part because nonresidential developments do not usually construct and dedicate internal public streets, the difference between gross and net acreage is not as important for nonresidential development as it is with residential development. The City has included flexible standards for nonresidential development intensity in this table that can be applied before or after public streets or other non-developed areas are considered. The building height standards presented in this table apply to the main portion of the proposed building, and not to antennae, spires, or other similar architectural features or equipment. Please refer to the City's Zoning Ordinance, which provides much more specific guidance on lot size, lot coverage, building height, and other development standards.
- ³ The effective building intensity for Employment-designated areas can vary, depending on the specific uses that are developed. In addition to the standards in this table, the allowable development intensity is contingent on performance of the proposed uses relative to water demand, wastewater demand, drainage, electricity, and other public infrastructure and service characteristics. The allowable intensity, use, and project configuration is also dependent on demonstration of compatibility with surrounding uses relative to light, glare, noise, air pollutant emissions, truck traffic, and other factors. Policies addressing these environmental issues are included in the balance of the General Plan.



OVERLAY DESIGNATIONS

Two overlay designations are used in the 2030 General Plan. These include:

- ✓ Neighborhood Center
- ✓ Civic Center

These Center overlay designations are not, in and of themselves, land use designations. Rather, Centers are a tool to guide the distribution of land uses.

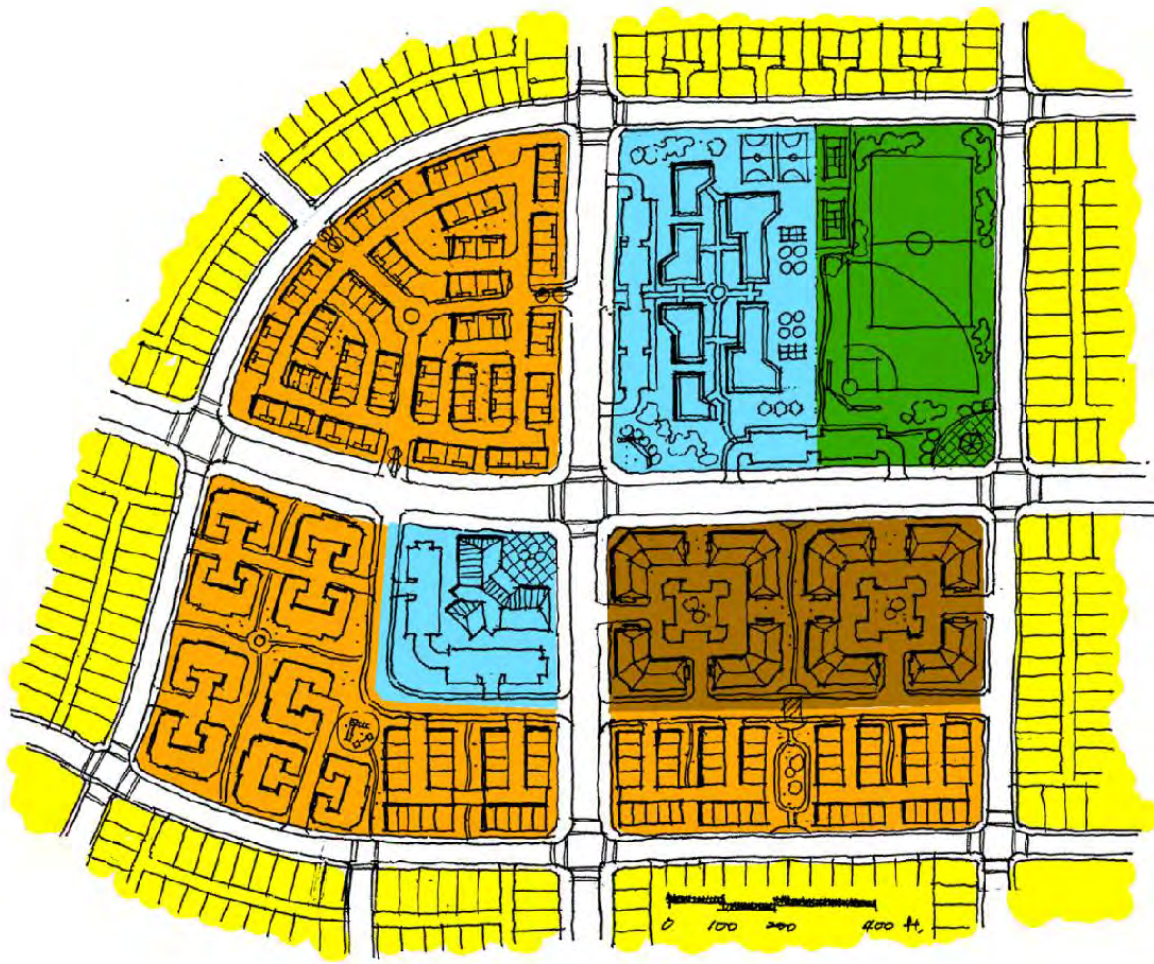
A mix of commercial, residential, and civic land uses will be provided within Centers, with a focus on “higher-activity land uses” (Table LU-3). Higher-activity land uses are described throughout the General Plan. They include small parks, shops and offices, schools, civic uses, and medium- and higher-density housing.¹

The City requires these higher-activity land uses to be provided within Centers in the amounts specified below, but provides great flexibility as to the exact arrangement and location of these land uses. Each Center is shown graphically on the Land Use Diagram as having a 1/8th-mile radius, representing a total land area of roughly 31 acres. Center land uses are to be provided on the parcel or parcels identified in the Land Use Diagram, but can be anywhere within 1/4th mile of the middle of the Center, as shown on the Land Use Diagram. The underlying land use for parcels with a Center is Small Lot Residential. Therefore, areas in and around the Centers that are not developed with one of the specified higher-activity Center land uses shall be developed with uses consistent with the Small Lot Residential land use designation.

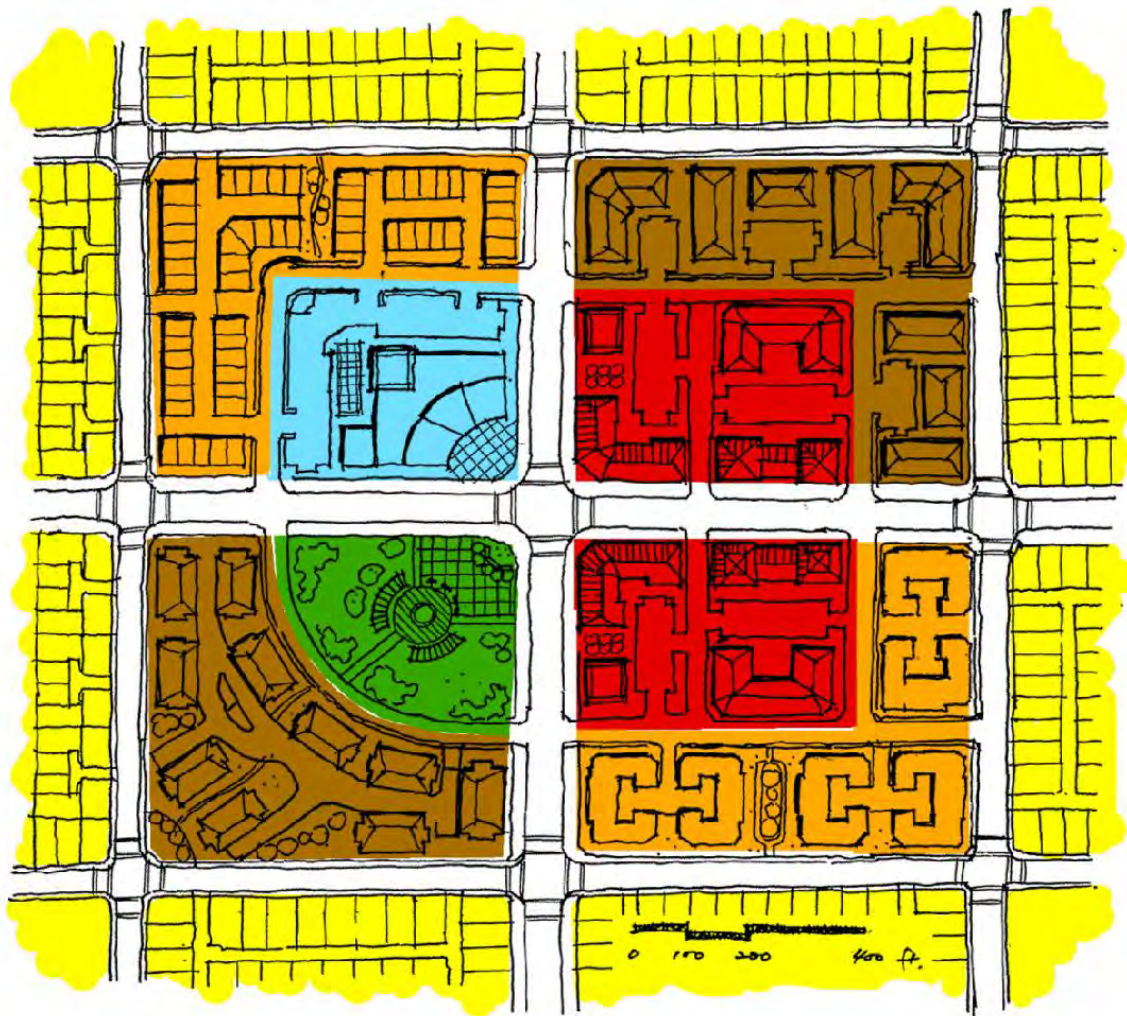
The design of the Centers is not specifically prescribed by the General Plan, but guidance is provided in this Land Use Element, the Community Character Element, and the Circulation Element. Example layouts for these Centers are illustrated conceptually in Figure LU-4. Applicants for projects that include a Neighborhood or Civic Center will simply submit proposed maps or development plans showing compliance with the flexible land use allotments presented in Table LU-4. There are a wide variety of feasible layouts for Centers that would be consistent with General Plan policy.

Civic Centers are designed to accommodate a joint-use park adjacent to a public school. The City, however, does not control the location of schools. Rather, the General Plan provides for viable locations for schools in areas central to surrounding new neighborhoods, and where the City will ensure high-quality pedestrian and bicycle connections. Development of Civic Centers requires coordination between the City and the Live Oak Unified School District (the District). At the time development is proposed, the City will offer the school site to the District. The District can require the site be set aside for future school development by a specified date, or can identify other locations nearby that will be used instead. If the schools sites identified in the Civic Centers are not required by the District, then uses consistent with the underlying Small Lot Residential land use designation would be allowed.

¹ As noted throughout this General Plan, the City does not directly control the location of schools, but has nonetheless provided for potential school sites of appropriate sizes and in appropriate locations.



Example Civic Center



Example Neighborhood Center

LEGEND



LAND USE DESIGNATIONS

- Smaller Lot Residential (4-10 units per acre)
- Medium-Density Residential (8-15 units per acre)
- Higher-Density Residential (12-25 units per acre)
- Neighborhood Commercial Mixed Use
- Civic
- Park
- Reserve



**Figure LU-4
Example Layouts for Centers**

TABLE LU-4
NEIGHBORHOOD CENTER AND CIVIC CENTER LAND USES

Center	Intent	Allowable Land Uses	Allowable acreage
Neighborhood Center 	Accommodate businesses, civic institutions, and service organizations providing for daily needs of nearby residents, as well as higher- and medium-density housing options.	Commercial Mixed-Use	3 to 7 acres
		Higher-Density Residential	2 separate areas of between 5 and 7 acres each
		Park	2 to 3 acres
		Civic	1 to 3 acres
		Medium-Density Residential	10 to 15 acres
Civic Center 	Establish an identifiable neighborhood core focused around civic uses, including a school, park, and other public services, such as fire station, library, or post office. If the school district chooses not to locate a school within the Center, the required school acreage will be developed as Small-Lot Residential. The Center would still provide a Neighborhood Park, even without school development. Accommodate higher- and medium-density housing.	Higher-Density Residential	5 to 7 acres
		Civic	1 to 2 acres
		Civic/Park (joint-use school and neighborhood park)	10–12 acres
		Medium-Density Residential	10 to 15 acres

LAND USE DIAGRAM

The Land Use Diagram (Figure LU-5) visually represents the general location, distribution, and extent of land uses through build-out of the 2030 General Plan. The diagram identifies the distribution of residential, commercial, industrial, civic, park, agricultural, and other open space uses within the City and the Planning Area. While this information is useful for determining the future development patterns and infrastructure needs of the City, the Land Use Diagram is general in nature, providing a somewhat conceptual representation of the future distribution of land uses. The Diagram will be used and interpreted in combination with the narrative policies and other information presented throughout the General Plan in making decisions on land use change.

JOBS AND HOUSING

As stated at the beginning of this Element, one of the key land use issues facing Live Oak is the need to create employment opportunities for residents. The City would like to match the number and types of jobs available in the community with the size and skills of Live Oak’s labor force.

There are many benefits to having a balance between local jobs and housing. Matching jobs and housing, as described in this General Plan, will provide a vibrant local economy, sustainable fiscal



conditions for City finances, and improved quality of life for local residents by reducing commuting time, traffic congestion, and air pollution, among other benefits.

Providing jobs along with residential growth does not guarantee that all residents will chose to work within Live Oak. Nevertheless, the City wants to provide for this opportunity, and will encourage employment growth with residential growth, to the extent market conditions allow, increasing the likelihood that more residents will work locally.

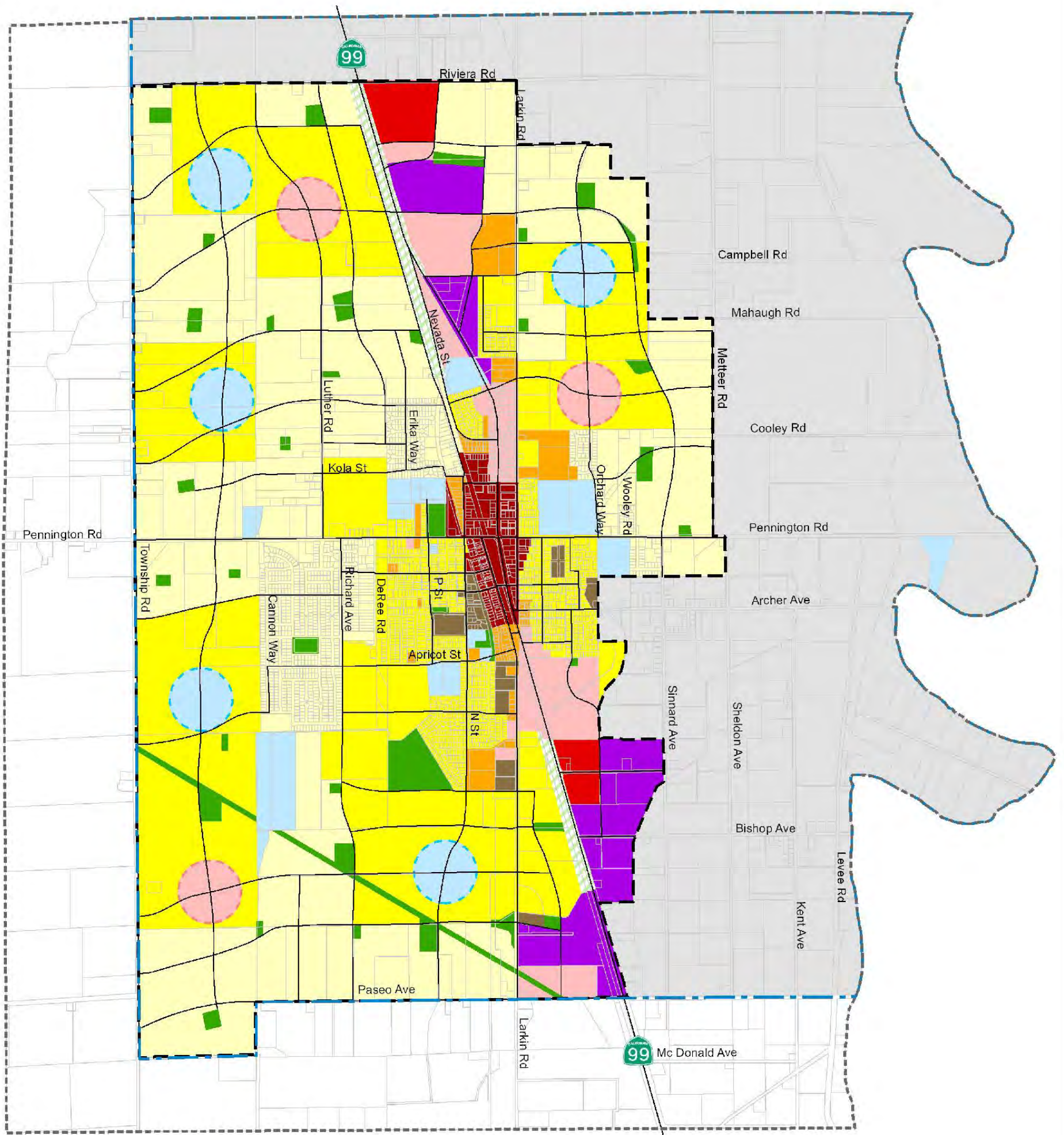
Many communities establish a numeric goal for jobs-housing balance. Sometimes the target is one job for every employed resident. Since different cities have different labor-force participation rates, this theoretical jobs-housing balance would vary. This target could also change over time, especially in a community expected to grow as much as Live Oak.

Many other communities construct a jobs-housing goal based on the number of jobs-to-housing units. Some cities target one job for each housing unit, while communities on the metropolitan fringe, such as Live Oak, set lower goals under the assumption that they will continue to be bedroom communities in the future. Even so, the tools available to the City through state planning and zoning law do not allow for precise targeting and administration of a numeric jobs-to-housing match.

ESTIMATES OF JOBS AND HOUSING AT BUILD-OUT

The City could have as many as 17,000 to 21,000 housing units at full build-out of the General Plan. Full build-out could add roughly 15,000 to 18,000 housing units between the present and 2030. The Land Use Diagram provides various employment development opportunities in the Civic, Community Commercial, Commercial Mixed Use, Downtown Mixed Use, and Employment land use designations located throughout the Planning Area. Sufficient land is provided for the City to achieve an approximately one-to-one relationship between new houses and new jobs.

In 1999, the city was estimated to have approximately 1,000 jobs and 2,800 housing units. Live Oak's jobs-to-housing ratio was approximately 0.5. Sutter County's jobs-to-housing ratio in 1999 was also 0.5, while Yuba City's was higher—roughly 1.14 jobs per housing unit. The General Plan seeks to improve the City's jobs-housing balance through a diversity of employment options.



LEGEND

Boundaries

- Study Area
- Planning Area
- Sphere of Influence
- Parcels
- Roads

Land Use Designations

- Low-Density Residential
- Smaller-Lot Residential
- Medium-Density Residential
- Higher-Density Residential
- Commercial Mixed Use
- Downtown Mixed Use
- Community Commercial
- Park
- Civic
- Employment
- Urban Reserve
- Buffer

- Neighborhood Center
- Civic Center



**Figure LU-5
Land Use Diagram**



Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2009



Employment estimates vary depending on the type of land use and the intensity of site development. For example, large-scale retail and industrial development tend to have lower employment densities, while office uses generally have higher employment densities.

Following are estimates of the jobs that could be added locally through build-out of the General Plan. These estimates are based on development of both greenfield and infill sites between the present and 2030. The actual numbers of jobs produced depends on the types of businesses or agencies that locate in the City, the intensity of this development, and employment densities (Table LU-5).

TABLE LU-5
NEW EMPLOYMENT DEVELOPMENT

Land Use	New Jobs (Estimated Range)	
Commercial Mixed Use	4,700	5,800
Downtown Mixed Use	860	1,100
Community Commercial	1,100	1,500
Employment	6,500	8,000
Civic	250	300
Total	13,700	16,800

CITY'S INTENT FOR JOBS AND HOUSING RELATIONSHIP

Live Oak does not have a numeric jobs-housing target. Rather, the City's *qualitative* goal is to manage growth in a way that matches the types of jobs likely to be available with the skills and interests of the labor force.

The City will provide opportunities for development of housing that is priced, sized, and located to serve the needs of local employers and employees. The City will provide for varied housing opportunities for the sorts of workers that industries of the future will require. The City will encourage a diversity of local housing stock appropriate for local jobs and incomes, rather than housing built strictly for employees working elsewhere. Where possible, the City will manage growth so that residential and job growth occurs together, providing a better match between the number of employed residents with the number of local jobs as the City builds out.

The City's jobs-housing goals will require proactive monitoring by the City and updates to the Housing Element, as necessary, to ensure this consistency. The City will make revisions to the Land Use Diagram and zoning, as necessary, during build-out to improve the match.

The City will encourage employment development strategically, through coordinated use of:

- ✓ regulations (and policies);
- ✓ acquisition of property and investment in public infrastructure;
- ✓ fee programs and public facility financing; and,
- ✓ subsidies for job-creating projects.



As the City’s residential population grows, retail and services will be developed to serve local needs. Although these uses will provide jobs, the City cannot rely on service sector job growth exclusively. To adequately provide for the local workforce, the City will need to target and attract local industries that *export* products and services. The City, through its economic development strategy (see the Economic Development Element), will identify and target employers that could thrive, based on Live Oak’s locational advantages, such as:

- ✓ the rich agricultural lands that surround the city;
- ✓ the proximity to open space and recreational areas; and,
- ✓ the city’s proximity to SR 99 and the Union Pacific mainline, among other emerging advantages.

The City will identify nascent industries that could create, or be tied in with, new clusters of economic activity.² The City will encourage complete and intensive development of the areas designated as Employment on the Land Use Diagram at relatively high development intensities (larger buildings developed relative to parcels). The City will also help existing export businesses to expand within Live Oak. Please refer to the Economic Development Element for more information.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The goals and policies found in this section address the arrangement, orientation, and management of land use change through buildout of the Live Oak General Plan in 2030.

Goal LU-1.	Ensure orderly growth that provides homes and jobs for future residents.
Policy LU-1.1	New development shall be phased and financed consistent with the City’s master infrastructure plans, capital fee programs, and operations and maintenance financing programs.
Policy LU-1.2	The City will favor single annexation proposals involving relatively large land areas that can be developed in a coordinated fashion.
Policy LU-1.3	Incremental, multiple annexations involving smaller areas of land will not be prohibited, although in such cases, the City will encourage that adjacent properties be annexed concurrently through collaboration with other property owners.
Policy LU-1.4	Lands within Centers should be developed in a coordinated fashion where multiple landowners are involved, wherever possible.
Policy LU-1.5	Development shall not occur within the Urban Reserve area until the City conducts a comprehensive planning and environmental review.

² “Nascent” industries are those that might have a small presence but could expand in the future. “Clusters” of economic activity are related industries that can tend to co-locate.



Policy LU-1.6 New development requiring annexation shall provide for ongoing operational funding of public services and facilities through participation in a community facility district or similar funding mechanism, as directed by the City.

Implementation Program LU-1.1

The City's zoning, subdivision, and other aspects of the City's Municipal Code will be revised following this General Plan update. As a part of these revisions, the City will specify the process for development of the Neighborhood Centers and Civic Centers (Centers). The City will create two or more zoning districts for Neighborhood Centers and Civic Centers. Projects within properties that have a Center will be required to show the required range of land uses on submitted plans and/or proposed subdivision maps. Uses consistent with the Small Lot Residential land use designation are allowed for land not covered by the specified Center land uses. Consultation with the Live Oak Unified School District will also be required during the entitlement process for Civic Centers, which are identified as locations for joint-use schools and neighborhood parks.

Goal LU-2. Make improvements to existing developed areas as the city grows.

Policy LU-2.1 The City will encourage the redevelopment of vacant and underutilized properties within the City.

Policy LU-2.2 The City will encourage infill development, which is defined as development that has access to water and wastewater infrastructure in adjacent existing streets, by:

- ✓ analyzing infrastructure deficiencies in the existing City;
- ✓ identifying infrastructure investment priorities needed to encourage reinvestment in the existing city;
- ✓ coordinating infill infrastructure priorities with redevelopment planning and capital improvements planning; and,
- ✓ exploring opportunities to provide incentives for infill development, such as lower impact fees.

Implementation Program LU-2.1

The City will maintain water, wastewater, and drainage master plans that identify and prioritize infrastructure improvements to the City. The City will incorporate improvements to existing City infrastructure in capital improvements planning, consistent with these master plans. The City also will identify federal, state, and regional grant and loan programs for infrastructure improvements in the existing developed City.

Implementation Program LU-2.2

The City will update development impact fees, following the adoption of the 2030 General Plan update. The fees developed as a part of this update will take into account existing infrastructure availability. Infill development will have lower fees, where it is shown to have lower costs. Infill



development is defined as development that has access to water and wastewater infrastructure in adjacent existing streets.

- Goal LU-3. Provide a full-service community with a variety of employment, shopping, services, housing, and recreational opportunities.**
- Policy LU-3.1 The City will encourage existing businesses to expand and new businesses to locate in Live Oak that provide high-quality employment opportunities for residents.
- Policy LU-3.2 The City will encourage a wide range of employment-generating land uses, such as business parks, office complexes, and other types of commercial, retail, and industrial facilities, to encourage the creation of jobs in the service, industrial, and professional sectors.
- Policy LU-3.3 New residential development shall provide for a broad range of housing types, including multi-family housing, attached single-family housing, small-lot single family detached housing, and larger-lot single-family detached housing in order to meet the needs of a diverse labor force and to improve the City's ability to attract future employers.
- Policy LU-3.4 A variety of housing sizes targeting different income and age groups should be encouraged in each neighborhood.
- Policy LU-3.5 Developments in areas designated for single-family development should provide a variety of lot sizes, while still accommodating production home development.
- Policy LU-3.6 Development in the downtown core area and in Neighborhood Centers should include a mix of office, retail, and commercial and public services.
- Policy LU-3.7 Light industrial developments, office parks, research and development flex-space, and other employment-generating uses should be developed along the SR 99 corridor, the Union Pacific railroad line, or other major transportation corridors.
- Policy LU-3.8 Community- and regional-serving commercial development should occur in proximity to the SR 99 corridor and other major transportation corridors.

Implementation Program LU-3.1

The City has provided adequate lands in the 2030 General Plan for Employment development during this General Plan time horizon. The City, however, will monitor build-out of areas designated for commercial and employment development during this General Plan time horizon. Should additional land be required to meet the needs of future employers in Live Oak, the City will consider designating lands in the Urban Reserve area for Employment use, subject to City-initiated planning and environmental analysis and mitigation.



Implementation Program LU-3.2

Following the 2030 General Plan update, the City will comprehensively update the Zoning Code. The Code will be revised to ensure consistency with the Land Use Element's land use designations, the Community Character and Design Element's aesthetic policies, as well as the balance of the General Plan. As a part of these revisions, the City will provide land with zoning, as needed, to comply with lower-income regional housing allocations from the Sacramento Area Council of Governments and pursuant to state housing law.

- Goal LU-4. Revitalize downtown with a variety of options for residents and visitors to gather, shop, eat, work, live, obtain commercial and public services, and recreate.**
- Policy LU-4.1 The City will encourage mixed-use development in the downtown core area, with design elements intended to provide a comfortable and safe pedestrian environment.
- Policy LU-4.2 The City will encourage and provide incentives for redevelopment of the downtown core area with high-activity uses such as retail, public services, parks, professional offices, and high-density residential development.
- Policy LU-4.3 The City will encourage the development of visitor-oriented uses downtown that are also attractive to residents. These uses should be visible and easily accessible to visitors and residents alike.
- Policy LU-4.4 To extent feasible, the City will provide on-street parking to serve the needs of downtown establishments and will minimize off-street parking requirements for downtown core area businesses and new high-density housing.
- Policy LU-4.5 The City will construct its new administrative facilities in the downtown core area, and other public agencies should construct any new administrative facilities in the downtown core area or in Centers.
- Policy LU-4.6 The City will encourage affordable housing development around the downtown core area and in Centers, where people without a car can access services.

Implementation Program LU-4.1

The City's water, wastewater, and drainage master plans will provide for infrastructure improvements designed to induce redevelopment in the downtown core area. The City will incorporate downtown infrastructure in capital improvements planning. The City will identify federal, state, and regional grant and loan programs for design, planning, and implementation of the City's polices for downtown core area redevelopment and revitalization, including infrastructure improvements. The City will consult with Sacramento Area Council of Governments to identify priority transit projects that serve development downtown.



Implementation Program LU-4.2

The City will update the Zoning Code comprehensively following the 2030 General Plan update. As a part of these revisions, the City will identify flexibility in development standards in the downtown core area needed to encourage full redevelopment of targeted revitalization areas. For example, the City will reduce or eliminate off-street parking requirements, open-space requirements, off-street loading area requirements, and also will eliminate minimum parcel sizes and make other changes that may be needed to induce downtown development.

Goal LU-5. Establish environmentally and economically sustainable land-use patterns.

Policy LU-5.1 Neighborhood Centers and Civic Centers will include higher-activity land uses, such as neighborhood retail and commercial services, offices, parks, civic buildings, schools, and higher-density housing, in order to accommodate walking, bicycling, and viable transit provision.

Policy LU-5.2 The City will promote redevelopment of already-developed areas, such as downtown and properties along SR 99, where there is existing infrastructure, and where development can be accommodated without losing agricultural land to urban use.

Policy LU-5.3 New developments shall be designed to be compact and make efficient use of land in order to reduce up-front and ongoing infrastructure and service costs, minimize environmental impacts, and enhance the livability of the community. This may include, but will not necessarily be limited to:

- ✓ The amount of land required to meet parking, internal circulation, and delivery/loading needs should be minimized.
- ✓ Land uses with different parking needs at different times of day should locate close to one another in Neighborhood Centers to reduce land used for parking.
- ✓ Two-story construction of public and private buildings, including schools, and smaller, neighborhood-oriented school sites should be encouraged, where feasible.
- ✓ Buildings in new developments should be built close to the sidewalk and front property line, where feasible.
- ✓ New development shall contribute toward meeting areawide drainage needs in public rights-of-way and neighborhood and community parks, to reduce the amount of land that must be devoted to stormwater management.
- ✓ New development (public and private) should use Low Impact Development stormwater management methods, so that less land is needed for drainage conveyance and detention.



- ✓ The City will promote joint-use of lands and facilities for multiple public purposes, to promote land efficiency, including joint-use of drainage corridors for linear parkland, joint-use of neighborhood parks and libraries for school and community use, joint-use of land and facilities for law enforcement/fire/civic uses, and other joint-use opportunities, as feasible.

Policy LU-5.4 Commercial or industrial uses that create noise, air pollution, or other substantial impacts for existing or planned residential uses shall be located, buffered, or otherwise designed to minimize such impacts.

Policy LU-5.5 New residential projects near the Union Pacific railroad line and SR 99 will provide buffering and/or other mitigation from these rights-of-way, to avoid adverse air quality, noise, and aesthetic issues.

Policy LU-5.6 New residential development proposed adjacent to cultivated agricultural lands outside the City's Sphere of Influence shall provide buffers to reduce potential conflicts. The width of such buffers will be determined on a case-by-case basis, considering prevailing winds, crop types, agricultural practices, and other relevant factors. Buffers should be designed to minimize adverse dust, spraying, and noise impacts to newly established residents near ongoing agricultural operations and to avoid nuisance complaints from these newly established residents against farmers in the area. The width of public rights-of-way, drainages, and easements may count as part of the buffer. Within agricultural buffer areas, allowed land uses include drainage swales, trails, other infrastructure, community gardens, landscaped areas, linear parks, roads, and other uses that would be compatible with ongoing agricultural operations (Figure LU-6).

Implementation Program LU-5.1

Following adoption of the 2030 General Plan, the City will adopt changes to Municipal Code and Public Works Improvements Standards to accommodate more efficient use of land, consistent with the General Plan. For example, the City may revise the portion of the Municipal Code on Park Land Dedications/Fees to account for joint-use of parks for school and drainage. School impact fees and drainage impact fees should account for the cost savings related to joint-use of public lands and facilities, to the extent that these joint-use opportunities are realized.

Implementation Program LU-5.2

The City will update development impact fees following the 2030 General Plan update. As a part of this update, the City will ensure that compact development has lower fees where it is shown to have lower costs.

Implementation Program LU-5.3

The Planning Department will consult with Sutter County to determine the specific application of the City's agricultural buffer policy. The City will consider developing an ordinance to apply

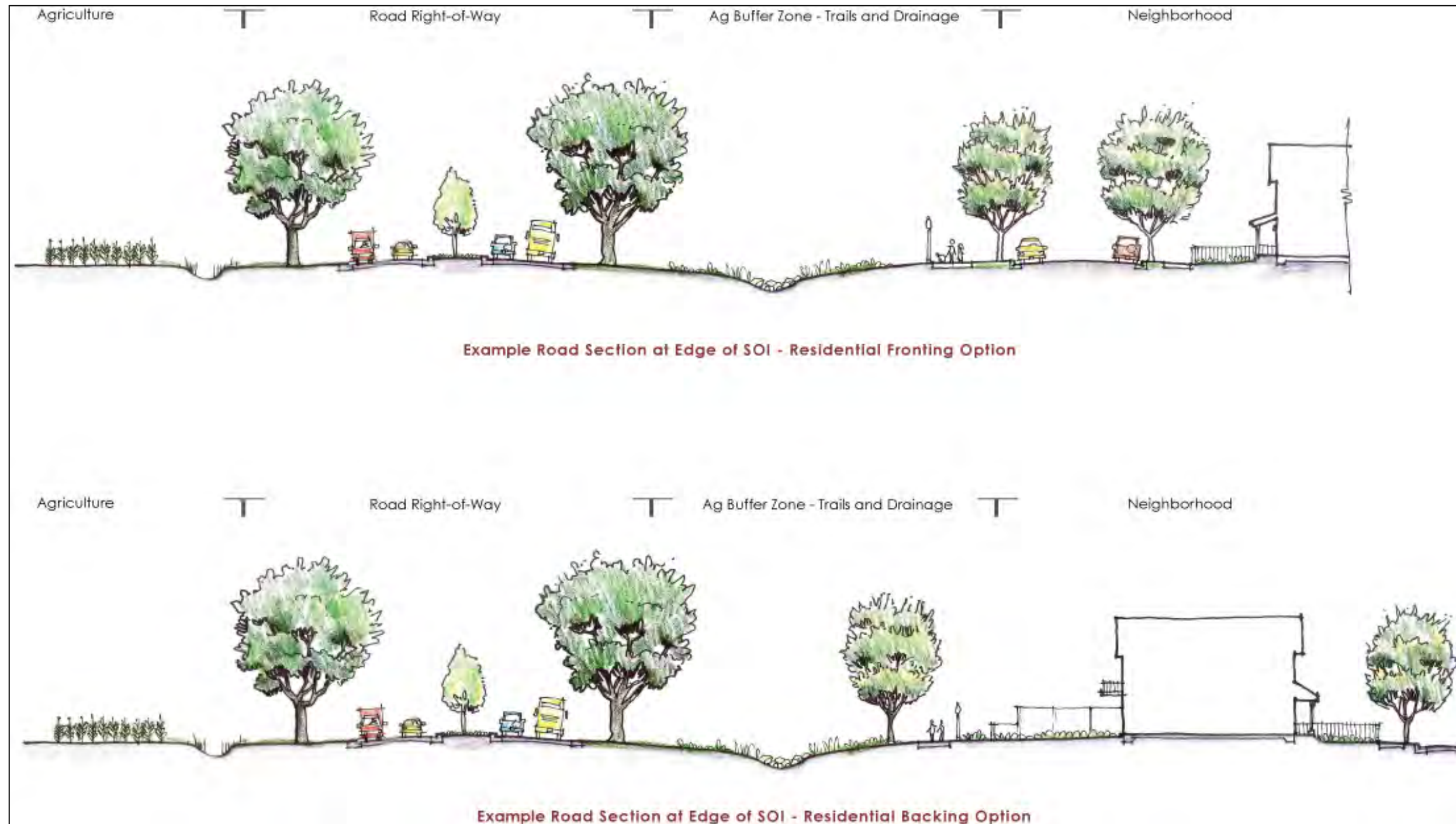


this policy in areas adjacent to long-term ongoing agricultural operations in the County unincorporated area.

REFERENCES

California Department of Finance. 2000 (April 1). Demographics Unit, Table 2: E-5 City/County Population and Housing Estimates, 4/1/2000 Benchmark.

California Department of Finance. 2008 (January 1). Demographics Unit, Table 2: E-5 City/County Population and Housing Estimates.



Source: Mogavero Notestine Associates, 2007.

Figure LU-6
Example Agricultural Buffer at the SOI Edge with Roadway



CIRCULATION ELEMENT

INTRODUCTION

The Circulation Element addresses the movement of people, goods, and services within and around the City of Live Oak. The *State of California General Plan Guidelines* indicate that a circulation element can address energy, water, sewage, storm drainage, and communications. These topics are addressed elsewhere in this General Plan. Please refer to the Public Facilities and Services Element for information on water, wastewater, storm drainage, and communications. Please refer also to the Conservation and Open Space Element for information on energy and additional information on water.

This Element contains goals, policies, and implementation programs that establish the City's circulation system to accommodate pedestrians, bicycles, motor vehicles, public transit, and other means of travel. The Vehicular Circulation Diagram (See Figure CIRC-2) graphically depicts Live Oak's major streets and the Bicycle and Pedestrian Diagram (See Figure CIRC-5) illustrates the pedestrian and bicycle infrastructure in the community. Together, the policies, implementation programs, and diagrams are intended to ensure transportation connectivity within existing and new neighborhoods, between new growth areas and existing developed areas, in and around the downtown core area, and between Live Oak and other communities.

Transportation efficiency is directly tied to land use mix, density of development, urban design, and other factors. The circulation system is significantly influenced by street pattern, block size, streetscape improvements, and a variety of other community design features. There is intentional overlap and careful consistency between the land use, circulation, and design policies in the Land Use, Circulation, and Community Character and Design Elements of this General Plan.

KEY ISSUES

Residents of Live Oak have identified the following key circulation issues facing the City:

- ✓ Live Oak is bisected by State Route (SR) 99 and the Union Pacific Railroad, making east-west travel difficult.
- ✓ The lack of frequent railroad crossings and traffic along SR 99 cause congestion on local streets in the downtown area.
- ✓ Traffic congestion occurs around the City's schools when parents drop off and pick up schoolchildren.
- ✓ Older parts of the city have a traditional street grid pattern, which provides many connections and good access throughout neighborhoods. Newer parts of the city depart somewhat from the grid pattern, using street networks that provide relatively fewer access points and fewer direct connections between neighborhoods.



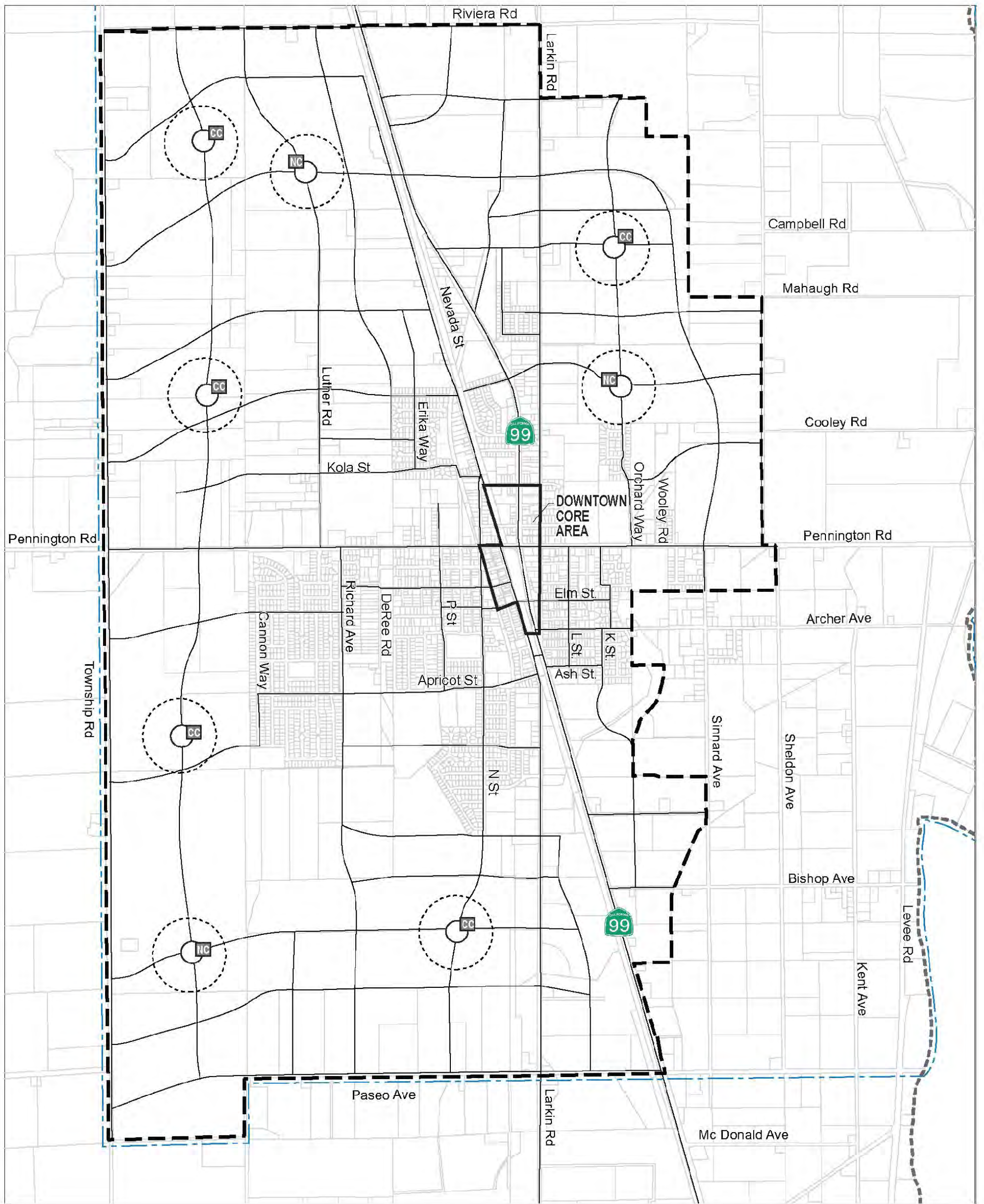
- ✓ Bicycle facilities are poorly marked or are lacking in much of the City.
- ✓ The older sections of town generally lack sidewalks.
- ✓ Many parts of the city lack safe and convenient pedestrian, bicycle, and vehicle access across the highway and railroad.
- ✓ Public transportation in Live Oak is currently limited to a single bus route operated by Yuba-Sutter Transit that makes three round trips to Yuba City and Marysville each week. There are only three transit stops in Live Oak.

CIRCULATION FRAMEWORK

Live Oak’s circulation system in this General Plan is designed to accommodate multiple methods of travel—automobile, pedestrian, bicycle, and public transit. Such a strategy is often called “multi-modal.” The multi-modal emphasis of this General Plan deviates from many general plans and Live Oak’s previous General Plan, which focus almost exclusively on automobile travel.

Live Oak’s transportation planning will encourage pedestrian and bicycle use for daily travel. The City will not design roads simply to accommodate vehicular traffic during peak demand periods. The City will also design its transportation infrastructure to facilitate a more sustainable proportion of vehicular to non-vehicular trips (encouraging the latter).¹ The City will emphasize pedestrian and bicycle safety over vehicular traffic speed in the downtown core area, in Centers (e.g., Civic Centers, Neighborhood Centers), and in other areas where high pedestrian activity is anticipated (Figure CIRC-1).

¹ Too much focus on automobile travel in transportation planning results in overly wide roads and large intersections designed to move a large amount of traffic during periods of peak demand. While such roadways may save drivers a few seconds during the morning and afternoon commute, they are more expensive to construct and maintain. Overly wide roads also create barriers for pedestrians, divide neighborhoods, increase stormwater runoff, contribute to the urban heat island effect, and generate noise. “Urban heat island effect” is the term used to describe the condition where temperatures in built areas with little vegetation are higher than those in nearby rural areas. In Live Oak the primary sources of the effect are likely to be roads, parking lots, roofs that are not shaded by trees or roofs that use dark roofing materials. Direct sunlight warms these surfaces significantly more than other surfaces. These higher temperatures can result in increased summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality impacts.



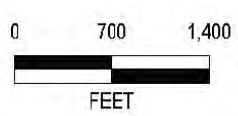
LEGEND

Boundaries

- Study Area
- Planning Area
- Downtown Core Area
- Sphere of Influence
- Parcels

Centers

- Civic Center
- Neighborhood Center



**Figure CIRC-1
Downtown and Centers**



STREET TYPES, FUNCTION, STANDARDS, AND DESIGN

STREET TYPES AND FUNCTION

Live Oak’s streets will be designed to serve the neighborhoods and commercial districts in which they are located. This General Plan creates five types of streets, the functions of which are described below.

- ✓ **Arterial streets** provide relatively high-speed, high-capacity access to SR 99 and other major roads. Access to arterials is generally from collector and local streets and direct access to abutting land uses is limited.
- ✓ **Major collector streets** provide medium-speed, medium-volume access within and between neighborhoods. Major collector streets would limit direct property access somewhat more than minor collectors, and would not have on-street parking (whereas minor collectors would).
- ✓ **Minor collector streets** provide low-speed, medium-volume access within and between neighborhoods and nearby major collector and arterial streets. Minor collector streets would have frequent direct access points to properties, and would have on-street parking (whereas major collectors would not provide on-street parking).
- ✓ **Local streets** provide low-speed, low-volume, direct access to abutting land uses and connections to collector streets.
- ✓ **Alleys** provide very-low-speed, very-low-volume, direct access for residents and service providers to the rear of adjacent properties. Projects may use alleys to provide access and services for rear-loaded units.

STREET STANDARDS

New streets shall meet the standards contained in Table CIRC-1 (below). For improvements required for redevelopment or infill projects, the City will allow flexibility relative to these street standards, where required, due to physical constraints.

TABLE CIRC-1
STREET STANDARDS

Functional Class	Driveway Access	Sidewalk Width ¹	Planted Median	Bike Lane ²	Street Trees	Desired Speed (mph) ³	On-Street Parking	Preferred Lane Width	# of Travel Lanes
Arterial	Limited	4–7'	Optional	Yes	Yes	30–45	No	11–12'	2–4
Major Collector	Limited	4–10'	Optional	Yes	Yes	25–35	Optional	11'	2–4
Minor Collector	Yes	4–10'	No	Yes	Yes	≤30	Yes	10–11'	2
Local ⁴	Yes	4–6'	Optional	No	Yes	≤25	Yes	10–11'	2

Notes: mph = miles per hour.

¹ Streets in Centers (e.g., Neighborhood Centers, Civic Centers), commercial areas, the downtown core area, and other areas where a high level of pedestrian activity is anticipated should have wider sidewalks.

² Streets that are located adjacent and parallel to proposed Class I bicycle/pedestrian paths do not require bike lanes.

³ This is the intended speed at which most drivers will travel given the built environmental speed controls created by the street width and design. This is not meant to represent design speed for sight distance, cornering, or other geometric properties of the roadway.

⁴ Local streets can be narrower, at the City’s direction, if alley access is provided for public services, utilities, and parking/garage access. Local streets in designated Employment areas may need to have wider lanes to accommodate heavy truck volumes.



VEHICULAR CIRCULATION DIAGRAM

Figure CIRC-2 presents the 2030 General Plan circulation diagram, which depicts the locations of current and planned future roadways within the City, as well as a new grade-separated crossing of the railroad and Highway 99 in the northern portion of the Planning Area.

STATE HIGHWAY/ARTERIALS

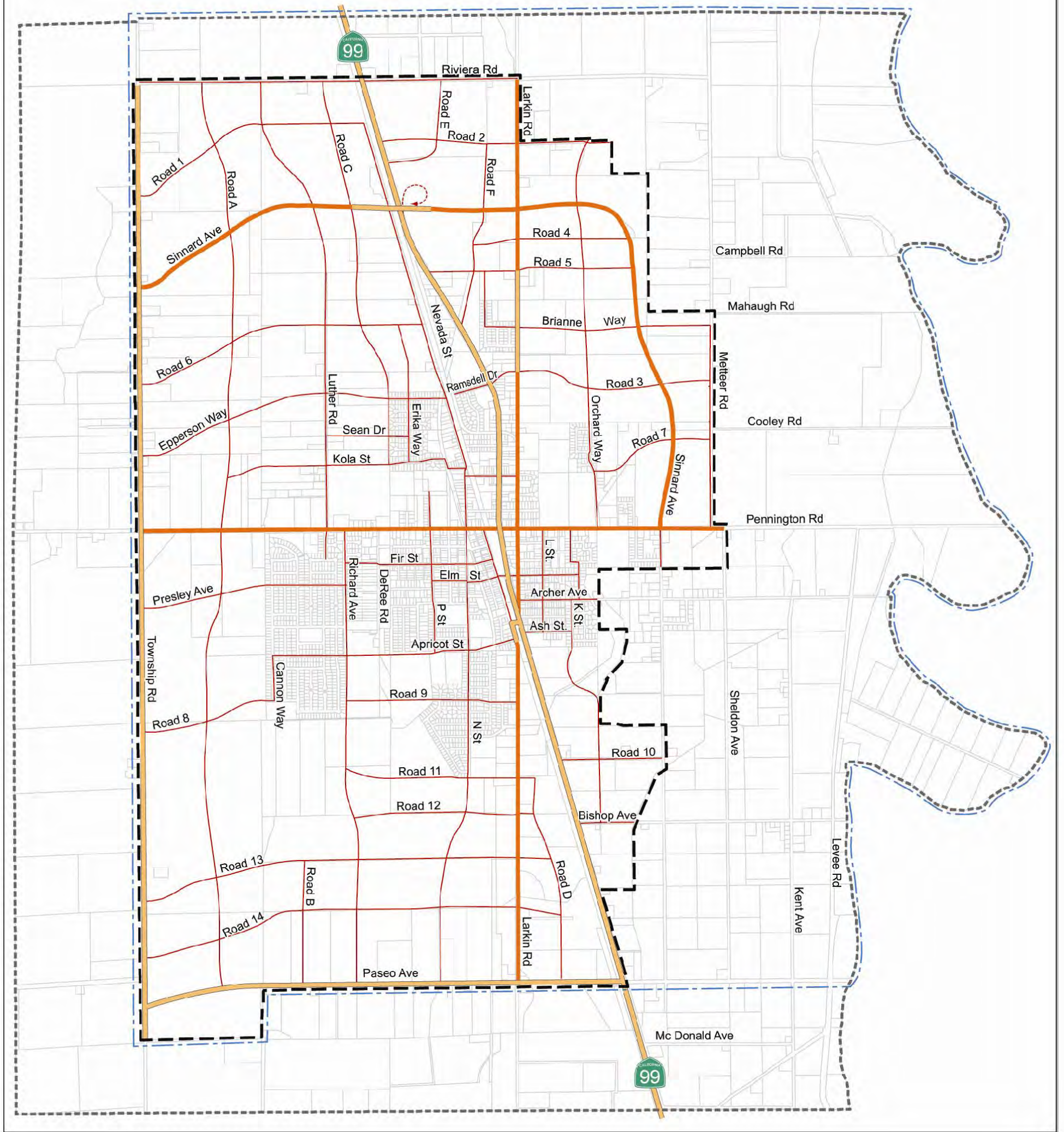
The Circulation Diagram identifies SR 99 as the primary element of the City’s circulation system. This street is expected to be widened to provide two through lanes in each direction, with auxiliary lanes at major intersections. Access from SR 99 to new development is to be carefully controlled, with the intent of achieving “Expressway” standards in the area south of the Live Oak downtown area.

The Circulation Diagram identifies other arterial streets that will serve as alternatives to SR 99. Most arterials are expected to be two lanes, although some would have four lanes (Table CIRC-2). The design of access and alignment of arterial streets will accommodate travel speeds that are higher than those expected on lesser streets. Parking will be prohibited. The Circulation Diagram identifies the arterial streets.

TABLE CIRC-2
STATE HIGHWAY AND ARTERIALS

Arterial	From	To	Lanes
SR 99	Paseo Avenue	Ash Street	4*
SR 99	Ash Street	Kola Street	4
SR 99	Kola Street	Riviera Road	4
Township Road	Planning Area limits	Riviera Road	2
Paseo Avenue	Township Road	SR 99	2
Sinnard Avenue	99 Access Point	Road C	2
Apricot Street/Broadway connection	Broadway	SR 99	2
Broadway	Apricot Street – Broadway Connection	Apricot Street	2
Larkin Road	Road 5	Road 3	2

* access to be limited to achieve Caltrans’ Expressway standards



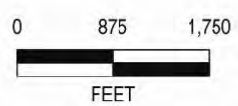
LEGEND

Boundaries

- Study Area
- Planning Area
- Sphere of Influence
- Parcels

Roadways

- Arterial/Highway 99
- Major Collector
- Minor Collector



**Figure CIRC-2
Vehicular Circulation Diagram**



MAJOR COLLECTORS

Major collectors provide greater amenities for non-automobile traffic than arterials, permit more local access, and may include on-street parking. Major collectors are intended to promote city-wide circulation to a greater degree than Minor Collectors and may be two or four lanes (Table CIRC-3). The Circulation Diagram designates the Major Collector streets.

TABLE CIRC-3
MAJOR COLLECTORS

Major Collector Street	From	To	Lanes
Sinnard Avenue	Township Road	Orchard Way	2
Sinnard Avenue	Orchard Way	Pennington Road	2
Pennington Road	Township Road	N Street	2
Pennington Road	N Street	SR 99	4
Pennington Road	SR 99	Sheldon Avenue	2
Larkin Road	Riviera Road	Road 5	2
Larkin Road	Road 3	Paseo Avenue	2

MINOR COLLECTORS

Minor Collector streets provide both local access and community circulation and are two-lane facilities. The Circulation Diagram identifies the location of Minor Collector streets.

INTERSECTIONS

The City will need to monitor traffic operations during buildout of this General Plan and implement a series of roadway and intersection improvements consistent with City policy. Some of the needed improvements are described below. Others, such as turning lanes, will surface as a result of project- or plan-level review during this General Plan time horizon. The City will coordinate its traffic impact fee program with ongoing transportation analysis to plan and fund necessary improvements.

Several intersections could require traffic signals or roundabouts to maintain acceptable LOS. The specific type and timing of improvement will need to be analyzed at the time of implementation for effects on nearby roadways and intersections. Intersections that may need improvement potentially include:

- ✓ Riviera Road / Larkin Road
- ✓ Pennington Road / N Street
- ✓ Pennington Road / Larkin Road
- ✓ Pennington Road / Orchard Way
- ✓ Paseo Avenue / Larkin Road
- ✓ SR 99 / Road 2
- ✓ Larkin Road / Sinnard Avenue
- ✓ Larkin Road / Road 4



- ✓ SR 99 / Road 5
- ✓ Larkin Road / Road 5
- ✓ SR 99 / Road F
- ✓ Larkin Road / Road 3
- ✓ N Street / Kola Street
- ✓ Larkin Road / Kola Street
- ✓ Larkin Road / Road 11
- ✓ Richard Ave / Road 13
- ✓ N Street / Road 13
- ✓ Larkin Road / Road 13
- ✓ SR 99 / Riviera Road
- ✓ SR 99 / Ramsdell Drive
- ✓ SR 99 / Kola Street
- ✓ SR 99 / Bishop Avenue
- ✓ SR 99 / Paseo Avenue

While traffic signals may not prove to be warranted, at some intersections, it may eventually be necessary to install all-way stops, roundabouts, or to add separate left turn lanes in order to deliver minimum LOS, including:

- ✓ Township Road / Riviera Road
- ✓ Pennington Road / Sinnard Avenue

For SR 99 intersections, the City will need to collaborate with Caltrans on the installation and timing of traffic signals, including signal timing for a new signal at Larkin Road and Pennington Road that would be tied to the signal at Pennington Road and SR 99. It may be necessary to restrict one or more turning movements at this intersection.

In order to maintain acceptable LOS and avoid queuing across the railroad, it may be necessary to restrict left turns from westbound Pennington onto southbound Broadway in coordination with a project to widen Pennington Road to four lanes.

Potential intersection improvements recommended by the traffic analysis conducted to support the 2030 General Plan and EIR are included in an Appendix to the General Plan.

RAIL TRANSPORTATION

The Union Pacific Railroad Company owns and maintains the railroad line that runs through the center of Live Oak, parallel to SR 99 (Figure CIRC-3). While historically trains stopped in the city for freight service purposes, stops are no longer scheduled within City limits. Frequency of trains depends on market conditions and demand for consumer goods and energy. During the noise monitoring work conducted to support this General Plan, 21 trains passed through Live Oak per day, with about half of those passing through at night (between 10 p.m. and 7 a.m.).

The railroad presents both challenges and opportunities for the City. Because there are a limited number of at-grade crossings of the railroad, the tracks are a major barrier to east-west travel. Construction of an over-crossing is planned in the northern portion of the Planning Area to serve the needs of new growth on the north side of the City. The railroad is also a main source of noise and

potential safety hazards (see the Noise Element and Public Safety Element for more information). However, the tracks also present a potential opportunity for future industrial and agricultural processing uses in the city. Depending on the type, weight, and frequency of the products that a business would ship and the cost of trucking versus rail, access to rail freight service may provide Live Oak businesses a competitive advantage in the future. The possible use of a railroad spur for freight is a resource the City will consider in implementing its economic development strategy (see the Economic Development Element for more information). The City may explore the potential of commuter rail services or freight options in coordination with regional and state transportation agencies, as well as Union Pacific.



Figure CIRC-3
Union Pacific Railroad in Downtown Live Oak

RAILROAD CROSSINGS

The Draft Circulation Diagram continues existing railroad crossings and identifies a new grade separated crossing over the UPRR (that also would cross SR 99). The new grade-separated overcrossing would be located in the northern portion of the Planning Area, approximately 500 to 700 feet north of the Campbell Road alignment. The precise location and design of this overcrossing will be determined based on additional analysis and planning by the City and in coordination with future developments in this part of the Planning Area.

Pennington Road is planned to be improved to a four-lane roadway in the area west of SR 99 across the UPRR to N Street. Implementing this requirement will involve widening the existing UPRR crossing, constructing new sidewalks, and installing new crossing hardware.

In order to improve intersection spacing along SR 99 and improve future connectivity across the railroad, the City will collaborate with the California Public Utilities Commission, Union Pacific Railroad, and Caltrans to install a new railroad crossing in tandem with the removal of the existing crossing north of Apricot Street. This action would allow development of a new crossing with greater separation between the railroad and SR 99 at a location that can be controlled by a signalized intersection. If this alternative is implemented, all public at-grade crossings would eventually be linked to SR 99



intersections that are controlled by traffic signals. Under this scenario, the existing Apricot Street-Broadway railroad crossing would be closed and replaced with a new at-grade crossing. The locations of the new crossing could be along the Road 11/Road 10/Coleman Avenue alignment, or at another location south of Apricot Street. The Ash Street and Archer Avenue connections to SR 99 would, under this scenario, be limited to right turns only. This alternative would eliminate the need for the Arterial standard at the Apricot Street/Broadway connection across the railroad and the segment of Broadway between this crossing and Apricot.

In addition to the public crossings listed in Table CIRC-4, there is an existing private railroad crossing located approximately 200 feet north of Bishop Avenue that provides access to SR 99. The private access is expected to be closed once alternative access is provided from the west and in conjunction with improvements to railroad crossings in the Planning Area.

**TABLE CIRC-4
PUBLIC RAILROAD CROSSINGS**

Street	Condition
Riviera Road	Existing at-grade
Sinnard Avenue (roughly 600' north of Campbell Avenue)	Proposed grade separation
Kola Street	Existing at-grade
Pennington Road	Existing at-grade
Elm Street	Existing at-grade
Apricot Street–Broadway	Existing at grade
Paseo Avenue	Existing at grade
South of Apricot Street	Proposed at-grade

BICYCLE AND PEDESTRIAN SYSTEM

Live Oak’s neighborhoods and business districts will be served by a system of on- and off-street pedestrian and bicycle routes. The bicycle and pedestrian path system is intended to connect all areas of the community to all major destinations.

Sidewalks, bicycle/pedestrian paths, and/or bicycle lanes will be required along public rights-of-way, as directed by the City (please refer to Table CIRC-1, “Street Standards,” which provides general guidance). Streets in areas with high pedestrian activity, such as Centers, the downtown core area, and commercial districts will have wider sidewalks and separate bicycle lanes. Paths will be used in areas where there are opportunities in the same corridor to circulate pedestrians, cyclists, and stormwater. As noted throughout the General Plan, the City will encourage multi-use drainage, linear parks, open space buffers, and bicycle/pedestrian pathways in new and existing development.

A simple classification system is often used in planning bicycle and pedestrian systems:

- ✓ Class I: Off-street bike paths are located within linear parks and on vacated rail lines, water corridors, or areas otherwise separated from streets.

- ✓ Class II: On-street bike lanes are located along arterial roadways that are delineated by painted stripes and other features.
- ✓ Class III: On-street bike routes share use with motor vehicle traffic. They provide a route that is signed but not striped.

This Circulation Element does not specifically dictate standards or classifications for the City’s future bicycle/pedestrian system, although the City may adopt these standards as a part of the Municipal Code, Bicycle and Pedestrian Master Plan, or City Improvement Standards. Rather, the Circulation Element provides more generalized guidance for sidewalks, paths, and bicycle lanes. Sidewalks and bicycle lanes are required as described in Table CIRC-1, “Street Standards.” Bicycle/pedestrian paths and bicycle lanes are described below (see also Figure CIRC-4):

- ✓ **Bicycle/pedestrian path.** This is an 8- to 12-foot-wide path along or separated from a street. This can be located within a linear park or alongside restored or newly constructed natural drainages. These features can also be located in an agricultural buffer.
- ✓ **Bicycle lane.** This is a 4 to 6-foot-wide lane painted on the outer portion of streets and through intersections. Bicycle lanes can be provided along with traffic circles, roundabouts, and other intersection configurations.

The City will implement the pedestrian and bicycle system, as illustrated on the Bicycle and Pedestrian Diagram (see Figure CIRC-5). This diagram shows locations for off-street pathways and pathways along public rights-of-way. This diagram also shows locations for bicycle lanes along streets. Sidewalks, which are provided along all streets that don’t have a pathway system, are not shown on this diagram.

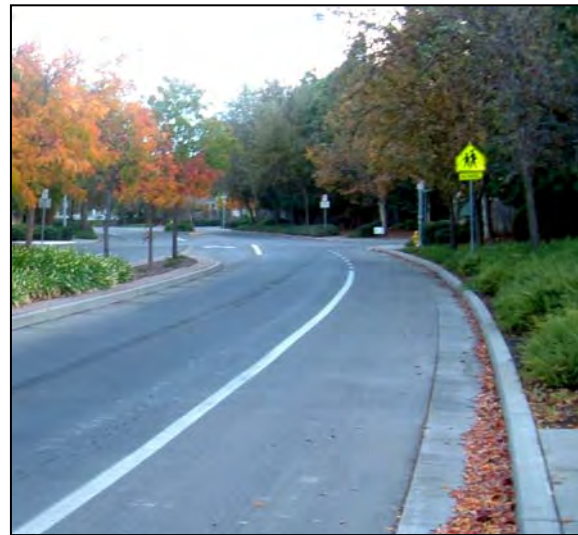
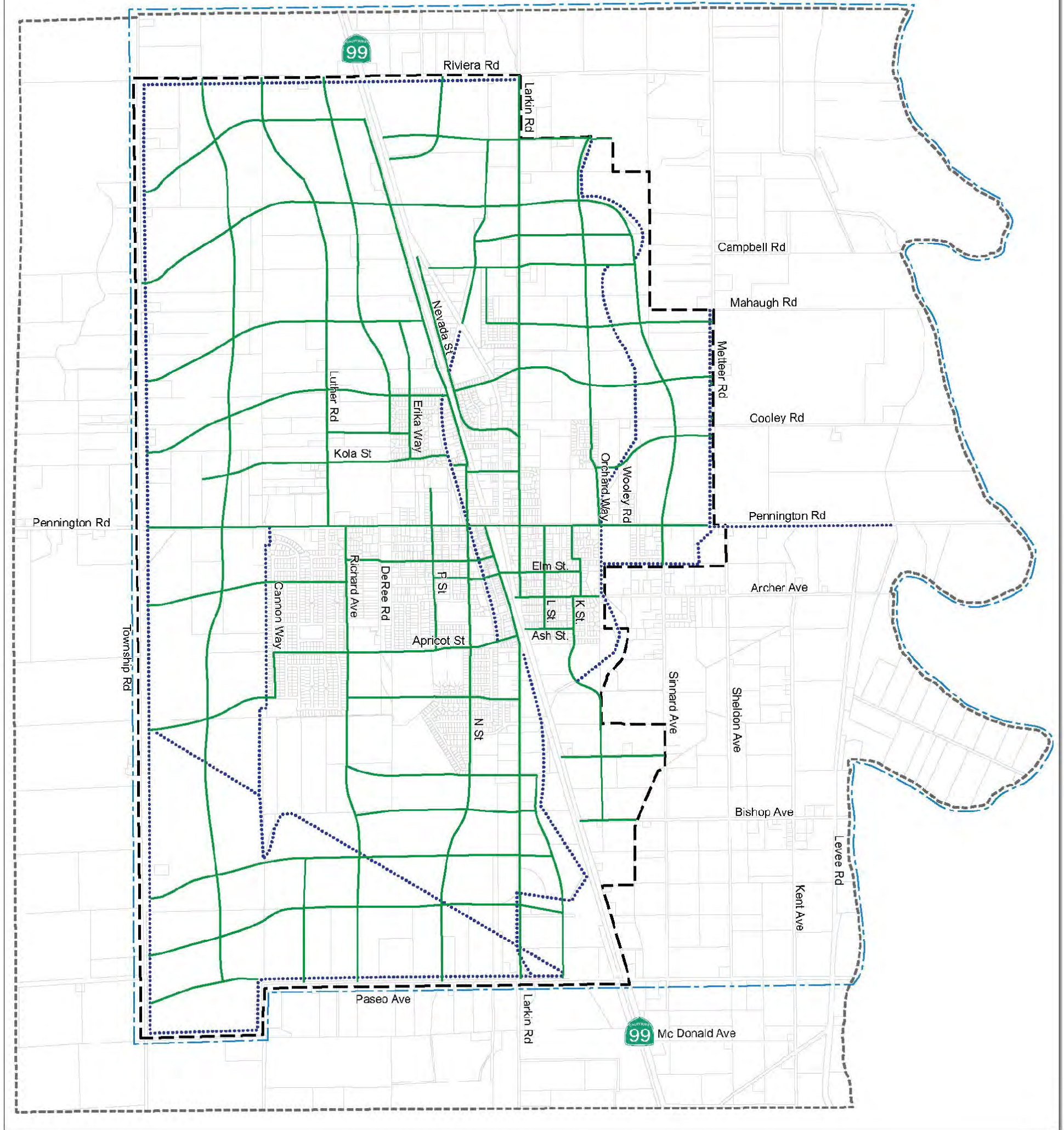


Figure CIRC-4
Bicycle/Pedestrian Path (left) and Bicycle Lane (right)



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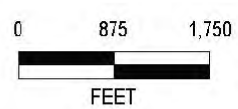
LEGEND

Boundaries

- Study Area
- Planning Area
- - - - - Sphere of Influence
- Parcels

Bicycle Routes

- Bicycle Path
- Bicycle Lane



**Figure CIRC-5
Bicycle and Pedestrian Diagram**



LEVEL OF SERVICE

Most communities use a measure of perceived travel convenience called level of service (LOS) for transportation analysis and roadway design. The City will use LOS as one way to evaluate needed transportation improvements. As noted earlier, the City will also account for pedestrian, bicycle, and public transit needs when investing in local transportation improvements. This following section defines LOS and describes the City’s LOS standards.

LEVEL OF SERVICE DEFINITIONS

LOS describes roadway and intersection traffic conditions with a simple lettering system (A through F) that accounts for average speed, congestion, queuing, intersection delay, and volume compared to roadway capacity. LOS A represents free-flowing traffic conditions, while LOS F indicates the highest levels of traffic congestion (system breakdown). LOS is presented below in Table CIRC-5.

TABLE CIRC-5
LEVEL OF SERVICE DEFINITIONS

Level of Service	Signalized Intersection	Unsignalized Intersection	Roadway (Daily)
“A”	Uncongested operations, all queues clear in a single-signal cycle. Delay ≤ 10.0 sec	Little or no delay. Delay ≤ 10 sec/veh	Completely free flow.
“B”	Uncongested operations, all queues clear in a single cycle. Delay > 10.0 sec and ≤ 20.0 sec	Short traffic delays. Delay > 10 sec/veh and ≤ 15 sec/veh	Free flow, presence of other vehicles noticeable.
“C”	Light congestion, occasional backups on critical approaches. Delay > 20.0 sec and ≤ 35.0 sec	Average traffic delays. Delay > 15 sec/veh and ≤ 25 sec/veh	Ability to maneuver and select operating speed affected.
“D”	Significant congestions of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. Delay > 35.0 sec and ≤ 55.0 sec	Long traffic delays. Delay > 25 sec/veh and ≤ 35 sec/veh	Unstable flow, speeds and ability to maneuver restricted.
“E”	Severe congestion with some long standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es). Delay > 55.0 sec and ≤ 80.0 sec	Very long traffic delays, failure, extreme congestion. Delay > 35 sec/veh and ≤ 50 sec/veh	At or near capacity, flow quite unstable.
“F”	Total breakdown, stop-and-go operation. Delay > 80.0 sec	Intersection blocked by external causes. Delay > 50 sec/veh	Forced flow, breakdown.

Source: 2000 Highway Capacity Manual



LEVEL OF SERVICE STANDARD

The City's LOS standard for City streets is D. LOS D standard will apply to both average daily trip (ADT) and peak-hour traffic estimates for City streets. This standard will be used to assess the City's needs for transportation improvements throughout this General Plan time horizon. The City may use the LOS standard (with exceptions indicated below) for project level analysis, calculating fair-share impact fees, and conditions of approval.

The standard is a part of the City's overall intent to create an effective circulation system that balances the demands of automobile, pedestrian, bicycle, and public transit travel modes. The City's transportation planning and investment will specifically consider the movement of people through intersections, not just motor vehicles.

The City will use LOS D as a standard to be considered alongside other planning and environmental objectives. The City may elect to allow the LOS D standard to be exceeded, if necessary, to achieve other environmental, economic, and social objectives. This balancing will produce better results for residents in the long term and will provide the City with the flexibility it needs to optimize a circulation system constructed to support long-term buildout of this General Plan. The following principles will be applied when considering a traffic improvement:

- ✓ Operations of motor vehicles are important, but improvements to motor vehicle access should be compatible with the needs of bicyclists, pedestrians, and transit vehicles.
- ✓ LOS standards are applied with consideration for the land use context and the street type. Pedestrian safety and convenience is a higher priority than vehicular LOS in residential neighborhoods, Neighborhood Centers, and areas near schools and parks.

STATE ROUTE 99 LOS STANDARDS

For projects where the City is the lead agency, a LOS E standard will be applied for local segments of SR 99 and intersections of City streets with SR 99 (consistent with the current Caltrans Transportation Concept Report for this segment).

LEVEL OF SERVICE EXCEPTIONS

The Circulation Diagram has been designed to achieve the City's LOS D standard and LOS E standard for segments of, and intersections with SR 99. There are certain roadway segments where the desired LOS is not feasible and where the City will accept LOS beyond the standards included in this Element. Please see the discussion that follows.

CITY STREETS

Kola Street. The section of Kola Street from N Street to SR 99 would need to be improved to a Major Collector standard in order to achieve LOS D. This would involve widening the roadway and removing parking in a developed section of this roadway. The City does not currently consider this level of improvement to be feasible with the level of development that currently exists along this roadway segment. LOS E is acceptable for this roadway segment.



N Street. The section of N Street from Fir Street to Pennington Road would need to be addressed through improvements at N Street and California Street, which come together in the area just south of Pennington Road. The Live Oak Community Trail would be located along the westerly side of California Street in this vicinity. With implementation of the Community Trail, there would be no direct access to California or Gum Street from N Street or Pennington. This will address impacts to N Street from Pennington Road to Fir Street. Until these improvements are completed, the City considers LOS E to be acceptable for this roadway segment.

Broadway. The segment of Broadway between Apricot Street and the connection across the railroad to SR 99 would need to be widened to Arterial standards to ensure adequate LOS. This would likely involve creating a northbound right turn lane on Broadway to provide storage for traffic that is waiting to turn onto the connection to SR 99. However, Arterial standards would not be required to achieve satisfactory LOS if the City was successful in closing the Apricot Street crossing in favor of a new at-grade crossing south of Apricot Street. The improvements to Broadway will be considered by the City in coordination with either improvements to the Apricot Street/Broadway railroad crossing or closing of this crossing in tandem with construction of a new at-grade crossing south of Apricot Street. Until these improvements are completed, the City considers the forecast LOS F to be acceptable for this roadway segment.

The **Apricot Street/Broadway connection** from Broadway across the railroad to SR 99 would need to be widened to Arterial standards to deliver adequate LOS (LOS C). This change would involve widening the existing railroad crossing and creating separate eastbound left turn and right turn lanes on the approach to SR 99. Improvements to this railroad crossing would be subject to PUC approval. Because the City cannot guarantee these improvements, the forecast LOS F in this location is considered to be acceptable.

STATE ROUTE 99

Achieving acceptable LOS on SR 99 through the central portion of Live Oak would theoretically require a 6-lane arterial, reconstructing the road to Expressway standards for access and intersection spacing, or developing regional alternatives to SR 99 for north-south travel. Expressway standards would have more limited access and increased intersection spacing requirements, compared to arterial standards. Widening or limiting access in the developed portion of SR 99 would present substantial challenges given the level of existing local access, close intersection spacing, and proximity to the railroad. If the City were able to construct a new railroad crossing in the Road 11/Road 10/Coleman Avenue alignment and close the existing Apricot Street crossing, while restricting the Ash Street and Archer Avenue intersections (and other appropriate intersections) to right turns only, this would increase the distance between signalized intersections and potentially allow this segment of SR 99 to operate more like an Expressway. While this can help reduce congestion on SR 99, development of an Expressway through Live Oak is not consistent with the City's objectives for this corridor. The City would not support measures that would divide the community or create substantial barriers to safe and convenient bicycle and pedestrian movements. As indicated in this Circulation Element, however, the City intends to collaborate with Caltrans on an Access Management Plan intended to identify improvements that would be acceptable to the community and that would improve operations along SR 99.



REGIONAL ROADS

Traffic volumes forecast for Larkin Road north of Riviera Road are indicative of LOS E conditions, which exceed the County's minimum standard. To achieve LOS D on this rural road, it would be necessary to widen the road to a four-lane highway, improve the road to Arterial standards, or develop alternative north-south routes that draw traffic from Larkin Road. Historically, individual cities in Sutter County have been primarily responsible for implementing roadway improvements within each city's sphere of influence. As development proceeds throughout the County, traffic volumes on regional roadways can be anticipated to increase. It is possible that with the current arrangement (i.e., individual cities in Sutter County implement roadway improvements within their own sphere of influence), roadway improvements would not keep pace with regional growth, and may lead to LOS that is not consistent with each agency's standards. As noted in this Element, the City will collaborate with the County to identify regional routes and improvement strategies for these routes. Larkin Road will be considered as a part of this overall process. To achieve LOS D on this rural road, it would be necessary to widen the road to a four-lane highway, improve the road to an Arterial standard, or develop alternative north-south routes that draw traffic from Larkin Road.

STREET DESIGN CONSIDERATIONS

The design of streets will play an important role in creating a multi-modal circulation system and quality neighborhoods. Streets need to support a variety of ways to travel. All streets should support vehicles, pedestrians, and bicycles to the greatest extent feasible. Street layout and block size should result in multiple connections and travel routes, as well as include street trees and vegetation to create shaded and aesthetically-pleasing travel routes.

CONTEXT-SENSITIVE DESIGN

Street design should consider the type and density/intensity of surrounding land uses. The following bullets identify different land use contexts occurring in the city and relevant considerations that should be incorporated into a street's design.

- ✓ **Residential Areas:** Minor collector and local streets are designed to emphasize walking and bicycling while also accommodating vehicle circulation and direct access to properties. Such streets should have narrow street widths and include traffic calming features (e.g., bulb-outs, islands) for pedestrian and bicycle safety and convenience.
- ✓ **Mixed-Use Areas:** Pedestrian, bicycle, and transit design elements will be emphasized in mixed-use areas. Narrower street widths (34 to 36 feet) are intended to reduce travel speeds on main street segments. Traffic-calming design features can be used where necessary, although narrow streets themselves have the effect of calming traffic. Streets in mixed-use areas should identify pedestrian crossings using alternative paving materials (e.g., pavers, brick, cobbles, colored concrete), and streetscapes may include architectural features and public art to provide a unique, high-quality pedestrian environment.
- ✓ **Employment Areas:** Employment areas should be designed to accommodate significant volumes of large vehicles. Wider lanes and wider parking areas may be required along local streets in Employment areas, depending on the type and frequency of anticipated truck traffic. Sidewalks



and bicycle lanes might be used less frequently compared to other areas, but should still be accommodated.

- ✓ **State Route 99 Corridor:** The SR 99 corridor plays an important role in Live Oak’s circulation system. This is a major state thoroughfare, but also is a main street serving commercial districts in Live Oak and a major gateway to the community. While traffic flow should be maintained, pedestrian safety and aesthetics must be priorities. There is an approximately 100-foot right-of-way for SR 99 within the Planning Area that currently includes between two and three 12-foot lanes, with turning lanes at major intersections. A more context-sensitive design could include narrower lanes within the downtown core area of Live Oak. In central Live Oak, safety and aesthetics would benefit from turning pockets in appropriate locations; wide, separated sidewalks, landscaping, including street trees; and other enhancements. The pedestrian environment would be further enhanced over time as the City encourages buildings that are closer to the highway right-of-way, with parking provided on local streets in the area and/or behind proposed buildings (Figure CIRC-6).
- ✓ **SR 99 Gateway Corridors.** At gateway points to the Planning Area, the SR 99 corridor could be designed to preserve the rural aesthetic. Just south of Riviera Road and just north of Paseo Road, some of the existing trees along SR 99 (including former orchards) could be preserved as new trees are planted (Figure CIRC-7 shows existing trees along SR 99 north and south of Live Oak). Setting urban development back from SR 99 in the new growth area, with planted, earthen berms along the highway would preserve a more rural aesthetic for drivers as they enter the City and provide necessary buffering between residential development and the highway. Gateway aesthetic themes should continue from the edge of the Planning Area to the north and south ends of the downtown core area, with attractive design features that let the traveler know they have entered the community (see the Community Character and Design Element for more information).



Figure CIRC-6
Potential Future of State Route 99 through Downtown Live Oak



Figure CIRC-7
Orchard and Other Trees in State Route 99 Gateway Corridors

COMPLETE STREETS

Complete streets are those designed to support safe, attractive, and comfortable access and travel for *all* users, whether in motor vehicles, on foot, on bicycle, or using public transit. The City will require complete streets in all new neighborhoods and will improve existing streets to be more complete in providing for bicycle and pedestrian movements, as funding is available. See Figure CIRC-8 (below left) for an example of a complete street, as compared with an incomplete street (below right).



Figure CIRC-8
Complete Street (above left) versus Incomplete Street (above right).

Improvements required for complete streets depend on the type of the street (see Table CIRC-1 above). While all streets will be required to have sidewalks for pedestrians, the required bicycle improvements will vary. Public transit improvements, including bus stops and pullouts, should be focused in the downtown core area, along SR 99, and in Centers.

STREET PATTERNS

A community's street and block pattern defines the usefulness of its transportation network for multi-modal mobility. The 2030 General Plan requires that development within the new growth area be served by a well-connected street pattern with small blocks. The layout of Live Oak's streets and blocks will have a profound impact on the efficiency of the City's circulation system for both automobile travel and other modes.

The traditional grid street pattern is one approach for ensuring a highly connected neighborhood. However, modifications to the grid pattern could also provide a highly connected transportation network. In general, highly connected street patterns have:

- ✓ a dense system of parallel routes, both east-west and north-south, with many streets providing through connections;
- ✓ frequent intersections; and,

- ✓ frequent points of access.

Highly connected streets are convenient for pedestrians, bicyclists, and drivers. They reduce travel times for emergency responders and increase public service efficiencies. With a highly connected street network, traffic is dispersed and single streets are less likely to have high traffic volumes. With lower traffic volumes, streets can be smaller, less expensive to construct and maintain, more pedestrian friendly, and more pleasant public spaces. Figure CIRC-9 (below left) shows a well-connected street pattern next to one without good connections (below right).

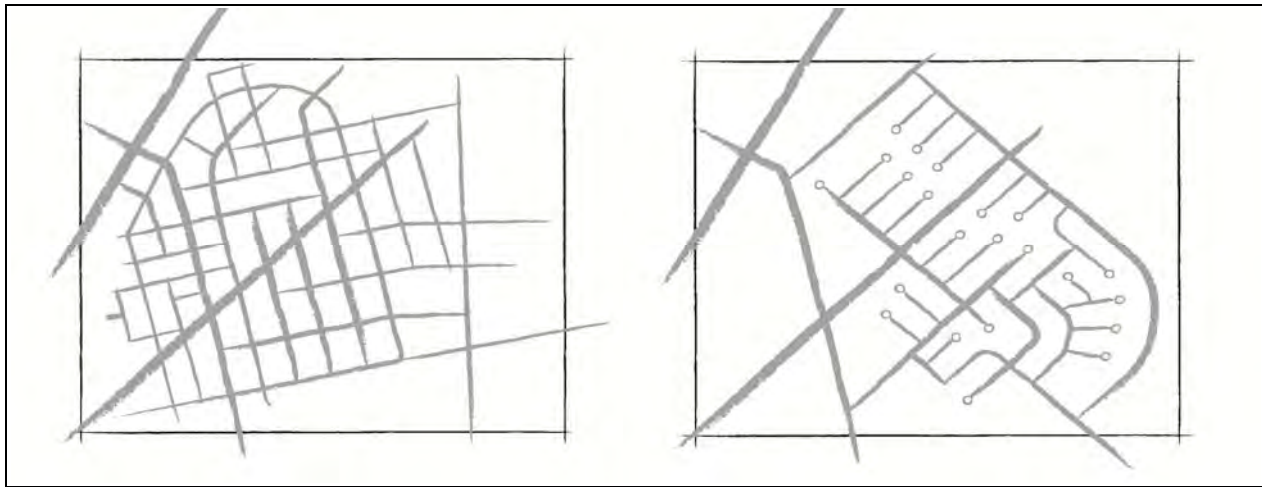


Figure CIRC-9
Connected versus Circuitous Street Patterns

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Following are goals and policies that address circulation through buildout of the Live Oak General Plan in 2030.

- | | |
|---------------------|---|
| Goal CIRC-1. | Develop a highly connected circulation system. |
| Policy CIRC-1.1 | New development shall provide highly connected street and pedestrian/bicycle networks, with many connections between neighborhoods, between new neighborhoods and older neighborhoods, and between Neighborhood and Civic Centers and the surrounding neighborhood. |
| Policy CIRC-1.2 | Block length should be limited in new residential and mixed-use development areas to accommodate pedestrians and bicyclists, with smaller block lengths in and around Neighborhood and Civic Centers. |
| Policy CIRC-1.3 | Where cul-de-sacs are allowed, they must allow emergency and bicycle/pedestrian through access, where appropriate. |



- Policy CIRC-1.4 The maximum allowable length of a cul-de-sac is 500 feet unless an exception is approved by the Community Development Director in consultation with relevant emergency service providers.
- Policy CIRC-1.5 No property subdivision may have more than 25 percent of the total public street length in cul-de-sacs unless an exception is granted by the Community Development Director based on findings related to such issues as the small size of the subdivision, the infill location, or the location of the subdivision next to the railroad or Highway 99.
- Policy CIRC-1.6 New development shall contribute on a fair-share basis toward construction of an overcrossing of the railroad and SR 99.
- Policy CIRC-1.7 The following local streets shall be extended into proposed developments, as appropriate: Samuel Street to the south, Wooley Road to the north, and Jasmine Drive and Heather Drive to the west.

Goal CIRC-2. Improve the convenience and safety for multi-modal travel in existing development.

- Policy CIRC-2.1 The City will seek funding for, and include pedestrian and bicycle improvements in Capital Improvements Planning, as feasible. Such improvements will include, but are not limited to:
- ✓ construction of sidewalks where they do not currently exist,
 - ✓ widening of sidewalks in high pedestrian traffic areas,
 - ✓ installation of bike paths and lanes, and
 - ✓ improved crossings of roads and the railroad for bicycles and pedestrians.
- Policy CIRC-2.2 The City and Redevelopment Agency will prioritize transportation investments that better connect neighborhoods to major destinations, with safer and more convenient pedestrian, bicycle, and transit stops and routes.
- Policy CIRC-2.3 The City will seek funding and consult with property owners to increase connectivity in existing neighborhoods by constructing new roads and/or bicycle/pedestrian paths at the end of dead-end streets and cul-de-sacs in the existing developed areas.
- Policy CIRC-2.4 The City will seek funding for and, as feasible, install traffic-calming measures, such as planted medians, landscaped planter strips, landscaped traffic circles, and other designs in areas with excessive traffic, as appropriate.
- Policy CIRC-2.5 The City and Redevelopment Agency will explore opportunities to construct new, or improve the safety of existing east-west crossings, or may require such improvements as a condition of new development, as appropriate.
- Policy CIRC-2.6 The City will consider its own operations and maximize opportunities to use, and encourage employees' use of pedestrian, bicycle, and transit facilities.



- Goal CIRC-3. Ensure safe and convenient daily travel for pedestrians, bicyclists, transit users, and drivers as Live Oak grows.**
- Policy CIRC-3.1 New development shall construct and dedicate streets that accommodate the full range of locally available travel modes.
- Policy CIRC-3.2 New development shall construct and dedicate and/or contribute to a connected bicycle/pedestrian network that is designed to promote travel to all schools, parks, and other major destinations.
- Policy CIRC-3.3 New development shall contribute on a fair-share basis to construct streets and bicycle/pedestrian paths in new growth areas that serve areawide or citywide travel needs.
- Policy CIRC-3.4 New development shall contribute on a fair-share basis to improve streets in existing developed areas affected by new development traffic.
- Policy CIRC-3.5 In areas with high pedestrian activity, streets should be relatively narrow and curb radii should be designed to promote pedestrian safety and convenience, while also ensuring adequate emergency access.
- Policy CIRC-3.6 Bicycle parking should be provided as a part of all non-residential development.
- Goal CIRC-4. Provide parking in a way that balances the needs of motorists, pedestrians, bicyclists, transit users, and community aesthetics.**
- Policy CIRC-4.1 Projects located in Neighborhood Centers, Civic Centers, and areas with the Downtown Mixed Use land use designation may have reduced off-street parking requirements.
- Policy CIRC-4.2 New development, especially in Centers and within the Downtown Mixed Use land use designation, should use shared parking, wherever possible, to meet the City's off-street parking requirements.
- Policy CIRC-4.3 New development will use on-street parking to meet parking needs, where feasible, to reduce or avoid the need for off-street parking.
- Policy CIRC-4.4 As funding is available, the City will paint additional on-street parking spaces along streets in existing developed areas to reduce the need for off-street parking.
- Policy CIRC-4.5 Shade trees shall be provided in any proposed surface parking to achieve a minimum of 50 percent canopy coverage at maturity. A ratio of at least one tree for every six parking spaces is recommended, although 50 percent canopy coverage will require more of some tree species and fewer of other species.



Goal CIRC-5. Allow for efficient delivery of materials and shipment of products for Live Oak businesses without adversely affecting residents.

Policy CIRC-5.1 The City will work cooperatively with the California Department of Transportation (Caltrans), the Sacramento Area Council of Governments (SACOG), and property owners to plan and fund improved access to and from SR 99 for existing and future businesses, including:

- ✓ Examine alternatives for improvements to Highway 99 (capacity and bicycle/pedestrian safety improvements) and identify preferred conceptual plans to provide certainty for existing and future property owners along Highway 99;
- ✓ Enhance and add cross-town circulation connections that make crossings of SR 99 and the railroad easier and more convenient for Live Oak residents and commerce; and,
- ✓ Work cooperatively with Caltrans, SACOG, and Sutter County to examine opportunities for a bypass around Live Oak in the Paseo Road/Township Road corridor.

Policy CIRC-5.2 The City will consult with Caltrans, Sutter County, the California Highway Patrol, the California Public Utilities Commission, and the Union Pacific Railroad Company to appropriately regulate the safe movement of truck traffic and hazardous materials throughout the City.

Goal CIRC-6. Provide convenient public transit service for Live Oak residents and businesses.

Policy CIRC-6.1 The City will consult with Yuba-Sutter Transit to maximize the availability of public transit options for Live Oak residents. This will include the development of local transit routes that provide frequent regular service to all areas of the city and transit connections to nearby communities of Gridley, Yuba City, and Marysville.

Policy CIRC-6.2 The City will consult with Yuba-Sutter Transit to develop convenient commuter routes from Live Oak to major employment areas, such as Yuba City, Marysville, and Sacramento, and provide transit commuter routes serving Live Oak Employment areas, as it becomes feasible.

Policy CIRC-6.3 The City will consult with Butte Regional Transit to develop a transit route that can stop in Live Oak on a regular basis and provide a connection to Butte County communities and employment centers.

Policy CIRC-6.4 New development shall provide transit stops and bus pull-out lanes, consistent with City direction, long-range transit plans, and policies of local transit providers.



- Policy CIRC-6.5 Transit stops will be focused in Neighborhood Centers, Civic Centers, near schools, employment centers, retail establishments, parks, retirement communities, and in the downtown core area.
- Policy CIRC-6.6 Existing and future transit stops should have benches, covered sitting areas, and other amenities that make public transit more comfortable and attractive as a travel choice.
- Policy CIRC-6.7 The City will provide incentives to City employees for using public transit or ridesharing, such as free or discounted transit passes and priority parking areas.
- Policy CIRC-6.8 The City will consult with Yuba-Sutter Transit regarding possible sponsorship of bus routes for large employers in Live Oak.
- Policy CIRC-6.9 The City will provide incentives to local businesses that sponsor transit routes or create their own travel demand management programs. Incentives may include, but are not limited to, streamlined permitting, and reduction of parking requirements.

Goal CIRC-7. Redesign SR 99 within Live Oak to better meet local needs.

- Policy CIRC-7.1 The City will consult with Caltrans, SACOG, and other relevant agencies to plan, fund, and implement context-sensitive design solutions along SR 99 that calm traffic, enhance aesthetics, and improve pedestrian safety and convenience, consistent with this General Plan.
- Policy CIRC-7.2 The City will encourage and support narrower lanes for SR 99 between Kola Street and Archer Avenue, as one way to increase safety and encourage slower traffic.
- Policy CIRC-7.3 As development occurs along SR 99, this should include construction of separated sidewalks with street trees along property frontages.
- Policy CIRC-7.4 The City will limit new direct access points to SR 99 and will encourage new development along SR 99 to provide driveway access from local streets instead of the highway.
- Policy CIRC-7.5 The City will improve the safety and convenience of pedestrian activity along SR 99 and crossings of SR 99 in and around the downtown core area, as funding is available.

Goal CIRC-8. Ensure seamless and effective transportation throughout the Planning Area and the surrounding region.

- Policy CIRC-8.1 The City will consult with other local and regional transportation planning agencies, including Sutter County, Butte County, Caltrans, and the Sacramento Area Council of Governments, to ensure consistency among agencies' transportation systems and plans.



- Policy CIRC-8.2 The City will integrate local transportation planning with regional transportation planning and provide direction to the state and SACOG regarding community preferences for the design of regional transportation routes within Live Oak.
- Policy CIRC-8.3 The City will consult with the California Public Utilities Commission, Amtrak, Union Pacific Railroad Company, and any other relevant agencies to encourage and accommodate any future opportunities for future regional bus transit and rail stops in Live Oak.

Implementation Program CIRC-1

The City will assess transportation impact fees and plan transportation improvements based, in part, on LOS analysis and standards described in this Circulation Element. The City will also explicitly consider the impact of traffic improvements on pedestrian, bicycle, and public transit safety and convenience. The City will allow exceedance of vehicular LOS for future development projects, if necessary. Transportation investments will be implemented according to the following guidance:

- ✓ Roadway or intersection widening is a less desirable type of mitigation for traffic impacts and generally should be considered after other options are exhausted.
- ✓ The City will seek to improve roadway capacity by timing lights to optimize LOS at congested intersections.
- ✓ The City will seek opportunities to decrease congested routes by providing more connectivity and route choice options.

In areas where proposed development would result in exceeding the local LOS standards, the developer(s) shall redesign the project to increase connectivity, enhance bicycle/pedestrian/transit access, or through other means to meet LOS standards. After all feasible site planning approaches are exhausted, if LOS is still exceeded, projects will contribute on a fair-share basis for street improvements required to bring the areas roadways to within the City's LOS standards. Improvements needed to accommodate new growth shall not be funded by existing city residents or businesses.

In general, traffic mitigation programs in Live Oak will be structured to provide incentives for projects to reduce their per-unit and per-employee trip generation rates. Traffic impact fees for new developments in Live Oak shall not be calculated simply on a per-unit basis, but will consider the number of bedrooms and type of home (townhome, apartment). It is important to take into account the substantial variations in actual trip generation of the full range of residential types. Commercial traffic impact fees shall not be calculated simply on a square-footage basis, but will take into account whether the commercial project is designed to attract drivers or oriented toward pedestrians and neighborhoods. Projects that rely on highway traffic have higher traffic generation rates, and therefore relatively higher contribution toward roadway improvements. Retail and service establishments located and designed for pedestrian, transit, and bicycle access will have comparatively lower traffic impact fees. This approach



applies to new development rather than redevelopment or the change of use or user in existing developments.

Implementation Program CIRC-2

The City will consult with the Sacramento Area Council of Governments to revise the local approach to traffic impact analysis to take advantage of emerging, more sophisticated, land use, density- and design-sensitive modeling techniques. The City will promote the use of land use/transportation modeling that is sensitive to not only land use, but also pedestrian-oriented design. When calculating traffic impacts of development projects, the City will encourage the use of models that show reduced trip-generation rates for higher residential densities. Traffic modeling will be sensitive to the travel demand benefits of building homes and destinations near each other, projects that reduce parking and bring buildings to the street, and other proven land use planning and site design techniques. Modeling and impact assessment will show transportation benefits for projects that provide and promote convenient transit access. Other future methods to reduce Live Oak residents' need to drive will be included in City-approved traffic reports, as appropriate. Projects located and designed to manage travel demand in the City will enjoy correspondingly lower traffic impact fees.

Implementation Program CIRC-3

Following adoption of the 2030 General Plan, the City will revise its development impact fees based on a Nexus Study, including areawide serving transportation facilities, such as a railroad and Highway 99 overcrossing in the northern portion of the City.

Implementation Program CIRC-4

Following adoption of the General Plan, the City will revise the Zoning Ordinance, Subdivision Ordinance, and Public Works Improvement Standards, as necessary, to ensure a highly connected transportation system. Revisions to these implementing documents will be consistent with Circulation Element, and will include such item as:

- ✓ establish maximum block sizes in residential, mixed-use, and commercial areas;
- ✓ require stubbing of streets to adjacent planned development areas;
- ✓ establishment of a minimum connectivity index, particularly near Neighborhood Centers and Civic Centers, in order to ensure multiple route choices and emergency access; and,
- ✓ specify exceptions to connectivity standards.

Implementation Program CIRC-5

Following adoption of the General Plan, the City will revise the off-street parking requirements, as necessary, based on policy in this Circulation Element. Since different land uses have different peak demand periods, it is often cost-effective in the short- and long-term for property owners, land developers, end users, and the City alike to encourage joint- or shared-use parking, particularly in mixed use areas. Revisions in the off-street parking standards required to better optimize the amount of surface parking provided in different areas of the City will be



considered. The following guidelines should be considered in revisions to implementing documents:

- ✓ Off-street parking requirements may be reduced for projects located in Centers (e.g., Neighborhood Centers and Civic Centers) and in the downtown core area, as well as for affordable housing projects.
- ✓ Consider opportunities to reduce residential off-street parking requirements for multifamily units and/or other medium and high density housing.
- ✓ Consider reducing or eliminating off-street parking requirements for guest parking in locations where on-street parking is provided.
- ✓ Parking for nonresidential development may be reduced if located in Centers, where on-street parking is provided, or if parking can be shared with adjacent uses with different timing for parking needs.
- ✓ Parking requirements should specify minimum parking, as with the current code, as well as parking *maximums*, in order to create a pedestrian-friendly environment. The City will retain the discretion to approve projects proposing parking above the maximum with conditions, such as providing parking lot shading beyond that required by City standards.

Implementation Program CIRC-6

Following adoption of the General Plan, the City will analyze future mixed-use development potential in the downtown core area and the ability to accommodate new parking needs through provision of on-street parking. Both existing and future street connections will be considered for adding on-street parking. Wide streets might accommodate diagonal parking on one or both sides. Narrower streets might only accommodate parallel parking. The future amount of on-street parking will be compared with the parking demand of future mixed-use development, considering the different daily periods of peak demand for different land uses. The findings of this study should inform changes to the City's off-street parking requirements and Improvements Standards for downtown core area streets, as appropriate. The City may also choose to instead conduct the above parking analyses as a part of an overall downtown core area plan.

Implementation Program CIRC-7

Following adoption of the General Plan, the City will revise the Street Design Criteria, as necessary, to implement policy of this Circulation Element. As a part of these revisions, the City will consider pedestrian-friendly street standards, especially for areas where high pedestrian activity is anticipated. The following guidelines should be considered in revisions to the City's Improvement Standards:

- ✓ Driveways may be constructed using pervious surfaces (such as porous concrete, porous cement, pavers, turf-blocks), or other designs and materials that reduce stormwater runoff.



- ✓ Shared driveways are encouraged in zero lot line, courtyard, and other compact single-family residential designs, as well as in multifamily housing.
- ✓ Curb radii in new growth areas should be reduced. Consider 15–20 feet for local streets, 20–25 feet for minor collectors, and 25–30 feet for major collectors.
- ✓ Street intersections should follow a four-way grid or modified grid pattern.
- ✓ Roundabouts and traffic circles can be used to control traffic at intersections, particularly those without a perfect 90-degree orientation.

Implementation Program CIRC-8

The City will seek funding to work collaboratively with Caltrans (and SACOG, as appropriate) to prepare a conceptual corridor plan for SR 99. The plan should include such design components as wide, separated sidewalks, street trees and other landscaping, street furniture, and other amenities, as appropriate. The plan will provide conceptual design guidance for SR 99 property frontage, as well as the SR 99 right-of-way. The plan will identify priorities for phasing and financing of these improvements. This conceptual corridor plan will identify local preferences for improvements to the highway itself, which would be pursued by Caltrans in coordination with the City later. The City will accommodate Caltrans design and engineering standards, but will not include preliminary engineering as a part of this corridor plan, which is meant instead to identify preferred conceptual approaches, consistent with the General Plan. With this conceptual corridor plan, the City will proactively seek funding to implement segments of corridor improvements over time. Aspects of this streetscape plan will be integrated into the City's Improvement Standards, as appropriate. The City and Redevelopment Agency may fund and/or implement sections of this streetscape plan in advance of development, with fair-share contribution of benefiting properties to reimburse the City or Redevelopment Agency when they develop. The City will consider ongoing reimbursement payments rather than a single up-front payment where necessary to encourage redevelopment of the SR 99 corridor.

Implementation Program-CIRC-9

On an ongoing basis, the City will identify priority transportation improvements in the existing developed City consistent with the Circulation Element and include such improvements in grant applications, capital improvements planning, and through other funding mechanisms, as appropriate.

Implementation Program-CIRC-10

Following General Plan adoption, the City will identify and restrict truck traffic to designated truck routes. The City will allow truck traffic by direct route to and from restricted streets, where required for the purpose of making pickups and deliveries of goods. The City will sign and enforce designated truck routes, as appropriate.

Implementation Program-CIRC-11

Following General Plan adoption, the City will collaborate with Caltrans, the Public Utilities Commission, Union Pacific Railroad, local property owners and businesses, and other relevant agencies to develop and implement an Access Management Plan for SR 99 and railroad



crossings in the Planning Area. This Plan will address forecast level of service issues along SR 99 and City streets with forecast LOS issues. The Access Management Plan will consider the location and design of a new railroad crossing south of Apricot Street to be constructed in tandem with the closing of the Broadway/Apricot Street crossing. The Access Management Plan will identify a phased and logical approach to improving operations of SR 99 while ensuring ongoing local access, including the area between Ash Street and Ramsdell Drive. To the extent that this Access Management Plan includes removal or construction of crossings of the Union Pacific Railroad line, the City will consult with the Public Utilities Commission.

Implementation Program-CIRC-12

Following General Plan adoption, the City will monitor the number of pedestrians crossing the railroad at Kola Street, Pennington Road, and Elm Street, Riviera Road, the new Road 11/Road 10/Coleman Avenue crossing (if constructed), and Paseo Avenue. As necessary, the City will pursue improvements and maintenance of adequate traffic and pedestrian controls at each location, including installation of fencing to limit access to the railroad, in order to ensure safety. The City will seek funding for safe pedestrian and bicycle crossings of the railroad and/or SR 99 at approximately Epperson Way, Road F, and Road 10/Bishop Avenue/Coleman Avenue, among other appropriate locations.

Implementation Program-CIRC-13

Following General Plan adoption, the City will collaborate with Sutter County to identify regional routes that would serve traffic generated under the 2030 General Plan. The City will collaborate with Sutter County and other relevant agencies on funding, planning, and improvement strategies for these routes. Larkin Road will be considered as a part of this overall process. To achieve LOS D on this rural road, it would be necessary to widen the road to a four-lane highway, improve the road to an Arterial standard, or develop alternative north-south routes that draw traffic from Larkin Road.



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COMMUNITY CHARACTER ELEMENT

INTRODUCTION

The Community Character Element builds on the positive existing qualities of Live Oak. This Element also reflects Live Oaks cultural history, which has been shaped by agriculture and the railroad. It introduces policies aimed at protecting the natural resources of the City and enhancing its livability in the future. Within the city, this Element advances a model (carried through the entire General Plan) of neighborliness, environmentally and economically sustainable design, and freedom in transportation mode choice.

BACKGROUND AND CONTEXT

“Community character” refers to the physical characteristics that lend shape, form, and identity to a community. Concepts such as “small town,” “quality of life,” “living environment,” “neighborhood,” and “community” are, to a large extent, expressions of familiar physical characteristics—landmarks, streets, buildings, parks, and natural features that create a unique identity in every community. “Community design” refers to the architectural and development design principles that create the shape, form, and appearance of both new development and the redevelopment of existing districts and neighborhoods. Community design principles and policies are intended to ensure that the community character of the future reflects the vision and goals of residents and decision makers.

Live Oak envisions itself as a livable place with the character and qualities of a traditional small town. As envisioned in the future, neighborhoods in Live Oak help support a sense of community, with homes arranged and designed to encourage healthy interaction between neighbors. Commercial centers, employment centers, and schools will be located conveniently for residents and visitors. All of the elements that make up Live Oak will be connected by a well-designed circulation network. Streets will be safe, walkable, and accommodate all modes of travel. An open space system includes enjoyable parks that are well-connected by greenbelts and trails. Through its planning policies, Live Oak will be a livable place that can sustain itself well into the future.

RELATIONSHIP WITH OTHER GENERAL PLAN ELEMENTS

The goals and policies in this Element complement goals and policies from other elements of the General Plan that affect community character, particularly the Land Use and Circulation Elements. City goals for air quality, transportation, and land use require more efficient use of land, mixing of land uses, a high-quality multi-modal transportation system, and other planning concepts that will shape Live Oak’s character in the future. The City recognizes that design is very important for ensuring public acceptance for more compact and land efficient development patterns, neighborhood centers, mixed-use development, and other concepts introduced in this General Plan. This Element is the basis for guiding the appearance and aesthetic considerations of public and private land development.



While the Land Use Element describes the location and distribution of uses within the City, the Community Character Element emphasizes:

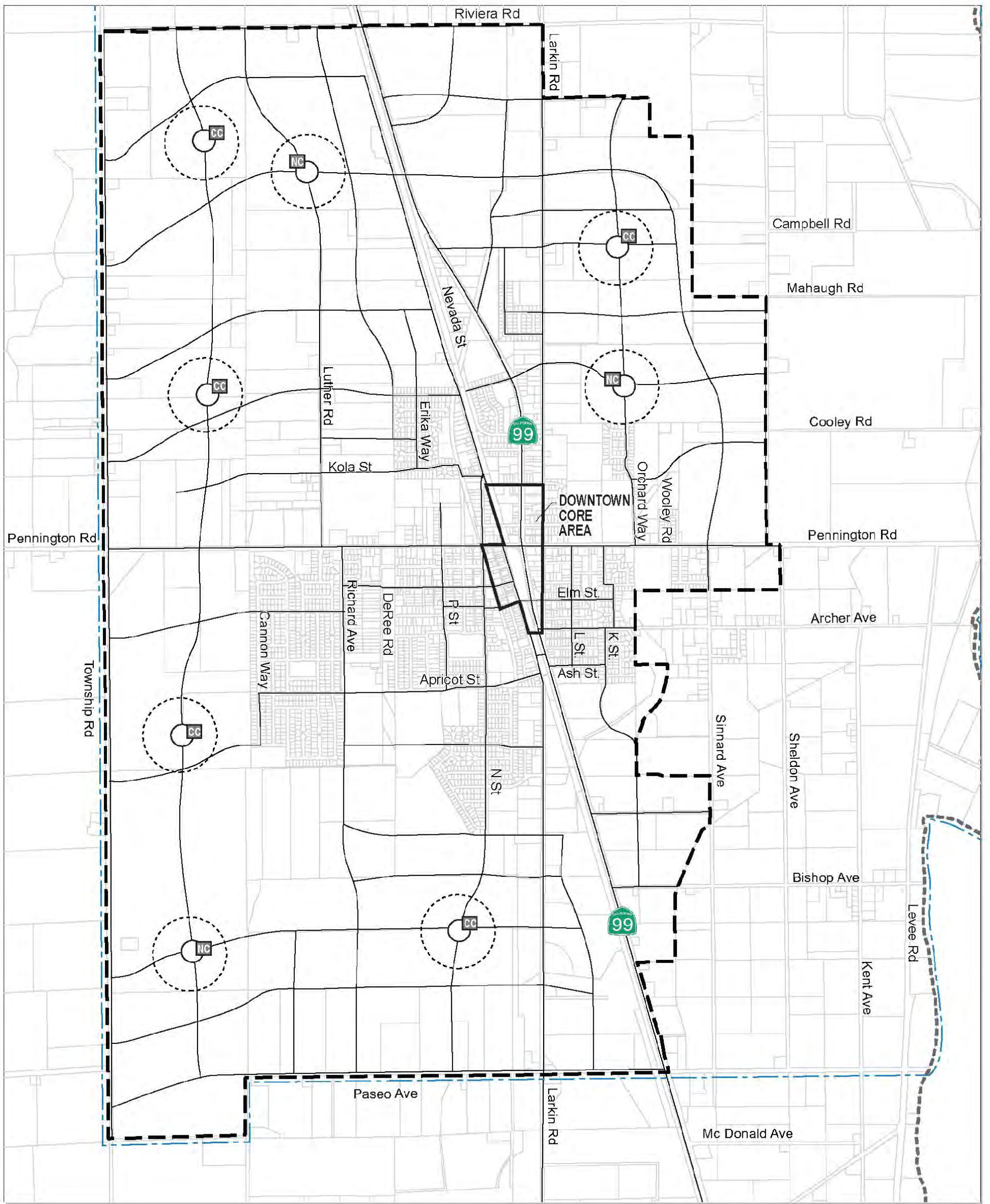
- ✓ how development should relate to the user;
- ✓ how development can contribute to the City's visual character and create an attractive place for residents, workers, and visitors; and,
- ✓ how buildings and other improvements should function in relation to one another, to streets and other public places, and in the greater context of the community.

COMMUNITYWIDE POLICIES AND FOCUS AREAS

The Community Character Element provides general design guidance through policies and examples of design concepts regarding the form and character of development and public improvements citywide. The Element also provides guidance for areas of particular importance in the City, such as (see Figure DESIGN-1):

- ✓ Downtown core area;
- ✓ Highway 99/Live Oak Boulevard;
- ✓ the Pennington Road corridor; and,
- ✓ Neighborhood Centers and Civic Centers (Centers).

Unless specified otherwise, the goals and policies that follow apply citywide.



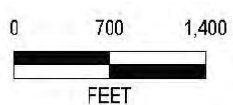
LEGEND

Boundaries

- Study Area
- Planning Area
- Downtown Core Area
- Sphere of Influence
- Parcels

Centers

- Civic Center
- Neighborhood Center



**Figure DESIGN-1
Downtown Core Area and Centers**



GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

STREETS AND STREETSCAPES

Streets comprise the majority of the accessible public spaces in most communities and can be the liveliest and most memorable public spaces. Streets are the main way that we connect physically between homes and the broader community. The quality of the streetscape environment substantially affects the quality of interactions with a community.

The Circulation Element provides guidance for the circulation network itself. This Element focuses on streetscapes and the overall layout of neighborhoods, of which the circulation system is an important part. Goals, policies, and design guidelines provided in this Element are aimed at balancing the need for motor vehicle movement and parking with the community's desire to create a sense of place. This can be accomplished by improving the connectivity of the street network; by providing amenities for people using the streets; and by making streets pleasant and attractive places to be. Thoughtful street layout and high-quality streetscapes will improve the character of Live Oak and make travel through the city more pleasant and convenient for drivers, transit users, cyclists, and pedestrians.

Goal DESIGN-1. Provide connected streets with features and amenities that accommodate many travel modes.

Policy DESIGN 1.1 Streets should be located and oriented to define the edges of neighborhoods, frame scenic views, and provide civic landmarks as focal points.

Policy DESIGN 1.2 Civic Centers and Neighborhood Centers; parks; civic landmarks; and schools shall be connected by streets, multi-use trails, and pedestrian paths, so that people may comfortably and conveniently reach these destinations by foot, bicycle, car, and bus.

Policy DESIGN 1.3 New development shall provide a well connected street system with simple and direct routes and connections to existing roadways and neighborhoods (see also the Circulation Element).

Policy DESIGN 1.4 If cul-de-sacs are used, they should allow pedestrian and bicycle through connectivity to adjacent trails or streets.

Policy DESIGN 1.5 The City will require block sizes based on location and land use to encourage pedestrian and bicycle travel, shorten vehicle trips, and ensure adequate emergency access (see also the Circulation Element). Shorter blocks and greater connectivity are appropriate in Neighborhood and Civic Centers and other areas where a high volume of pedestrian travel is anticipated (see also the Circulation Element). Larger blocks are appropriate in industrial and some commercial areas where uses are not expected to attract large numbers of pedestrians.



Policy DESIGN 1.6 If any soundwalls are used, they should provide frequent breaks for pedestrian and bicycle access to adjacent areas and incorporate screening and landscaping to minimize their visual impact.



Figure DESIGN-2
Where used, cul-de-sacs should allow for through connections

Policy DESIGN 1.7 Alleys may be used in new development to provide access to nearby uses, to minimize street congestion, and to allow for the potential location of residential garages, secondary units (“granny flats”), and waste collection services off public streets.



Figure DESIGN-3
Alleyways may be provided for garage access, second units, and services

Policy DESIGN-1.8 Street intersections in areas with high pedestrian traffic or high vehicle traffic should have distinctive crosswalks with different paving patterns, painting, landscaping, and other aesthetic/safety enhancements.



Figure DESIGN-4
Example of a pedestrian-friendly intersection

Policy DESIGN-1.9 The City encourages the use of traffic calming devices, such as bulb-outs, crosswalks, pedestrian refuges, planted medians, speed humps, traffic circles, and other passive speed control measures, where appropriate.

Policy DESIGN-1.10 As funding permits, the City will seek to install traffic calming and pedestrian and bicycle improvements in existing neighborhoods and commercial areas where high traffic speeds are a problem.

Policy DESIGN-1.11 The City will coordinate with Union Pacific and the Public Utilities Commission to install and improve safe and accessible railroad crossings.

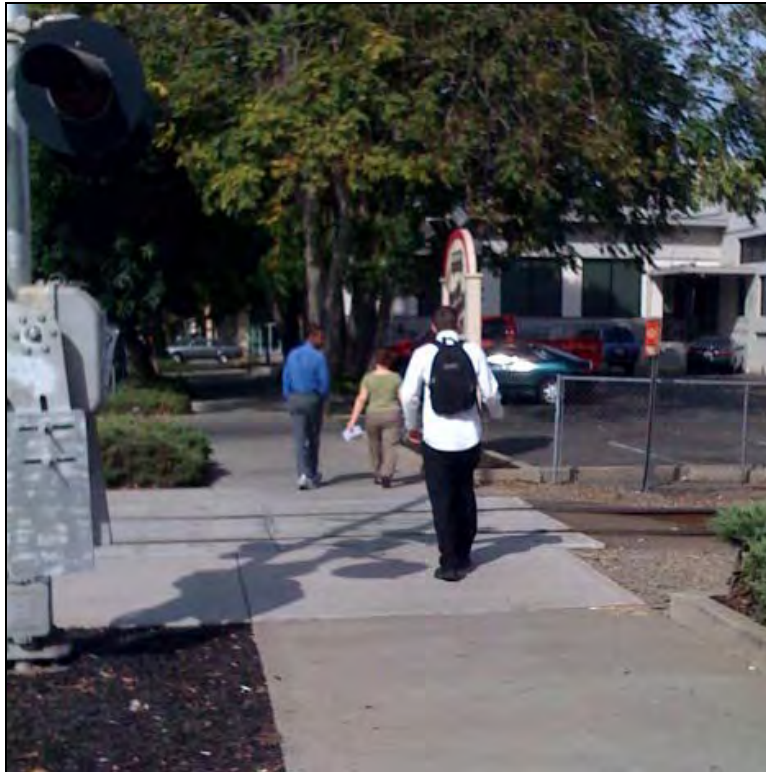


Figure DESIGN-5
Example of accessible pedestrian train crossing

Goal DESIGN-2. Design streetscapes to create attractive and comfortable spaces for people.

Policy DESIGN 2.1 New streets shall provide comfortable travel areas for pedestrians, bicyclists, and drivers to facilitate multi-modal travel.

Policy DESIGN 2.2 Local and minor collector streets should have narrower travel areas for vehicles than arterial streets in order to provide safe and comfortable environment for pedestrians and bicyclists.

Policy DESIGN 2.3 Local streets and setbacks should not be overly wide. Street width should be proportional with building setbacks and heights to create “outdoor rooms,” emphasizing comfort of pedestrians and bicyclists.



Figure DESIGN-6
Excessively wide local street with little pedestrian appeal should be avoided (Left);
Narrower street that provides better aesthetic value (Right)



Figure DESIGN-7
Overly wide collector streets should be avoided (Left);
Collector streets can function well with narrower travel lanes for vehicles (Right)

Policy DESIGN-2.4 New developments should attempt to preserve as many existing mature trees as feasible and plant additional street trees to eventually create a complete canopy.

Policy DESIGN-2.5 The City will add street trees in existing developed areas, as feasible, with the goal of a complete tree canopy.

Policy DESIGN-2.6 Trees in commercial areas should be located and selected to shade sidewalks.

Policy DESIGN-2.7 Trees in residential areas should shade both the sidewalk and the street and provide a visual buffer between streets and homes.



Policy DESIGN-2.8 Benches, trash receptacles, drinking fountains, bus shelters, signage, and other improvements should be located and designed to enhance the visual environment.



Figure DESIGN-8
Collector street with landscaped median and planting strip, street trees, and separated sidewalk



Figure DESIGN-9
A well-designed transit shelter enhances community character and the transit experience for users



COMMUNITY GATEWAYS

Gateways are important entry points distinguished by a combination of natural features, landscaping, buildings, streetscapes, signage, and/or other physical clues that one has entered a community or neighborhood. Community gateway points to the City along Highway 99 from the north and south at Paseo Road and Riviera Road, and on Pennington Road at Township Road to the west and Metteer Road to the east are important visual gateways to the community. Gateway points at Nevada Street and Allen Street are important visual gateways to the downtown core area (See Figure DESIGN-10.)

Goal DESIGN-3. Provide a visual environment at important gateways that gives visitors to Live Oak an immediate positive impression of the community.

Policy DESIGN 3.1 Important visual gateways should be designed to:

- ✓ Provide an attractive streetscape environment for visitors;
- ✓ Preserve vegetation and add new landscaping to enhance aesthetics;
- ✓ Preserve or enhance views of the Sutter Buttes, where possible;
- ✓ Visually “announce” to the visitor their arrival in Live Oak and the downtown core area;
- ✓ Have attractive civic landmarks and public spaces; and,
- ✓ Ensure, for developed properties, the visual prominence of attractive building façades rather than surface parking or signage.

RESIDENTIAL DEVELOPMENT

Live Oak’s residential areas include older, traditional residential neighborhoods east and west of the downtown core area and newer development to the north and west. Older neighborhoods generally have tree-lined streets with sidewalks and detached garages. More recently constructed single-family neighborhoods have wider streets and cul-de-sacs and homes with garage doors that are very prominent as viewed from the street.

The character of residential neighborhoods is a product of the design of their public and private elements. In addition, the quality of homes and the relationship they have to each other have a strong impact on the character of the community. Public spaces, including streets and parks, should provide a pleasant and safe atmosphere for neighbors to walk, to meet, and to gather. Private homes should provide overlook, or “eyes” on the street and should be designed with quality materials and at a scale and orientation that is pedestrian-friendly.

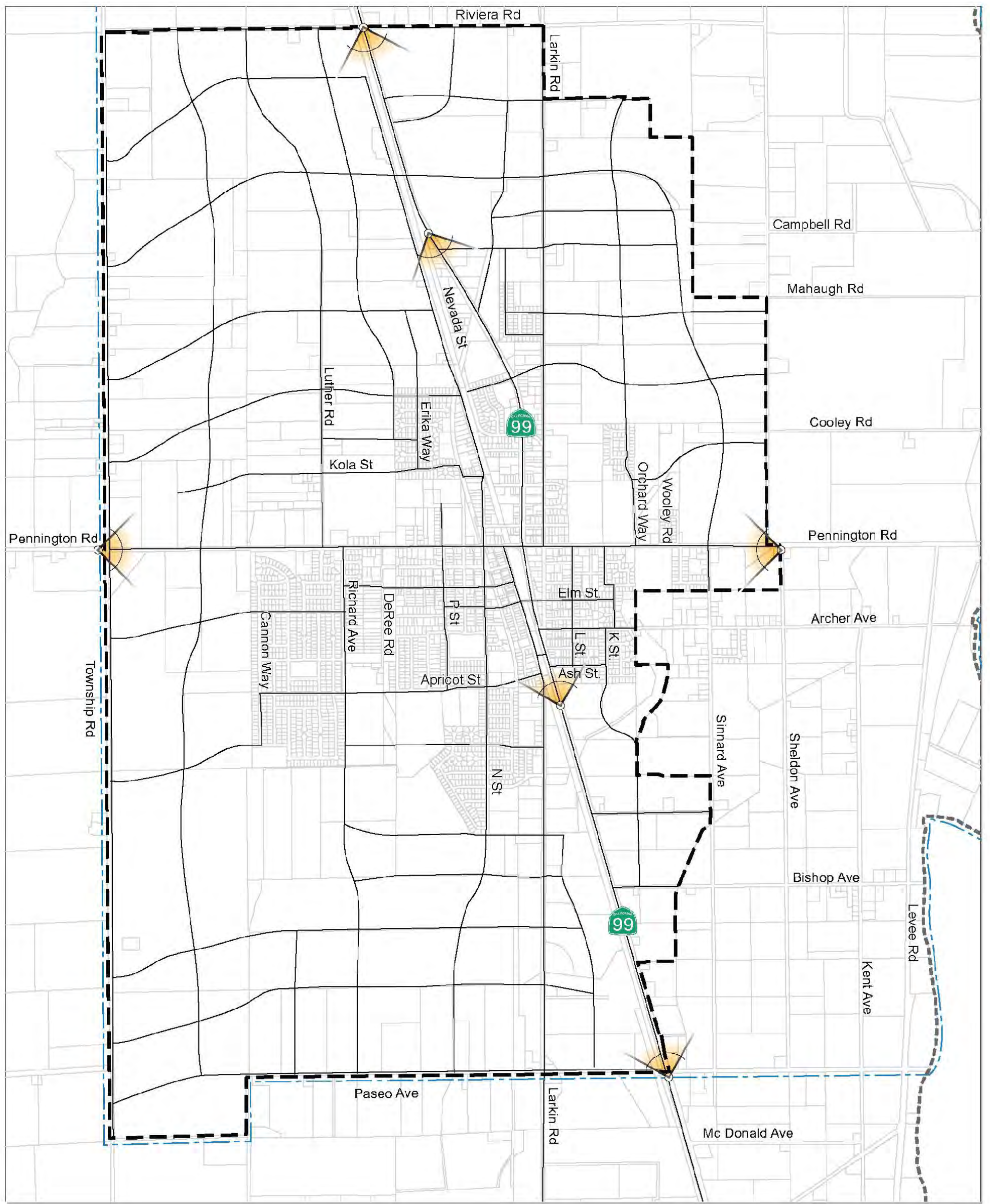
A sense of community can be fostered within the public spaces of a neighborhood (such as streets, sidewalks) and in the transition spaces that are located between public and semi-public spaces and private homes (such as front yards and front porches). These spaces can provide opportunities for neighbors to meet and create their own communities.



One part of the vision for Live Oak is to provide for a variety of housing types in each neighborhood, including multi-family housing. Such housing, if well designed, can be an asset to a neighborhood. Through careful design, multi-family projects can add value to a community through its architectural character and through site planning that respects its surroundings and provides a safe and pleasant environment for residents and neighbors. The safety of a neighborhood can be enhanced when its design provides opportunities for residents to watch over its public and semi-public spaces.

Goal DESIGN-4. Neighborhoods that foster a sense of community and support pedestrian activity.

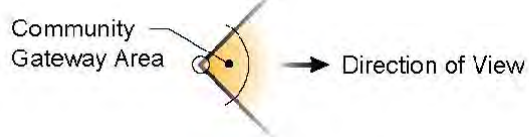
- Policy DESIGN-4.1 Residential sites and building frontages should create an attractive, pedestrian-friendly environment along neighborhood streets.
- Policy DESIGN-4.2 Residential developments should incorporate porches, stoops, active rooms, and operable windows that face and are visually prominent from the street.
- Policy DESIGN-4.3 The City will be flexible in allowing reduced front-yard setbacks with recessed garages, rear-lot garages, alley-loaded garages, and other approaches that promote an inviting human scale.



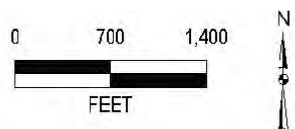
LEGEND

Boundaries

- Study Area
- Planning Area
- Sphere of Influence
- Parcels



**Figure DESIGN-10
Important Visual Gateways**



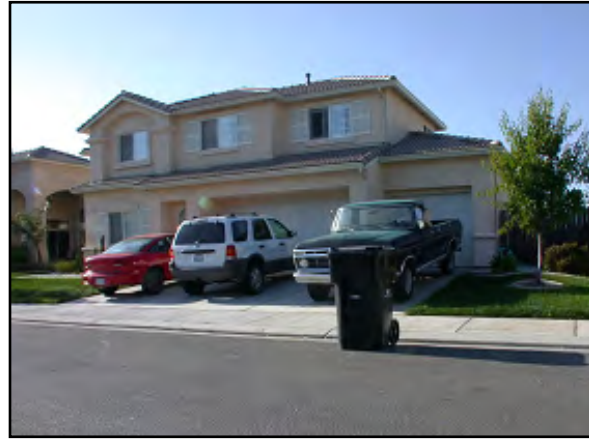


Figure DESIGN-11
An inviting street frontage enhances neighborhood character and sense of community (Left);
A garage-dominated façade with no porch provides little social space and is less attractive (Right)



Figure DESIGN-12
Examples of residential design with pedestrian friendly frontages

Policy DESIGN-4.4 Residences should be designed and configured to integrate with open spaces, such as parks or greenbelts, using design methods such as those described below.

- ✓ Parks and open space in residential neighborhoods should provide convenient and safe pedestrian access.
- ✓ Residential development should front onto parks and open space whenever possible. If homes must back onto open spaces, the homes should be designed to allow for community surveillance of the park or open space.



Figure DESIGN-13

Houses facing open spaces should be encouraged (Left);

Houses with sides or rears facing onto open spaces should allow for surveillance (Right)

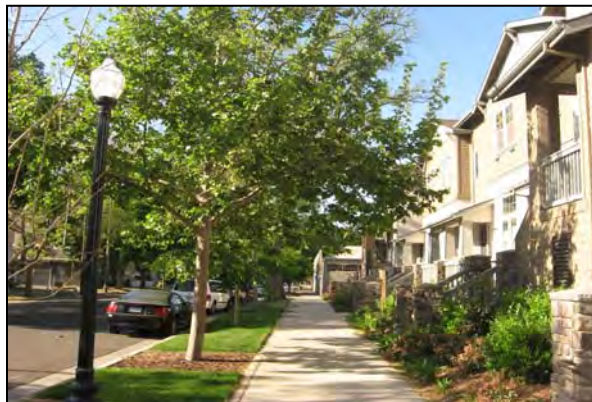


Figure DESIGN-14

Clockwise (top left): cottage homes, attached single-family homes, "6-Pack" homes, and rowhomes

Goal DESIGN-5. Encourage quality single-family residential site design and architecture.

Policy DESIGN-5.1 The City will allow a variety of lot configurations that accommodate higher densities and preserve yards and privacy.

Policy DESIGN-5.2 The City will allow cottage, cluster, and attached single-family housing and will ensure that the development of such housing is in scale with the neighborhood context.

Policy DESIGN-5.3 New residential projects should provide diversity among dwelling units in the use of color, building materials, floor plan layouts, square footages, and roof-lines. Projects should maintain continuity of overall design features to provide context between individual units and the neighborhood.

Policy DESIGN-5.4 The architectural style, exterior materials, roof form, and other design features of accessory buildings, including garages and dwelling units, should be compatible with the primary structure.



Figure DESIGN-15
Diversity among dwelling units in color, materials, floor plans, and size

Goal DESIGN-6. Encourage high quality multi-family residential site design and architecture.

Policy DESIGN-6.1 Multi-family housing should incorporate building forms and architectural features that are consistent with or complementary to adjacent single-family houses.

Policy DESIGN-6.2 Multi-family developments should complement residential neighborhoods and surrounding single-family development through high-quality site and building design, pedestrian connectivity, and landscaping.



Figure DESIGN-16
Multi-family projects with varied massing, projections, recesses, and color to mitigate their size

Policy DESIGN-6.3 Multi-family development projects should break up and distribute surface parking around the project site, wherever possible. Surface parking should be located and landscaped to reduce its visibility from streets and other public



areas.

Figure DESIGN-17
Parking designed to reduce its visibility from public areas (Left);
Pedestrian walkway that provides safe passage and reduces conflicts with cars (Right)

Policy DESIGN-6.4 For multi-family projects, the City will require convenient vehicular access and parking that neither limits pedestrian access nor endangers pedestrian safety and integrates parking areas with residential structures.

Policy DESIGN-6.5 Multi-family housing projects should be located next to or near parks. On larger properties, multi-family projects should include open spaces, such as plazas, courtyards, or small parks, where residents can interact with one another and the community at large.



Figure DESIGN-18
Internal open space in a multi-family project (Left);
Multi-family project next to a public park and integrated into the park design (Right)

Goal DESIGN-7. Neighborhood design promotes safety and surveillance of public and semi-public spaces.

Policy DESIGN-7.1 The City will incorporate Crime Prevention through Environmental Design (CPTED) strategies in new developments and in existing neighborhoods to improve safety for residents and visitors. CPTED principles emphasize traditional surveillance, territoriality, defensibility, access control, and target hardening to reduce opportunities for criminal behavior.



Figure DESIGN-19
Balconies in this multi-family building provide “eyes on the street” to improve safety (Left)
Second units with windows facing the alley and low fences for a visually defensible space (Right)



Policy DESIGN-7.2 The City will encourage the use of porches, stoops, and other elements that provide a place to comfortably linger and thereby provide “eyes on the street,” helping to maintain a sense of security within neighborhoods.

Policy DESIGN-7.3 Windows and active rooms in new buildings should allow occupants to view yards, corridors, entrances, streets, alleys, and other public and semi-public places.

Policy DESIGN-7.4 Bicycle and pedestrian paths shall be well lit and located where there is casual surveillance.



Figure DESIGN-20
Pathways benefit by surveillance from adjacent buildings

DOWNTOWN CORE AREA

A city with a thriving downtown has the potential for bolstering community spirit and contributing to a healthy local economy. Through innovative design programs, as well as various land use and economic strategies, Live Oak could create a more vibrant and attractive downtown core area. The downtown core area could be an attractive place for businesses to locate, as well as for residents to live. The City will plan for increased development downtown, promote design that enhances the public realm, improve streets and sidewalks, and encourage better building and site design in the downtown built environment. The downtown core area has some good historic remnants, but in the future, it will become a more vital, active, and economically successful place through the implementation of this General Plan. Please refer also to the Land Use and Economic Development Elements.

Goal DESIGN-8. Promote Downtown as a vital, people-oriented place.

Policy DESIGN-8.1 The City will maintain and enhance a strong pedestrian orientation downtown through the design of buildings, streets, and open spaces.

Policy DESIGN-8.2 Durable, high quality building materials should be used in buildings downtown to lower maintenance and replacement needs and ensure the aesthetic appeal of new development and rehabilitation.

Policy DESIGN-8.3 The City will encourage construction of continuous building facades downtown with minimal or no setback from sidewalks for most buildings.

Policy DESIGN-8.4 The City will encourage multi-story buildings downtown.



Figure DESIGN-21
Multi-story buildings help create a sense of enclosure

Policy DESIGN-8.5 The City will require ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, appropriate signage, arcades, plazas and outdoor seating are examples of such amenities.

Policy DESIGN-8.6 The City will design streets and other public spaces downtown that can be used for seasonal celebrations and special events.

Policy DESIGN-8.7 The City will support connectivity between public spaces and semi-public spaces on private land in the downtown core area.



Figure DESIGN-22
Public and semi-public spaces can enhance a downtown experience



Figure DESIGN-23
Establish a portion of downtown streets that can be closed for special events

Policy DESIGN-8.8 The City will support efforts to reduce the visual impact of surface parking in the downtown core area by providing on-street parking spaces throughout the area and making this parking available for use by adjoining properties.

Policy DESIGN-8.9 The City will promote the installation of public art within the downtown core area to enhance its character and to support local artists.



Goal DESIGN-9. Preserve historic features so they can continue to add to the character of downtown Live Oak.

Policy DESIGN-9.1 The City should retain as many key character-giving features as possible in the restoration or renovation of historical buildings. Wherever possible, maintain or restore original proportions, dimensions, and elements. Historic preservation techniques and Secretary of the Interior standards should be used to maintain the historical integrity of buildings that are designated as city, state, or federal landmarks, wherever feasible.

Policy DESIGN-9.2 New buildings in the downtown core area shall be compatible with the scale, proportions, massing, general architectural elements, and materials of neighboring buildings of historical quality or significance.



Figure DESIGN-24
Existing historical buildings should be preserved and adaptively reused



Figure DESIGN-25
Example of infill buildings that are compatible with a historical fabric

Policy DESIGN-9.3 The City will encourage preservation and upgrades of the physical appearance and usability of buildings and sites with special historic and/or architectural interest, insofar as these improvements maintain the historical registry status of subject buildings and sites.

Policy DESIGN-9.4 The City will celebrate the history and cultural diversity of Live Oak by encouraging buildings, uses, and events that reflect that history and cultural diversity.

NEIGHBORHOOD CENTERS, CIVIC CENTERS, AND COMMERCIAL DEVELOPMENT

The City of Live Oak seeks to grow in a pattern that allows many residents to be within walking distance of daily destinations (school, shops, parks, etc.). To achieve this goal, new growth areas of Live Oak will cluster higher-activity land uses, such as schools, parks, retail and commercial services, small offices, civic uses, and apartments, into Centers (Neighborhood Centers and Civic Centers – see the Land Use Element for more details). Some Centers will have commercial uses surrounded by higher density housing, while other centers will have civic uses surrounded by higher density housing. Centers will represent “nodes” of development where intensity and density is increased relative to the surrounding area. For example, the neighborhood center may contain apartments or condominiums. Surrounding areas will contain medium-density housing types, such as townhomes or small lot homes. These areas will, in turn, be surrounded by lower-density housing. Neighborhood Centers will be small in scale, but sized according to the needs and size of the surrounding neighborhood. Centers will be pedestrian- and bicycle-friendly areas, and will provide the opportunity for transit access.

There are widely used design approaches for larger-scale commercial areas, also, to make them more pedestrian friendly, while also ensuring vehicular access. To become more inviting for pedestrian and transit users, both community commercial and Neighborhood Centers will need wider sidewalks and pedestrian ways furnished with benches and street trees. These areas should also have well-marked

crosswalks and transit stops, buildings that are oriented to the streets rather than to parking lots, and compact development patterns which decrease walking distances between retail outlets.

Commercial centers are often the largest and most noticeable buildings within a community. As such, their character can contribute to or detract from the overall image of the city. Live Oak seeks to enhance its character by encouraging high standards of quality for the architecture and site planning of its commercial centers.

Highway 99 is the spine of the community and is currently the primary commercial corridor in Live Oak. Highway 99 is populated with multiple uses and architectures, including historical buildings, public buildings, industrial properties, commercial buildings, and even housing. Many of these properties are amenities to the community and should be preserved and enhanced. Other properties demand more attention as they are redeveloped so that they can add more to the character of Live Oak.

Goal DESIGN-10. New and existing commercial centers accommodate multiple travel modes.

PolicyDESIGN-10.1 The City will require a strong pedestrian orientation through the design of buildings, streets, and sidewalks in neighborhood centers and commercial and mixed-use projects.

PolicyDESIGN-10.2 Site and building access for pedestrians and bicyclists should be provided as directly as possible from sidewalks and parking areas to building entrances, while minimizing conflicts with motor vehicle traffic.

PolicyDESIGN-10.3 The City will encourage connected streets and shorter blocks in Neighborhood Centers and Civic Centers in order to create a pedestrian-scale street environment.

PolicyDESIGN-10.4 The City will require new development to incorporate design amenities into parking lots, including landscaping to screen views of parking areas, trees to provide shade, pedestrian paths to provide safe and convenient access, and treatment of surface parking areas.



Figure DESIGN-26
Parking areas should include generous landscaping and features that accommodate pedestrians



Figure DESIGN-27
Commercial building with a front entrance and parking on the side (Left);
Neighborhood center with reduced parking between the street and commercial buildings (Right)

- PolicyDESIGN-10.5 In Neighborhood and Civic Centers, encourage construction of continuous building facades with attractive window treatments, shade awnings, and minimal, or no, setback distance from sidewalks.
- PolicyDESIGN-10.6 New development should encourage ground floor building façade treatments and activities that generate pedestrian interest and comfort. Large windows, canopies, arcades, plazas and outdoor seating are examples of such amenities.
- PolicyDESIGN-10.7 New development should encourage seating areas, such as plazas within new commercial projects. Commercial projects and commercial development in Neighborhood Centers should provide sheltered seating areas at plazas and other appropriate locations, such as along pedestrian walkways.
- PolicyDESIGN-10.8 Commercial projects and commercial development in Neighborhood Centers shall provide awnings and other forms of pedestrian shelter along building faces that front on sidewalks.
- PolicyDESIGN-10.9 The City will require incorporation of architectural and landscape features that allow for secure locking of bicycles in locations easily observed from indoors. These features must be located to minimize interference with pedestrian areas, evacuation routes, cargo loading areas, and utilities accesses.
- PolicyDESIGN-10.10 As demand for transit increases, the City will coordinate with Yuba-Sutter Transit to locate and provide attractive and distinctive shelters and seating for transit stops serving mixed-use areas.

Policy DESIGN-10.11 The City will encourage the use and viability of transit by surrounding transit stops with activity-generating land uses.



Figure DESIGN-28
 Retail uses should face and open onto sidewalks and plazas



Figure DESIGN-29
 Create environments that generate pedestrian interest and comfort

Goal DESIGN-11. Site design and architecture of commercial projects and centers enhance the character of the City.

Policy DESIGN-11.1 New commercial projects should be designed with a scale, massing, and architectural detailing that is complementary to the scale of the adjacent neighborhood.

Policy DESIGN-11.2 New commercial projects shall screen utilities, air conditioning units (HVAC), and waste collection service areas from street frontage.

Policy DESIGN-11.3 Signage shall be designed to provide wayfinding and visibility for pedestrians, bicyclists, and motorists, while remaining consistent with the design theme and scale of the community.



Policy DESIGN-11.4 The City will encourage the development of recreational and quasi-public facilities such as, but not limited to, gymnasiums, community centers, recreation centers, libraries, post offices, within mixed-use areas in order to establish these places as community destinations.

Policy DESIGN-11.5 Small parks will be focused in and around Neighborhood and Civic Centers and other high activity areas, to allow pedestrians to rest and interact.



Figure DESIGN-30
Provide small parks and neighborhood town squares

Goal DESIGN-12. Improve the Live Oak Boulevard/Highway 99 corridor and existing commercial areas to provide attractive focal points of community activity.

Policy DESIGN-12.1 The City will work with Caltrans, the business community, and residents to make aesthetic and functional improvements to the highway corridor, including landscaping, trees, accessible sidewalks, automobile and pedestrian-scaled lighting, bus shelters, trash receptacles, crosswalks, and other streetscape amenities.

Policy DESIGN-12.2 The City will establish flexible setback requirements, including zero setbacks, to promote sidewalk activity in the downtown core area and to allow retail uses to face and open up to front sidewalks and plazas.

Policy DESIGN-12.3 Buildings and other structures along Highway 99 should have windows or decorative treatments in order to maintain the pedestrian's interest.

Policy DESIGN-12.4 The City will encourage, through incentives, streamlining, flexibility in development standards, and other means, infill buildings along vacant or underutilized sections of the highway designed to improve the environment for pedestrians.



Figure DESIGN-31
Street that is able to carry traffic but is scaled to the pedestrian (Left);
Live Oak Boulevard/Highway 99 is unattractive and inhospitable to pedestrians (Right)

EMPLOYMENT DEVELOPMENT

The following policies encourage the development or redevelopment of employment centers (office, business park, and light industrial developments) that relate positively to the surroundings and are of a scale and character that are attractive and accessible by all applicable modes of travel.

Goal DESIGN-13. New employment centers address the human scale.

- Policy DESIGN-13.1 Large buildings should decrease perceived size and scale through building articulation, breaking up building massing, organization of buildings, the use of different color and materials, and the use of landscape screening.
- Policy DESIGN-13.2 New employment buildings should be designed with a scale and building massing that is complementary to the scale of the adjacent neighborhood.
- Policy DESIGN-13.3 New employment buildings should screen utilities, air conditioning units (HVAC), and waste collection service areas from the street frontage.



Figure DESIGN-32
Reduce the perceived scale of buildings through massing, articulation, and color (right) or through landscape screening (left)

Policy DESIGN-13.4 The City will encourage the use of public art, in particular murals and integrated designs in wall architecture, to add visual interest and to break up the monotony of unarticulated walls of large buildings.

Policy DESIGN-13.5 When new development or re-development of employment areas occurs, the City will require landscaping improvements that will maintain or strengthen existing aesthetic qualities and environmental functions.

NATURAL ENVIRONMENT

The preservation and enhancement of the natural environment is of vital importance as Live Oak grows. Citizens place a high priority on preserving the rural character and believe it is a major component of Live Oak's identity. The natural landscape that surrounds Live Oak contributes to the character of the community. It should be enjoyed by residents and visitors. The City will continue to protect sensitive environments and habitats, as well as provide open spaces for passive and active recreation.

Goal DESIGN-14. Incorporate Live Oak's natural amenities into the community's built environment.

Policy DESIGN-14.1 New developments shall retain and enhance scenic views of the Sutter Buttes to the extent possible.

Policy DESIGN-14.2 The City will encourage the preservation of healthy, attractive vegetation during land development. Significant existing trees shall be preserved whenever possible.

Policy DESIGN-14.3 The City will encourage the use of site landscaping that uses appropriate native plant materials in order to enhance the natural character of the region; to reduce water and pesticide use; and to provide habitat to native species.



Figure DESIGN-33
Maintain views of the Sutter Buttes

Implementation Program DESIGN-1

Following adoption of the 2030 General Plan, the City will adopt changes to Municipal Code and revisions to the Public Works Improvements Standards for consistency with the 2030 General Plan, including any changes needed to be consistent with the Community Character and Design Element. Such changes may include revising the maximum block size to encourage pedestrian and bicycle convenience, shorten vehicle trips, and ensuring adequate emergency access. Standards for cul-de-sacs may need to be revised to show pedestrian and bicycle through connections. The City will adopt standards for alleyway design that provides flexibility for creative project design. Landscaping standards will be revised to encourage the use of drought-tolerant, low-maintenance plants. Street tree standards may also be revised according to the direction in this Element.

The Zoning Ordinance will be revised to provide flexibility in setbacks and other components of development standards in order to accommodate zero-lot line projects, z lots, zipper lots, and other creative site design approaches. The Zoning Ordinance will also be revised to implement new land use designations, such as Downtown Mixed Use and Neighborhood Commercial Mixed Use. Within these designations, the Zoning Ordinance will include development standards that encourage outdoor seating. The City will also establish more flexible setback requirements along Highway 99 to promote sidewalk activity and site retail uses facing and opening up onto sidewalks and plazas.

Implementation Program DESIGN-2

Following adoption of the General Plan, either as a part of the Zoning Ordinance update or as a separate process, the City will consider drafting a design manual or design guidelines. The design manual will specifically implement goals and policies of this Community Character Element. The City's intent with respect to the design manual is to provide certainty for landowners and the



development community, as well as ensure compliance with the City's community character and design policies. The City's Design Review Board currently consists of the Planning Commission. The City will consider whether a discretionary or administrative process will be used for design review and ensuring compliance with the Community Character and Design Element.

Implementation Program DESIGN-3

Following adoption of the 2030 General Plan, the City will explore funding opportunities for a downtown strategic plan to implement the General Plan. This follow-on planning effort could have many different components, including but not limited to:

- ✓ Analyze parking that could be provided in diagonal and parallel parking spaces on-street downtown and compare to anticipated future residential and nonresidential buildout to determine what, if any, surface parking may be needed to meet future demand (including an analysis of different peak demand periods for different land uses);
- ✓ Implement downtown core area improvements, including street tree planting, landscaped planters, street furniture, Highway 99 re-design elements, sidewalks, enhancements to pedestrian crossings; downtown theme for signage and other streetscape amenities; and other improvements.

Implementation Program DESIGN-4

Following adoption of the 2030 General Plan, the City will consider preparation of a plan for improvements along Highway 99. This plan will describe improvements, including landscaping, trees, accessible sidewalks, automobile and pedestrian-scaled lighting, bus shelters, trash receptacles, crosswalks, and other streetscape amenities. Where appropriate opportunities and sufficient right-of-way exists, the City will work with Caltrans to modify Live Oak Boulevard/Highway 99 with landscaped strips between the roadway and sidewalks to visually and functionally enhance streets for pedestrian use. The City will coordinate with Caltrans on this plan, as well as the business community and property owners along Highway 99. If appropriate, this improvement plan may become a part of the City's Public Works Improvements Standards and/or Capital Improvements Programming.

Implementation Program DESIGN-5

The City will actively seek funding to assist in the preservation and upgrades of the physical appearance and usability of buildings and sites with special historic and/or architectural interest. If funding is available, the City will explore opportunities to provide property owners with matching funds to help facilitate historic-resource-sensitive rehabilitation projects, and will seek other opportunities to upgrade historic properties.

Implementation Program DESIGN-6

The City will pursue streetscape improvements including sidewalks, street trees and additional landscaping throughout the existing developed community.



Implementation Program DESIGN-7

Following adoption of the 2030 General Plan update, the City will seek funding to prepare comprehensive streetscape plans for Pennington Road. Plans will include elements such as street trees, distinctive crosswalks and sidewalks, traffic calming elements, street lighting, benches, shelters, fountains, bike racks, trash receptacles, and public art. Existing plans for improvements to Pennington Road would be included in this comprehensive streetscape planning process.



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CONSERVATION AND OPEN SPACE ELEMENT

INTRODUCTION

This Element combines two mandatory General Plan Elements: Conservation and Open Space. This Element describes the conservation, development, and use of natural resources. Management strategies for water, energy, and air quality and for biological, mineral, farmland, and cultural resources are identified. This Element also describes the City's strategies for preservation and conservation of open space lands. Important open spaces are identified and policies designed to protect these valued landscapes.

The Conservation and Open Space Elements are combined due to the close connection in the Live Oak Study Area between the location and the use of many of the important resources addressed in this Element. In other words, the need to conserve these resources and their location on undeveloped lands are directly linked.

The purpose of this Element is to identify the goals, policies, and implementation programs that will be used by the City to protect natural, cultural, and open space resources. The chapter focuses on conserving, preserving, and enhancing these resources to ensure a high quality of life for current and future residents. Specifically, the Element provides policies and programs that cover the following conservation topics:

- ✓ protection or improvement of water quality;
- ✓ conservation of farmland;
- ✓ preservation of wetlands consistent with federal and state requirements;
- ✓ protection of special-status species and their habitats;
- ✓ implementation of water conservation programs;
- ✓ promotion of energy conservation and renewable energy;
- ✓ improvement of air quality and reduction of the City's greenhouse gas emissions; and,
- ✓ conservation of important mineral and soil resources.

California Government Code Section 65560 stipulates that open space be maintained for the preservation of natural resources, managed production of resources, recreation, and public health and safety. This Element provides policies and programs to fulfill the following open space goals:

- ✓ preservation of existing agricultural, biological, and recreation resources; and,
- ✓ protection of archaeological sites and historically or culturally important sites.

Other required conservation and open space topics are addressed in the Land Use, Public Safety, and Park and Recreation Elements. The Land Use Diagram in the Land Use Element identifies Buffer areas to remain in open space between State Route (SR) 99 and the railroad and adjacent residential development to ensure public health and safety. Open space is addressed in other ways in the Land Use Element, including policies that promote efficient use of land. Using land more efficiently ensures that the City can provide for growth needs without unnecessarily converting agricultural land and other important open spaces to urban use. Open space for the purpose of recreation and the development



and improvement of recreational trails and related facilities are addressed in the Land Use and the Parks and Recreation Elements. Policies addressing water supply are addressed in the Public Services and Facilities Element. Policies concerning open space for public health and safety are also included in the Public Safety Element. Taken together, the General Plan Background Reports, various elements of the General Plan, and the policy diagrams address all state law–required topics for open space and conservation that are relevant to Live Oak.

KEY CONSERVATION AND OPEN SPACE ISSUES

During a series of General Plan workshops, residents of Live Oak identified several key issues facing the City. The following issues are related to conservation and open space:

- ✓ Farmland surrounds Live Oak, provides scenic open space, and contributes substantially to the local and regional economy. This valuable resource should be protected even as the City accommodates outward growth.
- ✓ Water supply and quality is a precious resource. Water, stormwater, and wastewater should be managed in an environmentally effective and cost-efficient manner.
- ✓ The Sutter Buttes are a globally unique natural feature, views of which should be provided and protected as the city grows.
- ✓ The City’s urban tree canopy is important to our air quality, climate, and aesthetic enjoyment. Maintaining and improving this resource will improve the overall quality of life in Live Oak.
- ✓ Air quality in the region does not meet State of California standards. Additionally, the state has established a mandate to reduce total statewide greenhouse gas emissions generated to 1990 levels by 2020.
- ✓ Energy prices are expected to increase substantially over the time horizon of this General Plan. These increases will challenge residents and the City’s growth objectives. Live Oak must embrace energy conservation and alternative transportation strategies to remain an economically competitive and livable community.
- ✓ The City will need to protect species and their habitats in compliance with federal and state laws.

CONTENTS OF THIS ELEMENT

As stated above, this Element describes both the City’s approach to the conservation of natural resources and the management of open spaces. Conservation strategies are presented first and are divided into eight separate topic areas; open space management is discussed later in the Element. The discussion includes the following topic areas:

- ✓ biological resources;
- ✓ air quality/climate change;
- ✓ cultural resources;
- ✓ energy resources;



- ✓ agricultural resources;
- ✓ mineral/soil resources; and,
- ✓ water resources.

Each topic area includes a description of the context, identification of key issues, and a presentation of goals, policies, and implementation programs.

BIOLOGICAL RESOURCES

BIOLOGICAL CONTEXT

The majority of the land within the Study Area either has been converted to agricultural or urban uses or has experienced some level of disturbance that has compromised its habitat value. While these land uses dominate the area, isolated pockets of native and nonnative vegetation do provide limited habitat for wildlife species (Figure CO-1). Riparian areas along the west bank of the Feather River contain most of the native plant species within the Study Area. Irrigation canals and the Live Oak Slough provide habitat for other important species. A limited number of valley oak trees are found along these canals.

The biological resources setting of the Environmental Impact Report prepared to evaluate this General Plan update identified 27 special-status plant and wildlife species that have potential, or are known to occur in the Study Area. The observed or potential locations of these species are illustrated in Figure CO-2.

Pasture supports a variety of wildlife, particularly ground-nesting birds such as killdeer and western meadowlark. Birds that forage in open grasslands, including raptors, horned lark, northern mockingbird, loggerhead shrike, black phoebe, American crow, blackbirds, and finches, may also use pastures. Croplands generally provide less suitable habitat for wildlife than do pastures because of weed control, tilling, and insect control practices. Amphibians, reptiles, birds, and mammals may disperse across croplands on a seasonal basis. Most notably, rice fields that become flooded during winter rains may provide foraging habitat for herons, egrets, white-faced ibis, sandhill crane, and other wading birds and shorebirds. Most orchards provide minimal habitat. Irrigation channels provide water, cover, and foraging habitat for wildlife in adjacent habitats. These canals provide habitat for mammals, including raccoon, river otter, striped skunk, and muskrat. Aquatic species include mosquito fish, carp, and common garter snake. It is possible that the federally listed giant garter snake exists in the channels anywhere within the Study Area, but particularly on the west side of the Study Area. Red-winged blackbirds and tricolored blackbirds may also nest along these irrigation channels, in stands of hard-stemmed bulrush, cattails, or Himalayan blackberry.

Riparian habitat along the Feather River provides extensive habitat. Wildlife species occurring in this habitat type include white-tailed deer, coyote, wild turkey, opossum, striped skunk, beaver, western gray squirrel, screech owl, great horned owl, red-tailed hawk, Swainson hawk, California quail, and valley elderberry longhorn beetle.

Native trees and large nonnative trees scattered throughout the Study Area, and growing along roadsides and on the edges of agricultural fields, provide habitat for both sensitive and common wildlife species.



KEY ISSUES

The following key issues related to biological resources in the Study Area were identified in the Background Biological Resources Inventory report (City of Live Oak 2006).

- ✓ Special-status species are those plant and animal species that are designated by federal or state regulatory agencies as needing protection due to rarity or threats to their existence. A number of special-status plant and wildlife species, such as Swainson's hawk, giant garter snake, valley elderberry longhorn beetle, and bank swallow, have the potential to occur or are known to occur within the Study Area.
- ✓ Sensitive habitats are those designated by federal or state agencies as such because they are either rare or play an especially valuable role in the larger ecosystem. Sensitive habitat areas within the Study Area include riparian forest habitat along the Feather River and portions of Live Oak Slough and wetlands along waterways in the Study Area.
- ✓ In addition to the large native trees found with the riparian forest habitat along the Feather River, there are scattered native trees and large nonnative trees along roadsides and agricultural fields throughout the Study Area. These trees provide not only habitat for wildlife species, but also have important historic and aesthetic value for city residents.

BIOLOGICAL GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

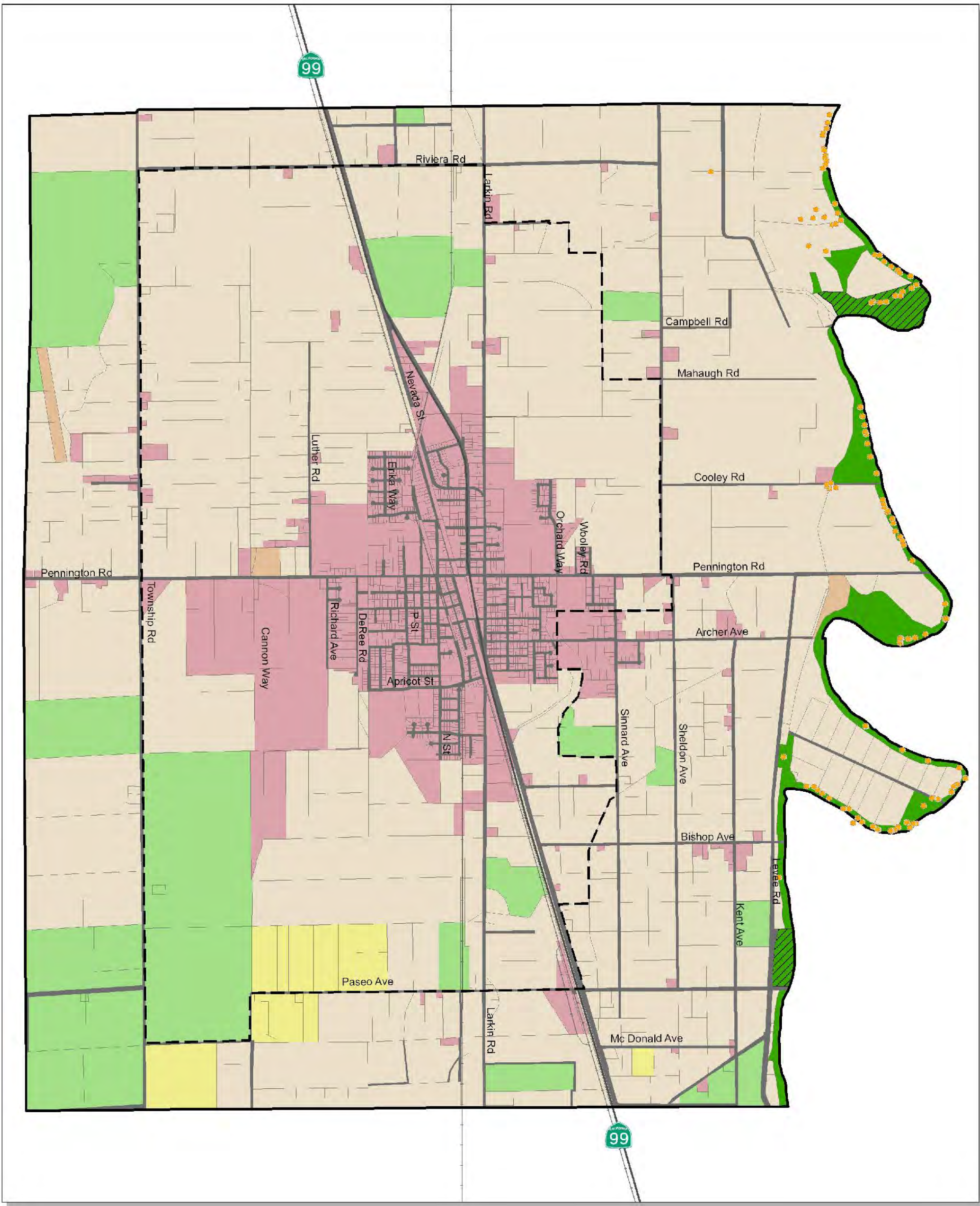
Goals and policies for the Open Space and Conservation Element, aimed at protecting significant biological resources present within the Study Area boundaries, include the following:

Goal BIOLOGICAL-1. Protect and enhance habitat suitable for special-status species that can occur in the Study Area.

- Policy Biological-1.1 Applicants of projects that have the potential to negatively affect special-status species or their habitat shall conduct a biological resources assessment and identify design solutions that avoid such adverse effects. If adverse effects cannot be avoided, then they shall be mitigated in accordance with guidance from the appropriate state or federal agency charged with the protection of these species.

Goal BIOLOGICAL-2. Protect native oak and other large tree species occurring throughout the Study Area that provide valuable habitat for wildlife species and contribute to the historic and aesthetic character of the city.

- Policy Biological-2.1 New developments shall preserve all native oaks with a diameter at breast height (dbh) of 6 inches or greater and all other trees that have a dbh of 30 inches or greater, to the maximum extent feasible.

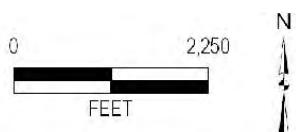


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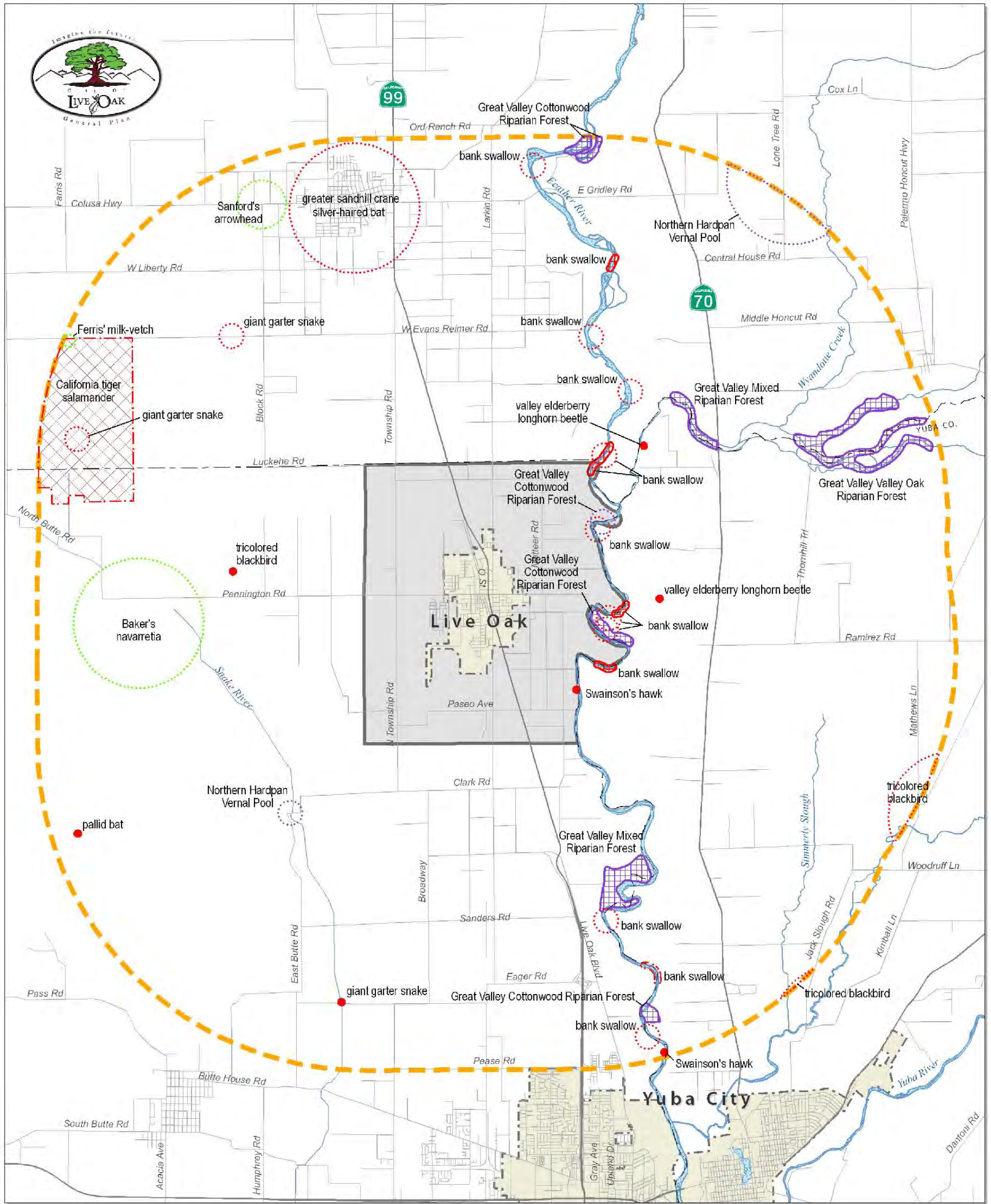
- | | | | |
|-------------------|--------------------------|---|-----------------|
| Planning Area | Agricultural Land | Riparian | Urban/Developed |
| Study Area | Cropland | Great Valley Cottonwood Riparian Forest | |
| Elderberry Shrubs | Orchard | Other Riparian | |
| | Pasture | | |
| | Ruderal | | |



**Figure CO-1
Land Cover**



Source: Sutter County Assessor's Office, CNDDB 2009, SCWA 2005 and 2006, adapted by EDAW 2009



LEGEND

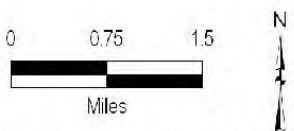
- Animal - Accuracy Class 1
- Animal - Accuracy Class 2
- Animal - Accuracy Class 3
- Animal - Accuracy Classes 4-9
- Plant - Accuracy Classes 4-9
- Terr. Comm. - Accuracy Class 2
- Terr. Comm. - Accuracy Classes 4-9
- 5-Mile Buffer
- City Limits
- Study Area Boundary

CNDDDB Accuracy Class 1: Reported occurrence is a point; location considered accurate to within the minimum mappable unit of 80 meters.

CNDDDB Accuracy Class 2: Reported location is an area with defined boundaries.

CNDDDB Accuracy Class 3: Reported location is a non-specific area; buffer added to represent degree of uncertainty in reported location.

CNDDDB Accuracy Classes 4-9: Reported location considered accurate within the radius shown.



Base Image: Yolo County, Sacramento County
 X 08110072.01 015 6/09 Source: CNDDDB 2009

Figure CO-2
Locations of Special-Status Species and Sensitive Natural Communities in the Study Area



Goal BIOLOGICAL-3. Protect and enhance existing riparian habitat within the Study Area.

- Policy Biological-3.1 Where feasible, the City will require that new developments avoid the conversion of existing riparian habitat and require that an adequate buffer of the associated riparian areas be established to protect this resource. Where feasible, the riparian buffers shall be incorporated into open space corridors, public landscapes, and parks. Riparian buffers shall be designed to preserve existing wildlife habitat; restore degraded habitat; provide habitat conditions favorable to native local wildlife; restrict activities that may adversely affect wildlife habitat quality within the established buffer zone; and provide interpretive features educating the public about the beneficial effects of native riparian habitat and activities that adversely affect wildlife.
- Policy Biological-3.2 The City will take advantage of opportunities to enhance and restore existing riparian areas along Live Oak Slough and other drainage canals. Where feasible, these resources shall be incorporated into open space corridors, public landscapes, and park during the preparation of the Parks and Recreation Master Plan.¹
- Policy Biological-3.3 The City will require new developments to avoid the loss of federally protected and state-protected wetlands. If loss is unavoidable, the City will require applicants to mitigate the loss on a “no net loss” basis through a combination of avoidance, minimization, and/or compensation in accordance with federal and state law.
- Policy Biological-3.4 If development or expansion of the Live Oak Park and Recreation Area on the Feather River occurs, the City will encourage designs, construction, and operation to protect sensitive riparian habitat.

Implementation Program Biological-1

The City’s survey and mitigation requirements for special-status wildlife species shall be consistent with current guidance from the California Department of Fish and Game and the U.S. Fish and Wildlife Service. For federally listed wildlife species with potential to occur in the vicinity of proposed projects, the following guidelines are provided (project applicants will be required to use the most current version of survey protocol available at the time of project-level environmental review):

- ✓ Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999)
- ✓ Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans Within the Jurisdiction of the Sacramento Field Office, California (USFWS 1996)
- ✓ Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects with Relatively Small Effects on the Giant Garter Snake within Butte, Colusa, Glenn, Fresno,

¹ Please refer to the Parks and Recreation Element for more detail.



Merced, Sacramento, San Joaquin, Solano, Stanislaus, Sutter and Yolo Counties, California (USFWS 1997).

- ✓ Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (CDFG 1994).
- ✓ Staff Report on Burrowing Owl Mitigation (CDFG 1995 as updated)

For other wildlife species, the following guidance is recommended for pre-construction surveys:

- ✓ Raptors (including long-eared owl, northern harrier, white-tailed kite): for activities in suitable habitat during the breeding season (March through August), pre-construction nest surveys with minimum buffers of 250 feet on active nests.
- ✓ Tricolored blackbird: for activities in suitable habitat during the breeding season (March through August), pre-construction nest surveys with minimum buffers of 250 feet on active nests.
- ✓ Other migratory birds (loggerhead shrike, Song Sparrow "Modesto population"), for activities in suitable habitat during the breeding season (March through August), pre-construction nest surveys with minimum buffers of 10 feet on active nests.
- ✓ Northwestern pond turtle: pre construction surveys in suitable aquatic habitat with relocation of turtles found in the work area into nearby suitable aquatic habitat.
- ✓ Special-status mammals (pallid bat, ringtail, silver-haired bat, western red bat, and American badger): for activities in suitable habitat, pre-construction surveys with minimum buffers of 10 feet on occupied habitat.

Implementation Program Biological-2

The City will develop and adopt an ordinance requiring preservation of all heritage trees within the Study Area. Heritage trees will include native oak trees greater than 6 inches dbh and all other trees greater than 30 inches dbh. The ordinance shall require a certified arborist to evaluate any trees proposed to be removed or disturbed and work with the City to develop measures to preserve the trees or mitigate their loss. The ordinance will provide an exception to projects where any economically viable development is precluded by the existence of a heritage tree.

Implementation Program Biological-3

The City will adopt development standards that require a riparian protection buffer (RPB) specifying an appropriate setback distance from existing riparian habitat or natural water bodies for development or other significant disturbance. This habitat is known to occur near the west bank of the Feather River. In areas with existing development, the RPB shall not be less than 25 feet, measured from top of the bank. In all other areas, the RPB shall not be less than 100 feet, measured from top of bank. If existing riparian vegetation is greater than 100 feet in width, the RPB shall encompass all of the riparian habitat; however, in no case shall the RPB be required to exceed 250 feet. Where feasible, the riparian buffers shall be incorporated into open space



corridors, public landscapes, and parks. Trails and other recreation development should be designed and constructed to be compatible with riparian ecosystem.

AIR QUALITY

AIR QUALITY CONTEXT

Air pollution affects human health, harms the natural and the built environment, damages crops, and changes the climate of the earth. Air pollution can have localized, regional, and global sources and effects.

Toxic air contaminants (TACs) are airborne substances that can cause acute (short-term) and chronic (long-term) health problems, including cancer. TACs include a variety of substances from many different sources, such as gasoline stations, highways and railroads, dry cleaners, industrial operations, power plants, and painting operations. The effects of TACs are mostly experienced locally (close to the source).

Particulate matter (dust) and ozone (“smog”) can also have adverse human health effects. The Live Oak area experiences exceedances of California ambient air-quality standards for concentrations of these pollutants, and is classified as nonattainment for ozone and particulate matter of less than 10 micrometers in diameter (PM₁₀) (ARB 2008a).

In addition, emissions of greenhouse gases (GHGs) could have catastrophic impacts related to flooding, habitat suitability, agriculture, and the global economy. The primary GHGs of concern include carbon dioxide, methane, nitrous oxide, and fluorinated compounds. GHGs emitted around the world all contribute to global climate change.² In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation.³

Addressing the public and environmental health issues related to air quality requires not only conservation policies, but coordination between land use, circulation, health and safety, and community design policies. The location of highways, railroads, and industrial sources compared to houses, schools, and other sensitive land uses is an important consideration in land use planning. Since transportation is the largest source of ozone precursors in the region and of GHGs in California, land use and transportation planning to reduce the need for driving is a fundamental focus for jurisdictions that have air quality goals (ARB 2008b, 2008c).⁴

There are a variety of feasible and routinely used land use, transportation, and design approaches that reduce vehicular travel (and thus preserve air quality). For example:

² Please refer to the “Air Quality” section of the General Plan Environmental Impact Report, under separate cover, for more detailed information on climate change-related legislation, emerging climate change-related regulations, climate change science, detailed presentation of primary sources of greenhouse gas emissions, and related topics.

³ California Air Resources Board. California Greenhouse Gas Emissions Inventory. Available at: <<http://www.arb.ca.gov/cc/inventory/data/data.htm>>. Accessed February 9, 2009.

⁴ Please refer to the California Air Resources Board Web sites for more information on sources of air pollution: <http://www.arb.ca.gov/cc/inventory/data/data.htm> and <http://www.arb.ca.gov/aqd/almanac/almanac08/almanac2008all.pdf>.



- ✓ **Placing residential development within walking distance of daily destinations**, such as schools, jobs, shops, parks, and where public transit is available reduces reliance on cars and makes vehicle trips shorter.
- ✓ **Connected street networks** (those that provide many route choices for each destination) also encourage walking and bicycling and reduce trip lengths.
- ✓ The City can **coordinate with Yuba-Sutter Transit** and other transit providers to make public transit a more viable option for commuting in the short term (see the Circulation Element).
- ✓ The City can **identify and work to attract employers** to Live Oak in the future and better match the types of housing available locally with the jobs available locally (see the Land Use, Economic Development, and Housing Elements).

KEY ISSUES

The following key issues relate to air quality in the Study Area:

- ✓ Vehicle emissions are a primary source of air pollutants in Live Oak and the Sacramento region. By attempting to create a more balanced jobs-housing ratio, the City could reduce a large amount of commute-generated vehicle trips and emissions.
- ✓ A number of TAC sources exist within the city. Appropriate planning, design, and mitigation practices will need to be implemented to ensure residents are protected from these potentially hazardous land uses.
- ✓ California has passed legislation aimed at addressing the threat that climate change poses to California’s economic, social, and environmental well-being. Live Oak, along with all other local jurisdictions, must coordinate land use and transportation planning according to the state’s GHG reduction objectives.

AIR QUALITY GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goals, policies, and implementation programs included below have direct and indirect air quality benefits, and address a broad range of planning and air quality issues facing Live Oak. The Circulation Element, Land Use Element, and Community Character Element each have extensive policy that would also address air quality issues. There are also some air quality benefits to energy conservation strategies. Energy conservation is addressed later in this Element.

- | | |
|--------------------|---|
| Goal AIR-1. | Plan and design the community to encourage walking, bicycling, and use of transit. |
| Policy Air-1.1 | New neighborhoods will include a mix of land uses, including pedestrian-friendly Civic Centers and Neighborhood Centers (“Centers”) that accommodate destination land uses (e.g., local-serving retail, neighborhood services, employment uses, and entertainment uses) to allow neighborhood |



residents to meet daily needs without the use of an automobile, and also to provide supportable locations for future transit stops. (See also the Land Use Element.)

Policy Air-1.2 New development shall provide highly connected street networks, which provide many route choices between any given origin and destination point, encourage alternatives to vehicular travel, and shorten trip lengths for vehicular travel. (See also the Circulation Element.)

Policy Air-1.3 City administrative facilities and other government offices established in Live Oak should be located downtown or in Centers, to be accessible by transit, walking, and bicycling.

Policy Air-1.4 The City will encourage and provide incentives for infill development, defined as development that has water and sewer infrastructure available in adjacent streets and does not require extension of such infrastructure to serve the subject project. (See also the Public Utilities, Services and Facilities Element and the Land Use Element.)

Goal AIR-2. Use construction practices and operational strategies that minimize air pollution.

Policy Air-2.1 New development shall implement standard emission control measures recommended by the Feather River Air Quality Management District for construction, grading, excavation, and demolition, to the maximum extent feasible.

Policy Air-2.2 The City will identify a preference for contractors that use low-emission equipment and other practices with air quality benefits (e.g., using locally produced and/or recycled construction materials, recovering demolition materials for reuse, or otherwise diverting refuse or waste from a landfill) for City-sponsored construction projects.

Policy Air-2.3 The City will encourage the prevailing local solid waste disposal provider to use low-emission vehicles and other equipment, and future contracting with solid waste handlers should identify a preference for solid waste contractors that use air quality best management practices.

Policy Air-2.4 City parks and open space will use low-maintenance, drought-tolerant landscaping, except in the case of playing fields. For landscape maintenance that is required, the City will encourage use of low-emission equipment.

Policy Air-2.5 The City will replace its fleet vehicles with low-emission vehicles, as funding is available and as fleet turnover warrants.

Policy Air-2.6 New development shall, as a condition of project approval, implement feasible elements from Feather River Air Quality Management District's standard and



supplemental mitigation measures, where required to reduce project level operational impacts to a less-than-significant level.

Goal AIR-3. Prevent local exposure to harmful and hazardous air pollutants and substantial exposure to odors.

- Policy Air-3.1 Development of sensitive uses (such as residences and schools) shall be located an adequate distance from existing and potential sources of air pollutant emissions (including TACs), such as SR 99.
- Policy Air-3.2 The City will ensure that industrial, manufacturing, and processing facilities that may produce toxic or hazardous air pollutants are located at an adequate distance from residential areas and other sensitive receptors, taking into consideration weather patterns, the quantity and toxicity of pollutants emitted, and other relevant parameters.
- Policy Air-3.3 The City will coordinate with the Feather River Air Quality Management District to identify sources of TACs and determine the need for health risk assessments for proposed development.
- Policy Air-3.4 The City will continue to work with local businesses and other agencies to monitor and provide rapid response and communication with the public in the event of an emergency involving air pollution.
- Policy Air-3.5 Odor controls should be installed on new and existing sources, as feasible, to reduce exposure for existing and future residents.

Implementation Program Air-1

Following General Plan adoption, the City will develop a GHG reduction program. This program will be tied to estimates of existing and General Plan buildout GHG emissions presented and evaluated in the Live Oak 2030 General Plan EIR (under separate cover). The GHG reduction program will be structured to implement the Global Warming Solutions Act of 2006 (AB 32), as appropriate, within Live Oak.

Policies included in the Circulation, Land Use, Conservation and Open Space, Public Utilities, Services, and Facilities, and Community Character Elements of the 2030 General Plan that have GHG-reducing effects will be analyzed and considered as a part of the City's GHG reduction target. The GHG benefits of these policies are estimated at a programmatic level in the General Plan EIR.

The City may need to revise its quantified emissions reduction target as new information becomes available as a result of a Sustainable Communities Strategy, Alternative Planning Strategy, or other guidance from the State of California or the Regional Transportation Planning process related to Senate Bill 375 (signed September 2008).⁵

⁵ SB 375 aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a Sustainable Communities Strategy (SCS) or Alternative Planning Strategy (APS) for that MPO's Regional Transportation Plan (RTP). ARB, in consultation with MPOs, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks.



As more sophisticated transportation modeling becomes available (modeling is more sensitive to development density, urban design for pedestrian, bicycle, and transit accessibility, and other factors), the City may elect to re-analyze GHG emissions associated with General Plan buildout against the City's GHG reduction target.

In addition to policies included in the General Plan, future regulations would have the effect of reducing GHG emissions associated with General Plan implementation.⁶ The effect of future regulations will be analyzed, quantified, and considered as a part of Live Oak's GHG reduction target through implementation of this GHG reduction program.

In addition to policies included in the General Plan and future state regulations, additional plans, projects, or regulations may be necessary to achieve the City's objective of consistency with AB 32. As necessary, the City will identify additional measures that are necessary to reduce GHG emissions and achieve the City's GHG reduction target. Each additional required measure should be enforceable, include a timeline, describe financing mechanisms, and assign responsibility to relevant agencies and departments. The City will consider a broad range of regulatory changes; infrastructure investment strategies; incentives for infill, residential and employment density, and mixing of land uses; contributions to carbon off-set programs; and other measures, as appropriate. The City could consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, green building codes to further increase energy efficiency in new buildings, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions at General Plan buildout.

The City will identify periodic check-in points for monitoring the effectiveness of policies and measures relative to quantified targets. The first such check-in year shall be no later than 2015. The City will modify policies and measures, as necessary, to achieve the GHG reduction target.

Implementation of this program will require the cooperation of other agencies, private businesses, and residents, and will be implemented over a period of several years. The City will monitor changes in the regulatory and technological environments, as well as grant and other funding programs that could be used to fund this program or implement components of this program. The City will monitor and comply with relevant local, regional, statewide, and federal legislation related to GHG emissions, land use planning, and environmental review, and will make changes to its GHG reduction program accordingly.

Implementation Program Air-2

The City will identify, pursue, and use federal and state funds for bicycle and transit improvements, transit-oriented planning and development, and other planning and improvement grant programs intended to encourage alternatives to automobile transportation.

⁶ For example, the California Air Resources Board has drafted an AB 32 Scoping Plan that identifies expected GHG emissions reductions from regulations, such as those that would reduce emissions from vehicles (e.g., AB 1493, Executive Order S-1-07 [i.e., the Low Carbon Fuel Standard]) and utilities (e.g., SB 1368 and companion legislation). If a low carbon fuel standard is implemented, this would reduce emissions associated with the General Plan, along with development throughout California. Other regulatory measures identified under the Scoping Plan could reduce emissions associated with the General Plan (as compared with what is estimated in the General Plan EIR).

**Implementation Program Air-3**

The City will require implementation of measures to reduce exposure of sensitive receptors to odorous emissions, where necessary, to avoid significant impacts. Odor controls will be required on existing and proposed major odor sources, as feasible, to reduce exposure to existing and future residents. The deeds to all properties of proposed residential uses located near substantial odors shall include a disclosure clause advising buyers and tenants of the potential adverse odor impacts from major sources of odors.

Implementation Program Air-4

The City shall continue to coordinate with FRAQMD to ensure that assumptions and control measures from new air quality plan updates are implemented, as appropriate, as part of General Plan implementation.

CULTURAL RESOURCES

Cultural resources are reminders of the history of the Live Oak area and can be important amenities for the present-day community. The adaptive re-use of buildings in Live Oak's Historic Commercial District demonstrates the community's interest in preserving the history of Live Oak. A review of known cultural resources is essential to understanding the City's history and to evaluating similar types of resources. This information will assist in land use planning, construction, and infrastructure planning. Knowing cultural resource site locations is the key to being able to develop or protect resources, as appropriate, to enhance knowledge and understanding of the City's past.

CULTURAL CONTEXT

During the prehistoric era, the Live Oak Study Area would have been a very productive environment, one well-suited to a hunting-gathering economy with a variety of water birds, small and large mammals, fish, reptiles and amphibians, and edible plant species. Live Oak is in an area historically occupied by two Native American groups: the Konkow (also known as the Northwestern Maidu) and the Valley Nisenan (also known as the Southern Maidu) (Kroeber 1925, Riddell 1978, Wilson and Towne 1978). Ethnographically known Konkow villages on the Feather River were south of the confluence with Honcut Creek (Riddell 1978:371). Valley Nisenan villages near the project area also have been found on the Feather River (Wilson and Towne 1978:388). More such sites could easily be located along the Feather River banks, where they would have been buried by flood deposits.

Before the construction of levees and ditches, the Sacramento Valley frequently turned into an inland sea during winter rainy periods and spring runoff. The Sutter Buttes, immediately southwest of the project area, was an island refuge for indigenous Californians (California Parks 2005). The Maidu called the Buttes "Histum Yani," which translates as "Middle Mountains of the Valley" or "Spirit Mountain." As an important part of their religious beliefs, the spirits of the Maidu people rest in the Buttes after death, before the journey to the afterlife.

During the Gold Rush, nearby Marysville became a large trading center because of its proximity to the gold fields and its accessibility on the Feather River. In 1848, Marysville became the third largest settlement in California. Although gold mining (placer, hydraulic, and dredging) continued for decades as a significant



economic activity in the area, the miners and immigrant families turned to farming for subsistence. Settlers began to farm the fertile agricultural lands along the west banks of the Feather River.

The town of Live Oak was settled in 1866 by A. M. McGrew, and was named for the local groves of oak trees by H. L. Gregory in 1871. Railroads established in the mid- to late 19th century helped Live Oak become a major shipping point for agricultural products.

The small settlement prospered after the California and Oregon Railroad laid tracks in the area in 1869, after which Live Oak became the main point in Sutter County for shipping agricultural produce (Napoli 1997). A store, railroad siding, warehouse, blacksmith shop, post office, and saloon had been constructed by 1874. Five years later, the town had many new businesses and a population of about 125, including 25 Chinese residents. During this period of commercial growth, the first railroad depot was constructed in 1876. This first depot was replaced by a second depot in 1882, which, along with Live Oak Hall (constructed in 1875), is still standing in today's Live Oak Historic Commercial District, a National Register Historic District listed in 1998 (Figures CO-3 and CO-4).



Figure CO-3
Historic Commercial District

The growth of the community slowed during the economic depression near the turn of the century, with the population of Live Oak at only about 400 in 1910 (Napoli 1997). With the construction of the Butte County Canal by Duncan McCallum and Thomas Fleming in 1905–1907, however, local agricultural practices flourished (Butte Creek Watershed Project 1998:150). Now known as the Sutter Butte Canal, this conduit brought water from the Feather River for irrigation. New settler-farmers arrived in the area, producing two agricultural colonies for Mormons and Germans (Napoli 1997). In addition, the arrival of the Northern Electric Railroad (later the Sacramento Northern) to Live Oak in 1906 and the paving of a state highway in 1915 (designated State Route 99 East) brought more settlers and commerce to the town. The community prospered again until the Great Depression of the 1930s. The Second World War revived the economy of Live Oak (Napoli 1997). After this period, businesses were constructed along SR 99. Live Oak was incorporated in 1947.

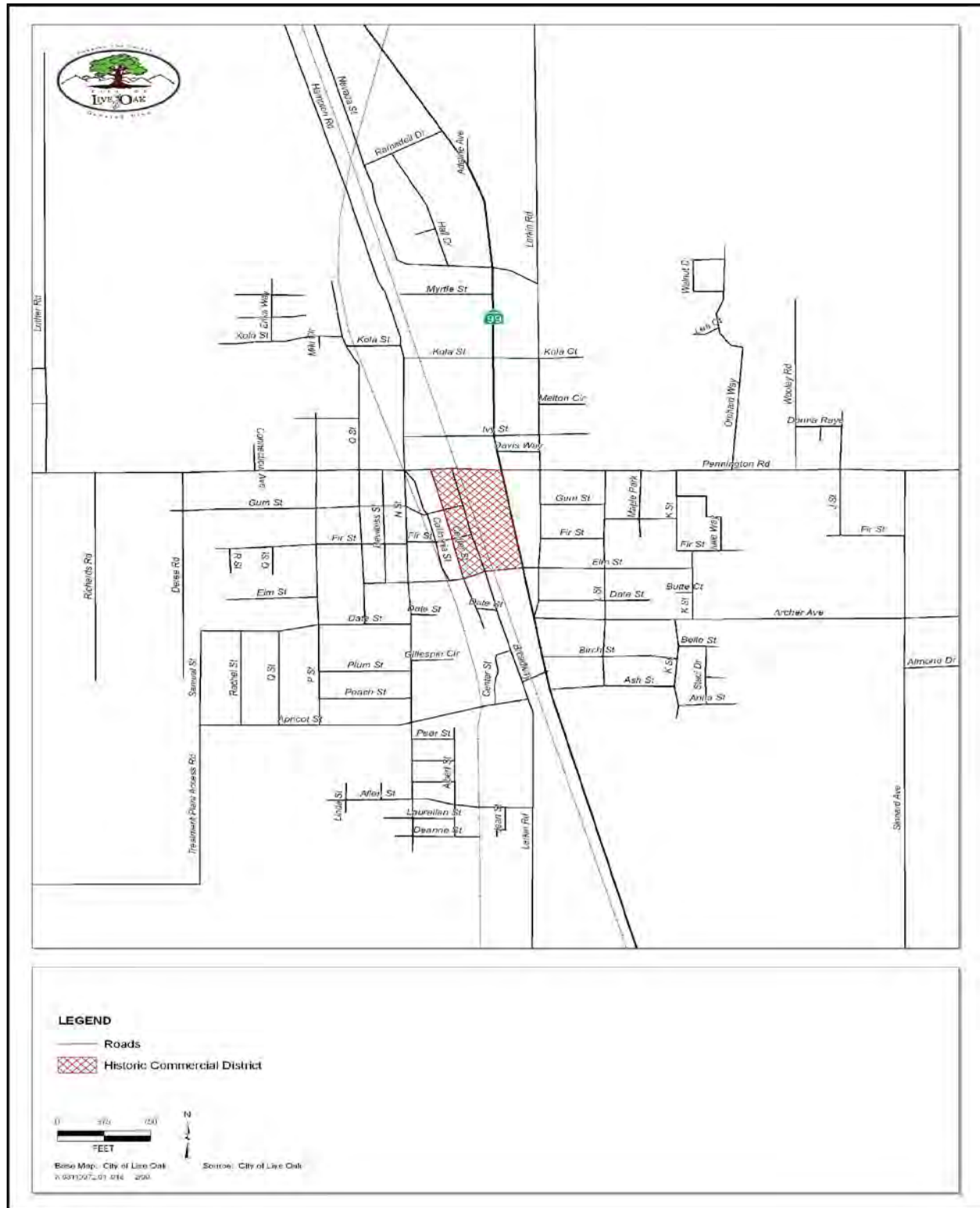


Figure CO-4
 Live Oak Historic Commercial District



The history of Live Oak can be seen in the various buildings and sites scattered through the city. The Historic Commercial District, with its palm trees, is certainly the most visible, but historic houses, bridges, and canals also contribute to the landscape. The Live Oak Cemetery is located on Pennington Road, approximately 800 feet west of Luther Road. The cemetery was officially named in 1905 and is still in use today. The earliest tombstone recorded at this historic cemetery marks the grave of Katherine Kustokowick and is dated August 1858 (Sutter County 2005), 8 years prior to the settlement of Live Oak in 1866. In addition to the physical remnants of the past, Live Oak's history is also celebrated in events, such as the annual Peach Festival. This festival is held in the Live Oak Historic Commercial District and highlights the agricultural heritage of the city and Sutter County.

By definition, in order to be considered a fossil, an object must be more than 11,000 years old. Portions of the Planning Area are underlain by Holocene-age (less than 11,000 years old) basin geologic deposits, and do not have important paleontological resources. However, much of the Planning Area is underlain by Pleistocene-age sediments of the Modesto Formation, which is considered a paleontologically sensitive rock unit.

Numerous of vertebrate fossil specimens have been recorded from the Modesto Formation in Yuba City, Woodland, and Davis. Vertebrate fossils have been recovered near the Planning Area and other areas throughout the Sacramento and San Joaquin Valleys. Areas of important finds have sediments related to the Modesto Formation. This suggests that areas with the Modesto Formation have potential for additional fossil remains during construction-related earthmoving activities, including trenching for utilities and other types of earth disturbance and excavation.

KEY ISSUES

The following key issues relate to cultural resources in the Study Area:

- ✓ Along with substantial growth and change in the community is the opportunity to maintain links to the history of Live Oak, including its agricultural heritage.
- ✓ Live Oak does not have a large stock of historic buildings, but the historic buildings that do exist and their context should be preserved to maintain the character of the community.

CULTURAL GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The following goals and policies are intended to protect historic and cultural resources within the boundaries of the City's Study Area.

Goal CULTURAL-1. Identify, protect, and preserve Live Oak's prehistoric resources.

- Policy Cultural-1.1 New development projects involving the movement, scraping, or leveling of soil should conduct archeological background research to determine if the project is likely to disturb a prehistoric site or traditional-use area. ⁷ If disturbance is

⁷ Traditional-use areas include important places to Native American people, such as spiritual sites, known seasonal gathering areas, and other places that may or may not have remnants.



likely, site analysis will be conducted to identify resources of concern. The project will make all reasonable efforts to use site design to avoid impacts to any prehistoric site or traditional-use area.

Policy Cultural-1.2 The City will use state legislation as a guideline for the identification and protection of prehistoric cultural resources or traditional-use areas.

Policy Cultural-1.3 The City will keep the locations of archaeological sites confidential in order to prevent vandalism and looting.

Policy Cultural-1.4 New developments shall be designed to provide view corridors to the Sutter Buttes by orienting major and minor collectors southwest to provide a valuable community aesthetic amenity and maintain vistas that were important to local Native American populations.

Policy Cultural-1.5 if potential paleontological resources are detected during construction, work shall stop and consultation with the City is required to avoid further impacts. Actions after work stoppage will be designed to avoid significant impacts to the greatest extent feasible. These measures could include construction worker personnel education, consultation with a qualified paleontologist, coordination with experts on resource recovery and curation of specimens, and/or other measures, as appropriate.

Goal CULTURAL-2. Identify, protect, and enhance Live Oak’s historic resources and associations.

Policy Cultural-2.1 The City will encourage private property owners to preserve and maintain historic structures.

Policy Cultural-2.2 Roadway and other infrastructure shall be located to avoid taking any property within, or otherwise adversely affecting the Live Oak Cemetery.

Policy Cultural-2.3 The City will encourage adaptive reuse of historic structures where as much of the historic character as possible is preserved. Structures that are grouped in close proximity, particularly rural, agricultural, and structures associated with the railroad, will receive special emphasis.

Policy Cultural-2.4 Infill structures built in the Live Oak Historic Commercial District shall be designed so that their size, shape, design, color, and detail are architecturally compatible with the surrounding buildings.

Policy Cultural-2.5 The City should preserve views of the historic building frontages along SR 99.

Policy Cultural-2.6 The City will establish educational and awareness programs to promote understanding and foster support for preservation of important cultural resources.



Implementation Program Cultural-1

The City will require development projects to protect Native American and prehistoric resources through the following actions or those deemed equally effective by the City:

- ✓ Identify and protect significant archaeological or traditional sites.
- ✓ Request information from the Native American Heritage Commission and the North Central Information Center (NCIC) to determine if prehistoric sites or traditional use areas exist in the project site.
- ✓ Avoid potential impacts to significant cultural resources whenever possible. If impacts are unavoidable, mitigate to a less-than-significant level. Determination of impacts, significance, and mitigation shall be made by a qualified professional archaeologist or architectural historian, as appropriate.
- ✓ Involve the local Native American community in determining the appropriate mitigation of impacts to significant prehistoric sites.
- ✓ Provide the North Central Information Center with appropriate Department of Parks and Recreation site record forms and cultural resources reports.
- ✓ Require a professional archaeologist to monitor all City-sanctioned ground-disturbing activities proposed within 150 meters of the Feather River, (agricultural uses are exempted).

Implementation Program Cultural-2

The City will require development projects to preserve the community's historically significant sites and buildings, whenever feasible, through the following actions or those deemed equally effective by the City:

- ✓ Request information from the North Central Information Center about sites where the proposed development may disturb historic sites or structures.
- ✓ Protect historically significant structures by following state Historic Building Code for all retrofit, remodels or similar construction activities.
- ✓ Leave existing orchard trees in place wherever feasible; plant smaller in-fill trees so that as trees age they can be removed without leaving large gaps.
- ✓ Ensure that roads planned around the Live Oak Cemetery are located to avoid noise and visual impacts to the cemetery.

Implementation Program Cultural-3

The City will investigate and provide information to property owners regarding tax incentives and other federal and state programs that are offered for rehabilitation of historic structures. The City will explore opportunities to also participate financially or otherwise in historic rehabilitation projects consistent with General Plan policy, with the focus of such efforts being in the Live Oak Historic Commercial District.



Implementation Program Cultural-4

If potential paleontological resources are detected by construction workers or City staff during construction, work shall stop and consultation is required to avoid further impacts. Actions after work stoppage will be designed to avoid significant impacts to the greatest extent feasible. These measures could include construction worker personnel education, consultation with a qualified paleontologist, coordination with experts on resource recovery and curation of specimens, and/or other measures, as appropriate.

ENERGY

ENERGY CONTEXT

Energy used in Live Oak comes from several sources, including oil, natural gas, hydroelectric, solar, and wind. Major uses of energy in the city include transportation, building operations, and commercial, agricultural, and industrial production purposes. For much of Live Oak's history, energy has been relatively abundant, cheap, and hassle free. Today, non-renewable fossil fuels provide the majority of the energy required for the movement of goods and services, commuting, and many agricultural and industrial operations.

During the planning horizon of the 2030 General Plan, it is likely that a variety of energy-related challenges will face not only Live Oak, but also the State of California and the nation. How Live Oak plans for, and responds to, these potential challenges will influence the quality of life for its residents and competitiveness of local businesses.

Fossil fuel costs could increase substantially over the next three decades. The U.S. Department of Energy's 2004 report, "Long-Term World Oil Supply Scenarios," indicates that oil production will most likely peak by the middle of this century. Increasing global demand and market speculation can also raise prices. In addition to future price increases, regulatory changes will greatly affect energy use during buildout of this General Plan. Sources and uses of energy are being closely examined by the State of California and many other governments in relation to global climate change. In California, vehicle emissions are the largest contributor to regional air quality problems and climate changing GHG emissions. Energy use and associated greenhouse gas emissions related to building operations are secondary to those related to transportation, but still are important. The state has enacted numerous laws and regulations to clean the air and avoid economically and environmentally dangerous levels of climate change. The state's response to climate change is evolving as of the writing of this document, but there is enough information currently available to inform the City's land use, transportation, community design, conservation, and related policies.

Energy policies that relate to transportation are discussed in the Circulation and Land Use Elements and are highlighted in the "Air Quality" section of this Element. Policies and measures related to energy efficiency and renewable energy production are provided below.

Energy efficiency measures provide city residents and businesses substantial cost-saving opportunities with reduced energy consumption. Energy efficiency retrofits could substantially improve the energy performance of the city's existing building stock. State regulations will require new development to meet increasingly stringent energy efficiency requirements. The 2007 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11) is mandatory as of 2010 (Department



of General Services 2009). The amended code is expected to reduce building energy consumption by 15 percent, water consumption by 20 percent, and landscape water consumption by 50 percent. New residential buildings will be required to use zero net energy by 2020, and commercial buildings will need to achieve this target by 2030. In addition to buildings, there are a variety of strategies for design and construction of infrastructure and public facilities that can provide energy conservation benefits. Production and purchasing of renewable energy is another effective way for the community to reduce energy demand (and provide local cost savings). Recent advances in technology provide Live Oak with a variety of feasible options for renewable energy production. Technologies, such as solar photovoltaic, solar hot water, and geothermal systems, will play important roles in achieving this goal. By purchasing renewable energy, many utilities are increasing their renewable energy portfolios. The Pacific Gas & Electric Company, the City's primary energy supplier, offers renewable energy purchasing options to residential and commercial customers. Assembly Bill 2466 authorizes local governments to receive a utility bill credit for surplus renewable electricity generated at one site against the electricity consumption at other sites.

KEY ISSUES

The following key issues relate to energy use in the Study Area:

- ✓ Energy conservation strategies are a part of the state's greenhouse gas reduction legislation and will be a part of regulations for building construction;
- ✓ Energy conservation in the built environment will provide residents and businesses with long-term cost savings;
- ✓ There are widely available, widely used, and effective energy conservation strategies for building materials and design, as well as site planning measures that can feasibly be incorporated in Live Oak; and,
- ✓ Energy efficient practices can be accomplished with little additional up-front cost, which over the long term can be recovered.

Further discussion of the City's approach towards energy conservation, including additional goals and policies, can be found in the Land Use, Circulation, and Community Character Elements.



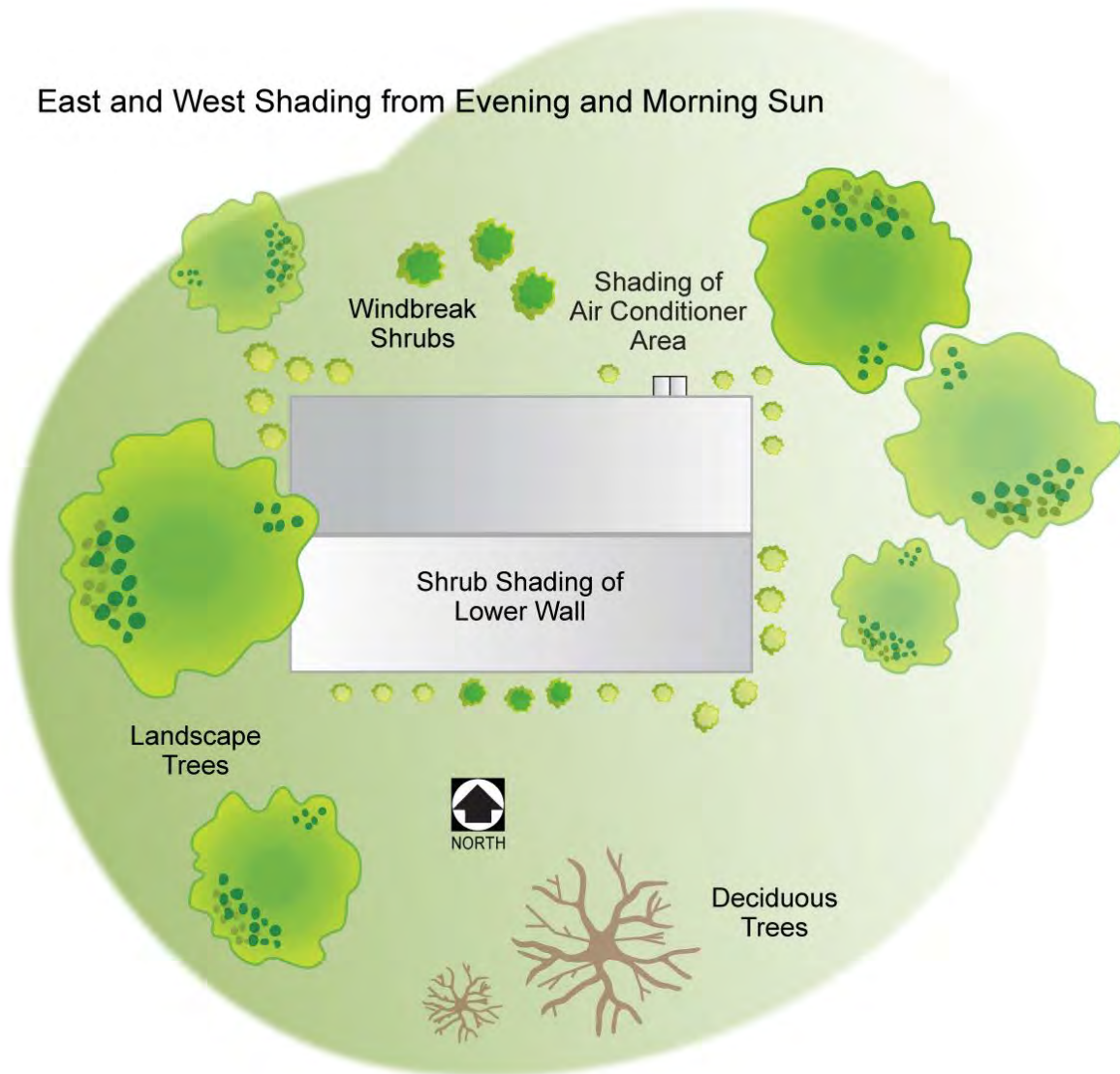
ENERGY GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The following goals and policies are intended to provide for the conservation of energy within the City's Study Area.

Goal ENERGY-1. Pursue energy-efficient technology, best practices, and materials.

- Policy Energy-1.1 The City will encourage new developments to use building orientation and site design that optimizes opportunities for on-site solar generation. The City will encourage new developments to use street and lot orientation and lot dimensions that facilitate the use of solar energy and climatically appropriate design.
- Policy Energy-1.2 The City will encourage new developments to orient as many buildings as possible with the longer axis of the building, also known as the ridge line, oriented east-to-west, in order to maximize the potential for passive solar heating in the winter and to minimize heat gain from the afternoon summer sun.
- Policy Energy-1.3 Shade trees or other appropriate plantings should be used in new lower-density residential development (e.g., trellises) to protect buildings from unwanted solar gain in summer months (see Figure CO-5). Trees and plantings should be located on the east and west sides of each home. Shade trees should be located at an appropriate distance from buildings to provide adequate shading, while reducing potential damage to buildings. Shade trees need to be located so that active and passive solar energy systems are not diminished. Using deciduous trees on the southern side of the structure is encouraged, to allow cooling in the summer and solar gain in winter.
- Policy Energy-1.4 Development plans should demonstrate preservation of solar access for residential buildings within and adjacent to the project. The City will waive this requirement in medium-density and higher-density residential projects and mixed-use projects if needed to achieve the densities allowed by the General Plan.
- Policy Energy-1.5 New buildings should enhance natural ventilation and promote effective use of daylight, to reduce use of energy. Designs should emphasize ventilation strategies such as natural convection and push-pull ventilators. Structures should be designed to provide abundant natural light through high-performance glazing systems, skylights, light ducts, light shelves, and other strategies (see Figure CO-6).

East and West Shading from Evening and Morning Sun



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Figure CO-5
Shading Orientation



Figure CO-6
Examples of skylights and the use of daylighting in building design

- Policy Energy-1.6 The City will also provide incentives, such as expedited permitting or density bonuses to developers that design and construct net zero energy residential prior to 2020, and commercial and institutional buildings prior to 2030.
- Policy Energy-1.7 New City-owned buildings and major remodels and additions should be designed to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) certification or better, where funding allows. Financial analysis of both first costs and long-term operational costs should guide the City's evaluation of LEED certification.
- Policy Energy-1.8 The City will promote Build-it-Green or LEED-Homes certification of new single-family properties.
- Policy Energy-1.9 The City will promote LEED or equivalent certification of multiple-family, commercial, and industrial properties.
- Policy Energy-1.10 The City will provide incentives, such as expedited permitting or density bonuses to development with over 75 percent of the units achieving LEED-certification or equivalent performance standards achieving these performance standards.
- Policy Energy-1.11 The City will encourage energy efficiency audits of existing buildings and help facilitate the implementation of identified efficiency improvements. The City will conduct energy efficiency audits of all City-owned buildings.
- Policy Energy-1.12 The City will encourage the retrofitting of existing buildings throughout Live Oak with energy efficient systems, energy-efficient appliances, insulation, energy-efficient doors and windows, and other elements that conserve resources.



Policy Energy-1.13 New commercial, institutional, and industrial development should reduce potential urban heat island effect by using U.S. Environmental Protection Agency–ENERGY STAR®-rated roofing materials and light colored paint, using light-colored paving materials for internal roads and parking, and by using shade trees to shade south and west sides of new or renovated buildings, to the greatest extent feasible.

Policy Energy-1.14 New commercial, institutional, and industrial development shall incorporate shade trees or shade structures in any newly constructed surface parking areas. The minimum requirement is 50 percent shading (at maturity where trees are used) for all new parking lots.

Goal ENERGY-2. Support the use of renewable energy technologies within the City.

Policy Energy-2.1 The City will explore the installation of renewable energy systems on City buildings and properties.

Policy Energy-2.2 New construction or major renovation of commercial and industrial buildings over 10,000 square feet shall incorporate renewable energy generation, where feasible, to provide for the project’s energy needs.

Policy Energy-2.3 The City will maximize the use of renewable energy in meeting City building energy needs with a goal of 50 percent or more renewable energy by General Plan buildout.

Policy Energy-2.4 The City will evaluate the operational cost-savings and feasibility of installing solar hot water systems to heat the community swimming pool.

Implementation Program Energy-1

The City will create permitting-related and other incentives for energy-efficient building projects. These should include, but are not be limited to giving projects that exceed Title 24 Standard by 10 percent or more priority in plan review, priority in processing and field inspection services, and density bonuses.

Implementation Program Energy-2

Amend subdivision standards to ensure that street and lot orientation facilitates buildings that incorporate solar design and renewable energy systems. Street and lots shall be designed in a way that allows residential lots to accommodate a building’s long axis in an east-west direction.

Implementation Program Energy-3

The City will amend the zoning and subdivision ordinances to provide regulatory guidance for lot and building orientation to allow passive solar and renewable energy systems use.



Implementation Program Energy-4

The City will proactively identify and take advantage, where possible, of state and federal grants, low-interest financing, and other funding mechanisms for energy efficiency retrofits and alternative energy projects for civic, residential, and commercial buildings.

Implementation Program Energy-5

The City will allow solar financing programs designed to facilitate the installation of solar energy systems on residents' homes. Such programs would establish a sustainable energy financing district and would allow property owners to borrow money from the City to install solar energy systems. Property owners would voluntarily participate in the program and would repay the cost of the solar energy system over a 20-year period through a special annual tax on their property tax bill. Only property owners who participate in the program will pay the sustainable energy financing district tax. Non-participants would experience no change in taxes due to the program.

Implementation Program Energy-6

The City will provide public outreach to support reduced energy consumption, the use of alternative and renewable energy sources, green building practices, recycling, and responsible purchasing.

AGRICULTURAL RESOURCES

AGRICULTURAL CONTEXT

Live Oak is located in the Sacramento Valley, an area renowned for the quality of its farmland (Figure CO-7). The City and the surrounding area contain some of the richest soils in California. Additionally, reliable water supplies and the long growing season make the City's farmland very productive and profitable.

Agriculture is a fundamental part of the landscape, economy, and culture of the Live Oak area. Orchards occur throughout much of the Study Area. Crops such as plums, peaches, apricots, almonds, walnuts, citrus, and alfalfa provide jobs and income for a number of Live Oak residents and businesses. Farmland frames the city and provides valued scenic vistas.

Eighty-three percent of Sutter County's land area is devoted to agricultural production, and the county is one of the state's premier agricultural counties. While agricultural production has fallen in many other counties in California, Sutter County farm production continues to rise. Local agricultural revenues continue to rise in the county. In 2006, agriculture generated \$358,845,200 in revenue for county farmers and ranchers.



KEY ISSUES

The following key issues relate to agriculture in the Study Area:

- ✓ Agriculture is a vital component of the character, economy, history, and culture of Live Oak and Sutter County.
- ✓ Farmland and other open space around the edges of the community should be protected as the City accommodates new growth.
- ✓ Land-efficient development practices are needed to avoid unnecessary or premature conversion of agricultural lands to urban use.

AGRICULTURAL GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The following goals and policies are intended to protect agricultural resources.

Goal AGRICULTURAL-1. Preserve agricultural resources and support the practice of farming.

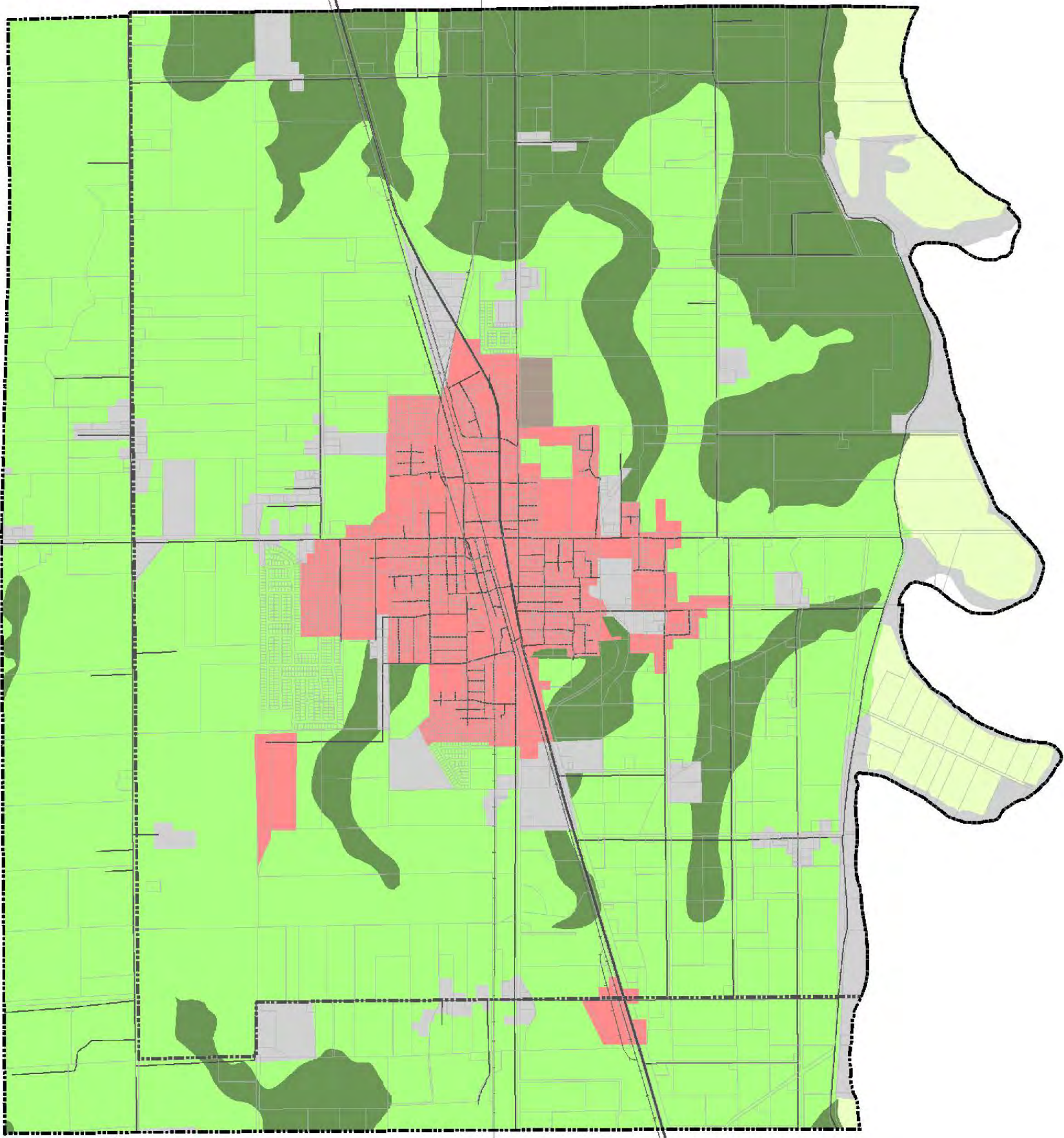
Policy Agriculture-1.1 Preserve agricultural enterprises by supporting right-to-farm policies.

Policy Agriculture-1.2 Ensure that residential development in the City is located and designed to be compatible with adjacent, ongoing agricultural activities.

Policy Agriculture-1.3 As a part of the City's economic development strategy, the City will focus on efforts to attract industries related to, and supportive of, the local agricultural economy.

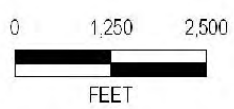
Policy Agriculture-1.4 The City will coordinate with Sutter County in a way that provides mutual benefits regarding establishment of agriculture processing and handling industries in the Study Area that would not adversely affect residents and that could benefit local farm operations.

Policy Agriculture-1.5 The City will work with farmers, property owners, extensions, agencies, and agricultural organizations to enhance the viability of agricultural uses and activities.



LEGEND

-  Study Area Boundary
-  Sphere of Influence
-  Parcels
-  Prime Farmland
-  Farmland of Statewide Importance
-  Unique Farmland
-  Grazing
-  Urban and Built_Up Land
-  Other Land



Base map: CASIL Layers
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Source: FMMP 2006



**Figure CO-7
Farmland Classifications**



Implementation Program Agriculture-1

The City will adopt and maintain a “right-to-farm” ordinance (or adopt appropriate portions of Sutter County’s right-to-farm ordinance) to inform residents of ongoing agricultural practices and protect farmers and other agriculture interests from dumping, nuisance complaints, and other problems typically associated with new residents living in agricultural areas.

MINERAL AND SOIL RESOURCES

The Study Area does not contain any known mineral resource zones (MRZs). The California Surface Mining and Reclamation Act of 1975 (SMARA) requires cities to incorporate mapped mineral resource designations approved by the State Mining and Geology Board in their general plans. SMARA limits new development in areas with important mineral deposits. Due to lack of MRZs within Live Oak, the General Plan does not contain a mineral resource map.

The community’s numerous orchards and farms are testament to the quality of Live Oak’s soils. The Farmland Mapping and Monitoring Program of the California Department of Conservation classifies the majority of the city’s soils as either Prime Farmland or Farmland of Statewide Importance. Soils in the Live Oak Study Area generally have a low risk of erosion because the city is mostly flat.

MINERAL AND SOIL GOALS AND POLICIES

Goal MINERAL-1. Protect soil and mineral resources in the Live Oak Study Area consistent with other environmental, social, and economic goals.

Policy Mineral-1.1 The City will coordinate with the state to incorporate, as necessary, any policies for conservation and possible future extraction of mineral or soil resources of regional or statewide significance.

WATER RESOURCES

WATER CONTEXT

Water is critical to the existence and vitality of any community. Live Oak recognizes the importance of this resource and seeks to ensure a reliable supply of high quality water for residents, businesses, agriculture, and ecosystems in the community. The development envisioned in the 2030 General Plan would result in increased water consumption, and wastewater and stormwater generation.

SURFACE WATER RESOURCES

Sutter County lies within the Feather River watershed, which in turn is located within the Sacramento River watershed. The most notable hydrologic feature in the Study Area is the Feather River, which borders the entire eastern boundary of the Study Area. Other notable hydrologic features within the Study Area are irrigation laterals, canals, and sloughs that are used for water supply and flood control.



The Feather River watershed is located in California's northern Sierra Nevada and encompasses a broad variety of terrain, climate, historic use, and flora and fauna. It drains 3,222 square miles of land base from the Sierra Nevada crest westward into the Sacramento River. Elevation ranges from 50 to over 10,000 feet, and annual precipitation varies broadly from more than 70 inches on the wet western slopes to less than 12 inches on the arid east side. The Plumas National Forest manages over 80 percent of the watershed, while alluvial valleys are predominantly privately owned and are grazed by livestock.

GROUNDWATER RESOURCES

The Live Oak Study Area lies within the Sacramento Valley groundwater basin. The Sacramento River, which forms the western border of Sutter County, the Feather River, which forms a portion of the eastern boundary, and the Bear River, which forms the border in the southeastern part of the county (between Yuba County and Sutter County), are sources of groundwater recharge for the groundwater basin. Other sources include deep percolation of precipitation and water applied for agriculture, and subsurface inflow from adjacent groundwater subbasins within the Sacramento Valley. Groundwater outflow from Sacramento Valley groundwater basin results from pumping and subsurface outflow to rivers and adjoining areas of the Sacramento Valley. The Sutter Buttes lie between the Sacramento River and Feather River in the northern part of the county, and form a barrier to groundwater flow.

In the Study Area, groundwater flows from north to south at a relatively flat gradient. The general direction of groundwater flow and the depth to groundwater have remained somewhat stable since the mid 1940s. Groundwater has been measured at depths ranging from 1 to 5 feet near the west end of the Study Area, extending to approximately 16 to 20 feet below the surface. To the west of the current city of Live Oak, groundwater has been encountered at approximately 7.5 feet below the surface. Detailed information about groundwater recharge sources and about flood protection can be found in Appendix C, "Background Information, SB 5 General Plan Amendment for 200-Year Flood Protection."

HYDROLOGY AND WATER QUALITY GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The following goals and policies provide for the conservation and protection of water resources within the Study Area.

Goal WATER-1. Maintain and improve groundwater and surface water quality.

- Policy Water-1.1 New development shall incorporate drainage system design that emphasizes infiltration and decentralized treatment (rather than traditional piped approaches that quickly convey stormwater to large centralized treatment facilities), to the greatest extent feasible.
- Policy Water-1.2 Existing swales and sloughs should be preserved, restored, and used for stormwater drainage whenever possible.
- Policy Water-1.3 The City will require developments to use best management and design practices to reduce stormwater runoff levels, improve infiltration to replenish

groundwater sources, and reduce pollutants close to their source. The City will require new development to use permeable surfaces for hardscape wherever possible. Impervious surfaces such as driveways, streets, and parking lots should be interspersed with vegetated areas that allow for infiltration of stormwater. LID techniques, such as rain gardens, filter strips, swales, and other natural drainage strategies, should be used to absorb stormwater, reduce polluted urban runoff, recharge groundwater, and reduce flooding (see Figure CO-8).

Policy Water-1.4 The City will require development projects to incorporate appropriately scaled stormwater facilities. The City will place emphasis on making these holding areas serve multiple functions, such as soccer fields or passive recreation areas.

Goal WATER-2. Ensure adequate and efficient long-term water supply.

Policy Water-2.1 The City will incorporate into its entitlement review process compliance with portions of state law that require demonstration of adequate long-term water supply for large development projects (Senate Bills 610 and 221).



Figure CO-8
Low-Impact Development Examples

Policy Water-2.2 The City will condition approval of new development on the availability of sufficient water supply, storage, and fire flow (water pressure), per City standards.

Policy Water-2.3 The City will encourage the use of native, drought-tolerant landscaping throughout the City to conserve water and filter runoff.

Policy Water-2.4 Native and drought-tolerant landscaping should comprise at least 50 percent of landscapes in commercial and industrial projects and 100 percent of all medians and right-of-way landscaped areas along public streets.

Policy Water-2.5 The City will require the use of water conservation technologies, such as low-flow toilets, efficient clothes washers, and more efficient water-using industrial



equipment, in all new construction and retrofitted and substantially remodeled buildings, consistent with building code requirements.

Policy Water-2.6 The City will support the retrofitting of existing buildings throughout Live Oak with water-saving fixtures.

Policy Water-2.7 The City will participate in regional groundwater basin planning and regional water-management planning efforts to ensure that future demand for water does not overdraft the groundwater supply.

Policy Water-2.8 The City will adopt water conservation pricing (e.g., tiered rate structures) to encourage efficient water use.

Implementation Program Water-1

The City will revise the Public Works Improvement Standards, as necessary, to encourage use of natural drainage systems and low impact development principles in order to reduce stormwater infrastructure costs and improve water quality. The City will make revisions required to emphasize the slowing down and dispersing of stormwater by using existing landscaped swales and constructing new swales to convey stormwater runoff, encouraging sheet flow and the use of landscaped infiltration basins in planter strips along roadways, and employing other best management practices, as appropriate. The City will establish standards and fee programs to require and/or provide incentives for methods to slow down and filter stormwater, as outlined in this Element. These measures include, but are not limited to, reduced pavement, permeable pavement, vegetation that retains and filters stormwater, and the use of drainage sheet flow and filtration.

Implementation Program Water-2

The City will revise landscaping requirements to include drought-tolerant, low-maintenance plants.

Implementation Program Water-3

The City will participate, as appropriate in the Sutter County Groundwater Management Plan to ensure perennial sustainable yield and avoidance of overdraft and long-term drawdown within and adjacent to the East Butte subbasin, while accommodating land use change as described in the 2030 General Plan.



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ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

This Element describes the City's goals, policies, and implementation programs to address job creation and other aspects of economic development between the present and 2030. Under California law, (Planning and Zoning Law, Government Code Section 65000 et seq.) economic development is not a mandatory element of a general plan. However, under California law, each community may decide the need for policy direction. Optional general plan elements may be prepared to address issues of particular local importance.

During the public outreach for this General Plan update, citizens, the General Plan Steering Committee, and decision makers determined that job generation and other economic development goals are some of the most important contributors to the local quality of life. The inclusion of this optional Economic Development Element is a reflection of the high priority of these issues for the community.

KEY ISSUES

A number of key issues guide the content and focus of this Economic Development Element:

- ✓ **High unemployment.** The city has the highest annual average unemployment rate in Sutter County. In part, this is a reflection of the predominance of agriculture in the local economy, a sector in which seasonal unemployment is high. The city is estimated to have fewer than 1,100 jobs to serve a local labor force of 2,700 people.
- ✓ **Jobs/housing balance.** With a jobs/housing balance of 0.48, many employed residents in the city commute to job centers as far away as the Sacramento region. In addition to contributing to traffic congestion and air quality problems, Live Oak is missing out on tax base that would be available if there was more local employment for residents.
- ✓ **Locational assets.** As a business location, Live Oak offers access to the northern California market along State Route (SR) 99. However, given the proximity of Yuba City at the junction of SR 99 and SR 20, as well as the larger cities in Butte County, Live Oak serves primarily a local market. However, it has a growing, skilled workforce and would be a suitable location for businesses interested more in telecommunications access to their markets than in physical transportation of goods.
- ✓ **Lack of retail base.** An important segment of the tax base is the retail sector, which generates sales taxes. In today's fiscal environment, the sales tax is a critical part of the City's revenue base. A healthy sales tax base is important for maintaining adequate community services. A vibrant and diverse commercial sector also contributes to the quality of life in the community and the appeal of Live Oak to residents and visitors alike. Live Oak retail businesses are primarily local serving, with grocery stores and eating places composing more than 50 percent of retail sales.



- ✓ **Need to create a downtown core area.** The city's historic downtown, centered primarily on the three-block frontage along Broadway between Pennington and Elm, contains historic buildings relevant to the City's past. In and around this existing historic downtown are vacant and underutilized properties. Looking beyond the very small historic downtown, the City envisions the creation of a vibrant downtown core area that could provide a central gathering place for residents, businesses, and visitors. However, the low levels of retail spending in the community and the lack of investment in the buildings and other improvements in this area today create challenges for redevelopment of the community's core. As new neighborhoods are created around the edge of the community and neighborhood commercial centers are developed to serve these new residential areas, it will be particularly important to maintain focus on the function, importance, and quality of the emerging downtown core. The City will need to provide many connections to and from the newly created downtown area from new neighborhoods. The City will need to increase development and activity in and around the downtown core area commensurate with the eventual overall size of the community.
- ✓ **Fiscal condition.** The economic development program should be geared to improving the fiscal strength of the community, so that City services can be maintained and expanded with population growth. The City will need a strategy to attract businesses and structure the development process to enhance the tax base and provide a positive net fiscal impact for the community.

CONTEXT

The City of Live Oak envisions substantial growth during the time frame of this General Plan (2030). As the Sacramento metropolitan area grows, Live Oak will see increased demand for new residential neighborhoods and business growth. Historically, development in Live Oak has been predominantly residential, while commercial growth has lagged behind population growth.

In terms of employment-producing industries, the city has a few agricultural processing facilities, but no major manufacturing industries. The Leo Chesney Center (a minimum security women's prison) is the city's largest employer, followed by the Live Oak Unified School District.

According to the 2000 Census, about 25 percent of the local labor force is employed in professional services, education, health, and public administration businesses and agencies. An additional 25 percent of the labor force is employed in manufacturing and distribution, while 25 percent are in farming. The remaining Live Oak workers are employed in various types of retail and service businesses.

One of the most important objectives of this General Plan is to ensure that economic development occurs along with residential growth. Economic development is required as the city grows to maintain and improve the fiscal balance, provide jobs for local workers, and enhance shopping opportunities and services available to city residents.



GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Following are the City's goals, policies, and implementation programs addressing economic development. This information is presented according to five major topics, including: downtown and retail development, business attraction and job development, workforce development, business retention and expansion, and fiscal improvement.

DOWNTOWN CORE AREA AND RETAIL DEVELOPMENT

- Goal ED-1. Encourage development and redevelopment to create a vibrant commercial and civic center in the City's downtown core area.**
- Policy ED-1.1 The City will promote multiple functions (e.g., retail, entertainment, civic, cultural) that can contribute to the focus and depth of activities in the downtown core area (Figure ED-1).
- Policy ED-1.2 The City will encourage and provide incentives for mixed-use development in the downtown core area that adds nighttime, as well as daytime traffic and activities.
- Policy ED-1.3 The City will encourage multi-story development in the downtown core area in order to increase activity and market strength.

Implementation Program ED-1.1

The City will conduct a market analysis to determine the appropriate business mix in the downtown core area and throughout the community.

Implementation Program ED-1.2

The City will prepare urban design guidelines or a design manual addressing streetscapes, building façades, way-finding signs, and public space to enhance the attractiveness of the downtown core area.

Implementation Program ED-1.3

Following General Plan adoption, the City will comprehensively revise the Zoning Code and Public Works Improvement Standards. As a part of this effort, the City will make any necessary changes to encourage and incent mixed-use and higher-density development in the downtown core area.

Implementation Program ED-1.4

The City Redevelopment Agency will use authority and funding available under California Redevelopment Law to stimulate catalytic projects in the downtown core area.

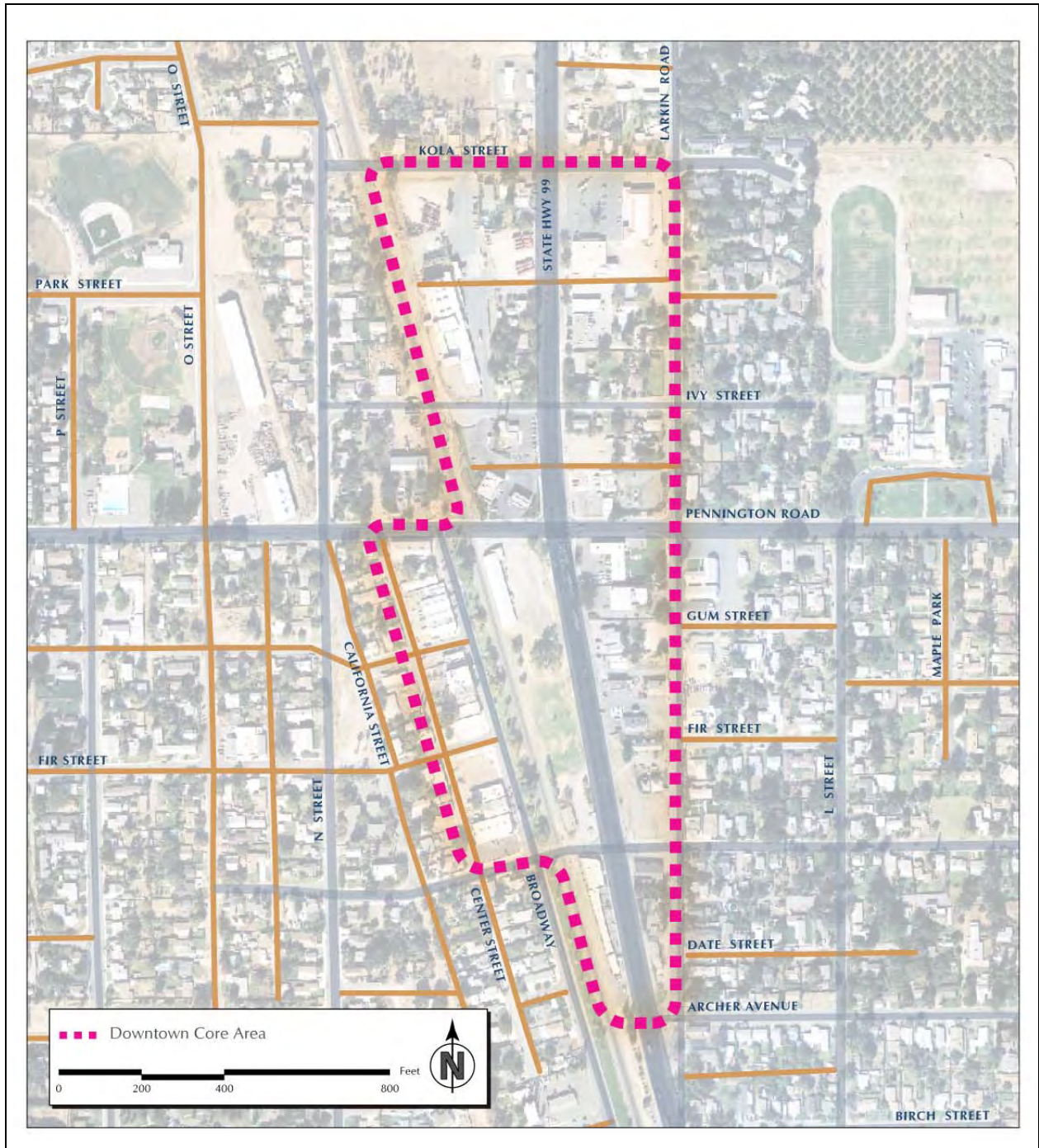


Figure ED-1
Live Oak Downtown Core Area



Implementation Program ED-1.5

The City will explore opportunities with merchants and property owners to implement a main-street style approach to revitalization of the downtown core area. If practical, this approach can help coordinate business enhancements with design improvements to create a more vibrant downtown environment.

Goal ED-2. Promote retail development in appropriate locations in the city to provide the maximum feasible shopping opportunities for local residents, visitors, and travelers along SR 99.

Policy ED-2.1 The City will provide for sites of appropriate size and location for neighborhood and community-serving retail centers, phased in accordance with residential growth.

Implementation Program ED-2.1

The City will prepare marketing materials to demonstrate to targeted retailers the business potential, both currently and in the future, of locations in Live Oak.

BUSINESS ATTRACTION AND JOB DEVELOPMENT

Goal ED-3. Attract and develop new employment uses in Live Oak that can provide jobs for local workers, enhance the City's tax base, and diversify the local economy.

Policy ED-3.1 The City will provide for suitable business sites and locations to support a variety of business types, including manufacturing, office development, and visitor-serving businesses.

Policy ED-3.2 The City will coordinate with Sutter County to ensure a mutual City-County benefit from agricultural processing plants that locate near Live Oak.

Policy ED-3.3 The City will identify and proactively engage agricultural service businesses that could locate in Live Oak and support nearby agricultural processing and sales.

Policy ED-3.4 The City will encourage development of lodging and restaurants in Live Oak to better capture the benefit of tourism in the region, particularly as new visitor attractions are developed at Sutter Buttes and along the Feather River.

Policy ED-3.5 The City will identify creative approaches to funding and constructing necessary infrastructure improvements in advance of business growth and development in the community.

Policy ED-3.6 The City will target attracting the types of industries that are not only suited to the assets offered by Live Oak's location, but also industries that will provide viable career ladders for local workers, from entry level through management positions.



Policy ED-3.7 The City will maintain and enhance a strong business climate in the community through a high level of customer service from City departments involved in business development and expansion projects.

Implementation Program ED-3.1

The City will maintain cooperative working relationships with regional economic development partners, including the Yuba-Sutter Economic Development Corporation and other appropriate regional entities, to help leverage the City’s limited marketing resources.

Implementation Program ED-3.2

Following General Plan adoption, the City will develop an economic strategic plan that inventories the City’s locational assets, such as access along SR 99 and a diverse workforce, and identifies potential target industries. The City will explore business opportunities related to specialty food processing, new energy technologies, health care, agricultural services, and other potential local growth industries. The City will consider strategies to address wastewater demand associated with new industries as a part of the wastewater master plan (see the Public Utilities, Services, and Facilities Element).

Implementation Program ED-3.3

The City will consider establishing funding mechanisms in which residential and mixed-use development contribute fair share fees toward the development of facilities and infrastructure needed to create a job base for the new resident workforce.

Implementation Program ED-3.4

The City will develop and publish a one-stop guide using a web-based format or other appropriate technology for businesses needing to secure project approvals and permits for new development and existing business expansion projects.

Implementation Program ED-3.5

The City will continue to use the Community Development Block Grant program and other economic development funding sources to improve the capacity of sites and infrastructure to support economic development.

WORKFORCE DEVELOPMENT

Goal ED-4. Promote job opportunities in the community that provide sustainable career opportunities for local workers.

Policy ED-4.1 The City will encourage growth in businesses that provide primary jobs with career ladder opportunities, particularly for workers transitioning from agricultural industries.

Policy ED-4.2 The City will leverage existing workforce training and job referral services provided by other agencies to help match job opportunities with local workers.



Policy ED-4.3 New development shall provide a diverse range of housing types to provide residential opportunities for the full range of workers in the community.

Implementation Program ED-4.1

Following General Plan adoption, the City will prepare an economic strategic plan that provides information about skills and occupational requirements of target industries. Action steps of the economic development strategic plan should involve necessary education and training to provide the local workforce with skills appropriate for target industries.

Implementation Program ED-4.2

The City will maintain and disseminate at City Hall current contact information for the major job training and referral agencies, including the State Employment Development Department, local colleges, and private agencies.

Implementation Program ED-4.3

The City will explore funding sources and partnerships with workforce agencies to conduct a survey of the commuter workforce in Live Oak to determine what skills and experience levels can be marketed to prospective business targets.

BUSINESS RETENTION AND EXPANSION

Goal ED-5. Foster growth and expansion among existing businesses in the community as a primary strategy for improving the economic health of the City.

Policy ED-5.1 The City will engage the business community in preparing an economic development strategy so that growth plans of local business can be anticipated and incorporated.

Policy ED-5.2 The City will accommodate, wherever possible, the needs of local business expansion, including adequate sites and designs for infrastructure and community facilities.

Policy ED-5.3 The City will provide timely and effective information to businesses to help them access services and resources needed to pursue expansion plans or maintain stable operations.

Implementation Program ED-5.1

The City will maintain a business resource guide, with assistance from the Yuba-Sutter Economic Development Corporation, to help local businesses network with available agencies that can provide assistance for access to capital, workforce training, planning, and other business needs.



FISCAL IMPROVEMENT

Goal ED-6. Attract and develop businesses that will enhance the tax base and provide a positive net fiscal impact for the community.

Policy ED-6.1 The City's economic development program should prioritize businesses that will help create a strong tax base for the community, particularly those that generate sales taxes.

Policy ED-6.2 City fee and funding programs will be structured to ensure that new development pays for its share of the cost of City services and facilities.

Policy ED-6.3 The City may consider the fiscal impact of proposed projects in its approval process to allow off-setting of fees and/or to establish a priority system for projects.

Implementation Program ED-6.1

Following General Plan adoption, the City will prepare an economic strategic plan that identifies and targets businesses that would have a strong potential to generate sales taxes and/or property taxes.

Implementation Program ED-6.2

The City will evaluate all its fee and assessment programs and make updates to ensure that user charges and fees keep pace with rising costs. The City may consider including escalation clauses in fee programs and user charges, if appropriate.

Implementation Program ED-6.3

The City will periodically review its fee and assessment programs to ensure they are reflective of the full cost of facilities and services.



PUBLIC UTILITIES, SERVICES, AND FACILITIES ELEMENT

INTRODUCTION

The Public Utilities, Services, and Facilities Element of the General Plan establishes goals, policies, and implementation programs for planning, financing, and implementing City services, facilities, and utilities. These include, water, sewer, and drainage. This Element also provides direction for services, facilities, and utilities provided by other agencies within Live Oak: schools, libraries, and social services. Finally, this Element includes policies for fire protection and law enforcement, which are currently provided by other agencies under contract to the City. Delivery of public services requires construction and operation of facilities and infrastructure to accommodate new development, as well as the maintenance, expansion, and/or replacement of existing facilities to meet changing needs in developed neighborhoods.

To support the General Plan update, the City embarked on a parallel process to develop and adopt master plans for water, wastewater, and stormwater management. These master plans will implement the goals, policies, standards, and programs outlined in this Element, but will also provide more detailed criteria, standards, phasing, and cost information. Please refer to these master plans for more detailed information on infrastructure planning consistent with the General Plan. City facilities and utilities are also subject to the requirements of the City's Public Works Improvement Standards, which are revised following General Plan updates to ensure consistency.

Parks and recreation programs are addressed in their own Element. Please refer to the Circulation Element for information on streets and related infrastructure. The Safety Element contains information on emergency services and disaster preparedness. For additional information on public utilities, services, and facilities in Live Oak, please refer to the Public Services and Facilities General Plan Background Report, under a separate cover, and the Public Utilities and Public Services and Facilities section of the General Plan Environmental Impact Report (EIR).

KEY ISSUES

The City faces important issues that include the following:

- ✓ Storm drainage and sewer facilities in older parts of town are in need of repair.
- ✓ Water quality issues have arisen at the same time the City is expanding utilities to serve new growth.
- ✓ The wastewater treatment plant has experienced problems caused by high contamination levels in the effluent. The City will need to identify financing and phasing strategies for adding treatment capacity to serve new growth without affecting the sewer rates of existing residents.
- ✓ Live Oak residents are concerned about rising utility rates for water, sewer, and storm drainage, and the City should actively seek cost savings through efficiency in public provision and interagency funding for needed improvements.



- ✓ New development must be planned, phased, and financed to pay for itself so it does not adversely affect existing quality of public services.
- ✓ Barriers, such as Highway 99, the railroad, and a lack of street connectivity were identified by the General Plan steering committee as potential issues for emergency response. Therefore, emergency service responders should have multiple emergency access points within the city, even when Highway 99 is congested, to Live Oak neighborhoods and businesses.
- ✓ Increased gang activity, vehicle theft, violent crime, and traffic violations have put new demands on law enforcement personnel. Citizens of Live Oak are also feeling the effects of these increased criminal activities.
- ✓ Residents would benefit from additional social services, including child care facilities, senior centers, multicultural centers, a hospital, and other health care facilities.
- ✓ City schools are either at, or quickly approaching capacity.
- ✓ Existing library facilities are inadequate for projected populations.

PUBLIC SERVICES PLANNING FRAMEWORK

This General Plan anticipates substantial urban development in Live Oak over the next 20 years. The City has considered carefully in this General Plan the substantial natural resources (water, energy, etc) that will be devoted to building and maintaining public facilities and utilities over the long term. This Element highlights the City's philosophy that these public services should be planned and managed in the most environmentally and fiscally sustainable, efficient, and socially responsible way possible. To that end, this Element includes:

- ✓ goals for service provision;
- ✓ policies and standards used for service expansions, improvements, extensions, and other investments;
- ✓ general guidance on infrastructure and service planning, phasing, and financing to accommodate new development; and,
- ✓ programs to maintain and improve quality of public services in the existing developed city.

In particular, for the General Plan time horizon (between present and 2030), this Element establishes:

- ✓ how public services will be provided and prioritized;
- ✓ how public facilities and utilities are located, designed, and constructed; and,
- ✓ how public services will be financed on an ongoing basis.

New development will be managed to ensure adequate public services and to conserve resources associated with those services (such as water, energy, and natural areas). As described in this Element, the City will ensure that high quality public facilities and services are provided to new neighborhoods and existing residents and businesses. The City will actively seek to increase the quality of existing public services, facilities, and utilities, if needed, to match facilities and service levels in the new growth area.



There are important relationships between this Element and others in the General Plan. Concepts described here are related to policies in the Conservation and Open Space Element, Land Use Element, Circulation Element, and Community Character and Design Elements. For example, the City's approach to drainage is described here and in the Conservation and Open Space Element. Dual-use parks and drainage facilities are addressed in this Element, as well as in the Parks and Recreation Element. The City's preference for school sites with safe transportation routes is reflected in this Element and in the Circulation Element.

Rather than try to artificially separate inherently related policies, the City has intentionally provided some overlap on certain topics addressed in various related Elements. The City has prepared these policies carefully, to ensure horizontal consistency among General Plan Elements.

Following is contextual information, as well as goals, policies, and implementation programs that address public services, facilities, and utilities. Service standards are provided, where applicable. These goals and policies are grouped by topic as follows:

- ✓ Water
- ✓ Sewer
- ✓ Drainage and Flood Protection
- ✓ Schools
- ✓ Libraries
- ✓ Law Enforcement
- ✓ Fire Protection
- ✓ Social Services
- ✓ General Government Services
- ✓ Solid Waste Collection
- ✓ Private Utilities

WATER

CONTEXT

Water supply for domestic water service and fire flow is supplied from five wells owned and operated by the City. Pipeline diameters range from two to sixteen inches in diameter (see Figure PUBLIC-1). The City has a 1.4 million gallon ground level storage tank with a 4,200 gallons per minute (gpm) reliable capacity booster pump station. The water demand and water production has decreased after meters were installed on all water services in 2006. The water production in 2007 was 1,492 acre feet. The annual average demand was 1,015 gpm, and the maximum day plus fire flow demand was 6,769 gpm. The City's wells reliably produce 5,855 gpm. Future development anticipated under the General Plan will require additional water.

Wells 1 through 4, all meet new arsenic standards and meet or exceed standards for other pollutants. Well 5 is no longer in service. In the Background Report prepared for the General Plan update in 2005, Well 4 was identified as having odor issues. However, since the implementation of the arsenic removal program, this is no longer an issue and no more complaints regarding odor have been made to the City.

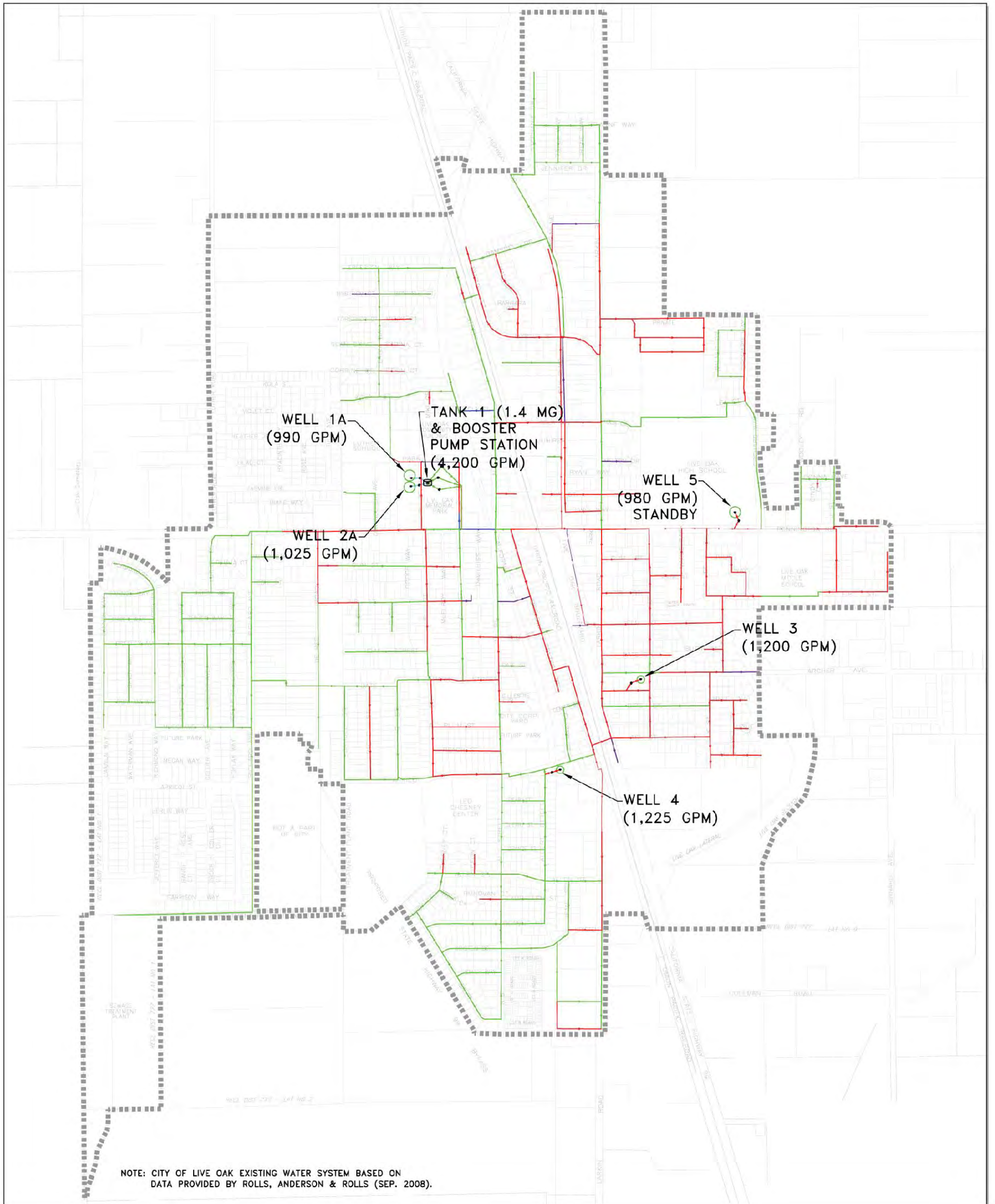
Future development will require additional water supply, which may need arsenic treatment, additional storage, and new distribution pipelines to distribute water to the new areas (see Figure PUBLIC-1).



WATER GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-1. Provide a safe and reliable water supply and delivery system.

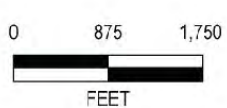
- Policy PUBLIC-1.1 The City will maintain a water master plan that provides for phased, efficient extension of water delivery and water quality infrastructure, including new wells, new pumping and storage capacity, and treatment systems, as necessary, to meet the needs of new development.
- Policy PUBLIC-1.2 The City will maintain and improve water quality according to state and federal standards.
- Policy PUBLIC-1.3 New development shall provide land for wells and other water infrastructure, and shall construct and dedicate water infrastructure as directed by the City.
- Policy PUBLIC-1.4 New development shall contribute on a fair-share basis toward new groundwater wells, water treatment improvements, conveyance facilities, and water supply projects, consistent with the City's water master plan and City standards.
- Policy PUBLIC-1.5 City approval of new development requires analysis and demonstration of secure and reliable water supply prior to approval. A formal water supply assessment, as defined in California Water Code Sections 10910–10912, will be required as part of City environmental review and project approval for projects that meet the minimum size requirements defined by this state law.
- Policy PUBLIC-1.6 New development shall contribute on a fair-share basis toward City strategies to increase water storage capacity for domestic water supply, back-up emergency supply, and fire flow.
- Policy PUBLIC-1.7 The City will improve water conveyance and fire flow in the existing city to encourage redevelopment, as necessary and as funding is available.
- Policy PUBLIC-1.8 The City will proactively leverage state, regional, and federal funding for water supply and water quality improvements to serve developed areas.
- Policy PUBLIC-1.9 When water delivery improvements are made in areas adjacent to developed areas, the City will identify opportunities for existing developed properties to connect into new City water systems.



LEGEND

- Boundaries**
- City Limit
 - Parcels

- Pipe Diameter (inches)**
- 2-4
 - 6
 - 8
 - 10
 - 12
 - 16



**Figure PUBLIC-1
Water System Map**



Policy PUBLIC-1.10 The City will establish long-term financing mechanisms and phased improvements planning to improve water infrastructure in the existing developed city to induce infill development. The goal of the City's financing and capital improvements planning will be to fund improvement of water distribution infrastructure in developed city neighborhoods, without increasing service fees for existing customers.

Goal PUBLIC-2. Ensure reliability of the City's water supply through water conservation and an efficient water distribution system.

Policy PUBLIC-2.1 The City will ensure that new groundwater well sites are located where the aquifer is stable enough to avoid long-term drawdown.

Policy PUBLIC-2.2 The City will explore the use of recycled water from the City's wastewater treatment plant for landscape irrigation and other appropriate uses.

Policy PUBLIC-2.3 The City will plan for, and new development shall be consistent with state law requirements for water conservation through the City's Urban Water Management Plan (California Water Code sections 10630–10656).

Policy PUBLIC-2.4 New development should install water-conserving appliances and faucets, drought-tolerant landscaping, recycled water systems, and other water conservation improvements and programs, to the greatest extent feasible.

Policy PUBLIC-2.5 The City will encourage water conservation measures not required by state law, such as recycled water systems.

Policy PUBLIC-2.6 The City will establish use-based water rates. The City will consider adopting relatively low rates for a basic water allocation, and higher water rates beyond this basic allocation.

Policy PUBLIC-2.7 The City will provide education to residents and businesses on benefits and methods of water conservation.

Implementation Program PUBLIC-1.1

The City will adopt a water master plan that is consistent with the 2030 General Plan, to provide for phased improvements to meet future needs. The master plan will include an inventory of existing development, estimates of future demand within the existing city, and estimates of future growth within areas planned for annexation, consistent with the General Plan. The City will incorporate analysis from the water master plan into its capital and ongoing fee programs.

The master plan will identify improvements to serve the needs of new development and will also identify any deficiencies in the existing developed city. The master plan will provide a plan to address any such deficiencies.

The master plan will identify potential locations for new well sites where a stable and reliable supply should be available, and where City use would not cause long-term drawdown.



The City will also prepare and adopt an Urban Water Management Plan for water conservation in the City, consistent with state law requirements. The City will implement the Urban Water Management Plan through enforcement of standards for new growth. The City will identify improvements that should be made to the existing City to conserve water and will phase in these improvements, as feasible.

The City will explore opportunities in the water master plan, as well as the Urban Water Management Plan, to encourage water conservation measures not required by state law. The City will, if feasible, provide incentives that are substantial enough to encourage new and existing development to install and use recycled water systems and other water-conserving improvements. Incentives could include lower up-front water hookup fees and lower ongoing water rates, depending on the extent of water conservation measures included.

The City will update the water master plan, as necessary, to address growth needs, regulatory changes, and water quality issues.

Implementation Program PUBLIC-1.2

The City will continue the arsenic removal program, as necessary, in order to meet all federal and state standards for all groundwater wells in the city. The City will implement a study to investigate the need for additional programs for water treatment, monitoring, and cleanup of other constituents (pollutants), as necessary. The City will implement a nitrate monitoring program that will include periodic monitoring and impose time standards for any cleanup needed.

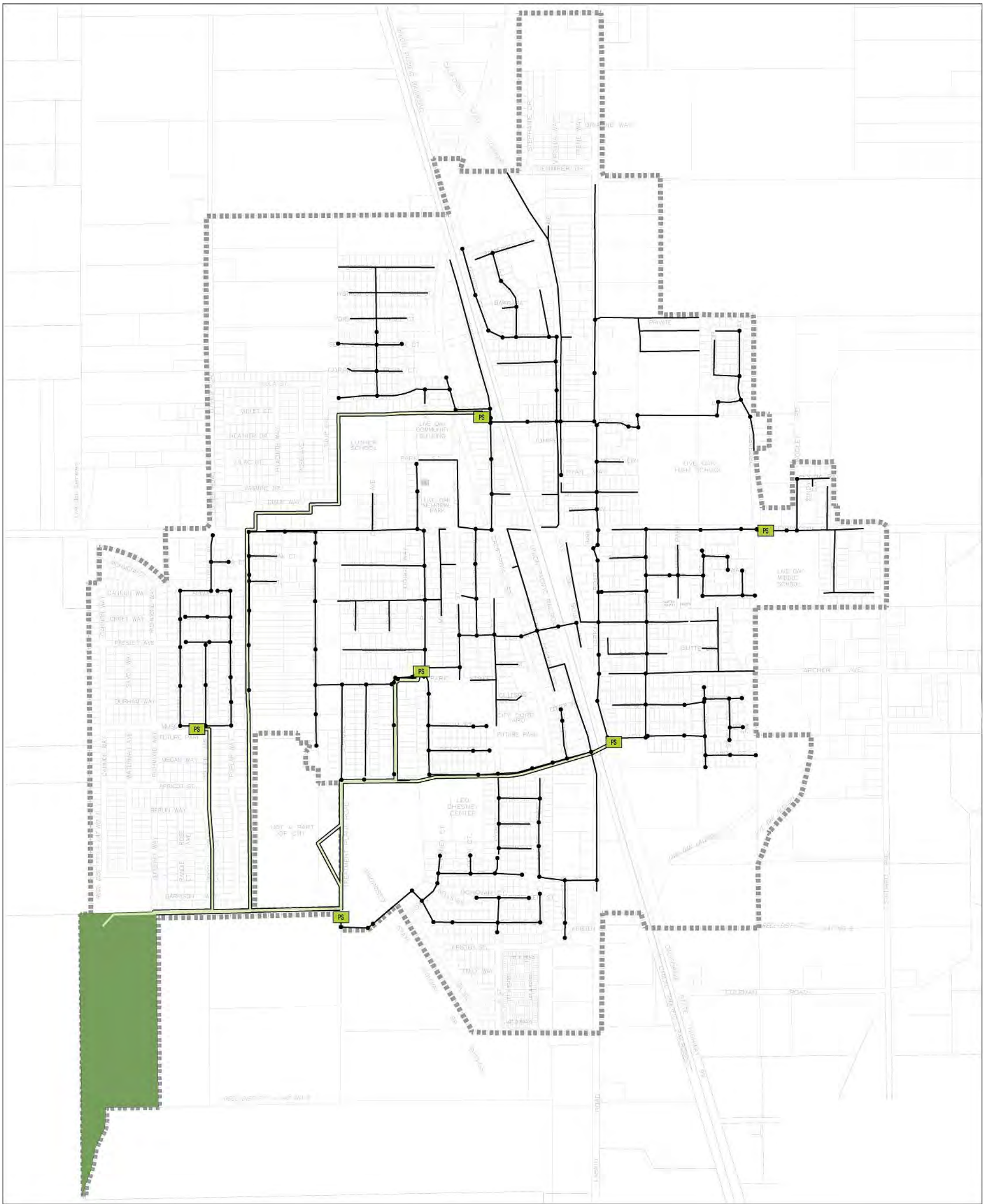
Implementation Program PUBLIC-1.3

The City will continue to develop and implement its hydrant valve maintenance program.

SEWER

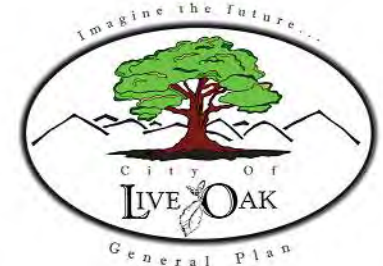
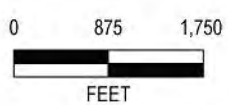
CONTEXT

The City of Live Oak operates and maintains its own sewer system and wastewater treatment plant (WWTP). The Live Oak Wastewater Treatment Plant has a capacity of 1.4 million gallons per 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. The WWTP was issued a Cease and Desist Order (Order No R5-2004-0097) by the Regional Water Quality Control Board (RWQCB) in 2004, due to high contaminant levels in the effluent. A new Cease and Desist Order was issued in February 2009 that rescinds the previous order, extends the time schedule for complying with Waste Discharge Requirements (WDR) Order NO R5-2004-0096 Effluent Limitations B.2 and B.4 for some of the constituents, and issues new interim effluent limitations. The City designed a new activated sludge tertiary treatment plant to comply with water quality standards. Because extensive sewer inspection of the system has not yet been initiated by the City, the physical condition of the existing collection system is not well known. However, the system experiences excessive inflow and groundwater infiltration (I/I) and at least some parts of the collection system are in poor condition. Figure PUBLIC-2 illustrates the City's wastewater system.



LEGEND

- PS Pump Stations
- Manholes
- Sewer Lines
- == Force Main



**Figure PUBLIC-2
Wastewater System Map**



SEWER GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-3. Use environmental best practices and provide cost effective wastewater collection, conveyance, and treatment systems to serve new and existing portions of the city.

Policy PUBLIC-3.1 The City will prepare a wastewater master plan that provides for phased, efficient extension of wastewater collection and improvements to wastewater treatment and disposal systems, to meet existing and future needs.

Policy PUBLIC-3.2 The City will investigate and identify, through the wastewater master plan process, cost-effective options for adding treatment capacity to serve new growth.

Policy PUBLIC-3.3 New development shall construct and dedicate wastewater collection facilities or pay in-lieu fees, and shall contribute on a fair-share basis to expanding treatment capacity to accommodate new growth anticipated under this General Plan, and as directed by the City's wastewater master plan.

Policy PUBLIC-3.4 City sewer connection fees and ongoing sewer rates should be proportionally lower for properties that fund and install recycled water systems and are able to reduce overall wastewater demand.

Policy PUBLIC-3.5 Expansion of wastewater treatment capacity to serve new growth should be financed and phased to avoid increasing sewer rates for existing residents and businesses.

Policy PUBLIC-3.6 Wastewater infrastructure extensions will be phased by the City as part of the City's overall growth. Wastewater infrastructure will generally be provided first to areas directly adjacent to City limits, and then infrastructure will be extended outward.

Policy PUBLIC-3.7 The City and Redevelopment Agency should ensure collection and wastewater treatment capacity is available for infill development needs. The Redevelopment Agency should consider using redevelopment tax increment funds to help finance infrastructure improvements for infill areas within the redevelopment project area.

Policy PUBLIC-3.8 The City will identify regional, state, or federal funding and will leverage this funding, as appropriate, to make improvements to the City's existing wastewater infrastructure in order to encourage infill development.

Policy PUBLIC-3.9 The City will ensure compliance with state and federal standards for wastewater disposal. Monitoring and reporting programs may be required, as appropriate.



Implementation Program PUBLIC-3.1

The City will adopt a wastewater master plan that is consistent with the 2030 General Plan, to provide for phased improvements to meet future needs. The master plan will include an inventory of existing development, estimates of future demand within the existing city, and estimates of future demand within areas planned for annexation. The wastewater master plan will provide cost-effective methods for expanding the system to meet future growth needs without raising sewer rates in the existing city. The master plan will identify deficiencies in the existing developed city that need to be addressed prior to, or in advance of infill development.

The Wastewater Master Plan will identify improvements and funding required to comply with Regional Water Quality Control Board and other applicable state and federal water quality standards.

The City will update the wastewater master plan, as necessary, to address growth needs, regulatory changes, technological innovations, and regional plans for wastewater treatment and disposal. As part of the wastewater master planning process, the City will identify improvements needed to meet applicable state and federal wastewater disposal standards. The City will incorporate analysis from the wastewater master plan into its capital and ongoing fee programs.

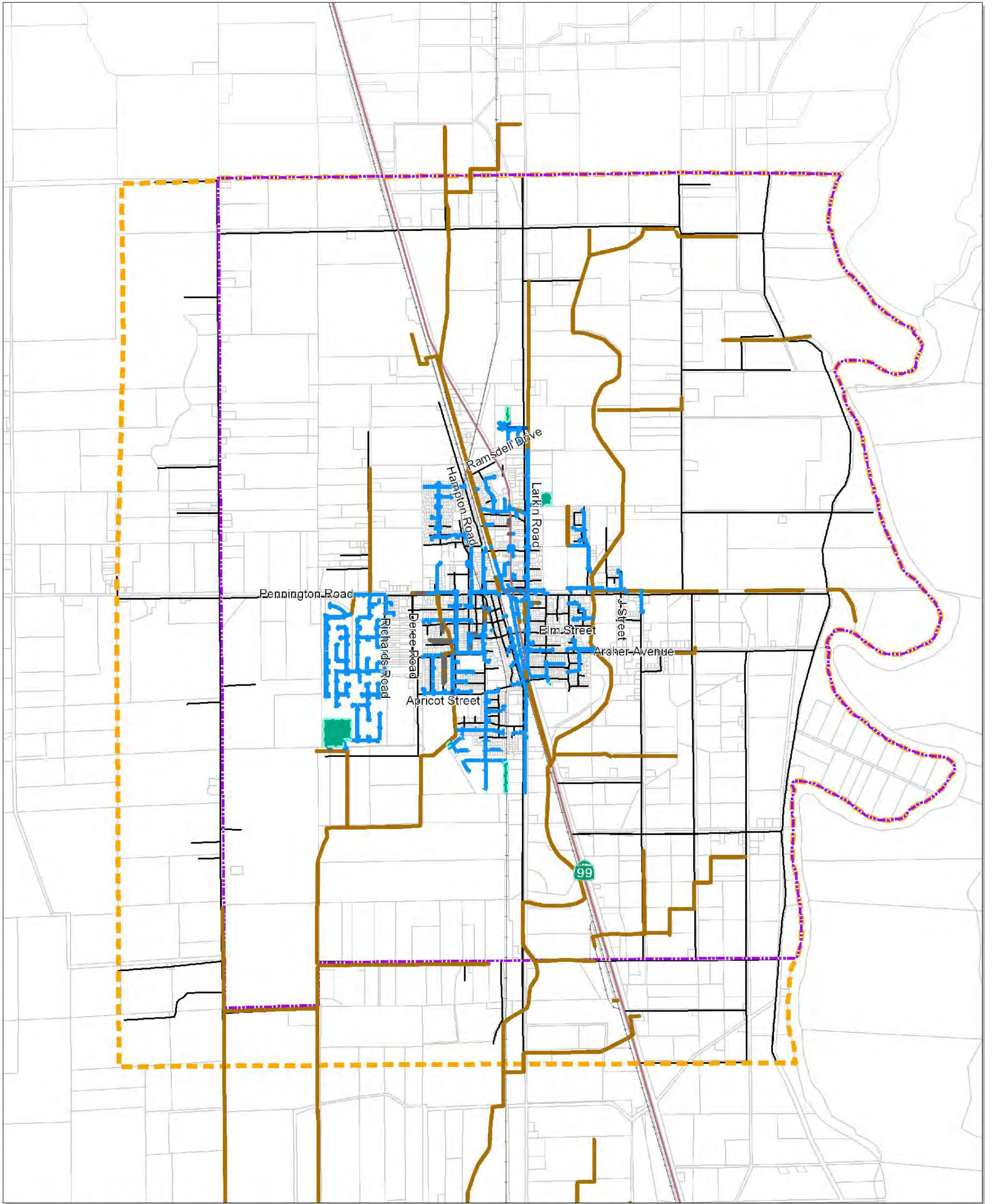
The City will examine whether installation of recycled water systems and/or installation of drought tolerant landscaping would substantially reduce the costs of wastewater treatment plant capacity upgrades and conveyance facilities compared to a scenario that does not use these water-saving features. The City will explore opportunities to pass savings related to wastewater infrastructure to properties that install and use recycled water and install drought tolerant landscaping, as feasible.

DRAINAGE AND FLOOD PROTECTION

CONTEXT

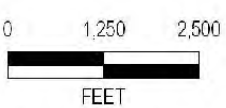
The City mostly has piped systems to convey stormwater runoff, although there are drainage ditches in certain developed areas. Within the Sphere of Influence and outside City limits, drainage is mainly via roadside ditches. The Live Oak Slough (Main Canal) is a main drain which collects runoff from Live Oak and outlying regions and transports the flow downstream to the East Interceptor Canal. Under current conditions, existing drainage facilities are at maximum capacity during large storm events (Figure PUBLIC-3). Please refer to the Public Safety Element for more information on flood hazards. Additional information is included in Appendix C, "Background Information, SB 5 General Plan Amendment for 200-Year Flood Protection."

Reclamation District No. 777 provides drainage to the majority of the Live Oak Planning Area (Figure PUBLIC-4). This district operates Laterals 1, 2, 6, 6A, 14 and the Main Canal in the area in and around Live Oak. Reclamation District 2056 also provides service to a smaller portion of the Planning Area.



LEGEND

- Study Area Boundary
- Sphere of Influence
- Detention Basin
- Storm Drain
- Ditch
- Culvert
- Force Main



Base map: CASIL Layers
X 08110072.01 021 4/09

Source: City of Live Oak, 2008



**Figure PUBLIC-3
Drainage Facility Map**



In addition to piping stormwater, many jurisdictions are considering the benefits of a more holistic approach to stormwater management. There are many different strategies that work in different climates and topographic contexts, but two general terms that are frequently used to describe current thinking in stormwater management are: natural drainage systems (NDS) and low-impact development (LID).

NDS and LID are stormwater management strategies that maintain or restore the natural hydrologic functions of a site to achieve natural resource protection objectives and fulfill environmental regulatory requirements.¹ NDS and LID employ a variety of natural and built features that reduce the rate of runoff, filter out its pollutants, and facilitate the infiltration of water into the ground. NDS and LID can mitigate both stormwater quality and quantity impacts of urban development.

Because NDS and LID have a variety of techniques for controlling runoff, designs can be customized according to local regulatory and resource protection requirements, as well as site constraints. New development, infill projects, and capital improvement programming can all use NDS and LID.

These systems can be less costly to construct and maintain, compared to a traditional piped system, while also providing water quality benefits and using stormwater as a community amenity. The City can decrease the amount of land needed for stormwater detention with designs that slow down and disperse runoff following a storm event.

Rather than collecting runoff in piped or channelized networks and controlling the flow downstream in a large stormwater management facility, NDS and LID take a decentralized approach to disperse flows and manage runoff closer to where it originates. LID incorporates a set of overall site design strategies and decentralized source control techniques that can be used in buildings, infrastructure, or landscape design. The goal of moving stormwater away from buildings is combined with strategies to slow down, disperse, and filter stormwater runoff (see Figure PUBLIC-6). NDS and LID reuse stormwater in rain gardens, reduces impervious surfaces, and through other means limits the amount or rate of stormwater entering City systems.

NDS and LID use open, vegetated swales, stormwater cascades, and small wetland ponds instead of pipes and vaults (see Figure PUBLIC-5). NDS and LID can also be designed to work in tandem with engineered drainage.

DRAINAGE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-4. Provide storm drainage systems that protect property and public safety and that prevent erosion and flooding.

Policy PUBLIC-4.1 The City will prepare and maintain a drainage master plan to provide phased extension of drainage infrastructure to serve new growth and address existing deficiencies.

¹ U.S. Army Corps of Engineers. Unified Facilities Criteria, Design: Low Impact Development Manual. October 25, 2004.



Figure PUBLIC-5
Roadside Drainage Swale



Figure PUBLIC-6
Planter Strip Stormwater Infiltration



- Policy PUBLIC-4.2 As part of the master plan and capital improvements planning, the City will set priorities and make repairs to the City's existing stormwater drainage system.
- Policy PUBLIC-4.3 The City will develop a funding mechanism to improve existing drainage systems and develop new ones in existing City areas that currently lack stormwater drainage infrastructure.
- Policy PUBLIC-4.4 New development shall construct and dedicate facilities for drainage collection, conveyance, and detention, and shall contribute on a fair-share basis to areawide drainage facilities, as directed by the City's drainage master plan.
- Policy PUBLIC-4.5 Drainage infrastructure will be phased to serve the new growth area. Temporary drainage facilities may be required at some phases of new development, to be replaced by permanent facilities at buildout.
- Policy PUBLIC-4.6 The City will identify regional, state, or federal funding and will leverage this funding, as appropriate, to make improvements to the City's existing drainage infrastructure to encourage infill development.
- Policy PUBLIC-4.7 The City will explore opportunities in the new growth area to provide oversized stormwater drainage infrastructure that can accommodate both flows from new development and flows from existing city areas that lack the necessary infrastructure. The City or Redevelopment Agency will consider reimbursing new development for these improvements, on a fair-share basis.
- Policy PUBLIC-4.8 During the planning of new development and the installation of drainage infrastructure, appropriate steps shall be taken to avoid increasing any drainage problems in the existing developed city.
- Policy PUBLIC-4.9 The City will include in the drainage master plan and capital improvements planning a program to repair canal levees, where necessary, to prevent overtopping during storm events.
- Policy PUBLIC-4.10 The City will coordinate with the California Department of Transportation (Caltrans) to improve drainage infrastructure and address inter-agency flooding issues.
- Policy PUBLIC-4.11 The City's drainage master plan will incorporate regional, state, and federal standards and regulations, as appropriate, and will be consistent with Reclamation District 777 and RD 2056 standards, as applicable.
- Policy PUBLIC-4.12 New development shall be designed to control surface runoff discharges to comply with City standards, National Pollutant Discharge Elimination System Permit requirements, and Regional Water Quality Control Board standards, as applicable.



Implementation Program PUBLIC-4.1

The City will adopt a drainage master plan, consistent with the policy direction in the 2030 General Plan, to provide for phasing and financing of drainage improvements in the existing developed city and in the new growth area.

The master plan will include an inventory of existing development, estimates of future needs in the existing city, and estimates of future growth in the new growth area. The drainage master plan will address how to meet future growth needs, if possible, without any rate increases in the existing city.

The drainage master plan will also identify deficiencies and provide for drainage improvements in the existing developed city. As part of both the Drainage Master Plan and capital improvements planning, the City will set priorities and make repairs to the City's existing stormwater drainage system. Areas in the existing developed city that lack drainage infrastructure will take priority in the improvement schedule.

The City will update the drainage master plan, as necessary, to address growth needs, regulatory changes, and technological innovations. The City will incorporate analysis from the wastewater master plan into its capital and ongoing fee programs.

Goal PUBLIC-5. Use best environmental practices in the City's drainage systems to ensure water quality and take advantage of cost-saving multi-use opportunities.

Policy PUBLIC-5.1 The City's drainage master plan will plan and provide for appropriate components of natural drainage systems, which not only can be less costly to construct and maintain compared to a traditional piped system, but also provide water quality benefits and allow stormwater facilities to provide community amenities.

Policy PUBLIC-5.2 The City's drainage master plan should incorporate the use of newly constructed, appropriately landscaped drainage swales to filter, slow down, and better convey stormwater runoff.

Policy PUBLIC-5.3 Existing Reclamation District 777 and Reclamation District 2056 drainage channels should be improved, to the greatest extent feasible, to create more naturalized swales that provide stormwater conveyance. These channels should be restored with native, low-maintenance landscaping to filter stormwater and enhance neighborhood aesthetics.

Policy PUBLIC-5.4 New single-family residential projects should be designed to allow building drainage to sheet flow across the front yard to be filtered through drainage swales located in the landscaped planter strip between the sidewalk and street, where possible.

Policy PUBLIC-5.5 Under the City's drainage master plan, open playfield portions of parks will be used for stormwater detention.



- Policy PUBLIC-5.6 Drainage swales should have adjacent pathways to allow circulation of pedestrians, bicyclists, and stormwater in the same corridor, connecting with parks that are also designed to detain stormwater (see also the Parks and Recreation Element).
- Policy PUBLIC-5.7 The City's master planning for drainage and for parks and recreation should account for the cost savings of this dual-use application of both park and drainage impact fees.
- Policy PUBLIC-5.8 New development should use low impact development (LID) techniques such as preserving or restoring natural landscape features for drainage, minimizing hard (impervious) surfaces, and using other methods that reduce, recycle, and filter stormwater.²
- Policy PUBLIC-5.9 The City will provide incentives designed to induce the construction of low impact development (LID) designs in development. The City's reduced drainage fees should be designed to offset additional costs involved in using LID features, if possible.

Implementation Program PUBLIC-5.1

The City will adopt a drainage master plan, consistent with the policy direction in the 2030 General Plan, to provide for phasing and financing of drainage improvements in the existing city and in the new growth area.

The City's drainage master plan will implement natural drainage systems that use newly constructed or restored drainage swales to convey stormwater runoff.

The City's drainage and parks and recreation planning and fees should account for the cost savings of this dual-use application of both park and drainage impact fees. Planning and fees should consider savings of low impact development (LID) techniques, where appropriate.

Implementation Program PUBLIC-5.2

The City will revise the Public Works Improvement Standards (City standards), as necessary, to be consistent with the 2030 General Plan. Development projects, instead of being required in each case to detain stormwater on-site, will contribute to areawide drainage facilities, as directed by the drainage master plan.

City standards should also be revised to allow the use of larger drainage swales and smaller filtration drainage swales within planter strips along streets. The City will consider revising standards to allow the use of tracked "Hollywood" driveways for single-family residential development, a design that reduces impervious surface and stormwater runoff (see Figure PUBLIC-7). City standards for this type of driveway, if they become adopted, must be carefully developed to ensure high quality construction of driveways, good drainage, and good maintenance of the landscaped area to prevent deterioration and ensure proper function.

² For information about LID concepts, please refer to the U.S. EPA's Web site: <http://www.epa.gov/nps/lid/>.



Figure PUBLIC-7
Tracked, or "Hollywood" Driveway.

FLOOD PROTECTION GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Please also refer to the Safety Element of this General Plan for policy on flood protection.

Goal PUBLIC-6. Protect property and public health through adequate flood protection.

Policy PUBLIC-6.1 The City will coordinate with ongoing regional efforts to verify and improve flood protection for the Planning Area, consistent with state and federal regulations.

Policy PUBLIC-6.2 The City will assess fees for new development on a fair-share basis to fund regional flood protection improvements needed to meet state and federal standards.

Policy PUBLIC-6.3 The City will proactively identify and take advantage of regional, state, and federal funding that may be available for use in flood protection improvements.

Implementation Program PUBLIC-6.1

The City will continue its participation with the regional flood protection joint powers authority addressing the assessment and improvement of levees on the west side of the Feather River to meet state and federal standards.



SCHOOLS

CONTEXT

The Live Oak Planning Area is served by the Live Oak Unified School District (LOUSD). There are six schools in this district: Encinal Elementary School (grades kindergarten through eight [K–8]), Luther Elementary School (grades K–4), Live Oak Middle School (grades 5–8), Live Oak High School (grades 9–12), Valley Oak Continuation High School (grades 9–12), and Live Oak Alternative School (grades 1–12) Figure PUBLIC-8). Encinal Elementary School is located outside the Planning Area and Valley Oak Continuation High School shares facilities with Live Oak High School. LOUSD uses portable classrooms, as necessary, to accommodate the overflow of students.

Table PUBLIC-1 below lists each of the LOUSD schools and shows each facility’s capacity and student enrollment for the 2007–2008 school year. The enrollments and capacities are compared to assess which schools have available capacity for additional students and which schools may currently be enrolled beyond capacity, indicating the need for additional school facilities. As shown, three of the five schools within the District already serve more students than they have the capacity to serve; the other two schools are have some remaining capacity, although both schools are more than 90 percent filled. Since LOUSD schools are already overcrowded, this indicates the need for new schools to serve the existing population; new growth will further increase this need.

TABLE PUBLIC-1
LIVE OAK UNIFIED SCHOOL DISTRICT SCHOOLS ENROLLMENT AND CAPACITY

School	Enrollment (2007-2008 School Year) ¹	Facility Capacity ²	Percentage of Capacity Filled
Luther Elementary School	652	610	106.9%
Encinal Elementary School	80	73	109.6%
Live Oak Middle School	561	594	94.4%
Live Oak High School	558	530	105.3%
Live Oak Alternative School ³	55	60	91.7%

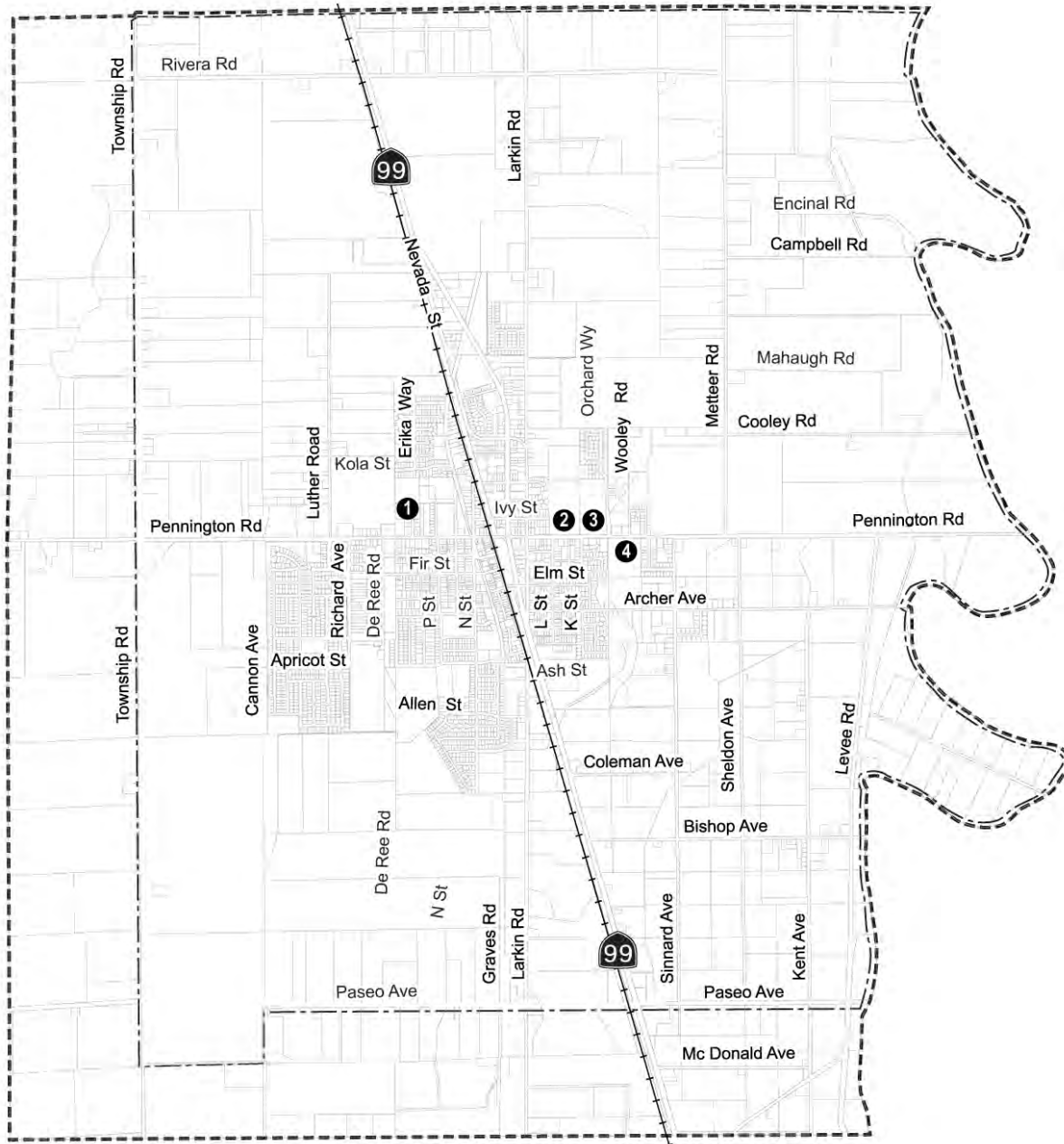
Notes:

¹ Enrollment information provided by California Department of Education, Educational Demographics Unit, Data Quest – District Level Enrollment Reports, prepared December 1, 2008 with data current as of October 15, 2008. <http://dq.cde.ca.gov/dataquest/>, accessed December 1, 2008.

² Capacity information provided by Chris Peters, Chief Financial Officer, Live Oak Unified School District. Personal Correspondence, February 17, 2009.

³ Includes 26 students enrolled in Live Oak Alternative School and 29 students enrolled in Valley Oak Continuation High School, since facilities are shared.

In its future enrollment projections, LOUSD uses a generation factor of 0.5 students per dwelling unit. To make grade-specific projections possible, LOUSD breaks down this factor for different groups of grades. The generation factor breaks down to 0.243 students per unit for grades K–5, 0.114 for grades 6–8, and 0.143 for grades 9–12. The LOUSD updates its student generation rates and impact fees periodically, in order to keep pace with demographic changes.



LEGEND

Boundaries

--- Study Area

- - - Sphere of Influence

Parcels

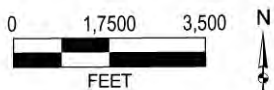
Schools

① Luther Elementary

② Live Oak High

③ Live Oak Alternative

④ Live Oak Middle



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Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2008

Figure PUBLIC-8
Schools in the Live Oak Planning Area



SCHOOLS GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

- Goal PUBLIC-7. Support high-quality public schools to meet the needs of current and future Live Oak residents.**
- Policy PUBLIC-7.1 The City will coordinate with the Live Oak Unified School District to determine appropriate locations for new schools. If possible, schools should be located within Civic Centers and within walking or biking distance of all homes within their attendance boundaries.
- Policy PUBLIC-7.2 The City will coordinate with the Live Oak Unified School District to take advantage of efficiencies available through joint-use arrangements between LOUSD and the City park and recreational facilities and joint-use library facilities.
- Policy PUBLIC-7.3 Joint-use facilities could occur on existing and new school sites, and could be existing or new City-owned facilities, as appropriate. Maintenance responsibilities and costs of joint-use facilities should be shared between the City and LOUSD.
- Policy PUBLIC-7.4 New development shall contribute school development impact fees, construct and dedicate new school facilities, or provide a combination of both, according to state law and LOUSD practices. Development impact fees should be designed to reflect relatively smaller anticipated household sizes (on a per-unit basis) in Small Lot Residential, Medium-Density Residential, and Higher-Density Residential projects, compared to Lower-Density Residential projects.
- Policy PUBLIC-7.5 The City will ensure that areas around planned school sites offer safe and convenient pedestrian and bicycle access from the surrounding neighborhood. New developments shall provide safe routes to and from school sites from surrounding planned neighborhoods.
- Policy PUBLIC-7.6 The City will partner with the Live Oak Unified School District on job training programs, agriculture-oriented education, youth and adult language programs, after school programs, youth summer programs and other mutually-beneficial informal and formal educational and recreational programs.
- Policy PUBLIC-7.7 The City will proactively coordinate with the Live Oak Unified School District in applying for grants and other funding that could be used for development of joint-use facilities, or collaborative educational and recreational programs.
- Policy PUBLIC-7.8 The City will coordinate with the Live Oak Unified School District to offer a youth job shadow program with City employees. The City will encourage local businesses and nonprofit entities to participate in such a program.



Implementation Program PUBLIC-7.1

The City will involve the Live Oak Unified School District in long-range land use planning and review of project proposals. The City and LOUSD should coordinate on guidelines for the provision of school sites in new development areas, including site size and configuration, and on design of joint-use park and recreational facilities and joint-use library facilities. The City will coordinate with Sutter County, which currently collects library fees from development within Live Oak, to possibly apply those fees to joint-use facilities at existing or future school sites. The City will coordinate with LOUSD on school site location and acquisition as part of the planning process for new development proposals. The City will make subdivision map approval conditional on payment of mitigation fees for school impacts, on school construction and dedication, or on some combination of both methods for meeting developer obligations, as applicable.

LIBRARIES

CONTEXT

Live Oak is served by the Sutter County Library system, which has a Main Branch in Yuba City. The Barber Branch is located in Live Oak at 10321 State Route (SR) 99. This branch is open 20 hours per week, Monday through Friday (Figure PUBLIC-9).

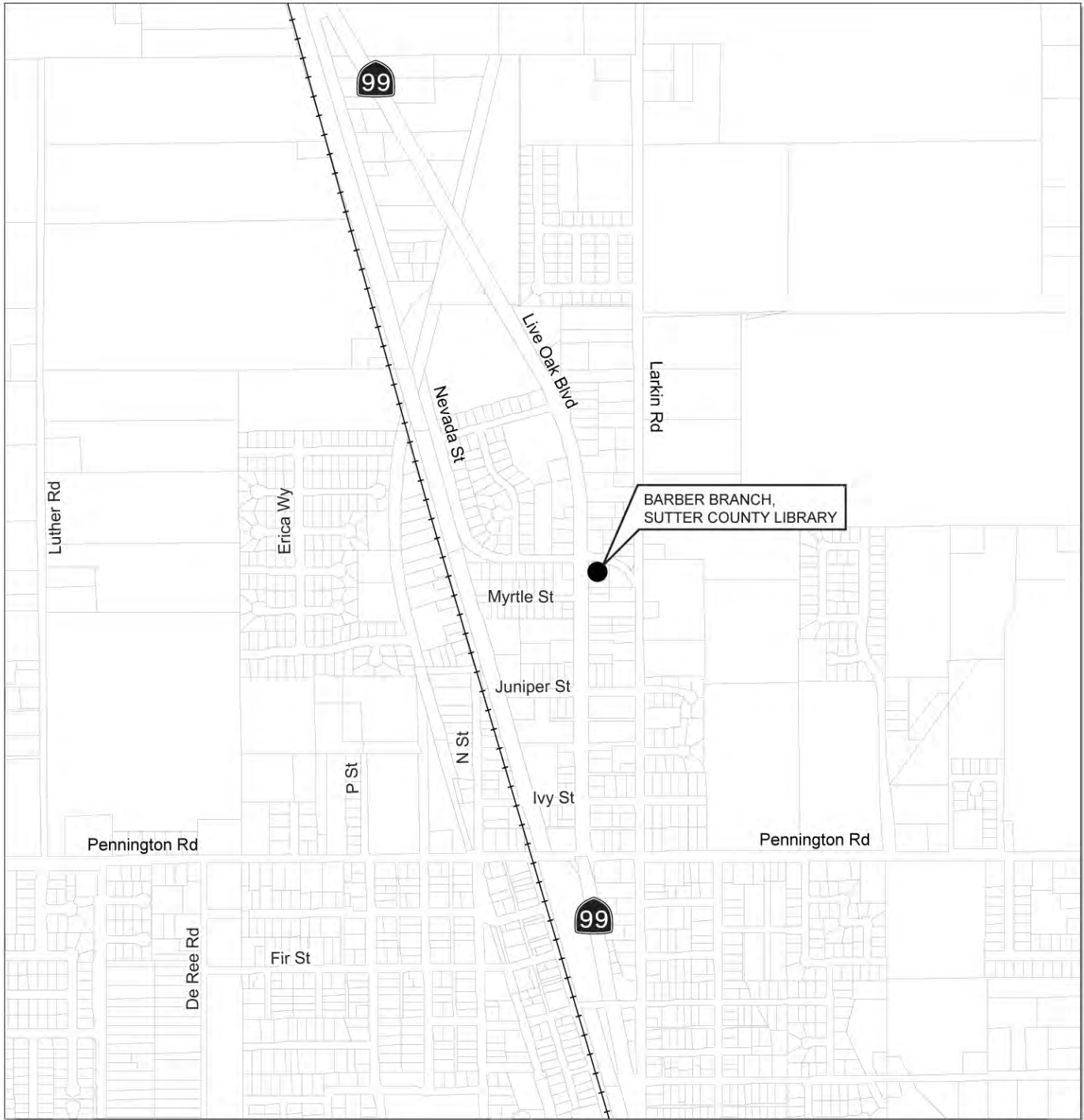
There are approximately 14,700 items available for public use in the branch, all of which are books and periodicals. Approximately 5,000 items are checked out from the branch each year.³ In addition to these materials, patrons have immediate access to the Sutter County Library's entire catalog, which includes over 60,000 items. The Sutter County Library shares circulation with the Sacramento, Woodland, Folsom, and Colusa County Libraries and materials are delivered daily from those library systems to each of the Sutter County Library branches. The library also has interlibrary loans with other regional libraries, so library patrons may also borrow materials not in the Library's catalog, if needed.⁴ In the Barber Branch, there are four computers available for public use, all of which feature both the library catalog and internet service. The Barber Branch has 1,932 square feet of floor space, which equates to 0.3 square feet of library floor space per capita.

In addition to access to a large library catalog, the Sutter County Library has educational programs offered out of the Main Branch in Yuba City. These programs include children's reading programs, story times for toddlers, preschoolers, and school age children, teen programs, game nights, book clubs for pre-teens and adults, community classes during certain times of the year, citizenship classes, and an adult literacy program. A community meeting space is located at the Main Branch, but due to the popularity of the adult literacy program, the space is primarily used as a classroom for the program.⁵

³ Arlene Wheeler, Branch Librarian, Sutter County Library Barber Branch, Personal correspondence, February 17, 2009.

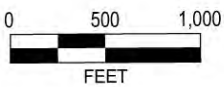
⁴ Roxanna Parker, Director, Sutter County Library, Personal correspondence, December 22, 2008.

⁵ Steve Lim, Service Coordinator, Sutter County Library, Personal correspondence, December 22, 2008.



LEGEND

— Parcels



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Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2008



**Figure PUBLIC-9
Library Locations**



Due to limited staffing and hours, other library branches are currently not able to provide as many of these additional services. The Sutter County Library is better able to provide these programs at the Main Branch, but all Library users may participate in the programs provided out of the Main Branch. Programs at the Barber Branch are limited to story time, a summer reading program, and tours of the library given to schools visiting the facility.⁶

LIBRARIES GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-8. Develop library facilities and provide high-quality library services sufficient to accommodate current and future needs of all Live Oak residents.

Policy PUBLIC-8.1 The City will encourage the Sutter County Library to develop additional library facilities or expand existing facilities in Live Oak, using a guideline of 0.5 square feet of public library facilities per capita.

Policy PUBLIC-8.2 The City will encourage the Sutter County Library to increase service hours and the library's collection of books, periodicals, and other media, where feasible.

Policy PUBLIC-8.3 The City will explore opportunities with the Live Oak Unified School District to develop joint school and community use libraries.

Implementation Program-8.1

The City will coordinate with the County to identify funding sources for development of new library facilities and expansion of existing facilities with a guideline of providing 0.5 square feet of public library space per capita as the City grows. The City will coordinate with the County in identifying specific standards for levels of service, should the County elect to establish this service standard as a part of that General Plan update process. The City will coordinate with the Sutter County Library to increase service hours and the library's collection of books, periodicals, and other media, where feasible.

New public library facilities in should locate within Neighborhood or Civic Centers. The City will coordinate with the County (which currently collects library development impact fees) and the Live Oak Unified School District on joint-use agreements so that existing library facilities in schools can be opened to the public and planned library facilities in new schools can be jointly used, maintained, and staffed as a way of helping achieve the 0.5 square feet per capita guideline.

⁶ Roxanna Parker, Director, Sutter County Library, Personal correspondence, December 22, 2008.



LAW ENFORCEMENT

CONTEXT

Law enforcement and police protection services for the city of Live Oak are provided by a Sutter County Sheriff's Department substation. Live Oak had its own police department until 1980, when the department was eliminated and the City began contracting with Sutter County for law enforcement services. There are currently nine law enforcement officers located at the Live Oak substation (Figure PUBLIC-10). These include one sergeant, one lieutenant, and seven deputies. The Live Oak contract area, the area served by the Sheriff's Department under the contract with the City, includes all of the city, as well as an area outside the City limits that has roughly the same boundaries as the City's Sphere of Influence. Specifically, this contract area is bound by the county line to the north, Feather River to the east, Paseo Road to the south, and Township Road to the west.⁷

Currently, Live Oak has an average of 1.05 officers per 1,000 residents (based on Live Oak's 2008 Department of Finance population estimate of 8,539). As of 2008, the County's overall staffing ratio was 1.6 officers per 1,000 residents; the Sheriff's adopted goal is 1.1 officers per 1,000 residents.⁸ Therefore, County staffing exceeds this goal, but staffing within Live Oak falls short of the adopted staffing ratio goal.

In 2006, the Sheriff's Department had an average response time of 8 minutes 11 seconds for priority 1 calls and 9 minutes 54 seconds for priority 2 calls. The Sheriff's Department does not currently have an adopted response time standard.⁹

The Sutter County General Plan Update Technical Background Report identified the need for an expansion of the Sutter County jail facility as a constraint for continuing to provide law enforcement services in the County. According to the report, in 2007, the jail was consistently near its capacity of 352 inmates. In addition, the report specifically indicated that additional officers and facilities would be needed to accommodate growth in the City of Live Oak, in order to meet service demands.¹⁰

LAW ENFORCEMENT GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-9. Support law enforcement services that protect the health, safety, and welfare of Live Oak residents.

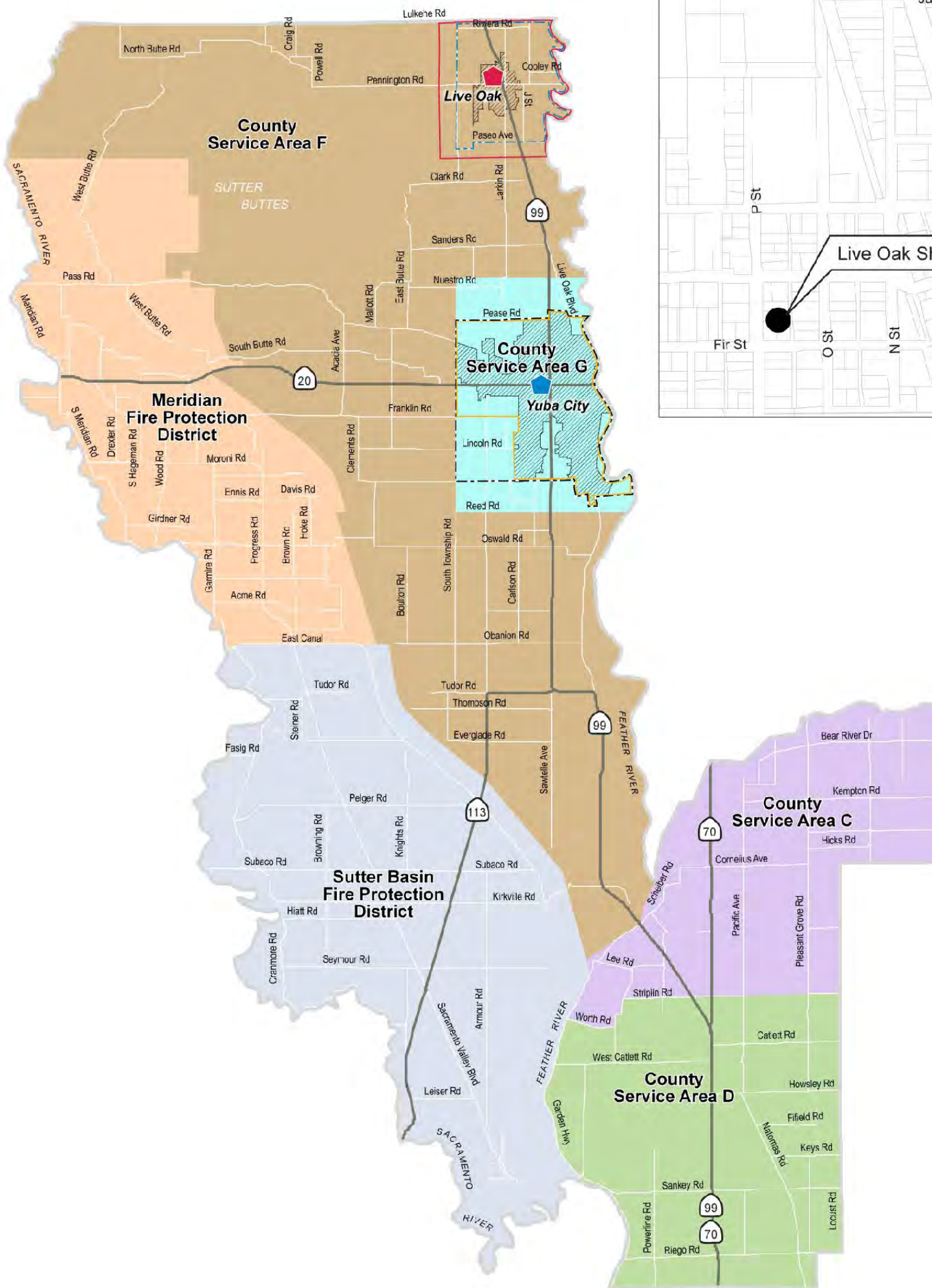
Policy PUBLIC-9.1 The City will coordinate with the Sutter County Sheriff's Department to ensure that law enforcement service for Live Oak residents is adequate.

⁷ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, Page 3.3-2.

⁸ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, Page 3.3-3.

⁹ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, Page 3.3-1.

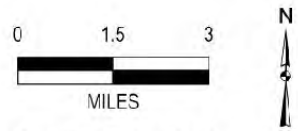
¹⁰ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, Page 3.3-2.



LEGEND

- Boundaries**
- Sutter County
 - Live Oak Contract Area
 - - - Live Oak Sphere of Influence
 - - - Yuba City Sphere of Influence

- Sheriff and Police**
- Sutter County Sheriff's Department Headquarters
 - Live Oak Sheriff Substation
 - Yuba City Police Department Service Area



Base Image: Name Year
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Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2008



Figure PUBLIC-10
Law Enforcement Service Areas and Stations



- Policy PUBLIC-9.2 The City will coordinate with the Sutter County Sheriff's Department to plan for law enforcement facilities and equipment in Live Oak that keeps pace with growth and development.
- Policy PUBLIC-9.3 The City shall attempt to establish a mechanism to provide funding for additional law enforcement staff, facilities, and equipment needed to serve the needs of new growth. New development shall contribute on a fair-share basis toward improvements for law enforcement necessary to serve new growth.
- Policy PUBLIC-9.4 The City will encourage efficiencies in new or expanded law enforcement facilities in Live Oak through sharing locations with other public service providers.
- Policy PUBLIC-9.5 The City will involve law enforcement officials in review of proposed development projects, and will, as appropriate, make addressing law enforcement recommendations a condition for approval.
- Policy PUBLIC-9.6 The City will require that new development address such principles of Crime Prevention through Environmental Design (CPTED) as access and community surveillance, and will explore opportunities to reduce or eliminate design elements in existing development that may promote and/or enable criminal activities.¹¹
- Policy PUBLIC-9.7 The City will encourage the Sheriff's Department to implement policing programs that increase police presence within Live Oak and to emphasize more street patrol and traffic enforcement to make residents feel safe and confident.
- Policy PUBLIC-9.8 The City will establish and support community outreach programs aimed at encouraging residents to be proactive in crime prevention in Live Oak. Such programs include neighborhood watch, youth outreach programs, and other community-based programs.

Implementation Program-9.1

The City will coordinate with the Sutter County Sheriff's Department on expansion of law enforcement facilities and equipment needed to serve new growth. The City's development impact fee structure will provide for appropriate funding for facility expansion.

¹¹ Crime prevention through environmental design is a strategic approach influencing criminal behavior through physical design components that facilitate surveillance by the citizenry and the police ("eyes on the street"), create active public spaces, establish boundaries between public and private space, and otherwise enhance security and deter crime. Please refer to the following web sites for more information: <http://www.cpted-watch.com/>, <http://www.cpted.net/>, <http://www.cptedtraining.net/>.



FIRE PROTECTION

CONTEXT

The City of Live Oak contracts with the Sutter County Fire Department to run the Live Oak Fire Department (LOFD). LOFD provides fire protection services for the entire Live Oak Planning Area and much of the northern section of the county. LOFD has one station, located in the city, which serves all of these areas. The Live Oak Fire Station is located within County Service Area F (CSA-F), which includes two other fire stations, the Sutter Station located in the community of Sutter, and the Oswald-Tudor Station, located in the rural area south of Yuba City (Figure PUBLIC-11).

In 2005, LOFD's station had four paid staff, including three career fire lieutenants and one fire apparatus engineer, as well as 16 volunteers. Sutter County has a minimum staffing standard of one career fire lieutenant and/or fire apparatus engineer at each station, including the Live Oak Station.

Two fire captains (who are not counted above as part of station staff) collaboratively manage the three CSA-F stations. The office for one of the captains is located at the LOFD station. Typical call volume for Live Oak is approximately 100 emergency calls per 1,000 persons. Current call volume is 850 to 1,000 incidents per year. One staffed engine can handle approximately 1,000 calls per year. A maximum response time of 4 minutes within the city has been suggested by the LOFD as a response time standard.

The Sutter County General Plan Update Technical Background Report reported that the average response time in the CSA-F area was 7 minute 57 seconds in 2006. However, within Live Oak, the average response time was less than 5 minutes for the urban areas.¹² The LOFD does not have adopted response time service standards, but recommends using a four minute maximum response time standard for planning the locations of future stations within the Live Oak service area.¹³

Constraints to fire protection services identified in the Sutter County General Plan Update Technical Background Report include the increase in calls for service in areas experiencing development and growth and longer average response times for incidents in rural areas.¹⁴

FIRE PROTECTION GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

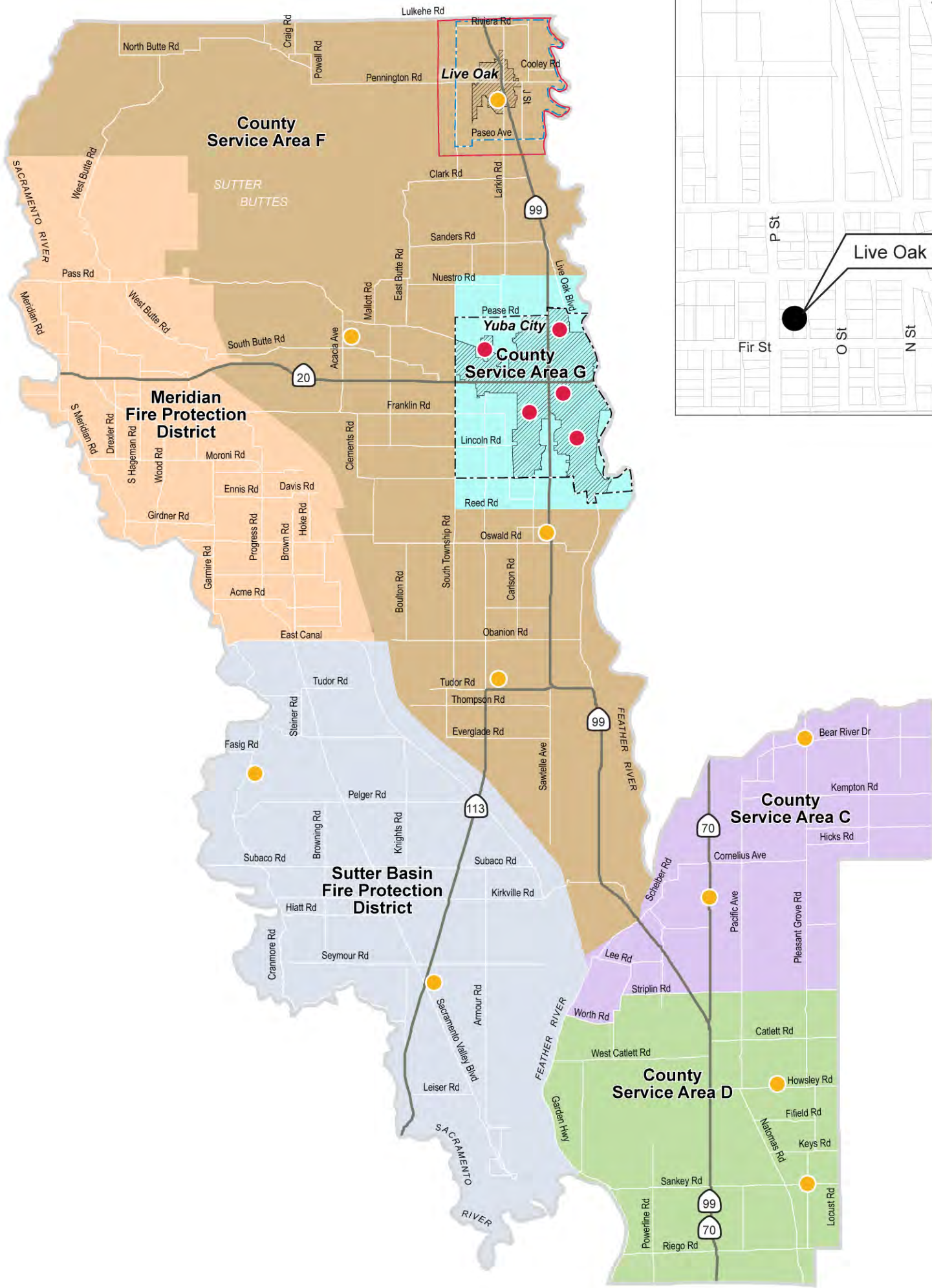
Goal PUBLIC-10. Support high-quality and efficient fire protection services for Live Oak residents and businesses.

Policy PUBLIC-10.1 The City will ensure that fire protection providers have facilities with sufficient capacity, personnel, and equipment to meet growth needs in the City for fire protection and related emergency services, as determined by the City Council and using the following guidelines:

¹² Sutter County General Plan Update Technical Background Report, February 2008, page 3.3-13.

¹³ City of Live Oak, Live Oak General Plan Update Background Report, 2006, page PSF-19.

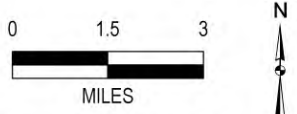
¹⁴ Sutter County General Plan Update Technical Background Report, February 2008, pages 3.3-8 – 3.3-9.



LEGEND

- Boundaries**
- Sutter County
 - Live Oak Study Area
 - - - Live Oak Sphere of Influence
 - - - Yuba City Sphere of Influence

- Fire Department**
- Sutter County Fire Stations
 - Yuba City Fire Stations



Base Image: Name Year
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Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by EDAW 2008



Figure PUBLIC-11
County Fire Service Areas and Live Oak Fire Station



- ✓ The City's fire response time guideline is 5 minutes for all incidents within the City of Live Oak. When this response time standard cannot consistently be met, the City will evaluate whether additional fire stations, staff, and/or equipment are necessary to meet the standard.
- ✓ New fire stations will be constructed, as necessary, to achieve an average response time of 4 minutes or less. New development shall set aside land for future fire station locations, as directed by the City.

Policy PUBLIC-10.2 The City will examine the feasibility of establishing a mechanism to provide funding for additional fire protection staff, facilities, and equipment. New development will contribute development impact fees on a fair-share basis for fire protection facilities and equipment to serve new development areas.

Policy PUBLIC-10.3 The City will coordinate with the fire protection personnel to review development proposals and ensure projects are planned and designed in a manner that promotes fire safety, provides adequate emergency access, and meets all applicable fire codes.

Policy PUBLIC-10.4 The City will encourage funding efficiencies in new or expanded fire protection facilities in Live Oak through co-location with other public service providers, such as law enforcement.

Goal PUBLIC-11. Ensure that adequate infrastructure, water supply, water storage, and water pressure is available for fire flow requirements.

Policy PUBLIC-11.1 The City will provide adequate water supply, storage, and appropriately-sized distribution pipelines to provide appropriate fire flows and emergency reserve, according to County fire flow standards until such time as the City adopts its own standards.

Policy PUBLIC-11.2 New development shall provide adequate minimum fire flow pressures and emergency fire reserve capacity, as required by the City, to ensure public safety and protection of property.

Policy PUBLIC-11.3 Fire sprinklers are required in new industrial, commercial, and multi-family residential developments within the city, and according to state law.

Implementation Program-11.1

The City will coordinate with the Sutter County Fire Department on expansion of fire protection facilities and equipment needed to serve new growth. The City will structure its development impact fees to provide appropriate funding of facility expansion to meet the needs of new growth.



SOCIAL SERVICES

CONTEXT

A range of social services are available to residents of Live Oak and the surrounding areas, as described below.

The Sutter County Human Services Department serves all of Sutter County, including Live Oak. This department provides programs intended to prevent or contain infectious disease and to improve public health. The Department evaluates and treats psychiatric disorders, substance abuse problems, and general medical problems. The Department also determines eligibility for public assistance programs and secures and maintains employment for county residents.

Another county social service agency serving Live Oak is the Sutter County Department of Child Support Services (SCDCSS). SCDCSS exists to provide child support establishment and enforcement services for children and families in the county. Its services include:

- ✓ establishing paternity, child support payments, and medical coverage;
- ✓ locating noncustodial parents and their assets to enforce court orders;
- ✓ collecting and distributing child and spousal support payments;
- ✓ maintaining accounts of payments owed and received; and,
- ✓ modifying and enforcing court orders.

Live Oak is also served by the Yuba-Sutter Department of Veterans' Services. Located in Marysville, the department is a bi-county agency for which Yuba County acts as a lead agency. The Veterans' Services Office helps veterans, their surviving spouses, and dependents obtain benefits by providing information and assisting them in filing claims with the U.S. Department of Veterans Affairs (VA) and the California Department of Veterans Affairs (CDVA).

Many social services are also provided by private entities. These include a senior care facility called Live Oak Manor. This facility is a privately operated for-profit facility that provides 24-hour care, medical treatment, housekeeping, dietary services, nursing services, social work services, housing, and activities for as many as 99 seniors.¹⁵

In addition to this facility, the California Department of Department of Social Services (CDSS) Community Care Licensing Division keeps records of licensed adult care facilities in the state. Adult residential facilities provide 24-hour non-medical care for 18- to 59-year old physically, developmentally, and/or mentally disabled adults who are unable to provide for their own needs. Two facilities are located in Live oak – one with a capacity for six people and one with capacity for four people.¹⁶

The CDSS Community Care Licensing Division also maintains records of licensed child care facilities. Family child care centers are those that operate out of a private home, and may serve up to eight children (in Small Family Child Care Homes) and 14 children (in Large Family Child Care Homes). There

¹⁵ Hospital-data.com, Live Oak Manor, Inc. – Live Oak, CA, Detailed Hospital Profile, http://www.hospital-data.com/hospitals/LIVE-OAK-MANOR,_INC.-LIVE-OAK.html, accessed December 22, 2008.

¹⁶ California Department of Social Services Community Care Licensing Division, Facility Search Data, http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx, accessed December 22, 2008.



are seven licensed Large Family Child Care Homes in Live Oak. Data for Small Family Child Care Homes was not provided. Child Care Centers are those facilities that are located in commercial facilities and may be able to accommodate many more children, depending on staffing levels. In all, the Community Care Licensing Division has records of five Child Care Centers in Live Oak, including one School Aged Child Care Center with a capacity of 28, one Infant Center with a capacity of 12, and three Child Care Centers, with capacities ranging from 18 to 110.¹⁷

Other necessary social services provided in Live Oak include a medical clinic, two dental offices, and a pharmacy.¹⁸ There are no hospitals located within the city, but nearby hospital facilities include the Fremont Medical Center in Yuba City, Rideout Medical Center in Marysville, and Biggs Gridley Memorial Hospital in Gridley.¹⁹

SOCIAL SERVICES GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-12. Improve the level and quality of social services to address local needs.

Policy PUBLIC-12.1 The City will coordinate with the County and with nonprofit service agencies to improve child care, day care, senior care, homeless services, and other local needs during General Plan buildout.

Policy PUBLIC-12.2 The City will coordinate with service providers to ensure that enough sites for social services are available to ensure that such facilities are accessible to all residents, both within the existing developed city and in new growth areas.

Policy PUBLIC-12.3 The City will encourage the development of facilities required to provide basic social services and to maintain a high standard of living for all Live Oak residents. Such facilities include, but are not limited to, hospitals and other medical facilities, senior centers, child care facilities, gymnasiums, housing and homeless facilities, legal aid offices, and other social services sites (see also the Housing Element for information on transitional housing and other housing related services).

Policy PUBLIC-12.4 The City will encourage funding efficiencies in developing social service facilities through co-location of social service providers in existing and new facilities.

¹⁷ California Department of Social Services Community Care Licensing Division, Facility Search Data, http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx, accessed December 22, 2008.

¹⁸ Live Oak Chamber of Commerce, Services, <http://www.liveoakchamber.org/liveoak/services.html>, accessed December 22, 2008.

¹⁹ Fremont-Rideout Health Group website, <http://www.frhg.org/hospital.aspx?id=24>, accessed December 22, 2008.



GENERAL GOVERNMENT SERVICES

CONTEXT

The City of Live Oak is managed by an elected five-member City Council and appointed City Manager, who is responsible for managing City operations and carrying out City Council policies. The City operates five departments, including Finance, Public Works, Community Development, Parks and Recreation, and Building. In addition, the City operates committees and commissions that aid in City operations that fall outside of the responsibility of the City departments. These include: the Streets, Lights, and Traffic Committee; Parks and Recreation Committee; Community Relations Committee; and the Planning Commission. As mentioned previously, the City contracts with Sutter County for law enforcement and fire protection services. The City also maintains contracts with private firms for building plan checks and engineering services.²⁰

All of the City's general government services are located at City Hall, 9955 Live Oak Boulevard.

GENERAL GOVERNMENT SERVICES GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-13. Conveniently located general government facilities.

Policy PUBLIC 13.1 New general government facilities shall be located either downtown, or within Neighborhood Centers or Civic Centers to place these uses within walking or bicycling distance from homes and in areas where transit facilities will be focused.

Implementation Program PUBLIC-13.1

The City will coordinate with the Redevelopment Agency to identify appropriate sites for the future relocation of City Hall. Other locations appropriate for other necessary general government facilities will also be identified. In addition, the City and the redevelopment agency will work together to identify possible funding mechanisms with which the new City Hall and other government facilities could be developed.

²⁰ Sutter County Local Agency Formation Commission, City of Live Oak Municipal Service Review and Sphere of Influence Update, December 2006, page 10.0-1.



SOLID WASTE

CONTEXT

The Live Oak Planning Area is served by Yuba-Sutter Disposal, Incorporated (YSDI) for solid waste disposal, recycling, and green waste disposal service.

YSDI has two weekly solid waste collection routes in the City of Live Oak, each of which takes approximately nine hours to complete. YSDI has two routes for green waste collection in Live Oak. These green waste routes take a combined total of approximately 15 hours to complete.²¹

All of Live Oak's solid waste is disposed of at the Ostrom Road Landfill near Wheatland. The Ostrom Road Landfill contains 225 acres of permitted landfill land and can accept up to 3,000 tons of municipal solid waste per day. The landfill has a total capacity of nearly 42 million cubic yards and an expected closure date of 2066.²²

As of December 2008, YSDI had 1,947 residential customers and 95 commercial customers in Live Oak. From October 1, 2007 to September 30, 2008, YSDI collected approximately 3,590 tons of solid waste from the city of Live Oak, which does not include recycling or green waste. YSDI has no plans for new facilities to serve Live Oak at this time.²³

SOLID WASTE GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Goal PUBLIC-14. Provide high-quality solid waste collection services and make use of environmental best practices to reduce the city's waste stream.

Policy PUBLIC-14.1 The cost of recycling and yard waste collection shall be substantially less than the same volume of garbage, as appropriate, to encourage recycling and composting of yard waste.

Policy PUBLIC-14.2 The City will encourage the use of compost in community gardens and other appropriate locations. The City will coordinate with the local solid waste collection provider to implement community or Citywide composting facilities for yard waste collected locally.

Policy PUBLIC-14.3 The City will comply with state law on solid waste collection and will implement regulations of the California Integrated Waste Management Board.

Policy PUBLIC-14.4 The City will pursue funding and grants to help fund solid waste reduction programs.

²¹ Terry Bentley, Yuba-Sutter Disposal, Inc., Written Correspondence, March 9, 2009.

²² California Integrated Waste Management Board, Jurisdiction Landfill Overview: California Waste Stream Profiles, www.ciwmb.ca.gov, accessed February 17, 2009.

²³ Terry Bentley, Yuba-Sutter Disposal, Inc., Written Correspondence, March 9, 2009.



Policy PUBLIC-14.5 Construction and demolition waste from development projects should be recycled or reused to aid in reducing the City's overall waste stream.

Policy PUBLIC-14.6 The City will implement recycling education programs for city residents to promote source reduction, recycling, and composting to decrease the City's waste stream.

Implementation Program-14.1

City government offices shall implement a program to promote the use of recycled materials and "green office" practices in all City facilities, wherever economically feasible. The City will encourage the same types of practices in private businesses through education programs.

PRIVATE UTILITIES

CONTEXT

Many necessary services in Live Oak are provided by private utility providers. For example, electricity and natural gas services are provided by the Pacific Gas and Electric Company (PG&E), and telecommunications services are provided primarily by AT&T and Comcast for telephone, internet, and cable television. Other utilities may also provide internet, cable and/or satellite television, and cellular phone services. These companies are summarized below.

ELECTRICITY & NATURAL GAS

In Live Oak and the entire Planning Area, both electricity and natural gas services, are provided by PG&E. Major electricity facilities within Live Oak include the Live Oak substation, as well as several main transmission lines, most of which run alongside major roads within the Planning Area above ground. In addition to these major aboveground lines, there are smaller three-phased and one-phased aboveground and below-ground lines that branch off of the major lines and into neighborhoods.²⁴ See the Background Report prepared for the Live Oak General Plan Update for a more detailed description of the locations of these facilities.

In addition to electricity facilities, PG&E also owns and operates natural gas facilities within the Planning Area, including high pressure gas lines and transmission beneath several major roads. Some of these facilities are also located beneath several side streets located throughout the City.²⁵ See the Background Report prepared for the Live Oak General Plan Update for a more detailed description of the locations of these facilities.

²⁴ City of Live Oak, Live Oak General Plan Update Background Report, page PSF-20.

²⁵ City of Live Oak, Live Oak General Plan Update Background Report, page PSF-20.



OTHER UTILITIES

AT&T provides local and long distance telephone, internet, satellite television, and cellular phone services to Live Oak and the surrounding areas. Infrastructure necessary to provide these services including fiber optic lines, above- and below-ground services lines, and internet remote terminals are located strategically throughout Sutter County. Some services, such as DSL internet, are only available within a certain distance from this infrastructure. AT&T is in the process of modernizing many of its older facilities.²⁶ Other cellular phone service providers in the area include T-Mobile, Verizon, Metro PCS, Virgin Mobile, and Net 10. Cellular phone towers and underground facilities are located strategically throughout the County.²⁷ Cable television is provided by Comcast, which has operates both above- and below-ground facilities throughout Sutter County and leases some capacity from AT&T's fiber optic lines. Comcast repairs and improves facilities as needed.²⁸ In addition to these providers, Electric Lightwave, Inc. (ELI) also provides some communication services in Sutter County, including data communications, point-to-point internet feed, T1 internet access, and long distance voice communications. Infrastructure includes underground and overhead fiber optic cable and copper cable, and improvements are made as needed.²⁹

PRIVATE UTILITIES GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

- Goal PUBLIC-15.** Coordinate with adequate and efficient private utilities to meet the needs of Live Oak residents for natural gas, electricity, telecommunications, and other utility services.
- Policy PUBLIC-15.1 New development shall accommodate public and private utilities (natural gas, electricity, telecommunications, and other utility services) in rights-of-way and easements, according to City standards.
- Policy PUBLIC-15.2 The City will work with local gas, communications, and electricity providers to maintain and improve current levels of service and to meet future demands and promote the City's economic development policies.
- Policy PUBLIC-15.3 The City will provide all utility providers the opportunity to participate in the planning process for new development in Live Oak.
- Policy PUBLIC-15.4 The City will encourage active coordination between developers and utility providers in order to ensure that the best possible services are provided to existing and future city residents. Such coordination will also ensure public safety related to existing underground utilities.

²⁶ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, page 3.1-91.

²⁷ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, page 3.1-92.

²⁸ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, page 3.1-91.

²⁹ Sutter County, Sutter County General Plan Update Technical Background Report, February 2008, page 3.1-92.



PolicyPUBLIC-15.5 In new growth areas, new utility infrastructure shall be placed underground wherever possible. Where infrastructure cannot be placed underground, it shall be designed and built to blend as much as possible with the characteristics of the natural and/or created surrounding environment.

PolicyPUBLIC-15.6 The City will coordinate with utility providers to relocate existing utility infrastructure underground during street construction or repair work, infill development, or other infrastructure work.

PolicyPUBLIC-15.7 New utility infrastructure required to serve new development will be funded entirely by those that benefit from new development. Existing residents shall not pay for the extension and development of utility infrastructure necessary to provide services to new development.

PolicyPUBLIC-15.8 The City will encourage and accommodate community renewable energy collection and use, and other renewable energy and energy conservation programs in all new and existing development.

Implementation Program PUBLIC-15.1

The City will coordinate with private utility providers and Sutter County regarding the expansion of electricity, natural gas, and telecommunication facilities needed to serve new growth in Live Oak. The City will coordinate with utility companies in identifying efficiencies in serving new development and in identifying needs for upgrades for existing utility customers.



PARKS AND RECREATION ELEMENT

INTRODUCTION

This Element describes the park standards, policies, and implementation programs that ensure that the City's park and recreational needs are met in the future.

Under state law (Planning and Zoning Law, Government Code Section 65000 et seq.) parks and recreation is not a mandatory element of a general plan. However, under state law, each community may prepare optional general plan elements to address issues of particular local importance. During the public outreach for this General Plan update, citizens, the General Plan Steering Committee, and decision makers determined that Live Oak's parkland and recreational programming are fundamental to achieving goals for the local quality of life. The inclusion of this optional Parks and Recreation Element is a reflection of the high priority of these issues for the community.

KEY ISSUES

During a series of workshops to determine a vision for the General Plan, residents of Live Oak identified key issues facing the City of Live Oak. The following issues are related to parks and recreation:

- ✓ To create livable neighborhoods and a healthy citizenry, the City will need to provide adequately maintained parks and open space and cultural and recreational activities and programs.
- ✓ The City does not currently provide adequate park space.
- ✓ New development will be required to pay for the additional park and recreational facilities and meet the minimum service standards set by the City, but new development will not fix the already existing park space deficit.
- ✓ In addition to neighborhood and community parks, the community is highly interested in linear parkland, which would provide walking and bicycling paths and drinking fountains, benches, and other amenities.
- ✓ The City and Live Oak Unified School District are leasing facilities from one another for different recreational programming. A joint-use strategy for existing and future planned park space and recreational facilities could benefit the City and school district alike.
- ✓ With the Feather River and Sutter Buttes nearby, Live Oak has the opportunity to position itself as a regional center for recreational activities that are tied to these nearby important natural resources.



CONTEXT

In 2009, the City of Live Oak had four parks: Oak Tree Park, Date Street Park, Live Oak Memorial Park, and Pennington Ranch Park. These parks provide a range of recreational facilities. Oak Tree Park contains picnic tables, barbecues, and a playground. Date Street Park has a small lawn used as an informal soccer field, benches, picnic tables, and a playground. Live Oak Memorial Park has basketball courts, baseball fields, volleyball courts, picnic tables, barbecues, a playground, restrooms, and the Live Oak Swimming Pool. Pennington Ranch Park is approximately 3.5 acres in size. The majority of park is grass for activities, but there is also a large play structure, two shelters with picnic tables, swings, two ½ court basketball courts, and benches.

Sutter County owns and operates the Live Oak Park and Recreation Area, which is located approximately 2 miles east of downtown. This facility provides access to the Feather River. The park has overnight recreational vehicle (RV) parking and picnic, camping, and barbecue facilities. The County charges a day use fee to use the park.

The City owns and manages the Community Building adjacent to Live Oak Memorial Park and the Boy Scout Building on Myrtle Street. The Community Building is routinely used for public meetings and other events. The Boy Scout Building provides a meeting place for community organizations.

Live Oak Parks and Recreation Department provides a variety of recreational programs. These include youth basketball, youth wrestling, swimming lessons, and fitness programs. Additionally the City hosts a number of recreational-oriented events throughout the year.

PARKS AND RECREATION FRAMEWORK

The 2030 General Plan establishes the City's intent to provide high-quality parks and recreational opportunities within walking distance of each home. The policies and implementation programs in this Parks and Recreation Element ensure:

- ✓ neighborhood facilities that allow convenient access and encourage use;
- ✓ different sizes and types of parkland to serve various age groups, activity levels, and recreational interests;
- ✓ a linear park system that accommodates pedestrian/bicycle recreation throughout the city; and,
- ✓ recreational programming that provides children and seniors with a variety of engaging activities.

This Element contains goals, policies, and implementation strategies to achieve the above mentioned components.

PARK TYPES AND STANDARDS

To provide residents with a high level of access to recreational amenities, the new parks will be dispersed throughout the community and will be connected via the linear park and pedestrian/bicycle path system. Proposed parks will include a new community park, neighborhood parks, numerous pocket parks, and an extensive network of linear parkland.

Community Parks: Community parks are large parks that provide recreational facilities for the entire city (see Figure PARKS-1, “Example Community Park”). A community park is approximately 20 to 30 acres in area and provides sports fields, community activity buildings (for indoor public events), and recreational facilities, such as sports courts and other facilities, as local needs dictate. Community parks can also provide spaces for passive recreation (e.g., walking, picnicking, wildlife observation, reading). Community parks will be located along the pedestrian/bike path system, but should also provide vehicular access and some parking. On-street parking should be provided along the perimeter of community parks to reduce the amount of land within the park that must be devoted to surface parking. As the name suggests, community parks are designed and outfitted with facilities appropriate to serve the entire community. Community parks provide venues for sporting or other events attracting participants and spectators from throughout Live Oak and even provide the opportunity for occasional regional events. Playfield portions of Community Parks can be designed to provide areas for stormwater detention and groundwater infiltrations without compromising recreational functions of the parks.

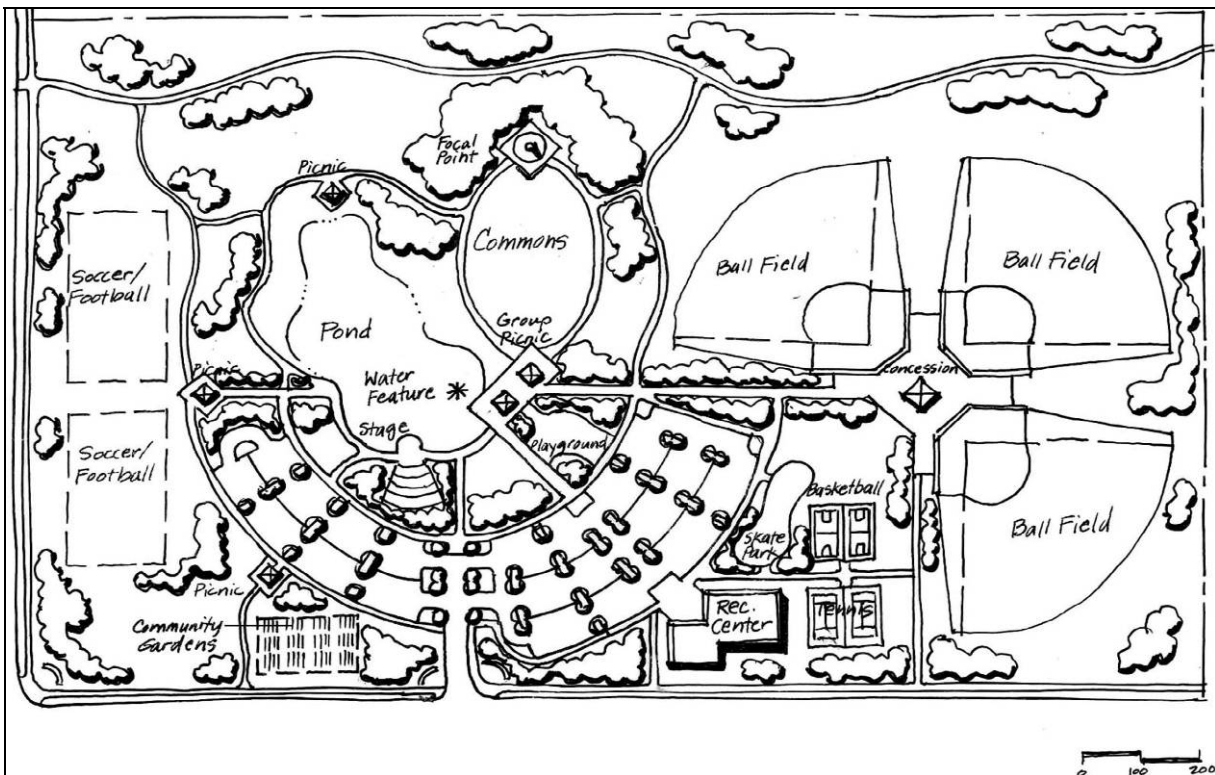


Figure PARKS-1
Example Community Park



Neighborhood Parks: Neighborhood parks are typically between 3 and 8 acres in area and are located and designed to serve the surrounding neighborhood (see Figure PARKS-2, “Example Neighborhood Park”).¹ Neighborhood parks have active recreational facilities, such as playground equipment, sports fields, and sports courts. Neighborhood parks also have passive elements, such as picnic areas, benches, and walking paths. Open playfield portions of neighborhood parks will be designed for stormwater detention and infiltration without compromising the quality of the parkland for recreational use. Neighborhood parks can be designed to meet the needs of an adjacent public school in addition to the broader community. The City’s intent is to ensure that a neighborhood park is within one-half mile of all residences.

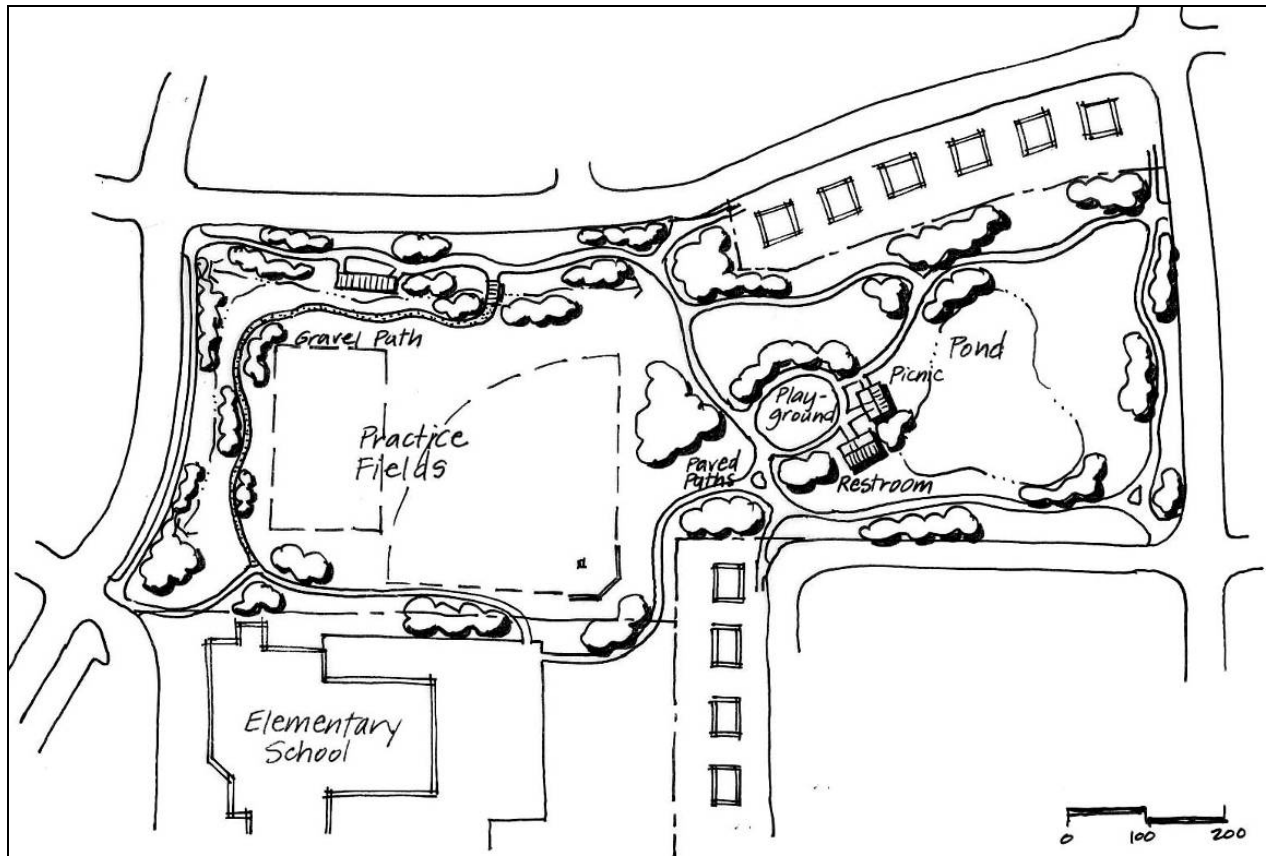


Figure PARKS-2
Example Neighborhood Park

Pocket Parks: Pocket parks are small parks of less than 2 acres in area that provide recreational space for residents living within one-quarter mile of the park. Pocket parks provide picnic areas, playground equipment, and small, landscaped areas for passive or active recreational use (see Figure PARKS-3, “Example Pocket Park”).

¹ Neighborhood parks may be smaller in size if they are located adjacent to a school and school district standards warrant a smaller park site for school-related recreational areas and facilities.

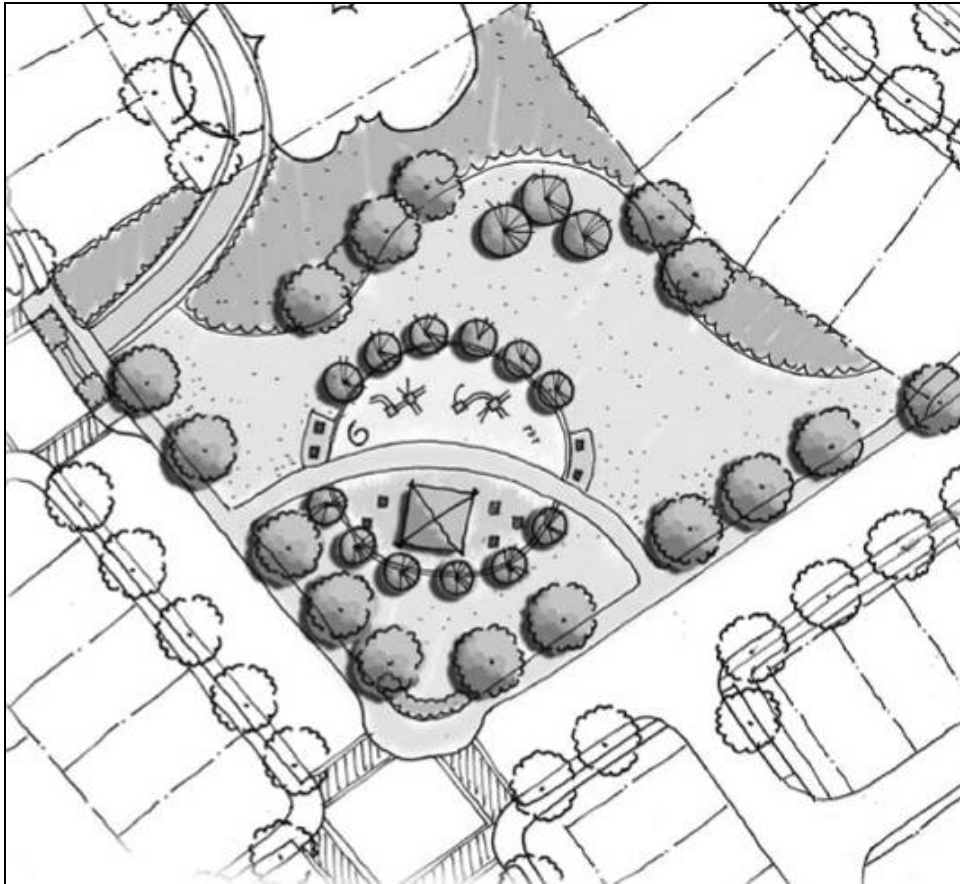


Figure PARKS-3
Example Pocket Park

Linear Parks: Linear Parks are long, narrow greenways with a pedestrian/bicycle path. A typical linear park could range from 20 to 150 feet wide, and would be comprised of low-maintenance landscaping, lighting, drinking fountains, benches, and other appropriate amenities, in addition to the pedestrian/bicycle path. If linear parks cross streets or nonresidential areas, the width of the linear park property may narrow down to the width of the pedestrian/bicycle pathway. Within linear park corridors, there could also be constructed or restored stormwater management facilities and natural open space providing some habitat value. Linear parks provide recreational space, could potentially serve drainage needs, and can be located to provide buffer areas between potentially incompatible uses, such as active farmland and residential development. Linear parks are strategically located to provide connections to neighborhood parks, community parks, and other destinations.



PARKS ACREAGE STANDARD

The City's park standard is 7 acres of parkland for every 1,000 residents. Of the required 7 acres, at least 3.5 acres should be community parks, neighborhood parks, or pocket parks (see definition of these park types above). Playfield portions for City parks may be designed also to provide stormwater detention, and this acreage can be counted toward the City's parkland standard. The City will be flexible with respect to the distribution of parkland between community parks, neighborhood parks, and pocket parks, to best meet the changing needs of the community. The desired distribution of parkland is as follows:

- ✓ Community parks (1–2 acres per thousand residents)
- ✓ Neighborhood parks (1–2 acres per thousand residents)
- ✓ Pocket parks (0.5–1.5 acres per thousand residents)

Up to 3.5 of the 7 required parkland acres can be in linear parks. Corridors alongside linear parkland can also be designed to accommodate stormwater drainage swales (refer to the Public Facilities and Services Element and the Open Space Element for more description of the City's approach to stormwater management). With these dual-use facilities, the drainageway itself does not count toward the City's park acreage standard.

FUTURE PARK NEEDS

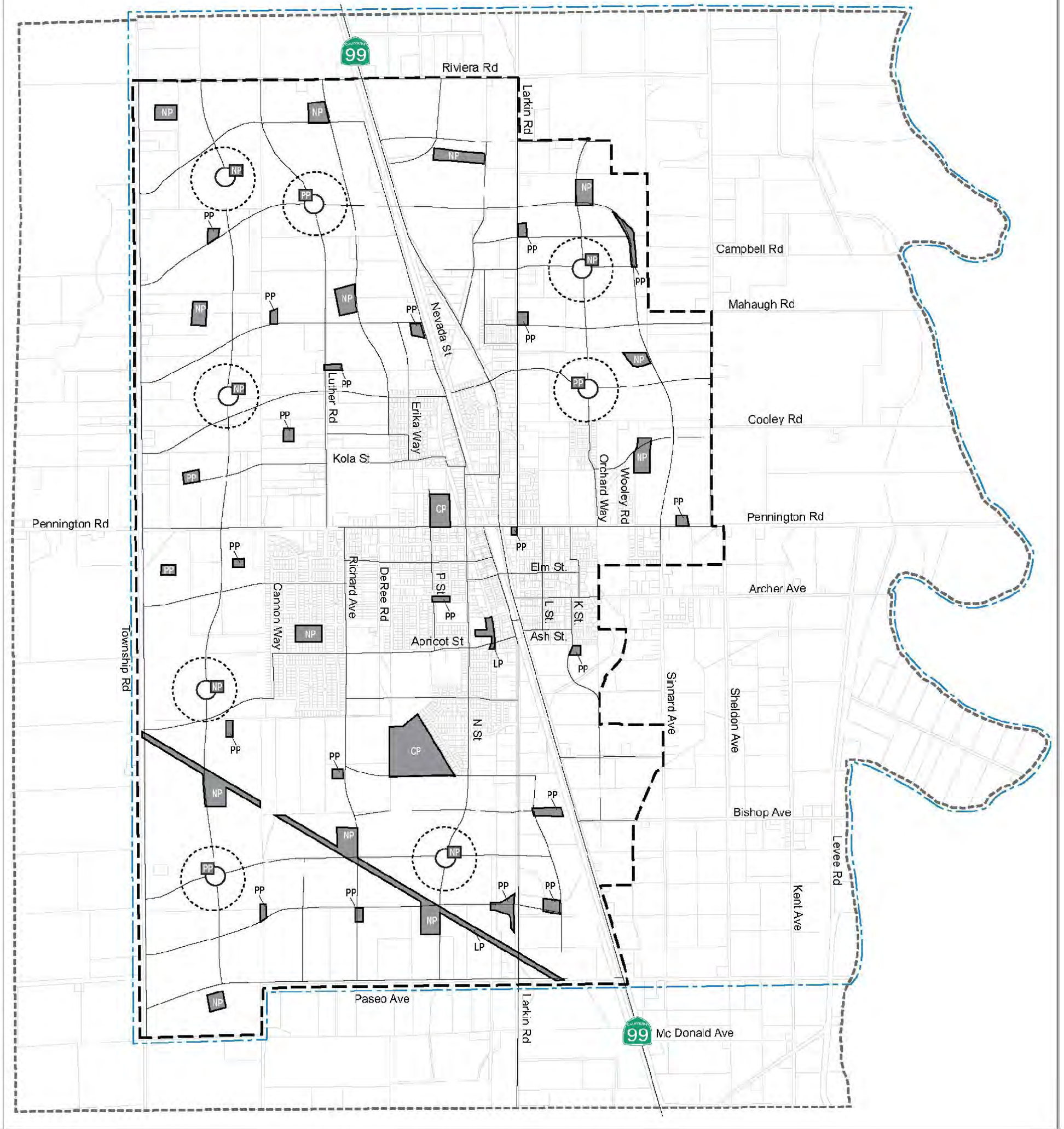
This General Plan establishes policy to address the current parkland deficiency for the existing city and the size and distribution of parkland within new growth areas to meet the City's standards.

PARK LOCATION AND DISTRIBUTION

The City has identified general locations and sizes for parks on the General Plan Land Use Diagram (please refer to the Land Use Element). The Land Use Diagram was prepared, in part, to ensure that at least one park is within one-half mile to one mile of every residence and that most residences are within one-quarter mile of at least one park. Please also refer to Figure PARKS-4, which depicts the general location of parks in Live Oak.

A new community park is identified in the southwestern portion of the Planning Area, south of Allen Street and west of Larkin Road (see the definition above for community parks). Neighborhood and pocket parks (see definitions above) are distributed throughout residential areas.

To ensure bicycle and pedestrian access, parks should be especially focused in areas with medium- and higher-density housing, such as Civic Centers and Neighborhood Centers. Focusing parkland and other destinations near areas with more residents makes it possible for people to walk or bicycle to meet travel daily needs. Providing more parkland in areas with higher-density housing allows residents of medium- and higher-density housing, who do not have large private backyards, access to recreation space. Residents living in small-lot, medium-density, and higher-density housing can trade smaller private backyard spaces for nearby publicly maintained recreational space. Please refer to the Land Use Element for more detailed discussion of Centers.



LEGEND

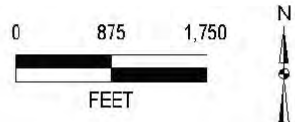
- Boundaries**
- Study Area
 - Planning Area
 - Sphere of Influence
 - Parcels

- Parks**
- CP Community
 - PP Pocket
 - LP Linear
 - NP Neighborhood

- Centers**
- Civic Center with Neighborhood Park
 - Neighborhood Center with Pocket Park



**Figure PARKS-4
Parks Diagram**





As described in the Circulation Element, a network of pedestrian and bicycle routes will be provided throughout the city. The network will provide residents with the opportunity for healthy recreational activities, transportation alternatives, and access to scenic views and natural areas. Linear parks (see the definition below) will serve a dual role as both a recreational resource and as part of the City's stormwater management system. Swales alongside trails can convey stormwater runoff to detention areas in neighborhood and community parks.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The goals, policies, and implementation strategies found in this section address the provision, operation, and maintenance of parks and recreational facilities during the planning horizon of the 2030 General Plan.

- Goal PARKS-1. Provide a variety of parkland in the existing developed City to meet park standards.**
 - Policy PARKS-1.1 As funding is available, the City will develop additional parkland to serve the existing City, with a focus on areas lacking adequate park acreage according to City parkland standards.
 - Policy PARKS-1.2 The City will proactively seek state and federal funds for parkland acquisition to address deficiencies in the existing City relative to parkland acreage standards.
 - Policy PARKS-1.3 The City will explore options with Sutter County to open up access to Live Oak Park and Recreation Area, improve bicycle/pedestrian access to and from the park, and expand and improve this park to meet existing and future needs.
 - Policy PARKS-1.4 The City will coordinate with the Live Oak Unified School District to expand joint school and community use and maintenance of park space and facilities at existing schools. As existing schools are expanded or otherwise improved, additional public access to school parkland should be made available to meet City demand for park space.
 - Policy PARKS-1.5 The City will seek opportunities to construct linear parks with pedestrian/bicycle pathways that connect homes and destinations and address existing deficiencies relative to the City's parkland acreage standards.

- Goal PARKS-2. Ensure that accessible, high-quality parkland is planned and developed as the City grows.**
 - Policy PARKS-2.1 The City's parks and recreation master plan will direct phased park acquisition and improvements.



- Policy PARKS-2.2 New developments shall set aside land and dedicate improved, publicly accessible parkland, in locations and amounts dictated by City park standards and the City's parks and recreation master plan.
- Policy PARKS-2.3 Private recreation facilities may count toward the City's parkland standards if they are publicly accessible and available for City recreational programming.
- Policy PARKS-2.4 The City may allow new developments to contribute to a park in-lieu-fee program instead of dedicating improved parkland to meet City standards. The park in-lieu-fee program will be used for fair-share funding of parks that serve local, neighborhood, and community-wide needs, as directed by the City.
- Policy PARKS-2.5 The City will encourage multiple uses of the linear park and open space system. These facilities will be designed for recreational, circulation, and stormwater drainage conveyance and detention purposes. The City will structure drainage development impact fees and park in-lieu-fee programs to take into account overlapping purposes of linear parkland and open space.
- Policy PARKS-2.6 The City will collaborate with the school district on planning, financing, and development of new park space adjacent to school sites that would be jointly used by schools and new residential development in the surrounding neighborhood.
- Policy PARKS-2.7 Joint-use school/park facilities should be located in or near Civic Centers to ensure safe routes to and from surrounding neighborhoods.
- Policy PARKS-2.8 New parks will be located and designed to encourage pedestrian and bicycle travel to and from the surrounding neighborhoods.
- Policy PARKS-2.9 Active portions of neighborhood and community parks that may generate light and noise should be located and designed to promote compatibility with the surrounding neighborhood.

Goal PARKS-3. Provide recreation facilities and programs to accommodate the needs of existing and future residents.

- Policy PARKS-3.1 The City will prepare a parks and recreation master plan to identify recreational facilities standards and planning and funding of recreational facilities development, operations, and maintenance.
- Policy PARKS-3.2 The City will monitor the use of existing recreational facilities and participation in recreational programs to identify local preferences and priorities for recreational facilities development.
- Policy PARKS-3.3 The City will support and promote awareness of volunteer groups and organizations that provide recreation activities for young people, seniors, and disabled persons. Such organizations should have easy and relatively inexpensive access to City recreational facilities, as needed.



Policy PARKS-3.4 The City will make efforts to provide recreational programs (e.g., swim lessons, after school programs, teen center activities, senior fitness programs) if such programs are not provided by other organizations within the community.

Goal PARKS-4. Become a countywide or regional center for recreation.

Policy PARKS-4.1 The City will proactively coordinate with Sutter County and Yuba City to identify regional park and recreation needs, such as regional parks or trails, which could be planned, jointly funded, and developed in Live Oak.

Policy PARKS-4.2 The City will coordinate with the other cities and the county to plan for improvements at Live Oak Park and Recreation Area to support and complement future trails along the Feather River.

Policy PARKS-4.3 The City will coordinate with California State Parks on funding opportunities to support local recreational goals and plan for improvements in Live Oak that would complement any future nearby state parks and recreational lands.

Implementation Program PARKS-1

Following adoption of the General Plan, the City will prepare and implement a Parks and Recreation Master Plan. The Master Plan will provide general guidance for the acquisition and improvement of parkland to serve Live Oak during General Plan buildout, consistent with the General Plan. The Master Plan will identify general standards for types and sizes of recreational facilities to be included in each park type, as well as and planning and funding of facilities development, operations, and maintenance.

The Parks and Recreation Master Plan should consider the needs of all age groups and residents with differing abilities. This Master Plan should also be designed to provide for needs and preferences of existing and anticipated future residents. The Master Plan should consider guidance from state and federal park agencies relative to recreation facilities standards.

The Master Plan should provide conceptual design ideas for community parks, neighborhood parks, pocket parks, and linear parks. Parkland will be designed in coordination with the City's drainage master planning for dual use of linear parkland for stormwater conveyance and neighborhood and community parks for detention. The design of neighborhood parks should be coordinated with the Live Oak Unified School District to promote joint use. Parks and related open space should also be located to take advantage of opportunities for joint benefits in recreation and habitat preservation. The Master Plan should take advantage of other joint use, dual use, and other efficient use of resources and opportunities for meeting multiple City planning and environmental objectives, including buffering between potentially incompatible uses. Linear parkland can coincide with agricultural buffers, for example. Neighborhood and community parks should be designed to reduce noise and light impacts on nearby residential areas. Community parks will have events that may require some amount of surface parking. The Master Plan will take into account parking demand for events at planned community parks and balance the City's desire to limit surface parking with the on-street parking needs of the surrounding neighborhood.



This Master Plan will include conceptual cost estimates—both capital and ongoing—for development, operation, and maintenance of Live Oak’s park system, recreational facilities, and recreational programs. These cost estimates will be integrated into the City’s park in-lieu-fee program, operations and maintenance funding programs, and Capital Improvements Program.

The City will use the Parks and Recreation Master Plan, in part, to identify projects that can be the subject of grant applications, or that otherwise can be funded through cooperative regional funding arrangements.

The Recreation Master Plan should be structured to position Live Oak as a regional center for parks and recreation facilities. The Master Plan should integrate with County parks and recreation planning and link with existing and planned County pedestrian and bicycle routes. The Master Plan should integrate with the planning of state parks, including developing bicycle access to existing and future state parks and recreation lands.

Implementation Program PARKS-2

The City will develop and maintain park in-lieu fees at a level adequate to provide parks and recreational facilities consistent with standards in the General Plan and the City’s Parks and Recreation Master Plan. Park in-lieu fees and dedication requirements will be structured according to a metric that reasonably estimates the impact of the proposed development on park facilities. Acceptable metrics include the anticipated population of development projects according to the anticipated number of proposed bedrooms, in accordance with state law.



PUBLIC SAFETY ELEMENT

INTRODUCTION

The Public Safety Element contains goals, policies, and implementation measures related to public safety in the city of Live Oak. The Public Safety Element directs the City to evaluate potential hazards, develop policies and procedures to avoid hazards, and create adequate emergency responses. The State General Plan Guidelines require the Public Safety Element to contain analysis of the following issues:

- ✓ seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure;
- ✓ subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps;
- ✓ slope instability leading to mudslides and landslides;
- ✓ other known geologic hazards;
- ✓ flooding; and,
- ✓ wildland and urban fires.

In addition to the required topics, the Public Safety Element will also address the handling and transport of hazardous materials, the control of West Nile virus, crime prevention, and existing evacuation routes. This Element contains maps of evacuation routes and known seismic or geologic hazards as required by Government Code Section 65302 (g). Information related to urban fire hazards, including a discussion of peakload water supply requirements, can be found in the Public Utilities Element. Descriptions of fire hazard information related to minimum road widths and turnouts requirements are addressed in the Circulation Element.

Live Oak was a participant in the development of the Sutter County Multi-Hazard Mitigation Plan and adopted this plan in 2007. This plan is hereby incorporated by reference. The Sutter County Local Hazard Mitigation Plan was updated in August 2013.

KEY ISSUES

The City has identified a variety of potential natural and human-caused safety issues. The discussion focuses on hazardous waste materials and geologic, flood, and fire hazards within the City Planning Area that have the potential to affect residents of, and property in Live Oak. Some of the more prevalent issues facing the City include the following:

- ✓ Areas are susceptible to localized flooding from the Live Oak Slough.



- ✓ An identified seepage/boil area on a County-operated levee poses a flood hazard south of the Live Oak Planning Area.
- ✓ The Lake Oroville and Lake Shasta dams pose flood hazards.
- ✓ Older buildings in the city have inadequate fire detection and abatement systems.
- ✓ Potential water flow pressure issues may inhibit fire incidence response in older sections of the City.
- ✓ Hazardous waste sites are located within the City planning boundaries.

BACKGROUND AND CONTEXT

SEISMIC HAZARDS

Seismic hazards are geological hazards caused by earthquake activity. The State of California has identified five major areas of critical seismic concern including:

1. surface ruptures;
2. ground shaking;
3. ground failure;
4. tsunamis; and,
5. seiches.

Earthquakes are the primary cause of all seismic hazards. Earthquakes occur on fault lines in the earth's crust and vary in intensity, location, magnitude, and duration. An earthquake is the result of a sudden rupture of built-up energy in the earth's crust. This rupture or breakage releases energy, moving outward from the epicenter, in the form of seismic waves. The seismic energy of an earthquake is greatest at the epicenter of earthquake. The ability of the seismic energy to travel depends on the underlying geology of an area. Solid or dense materials, such as granite bedrock, do not conduct seismic waves as well as loose geologic material, such as alluvium.

Live Oak's geologic context and geographic location increase the risk of certain seismic hazards and reduce the risk of others. Earthquakes can result in direct hazards or in indirect hazards. Direct hazards include surface ruptures, fault displacement, and ground shaking. The nearest active fault to the Live Oak Planning Area is the Cleveland Hills Fault, located at Lake Oroville more than 15 miles away. The lack of active faults in the Planning Area means that the community faces little to no threat of surface rupture and fault displacement. On the other hand, the alluvium soils found within the Sacramento Valley and Planning Area are capable of effectively conducting seismic waves. Ground shaking can occur at some distance from the epicenter of an earthquake and has historically been the dominant form of seismic activity affecting the Planning Area.

Geologists use the Modified Mercalli Scale to measure the intensity of ground motion during a seismic event. The Live Oak vicinity has not experienced ground shaking at a Modified Mercalli Scale level of VII



or above, the level at which damage to unreinforced masonry buildings would be expected, during the period of 1800 through 1996.¹

Indirect seismic hazards include ground failure, tsunamis, seiches, and dam failure. Ground failure occurs when the stresses in the ground exceed the resistance of earth materials to deformation or rupture. Instability comes about when stresses are increased by natural or human-made causes, such as by earthquakes, fills, and ground water withdrawal. Various types of ground failure can occur including liquefaction, lateral spreading, landslides, differential settlement, subsidence, and erosion. The liquefaction potential of soils in the Live Oak area is generally moderate, though areas of higher potential exist in areas parallel to the Feather River. Landslide risks are low because of the low level of topographical relief in the area. Other hazards related to ground failure, such as differential settlement, subsidence, and erosion, can be addressed through appropriate soil investigation before construction, as specified in the City's goals and policies.

Live Oak is not at risk for tsunamis or seiches based on its inland location and the absence of nearby large bodies of water. Risks associated with dam failure are addressed in the flood hazards section below.

FLOOD HAZARDS

The Live Oak Planning Area is vulnerable to four types of floods:

- ✓ localized flooding;
- ✓ riverine flooding;
- ✓ levee failure/overtopping; and,
- ✓ dam failure.

High-intensity rainfall is the primary cause of localized flooding. Flooding from weather events frequently occurs in developed or urbanized areas with large amounts of impervious surfaces or in areas that have inadequate storm drainage systems. Riverine flooding occurs during or after prolonged periods of rainfall, or if rain events and snowmelt are combined. The Feather River, which forms the eastern border of the General Plan Study Area, consists of a large watershed that stretches to the Sierra Crest. The city's location in the lower portions of the watershed exposes the community to substantial risk from riverine flooding. Additionally riverine flooding can overwhelm the integrity of the local or regional levee system. Levee failure can result if water overtops a levee, if high river levels saturate the levee banks, or if the levee itself is structurally defective. Levee failure can occur very rapidly with little warning. Once a levee is breached, floodwaters can inundate large low-lying areas. Levee overtopping or failure could cause catastrophic flooding in the Planning Area.

Dam failure occurs when a dam is not structurally sound or is unable to withstand damages resulting from seismic activity. The degree and speed of dam failure depends on the dam's structural characteristics. The Planning Area is susceptible to a variety of dam failure hazards. Sutter County has identified that a catastrophic failure of the Shasta, Oroville, Bullards Bar, and Camp Far West dams

¹ California Division of Mines and Geology. 1996. *Probabilistic Seismic Hazard Assessment for the State of California*. California Department of Conservation, Sacramento, CA. In cooperation with the U.S. Geological Survey, Washington, D.C.



would have a significant impact on Sutter County. Failures of the Oroville and Shasta dams would be expected to have the most severe consequences on Live Oak.

FLOODPLAIN

The Live Oak General Plan encompasses a relatively flat area. The drainage pattern of the city is split into two drainage sheds. The majority of the land west of the Southern Pacific Railroad drains south to Reclamation District (RD) No. 777 drainage canal Lateral No. 1. The land east of the railroad drains south and is collected in Live Oak Slough, which is the main canal for RD 777. Live Oak is susceptible to localized flooding by Live Oak Slough, which runs along the east side of the City. The potential for major flooding in Sutter County, including the Live Oak Planning Area, is primarily a function of the integrity of the reservoir, levee, and bypass systems that provide flood protection (Figure SAFETY-1).

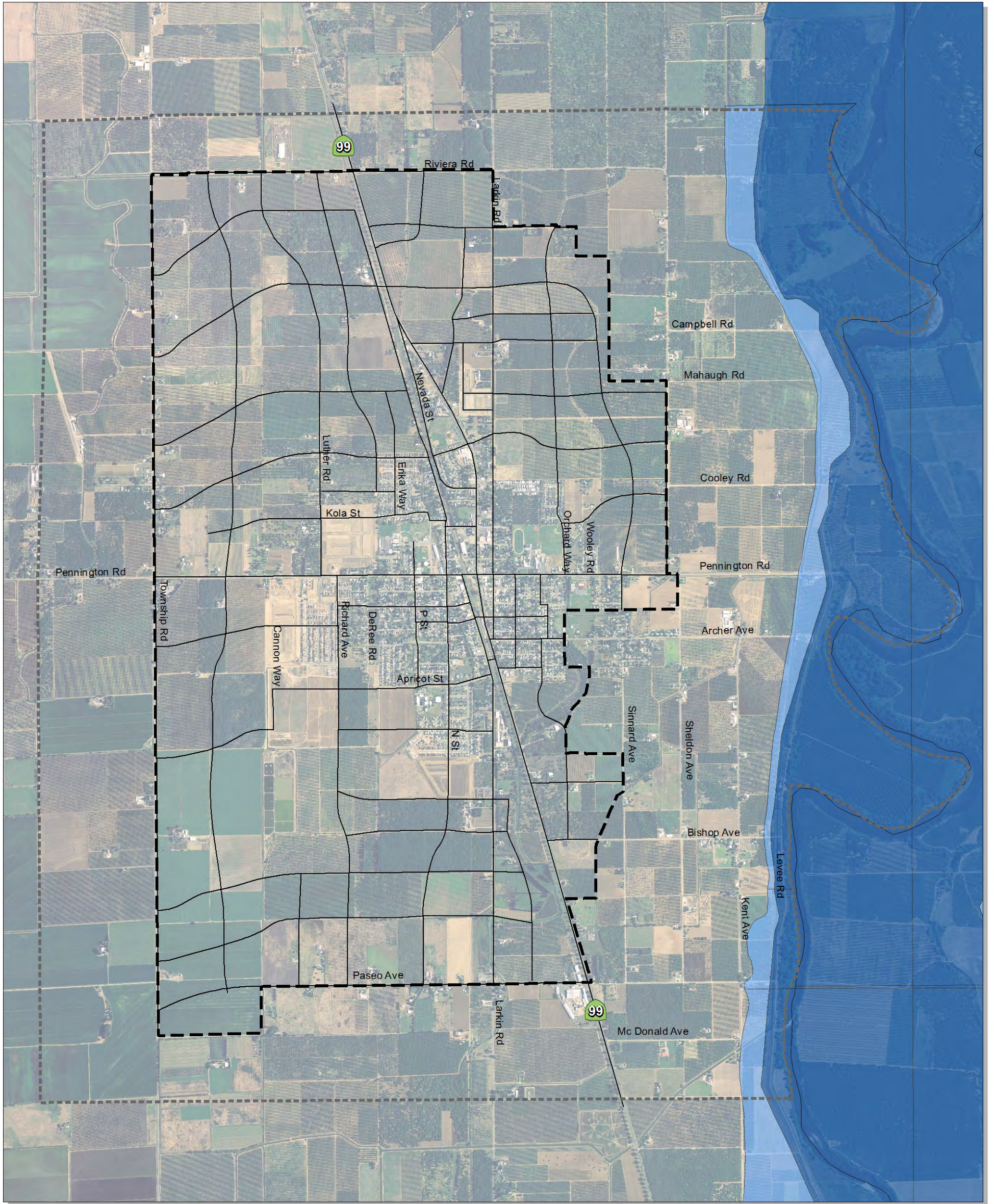
FLOODPLAIN ISSUES

The primary method of flood control in Sutter County is a system of levees along the Sacramento and Feather Rivers. There are approximately 280 miles of levees within the County. Both urban and agricultural areas are protected by these levees. However, recent studies found that some of these levees did not meet, or were not certified as meeting, the current levee design criteria for protection against the 200-year flood. As a result, much of the county was considered vulnerable to flooding from levee failure.

The Sutter County Pilot Feasibility Study (SCPFS), conducted by the Army Corps of Engineers, produced a plan to provide 200-year flood protection to the major urban areas within the county, pursuant to Senate Bill (SB) 5 requirements, and to obtain FEMA levee certification. For areas with an existing or projected (within next 10 years) population of 10,000 or greater, local governments cannot approve new developments unless the land under review has 200-year flood protection, or efforts are in place to provide that level of protection by 2025. The Feather River West Levee Project (FRWLP), began construction of the most critical sections of the existing levees, and is expected to be completed in 2017. Post-FRWLP mapping based on completion of these improvements shows that the City's Planning Area is outside the 200-year floodplain. A complete discussion is provided in Appendix C, "Background Information, SB 5 General Plan Amendment for 200-Year Flood Protection."






WILDLAND AND URBAN FIRE HAZARDS

According to the California Department of Forestry and Fire Protection, the City of Live Oak is located within an area of low wildland fire risk. Although isolated grass fires do occur within the Planning Area, the potential for large wildfires is constrained by the City's relatively flat topography and the lack of complex fuels. Therefore, wildfire and clearances around proposed structures for wildfire-prone areas is not relevant, and no addressed in this General Plan. Like other communities in the state, Live Oak manages urban fire risks by enforcing its development code and municipal ordinance and by contracting fire suppression services from the Sutter County Fire Department. The City does however contain some older buildings that present heightened levels of fire risk. These older buildings often have inadequate fire detection and abatement systems. Additionally, the water systems in the older section of the city may not provide recommended levels of water flow for fire incidents.



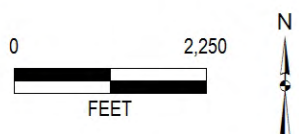
LEGEND

Boundaries

-  Study Area
-  Planning Area
-  Roads
-  100-yr Floodplain (A)
-  500-yr Floodplain (X500)



**Figure SAFETY-1
Floodplain Map**



Source: Sutter County Assessor's Office, Live Oak GIS, Adapted by AECOM 2016, Butte County 2000, Yuba County 2007

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HAZARDOUS MATERIALS

Hazardous materials are substances that are dangerous to the public's health and safety if they are improperly used, stored, transported, or disposed. Hazardous materials include substances known to be toxic, flammable, explosive, corrosive, infectious, carcinogenic, or radioactive. The most significant concern regarding hazardous materials releases in Live Oak Planning Area is the presence of SR 99 and the Union Pacific Railroad in the city. Accidents or spills could release hazardous substances such as gasoline, diesel, or transported hazardous materials/hazardous wastes. Additionally, data from the Central Valley Regional Water Quality Control Board indicates that 10 sites are recorded as containing leaking underground storage tanks in the City. These sites involve gas, diesel, and waste oil contamination of soils and water aquifers.

The U.S. Environmental Protection Agency's (EPA's) environmental mapping database indicates that three hazardous waste sites are in Live Oak. Hazardous waste sites include facilities regulated by EPA that handle materials that can pose a substantial or potential hazard to human health or the environment when improperly managed. There are no known hazardous waste disposal sites located within Live Oak. Yuba-Sutter Disposal Inc. provides hazardous waste disposal programs for the city residents and businesses.²

An additional public health concern related to hazardous materials is the potential of agricultural pesticides to drift onto adjacent residential, civic, and commercial uses during application. This drift can occur during aerial spraying and applications of orchard fogging pesticides. Buffers, as described in the Conservation and Open Space Element, are intended to minimize potential conflicts (e.g., pesticide drift) between urban and agricultural uses.

CRIME PREVENTION

A critical component of public safety is the protection of residents and businesses from crime. Sadly, the City of Live Oak has experienced a substantial increase in the number of crimes over the last 5 years. In particular, the incidence of assault, burglary larceny, and vehicle theft has increased. Additionally, gang related activity has become more common in the community.

The City and the Sheriff's Office have recently engaged in a community policing strategy where officers use community interaction and support to help control crime. Community members help police by reporting crimes, identifying suspects, and keeping their eyes on activities in their neighborhoods. This change is thought to have led to the public's willingness to engage the help of law enforcement officers in conflicts and situations for which people would previously not have called law enforcement. Additional outreach programs and crime prevention techniques and strategies will be used in the community to ensure safety within the community.

² Please refer to the Safety Background Report and the Hazards and Hazardous Materials Section of the 2030 City of Live Oak General Plan EIR (under separate cover) for additional discussion of hazardous materials within the community.



WEST NILE VIRUS

A number of mosquito-borne diseases have occurred historically in Sutter County including malaria, western equine encephalomyelitis, St. Louis encephalitis, and West Nile virus. In recent years, West Nile virus has posed the most serious public health concern for the Planning Area. The disease can be potentially deadly to humans and livestock. Twenty-one cases of West Nile virus have occurred in Sutter County since its discovery in California in 2003 (Sutter County 2007). The regions' agricultural lands and numerous areas with standing water provide habitat for the mosquito species that carries the disease. The City and the Sutter-Yuba Mosquito and Vector Control District (SYMVCD) have attempted to control West Nile virus by reducing the mosquito population and educating residents on how to protect themselves. The SYMVCD uses physical, biological, and chemical methods to control mosquito populations. The SYMVCD also conducts a West Nile virus surveillance program and maintains records of all identified cases of the disease.

EVACUATION ROUTES

The potential for emergencies related to geologic hazards, flood, fire, and hazardous materials requires the City to have a planned evacuation route system (see Figure SAFETY-2 "Evacuation Route"). Evacuation routes will vary depending on the characteristics of the specific hazard event. The specific location and type of event will determine which evacuation plan will be implemented by the County. The County's multi-hazard plan designates planned evacuation routes. In general, SR 99 will be used as the primary evacuation route for hazard events affecting the Live Oak Planning Area.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Following are Live Oak's goals and policies to address existing and future public safety issues.

Goal PS-1.	Design buildings to prevent property damage and injury from hazards.
Policy PS-1.1	All new buildings in the City shall be built under the seismic requirements of the California Building Code.
Policy PS-1.2	The City will encourage the retrofitting of older buildings to current safety standards, as specified in locally applicable fire and building codes.
Policy PS-1.3	New development shall ensure adequate water flow for fire suppression as required by City Public Works Improvement Standards.

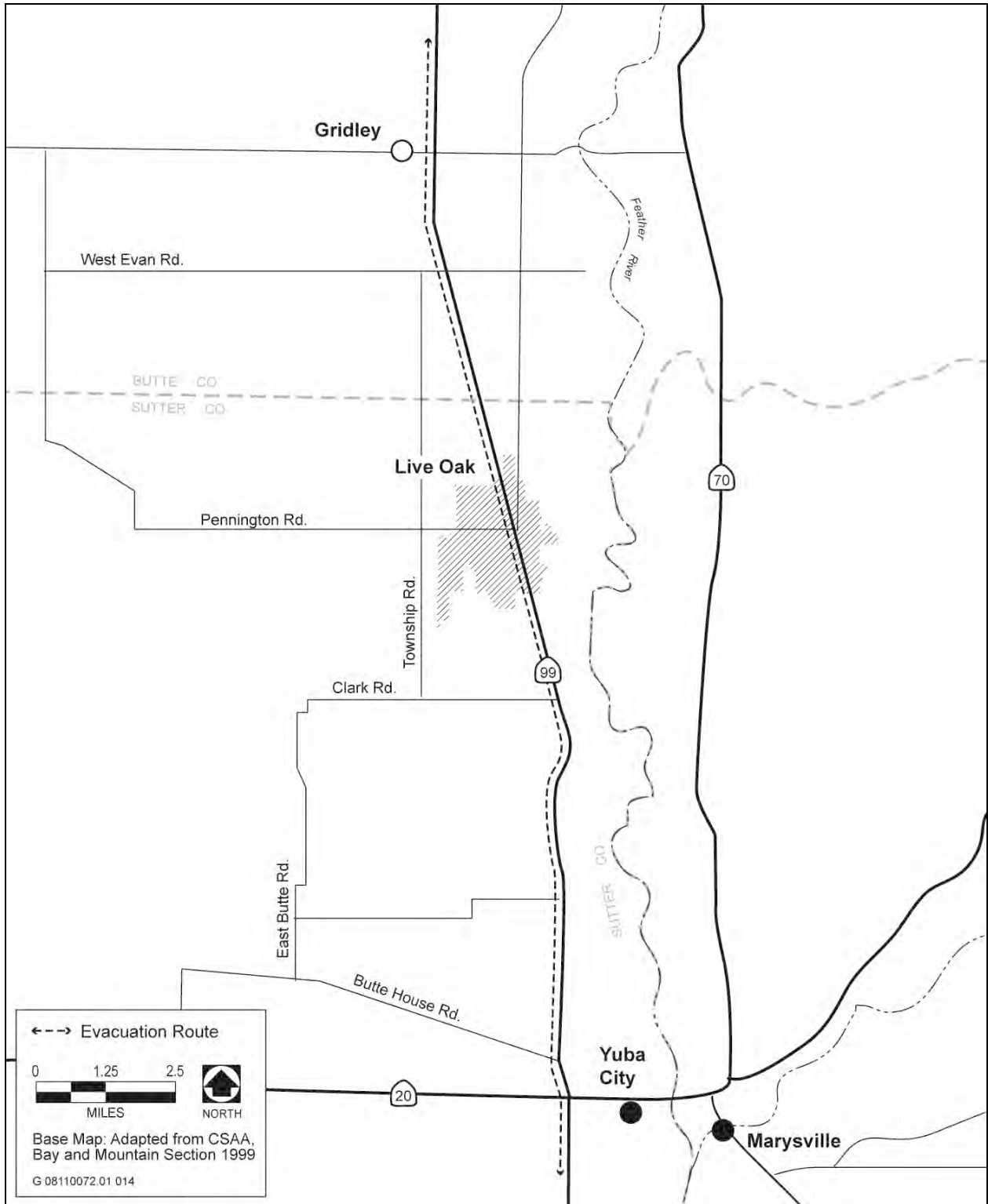


Figure SAFETY-2
Evacuation Route



Goal PS-2. Minimize the loss of life and damage to property caused by flood events.

- Policy PS-2.1 The City will coordinate with the Sutter Butte Flood Control Agency to ensure that flood control facilities protecting Live Oak’s Planning Area from flood risks to the City are well maintained and capable of protecting existing and proposed structures from flooding, in accordance with state law.
- Policy PS-2.2 The City will regulate development within floodplains according to state and federal requirements to minimize human and environmental risks and maintain the City’s eligibility under the National Flood Insurance Program.
- Policy PS-2.3 The City will require evaluation of potential flood hazards before approving development projects.
- Policy PS-2.4 The City will require applicants for development to submit drainage studies that adhere to City stormwater design requirements and incorporate measures from the City’s master drainage plan to prevent on- or off-site flooding.
- Policy PS-2.5 New development shall be required to be consistent with regional flood control improvement efforts. New development shall contribute on a fair-share basis to regional solutions to improve flood protection to meet state and federal standards.
- Policy PS-2.6 The City will use the most current flood hazard and floodplain information from state and federal agencies (such as the State Department of Water Resources, the Federal Emergency Management Agency, and the Army Corps of Engineers) as a basis for project review and to guide development in accordance with federal and state regulations.
- Policy PS-2.7 As feasible, new development should incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff (and therefore flooding).
- Policy PS-2.8 If any project, including the modification of an existing project, falls within the jurisdiction regulated by the Central Valley Flood Protection Board (CVFPB) (e.g., levees, regulated streams, and designated floodways), the City must apply for an encroachment permit from the CVFPB.

Goal PS-3. Provide for adequate emergency response.

- Policy PS-3.1 The City shall maintain and update the City’s emergency response plan, as needed, and ensure ongoing consistency with the General Plan.
- Policy PS-3.2 The City will add a section to the emergency response plan on railroad safety to address potential releases related to accidents or spills of hazardous substances, such as gasoline, diesel, or transported hazardous materials/hazardous wastes.



- Policy PS-3.3 The City will maintain mutual aid agreements with other agencies in Sutter County.
- Policy PS-3.4 The City will coordinate with the County Office of Emergency Services to identify and establish evacuation routes and operational plans to be used in case of dam failure, flood disaster, and fire. The City will provide relevant outreach to residents and businesses regarding evacuation routes for each hazard type.
- Policy PS-3.5 The City will require development and maintenance of a road system that provides adequate access for emergency equipment.
- Policy PS-3.6 As feasible, locate new essential facilities outside of flood hazard zones, including hospitals and healthcare facilities, emergency shelters, fire stations, emergency response centers and emergency communication facilities.
- Policy PS-3.7 Essential facilities that must be located within flood hazard zones should incorporate feasible site design or building construction features that will minimize flood damage and increase functionality during flooding events.
- Goal PS-4. Protect the community from the harmful effects of hazardous materials.**
 - Policy PS-4.1 The City, through its discretionary review authority, will assess potential risks associated with hazardous materials used, stored, transported, and disposed, and ensure they are handled in a safe manner and in compliance with local, state, and federal safety standards.
 - Policy PS-4.2 The City will require that dumpsites for hazardous materials are cleaned in conformance with applicable federal and state laws before new uses are established.
 - Policy PS-4.3 The City will coordinate with appropriate federal, state, and regional agencies to address local sources of groundwater and soil contamination, including underground storage tanks, septic tanks, agriculture, and industrial uses.
 - Policy PS-4.4 New development adjacent to areas of ongoing agricultural development outside the City’s Sphere of Influence shall provide agricultural buffers that are adequate to protect future residents from harmful effects of agricultural chemical use (see Conservation and Open Space Element).
 - Policy PS-4.5 The City will support efforts to identify and remediate soils and groundwater contaminated with toxic materials, and to identify and eliminate sources contributing to such contamination.
- Goal PS-5. Improve community safety and reduce opportunities for criminal activity.**
 - Policy PS-5.1 New development shall be designed to maximize surveillance through physical design features, including, but not limited to, fronting buildings onto all parks



and other public spaces, visible entryways from surrounding structures and businesses; well-defined and visible walkways and gates; well-lighted driveways, walkways, and exteriors; and landscaping that preserves or enhances visibility.

Policy PS-5.2 The City will ensure that public areas and amenities such as transit stops, sidewalks, plazas, parks, trails, and pedestrian/bicycle paths are appropriately lighted, free of hiding places, and frequently patrolled.

Policy PS-5.3 The City will attempt to reduce criminal activity through educational efforts that focus on crime prevention by conducting community education programs.

Policy PS-5.4 The City will involve neighborhoods in crime prevention, disaster preparedness, citizen volunteer police services and shelter management through the establishment of neighborhood watch programs.

Implementation Program PS-1

The City will continue its participation with the regional flood protection joint powers authority addressing the assessment and improvement of levees on the west side of the Feather River to meet federal and state standards. The City will implement development impact fees to provide for necessary levee studies and improvement programs in coordination with the regional flood control joint powers authority. The City will proactively identify and take advantage of federal, state, and regional funding that may be available for use in flood protection improvements.

Implementation Program PS-3

Consistent with state law, the City will consult with the Central Valley Flood Protection Board and local flood protection agencies serving the Planning Area, to obtain updated floodway and floodplain maps, data, and policies. When this information is available, if necessary, the City will update the General Plan and revise all applicable development standards, including the zoning code. Subdivision approvals, development agreements, permits, and other City entitlements will incorporate these revised City policies and regulations.

Implementation Program PS-4

If necessary, the City will update the General Plan to incorporate 200-year floodplain mapping from the California Department of Water Resources and Central Valley Flood Protection Board, once available.

Implementation Program PS-5

In review of new development projects, require disclosure of risk where proposed development would occur in flood risk areas. This disclosure may include notifying new residents in these areas and encouraging purchase of appropriate insurance.

Implementation Program PS-6

The City will ensure proper training to emergency services staff, periodic equipment testing, and assessment of disaster preparedness. The City will provide opportunities for emergency preparedness training to interested members of the public and City personnel. The City will provide public access to emergency plans in areas such as City Hall, libraries, and schools.



Implementation Program PS-7

The City will adopt and implement a fire sprinkler ordinance to provide protection and to promote fire safety in older at-risk buildings.

Implementation Program PS-8

The City will establish a public education campaign that encourages owners of older buildings to retrofit these structures to current safety standards, as specified in the California Building Standards Commission uniform codes, such as the California Fire Code and California Building Code.



NOISE ELEMENT

INTRODUCTION

The Noise Element provides comprehensive goals, policies and programs to control and abate environmental noise and to protect the citizens of Live Oak from excessive noise exposure. The Noise Element is intended to:

- ✓ provide sufficient information so that noise may be effectively considered in the land use planning process;
- ✓ develop strategies for abating excessive noise exposure through cost-effective mitigation measures in combination with appropriate zoning to avoid incompatible land uses;
- ✓ protect areas where noise levels are acceptable and noise sensitive areas from excessive noise;
- ✓ protect existing noise-producing agricultural, commercial, and industrial uses from encroachment by noise-sensitive land uses; and,
- ✓ provide guidance for the City in balancing goals for the community's noise environment with other environmental goals, economic and social goals, and goals for fiscal sustainability and balanced urban development, including redevelopment and revitalization.

California Government Code Section 65302(f), the "Guidelines for the Preparation and Content of Noise Elements of the General Plan" and other state guidelines, specify both the contents of a Noise Element and the methods used in its preparation. As adopted, the Office of Noise Control Guidelines require that certain major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected levels of activity within the community.

KEY ISSUES

The following noise-related key issues inform this element:

- ✓ The primary sources of noise in the Live Oak Planning Area are State Route (SR) 99 and other roadways, industrial operations, agricultural activities, and Union Pacific Railroad operations.
- ✓ Noise-sensitive land uses in the community include residences, parks, schools, and medical and other health care facilities.
- ✓ The City has the opportunity in planning for substantial long-term growth to avoid conflicts relative to noise through thoughtful land use and transportation planning.



BACKGROUND AND CONTEXT

Noise is commonly defined as unwanted sound. At high enough levels, noise can become a serious community health problem. As a form of environmental stress, noise can interfere with human activities such as sleep, conversation, recreation, and tasks demanding concentration.

Examples of major noise sources existing within the city of Live Oak include:

- ✓ Highway 99;
- ✓ major local streets;
- ✓ railroad operations;
- ✓ aircraft overflight; and,
- ✓ local industrial facilities.

State law requires noise-sensitive areas to be considered in the Noise Element. The 2030 General Plan addresses noise relative to such noise-sensitive land uses as:

- ✓ residential areas;
- ✓ schools;
- ✓ hospitals and other medical facilities; and,
- ✓ rest homes.

For a detailed background on the existing noise environment in Live Oak and for information on basic acoustics, please refer to the General Plan Noise Technical Background Report and the “Noise” section of the General Plan Environmental Impact Report, which are incorporated by reference. Noise contour maps are provided in these documents, in addition to other background information.

NOISE FRAMEWORK

In the General Plan Noise Technical Background Report (under separate cover), the City identified important sources of noise in the existing community, which include industrial sources and transportation routes. Some of these noise sources affect surrounding uses. The policies and programs contained in the 2030 General Plan attempt to avoid the planning mistakes of the past. For example, the City will use a network of connected, smaller-volume roadways that disperse traffic and therefore lower noise along such roadways. The City will:

- ✓ use buffers to separate residential uses from large-volume roadways and the railroad;
- ✓ design noise generating industrial and commercial uses to avoid impacts on noise-sensitive receptors; and,
- ✓ implement technologies for quieter railroad crossings.

These approaches are referenced in this Element, as well as the Land Use, Circulation, and Community Character and Design Elements. Overall, the City wishes to plan intelligently in order to reduce substantial noise conflicts and avoid the need for soundwalls and other reactive fixes that create unnecessary barriers and prohibit community connectivity and cohesiveness.



GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Following is a description of Live Oak's goals, policies, and implementation programs to address existing and future noise issues.

- GOAL NOISE-1. Create land use patterns and transportation networks that minimize noise problems.**
- Policy NOISE-1.1 New development shall disperse vehicular traffic onto a network of fully connected smaller roadways, where feasible, and minimize funneling of local traffic onto large-volume, high-speed roadways located within or adjacent to neighborhoods.
- Policy NOISE-1.2 New development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation, stationary sources, or agricultural operations exceeding, or estimated to exceed, levels specified in Table NOISE-1 and NOISE-2 shall implement site planning techniques and/or feasible mitigation shown to reduce noise exposure in outdoor activity areas and interior spaces to the levels specified in Table NOISE-1 and NOISE-2. Techniques can include dispersing traffic, traffic calming, site planning, buffering, sound insulation, or other methods approved by the City.
- Policy NOISE-1.3 Proposed noise-generating industrial and other land uses shall be located away from noise-sensitive land uses, shall enclose any substantial noise sources completely within buildings or structures, or use other site planning or mitigation techniques to achieve the standards established in this Noise Element (see Table NOISE-2).
- Policy NOISE-1.4 Soundwalls are discouraged as a method for reducing noise exposure that could be addressed through other means.
- Policy NOISE-1.5 The City will require buffers between proposed residences and ongoing agricultural operations outside of the Sphere of Influence to reduce noise exposure.
- Policy NOISE-1.6 In general, the newest land use is responsible for mitigating noise. If a use that generates noise is proposed adjacent to lands zoned for uses that may be sensitive to noise (i.e., residential neighborhoods), then the noise-generating use is responsible for mitigating noise consistent with Table NOISE-2 standards at the property line of the generating use.



TABLE NOISE-1
MAXIMUM ALLOWABLE NOISE EXPOSURE FROM TRANSPORTATION NOISE SOURCES AT NOISE-SENSITIVE LAND USES

Land Use	Interior Spaces		Outdoor Activity Areas (dBA L _{dn})					
	dBA L _{dn}	dBA L _{eq}	55	60	65	70	75	80
Residences	45	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Hotels, Motels	45	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Schools, Libraries, Museums, Places of Worship, Hospitals, Nursing Homes	45	45	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Theaters, Auditoriums, Concert Halls, Amphitheatres	35	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Outdoor Spectator Sports	-	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Playgrounds, Parks	-	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Golf Courses Riding Stables, Water Recreation, Cemeteries	-	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Office Buildings, Retail, and Commercial Services	45	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Industrial, Manufacturing, Utilities, Agriculture	-	-	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise requirements.

Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.

Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirement must be made and needed noise insulation features included in the design.

Clearly Unacceptable – New construction or development clearly should not be undertaken.

Notes: dBA = A-weighted decibels; L_{dn} = day-night average noise level; L_{eq} = energy-equivalent noise level. This table does not apply to existing transportation noise sources affecting existing land uses. Outdoor activity areas are the portion of a property where activities are normally expected. This would include portions of backyards, decks, balconies, pools, sports or game courts, and patios, but would not include front yards, spaces next to parking, roads, driveways, or vehicular loading areas. Hospitals and nursing homes use the L_{dn} interior standard, whereas schools, libraries, museums, and places of worship use a L_{eq} interior standard. Office buildings have an interior standard, but retail and commercial service uses do not have an interior standard.

Source: Governor’s Office of Planning and Research 2003 General Plan Guidelines.



**TABLE NOISE-2
MAXIMUM ALLOWABLE NOISE EXPOSURE FROM NONTRANSPORTATION NOISE SOURCES
AT NOISE-SENSITIVE LAND USES**

Noise Level Descriptor	Daytime (7 a.m.–10 p.m.)	Nighttime (10 p.m.–7 a.m.)
Hourly L_{eq}	60 dBA	45 dBA
L_{max}	75 dBA	65 dBA

Notes:

dBA = A-weighted decibel; L_{eq} = energy-equivalent noise level; L_{max} = maximum noise level.

Each of the noise levels specified shall be lowered by 5 dBA for simple tone noises, noises consisting primarily of speech, music, or for recurring impulsive noises. These noise-level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). Noise-sensitive land uses include schools, hospitals, rest homes, long-term care, mental care facilities, residences, and other similar land uses. Outdoor activity areas are defined in Table Noise-1. Where development projects or roadway improvement projects could potentially create noise impacts, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. Such analysis shall be the financial responsibility of the applicant and be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. Mitigation strategies shall emphasize site planning and design over other types of mitigation.

GOAL NOISE-2. Minimize noise impacts associated with development projects and other land use changes.

Policy NOISE-2.1 Developments that generate traffic shall be designed, and if necessary, mitigated to ensure acceptable daytime and nighttime land use/noise environment at outdoor activity areas according to the standards presented in Table NOISE-1 for transportation related noise. If existing noise levels exceed the acceptable levels listed in Table NOISE-1 at affected outdoor gathering spaces of noise sensitive land uses, projects are required to incorporate mitigation to reduce noise exposure in outdoor activity areas to the maximum extent feasible and to include feasible mitigation for interior spaces to achieve the levels specified in Table NOISE-1 and NOISE-2.

Policy NOISE-2.2 Developments that generate, or are affected by, noise related to anything other than transportation shall be designed and, if necessary, mitigated below maximum allowable levels specified in Table NOISE-2, as measured at outdoor activity areas of existing and planned noise-sensitive land uses. If existing noise levels exceed the maximum allowable levels listed in Table NOISE-2, as measured at outdoor activity areas of noise sensitive land uses, projects are required to incorporate mitigation to reduce noise exposure in outdoor activity areas to the maximum extent feasible and to include feasible mitigation for interior spaces to achieve the levels specified in Table NOISE-1 and NOISE-2.

Policy NOISE-2.3 The maximum noise level resulting from new sources and ambient noise shall not exceed the performance standards in Table NOISE-3, as measured at outdoor activity areas of any affected noise sensitive land use except:

- ✓ If the ambient noise level exceeds the standard in Table NOISE-3, the standard becomes the ambient level plus 5 dBA.



- ✓ Reduce the applicable standards in Table NOISE-3 by 5 decibels if they exceed the ambient level by 10 or more dBA.
- ✓ The City will exempt all school related events and City sponsored events from noise standards outlined in this chapter. Events that are not included in these two categories may apply for an exemption.

Policy NOISE-2.4 New development shall provide all feasible noise mitigation to reduce construction and other short-term noise and vibration impacts as a condition of approval.

Policy NOISE-2.5 New development shall ensure that construction equipment is properly maintained and equipped with noise control, such as mufflers, in accordance with manufacturers' specifications.

Policy NOISE-2.6 Any new noise- or vibration-sensitive receptor proposed within 100 feet of the railroad tracks shall be required to undergo a vibration analysis and identify feasible mitigation, as appropriate, prior to project approval.

**TABLE NOISE-3
NOISE LEVEL PERFORMANCE STANDARDS FOR NONTRANSPORTATION NOISE SOURCES**

Cumulative Duration of a Noise Event ₁ (Minutes)	Maximum Exterior Noise Level Standards ₂	
	Daytime dBA L _{max} ^{2,4}	Nighttime dBA L _{max} ^{3,4}
30–60	50	45
15–30	55	50
5–15	60	55
1–5	65	60
0–1	70	65

Notes:

dBA = A-weighted decibel; L_{max} = maximum noise level.

¹ Cumulative duration refers to time within any 1-hour period.

² Daytime = hours between 7:00 a.m. and 10:00 p.m.

³ Nighttime = hours between 10:00p.m. and 7:00 a.m.

⁴ Each of the noise level standards specified may be reduced by 5 dBA for tonal noise (i.e., a signal which has a particular and unusual pitch) or for noises consisting primarily of speech or for recurring impulsive noises (i.e., sounds of short duration, usually less than one second, with an abrupt onset and rapid decay such as the discharge of firearms).

Implementation Program NOISE-1

Following adoption of the 2030 General Plan, the City will review the noise regulations in the Municipal Code and make revisions necessary to conform to this Noise Element. The City will consider permitting for special events. Applicants for the permit should provide a detailed outline of the event including hours of operation, why the additional noise is acceptable in their case, and how they plan to reduce noise to the lowest possible level.



Implementation Program NOISE-2

The City will ensure that personnel charged with enforcing such ordinances are properly trained and equipped for on-site measurement techniques and other necessary tasks. Enforcing personnel shall use a properly calibrated Type-II or better sound-level meter (or equivalent future technology) for situations that require a numerical measurement. The measuring instrument shall be placed at 4.5 to 6 feet above the ground on the property boundary in question. The measurement shall be taken in A-weighted decibels and measured for no less than 15 minutes.

Implementation Program NOISE-3

The City will coordinate with Sutter County and the California Department of Transportation to ensure transportation planning and improvement programs are consistent with this Noise Element.

Implementation Program NOISE-4

The City will coordinate with Union Pacific Railroad with the goal of establishing a Quiet Zone within the city limits of Live Oak, as feasible. As funding is available, the City will improve crossings with appropriate technologies to implement the Quiet Zone. The City will seek the cooperation of Union Pacific Railroad to reduce or eliminate the use of horns in noise sensitive areas of the community by installing alternative sounding devices.



HOUSING ELEMENT

HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the City of Live Oak's goals, objectives, and programs regarding the provisions of safe, adequate housing for residents. The primary housing goal of the City of Live Oak is to: ¹

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.

To satisfy this goal, this Housing Element addresses the following policy areas:

- A. Adequate Sites for Affordable Housing
- B. Assist in the Development of Affordable Housing
- C. Conserve and Improve the Existing Housing Stock
- D. Preserve Units At-Risk of Conversion
- E. Promote Equal Housing Opportunities
- F. Energy Conservation

ADEQUATE SITES FOR AFFORDABLE HOUSING

Goal A: To accommodate the City's share of the Regional Housing Need.

- | | |
|-------------------|---|
| Policy A.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. |
| Policy A.2 | Ensure that future sites designated for higher-density housing are located near community services, schools, and public transportation. |
| Policy A.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. |
| Policy A.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. |

¹Please see Appendix B of the General Plan for background information regarding housing.

**Program A.1 Provide Adequate Sites for Housing for All Income Levels**

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:

- The City will aid the Redevelopment Agency in preparing 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 Zoning Ordinance shall be modified to increase the maximum allowable density of the highest density residential zone (currently anticipated to be called "R-3") to at least 30 units per acre.
- Amend the Zoning Ordinance so that residential parking standards are based on the number of bedrooms per dwelling unit rather than by zone. Standards shall be revised so that units with zero to one bedroom units will provide one on-site parking space, units with two bedrooms will provide 1.5 on-site parking spaces, and units with three or more bedrooms will provide two on-site parking spaces.
- Amend the Zoning Ordinance for parking in mixed-use areas (areas with mixed-use land use designations and areas where adjacent parcels allow for nonresidential and residential in close proximity) to allow shared parking for commercial and residential uses.
- Amend the Zoning Ordinance to reduce parking standards for second units, senior housing, group housing, transitional housing, and publicly assisted affordable housing projects. Parking standards shall be revised to one space per unit for second units and 0.6 spaces per unit for senior housing. Parking standards for group housing, transitional housing, and publicly assisted housing projects shall be determined based on the specific characteristics of each project. The City will allow for these types of projects to apply for use permits that reduce parking standards, as deemed appropriate for the use.
- Establish minimum density requirements of at least 12 units per acre to ensure that parcels intended for multi-family development are not underutilized.
- Revise the Zoning Ordinance to prohibit the development of single-family detached residences in the highest density residential zone (currently anticipated to be called "R-3").
- Allow multi-family housing in non-residential zones, except in zones intended for industrial or light industrial development.



- Amend Chapter 17 of the Zoning Ordinance to permit the placement of manufactured homes on permanent foundations in any zone that permits single-family homes without the need for a special combining district, conditional use permit, or other discretionary process.
- As a part of the ongoing comprehensive General Plan update, the City will identify lands for housing that can be developed by 2013 and that accommodate Live Oak’s share of the regional housing needs by income category. Among the various changes currently being considered by the City for this General Plan update is allowing higher-density housing in commercial and commercial mixed use land use designations. Currently, the zoning code allows higher-density residential uses in commercial zones, but the current (pre-update) General Plan does not. The City will provide a minimum of 11 acres in zoning districts that allow multi-family development of 20 units per acre or more by right, with at least 50 percent of this total land area in a zoning district that does not permit nonresidential use without a conditional use permit. The City has identified 46.29 acres within existing City limits, near infrastructure, and without substantial environmental constraints that will be considered for rezoning to accommodate the remaining City RHNA for lower-income households. As a part of the General Plan and subsequent rezoning, the City will consider lands listed on the following table and identified on Figure Housing Plan-1, and/or other appropriate parcels for rezoning to accommodate lower-income housing.

Assessor’s Parcel Number	Existing Land Use	Existing GP LU Designation (pre-update)	Zoning	Acres	Development Capacity (in units)
06530026	Orchard	Highway Commercial	C-3	1.34	21
06310006	Orchard	Low Density Residential	R-1	0.98	16
06330004	Vacant	Light Industrial	C-3	1.70	27
06310005	Orchard	Community Commercial	C-3	10.33	165
06310002	Orchard	Split: Community Commercial and Low Density Residential	Split: C-3 and R-1	12.55	201
06303008	SF Residential	Low Density Residential	R-2	1.41	23
06310009	Orchard	Low Density Residential	R-1	4.56	73
06310008	Orchard	Low Density Residential	R-1	6.01	96
06630008	Vacant	Low Density Residential	R-1	2.72	44
06092023	Vacant	Low Density Residential	Split: R-1 and R-2	1.25	20
06060006	SF Residential	Split: Community Commercial and Low Density Residential	Split: C-3 and R-1	1.18	19
06470039	Orchard	Highway Commercial	C-3	2.26	36
Total				46.29	

These parcels will be specifically evaluated by the City during the General Plan update and rezoning process. The City will rezone these parcels or others of equal or greater affordable



housing development capacity to provide the minimum amount of land required to accommodate the City's RHNA. Parcels rezoned shall be within the current City limits, vacant, have infrastructure available, and be free of environmental constraints that would reduce their development capacity or feasibility.

- Responsibility:** Planning Department, City Manager
- Timeframe:** Update the General Plan by December 31, 2009. Modify the Zoning Ordinance within 12 months of Housing Element adoption. 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 2009 and 2013. The City will inform property owners and developers of regulatory and financial incentives on an ongoing basis between 2009 and 2013.
- Funding:** Live Oak Redevelopment Agency, 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.
- Objective:** Accommodate the development of a minimum of 174 additional dwelling units, including 34 low income units, 70 very low income units, and 70 extremely low income units, in Live Oak between 2009 and 2013 to meet the City's share of the RHNA, according to income level, by ensuring that adequate sites for such development are available.


Program A.2 Identify Opportunity Sites for Infill Development

Investigate ways to encourage residential infill development on vacant and under-utilized lots in older sections of the City. Prepare a report to the City Council regarding the supply of vacant and underutilized lots in the City, including commercial and retail sites with opportunities for mixed use and second floor residential. Once these "opportunity sites" are documented, the City will 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.

- Responsibility:** Planning Department, City Manager
- Timeframe:** Within 12 months of Housing Element adoption
- Funding:** Live Oak Redevelopment Agency, Community Development Block Grant, HOME Program, USDA Rural Development Services grants
- Objective:** Provide for sites that could accommodate 100 units. Prepare report detailing vacant and underutilized sites that could potentially be used for infill development and determine whether a portion of those sites could be developed to accommodate the City's housing needs



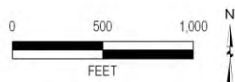
LEGEND

 City Limits

 Parcels

Rezone





Base map: CASIL layers
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**Figure Housing-1
Potential Rezone Sites**



Program A.3 Special Housing Needs

Continue existing zoning practices that allow for the permitting of a wide range of alternative housing and shelter facilities in both the residential and non-residential zones. The City shall revise the Zoning Ordinance, as necessary, to specifically define and allow residential care facilities, single-room occupancy units (SROs), boarding houses, apartment hotels, group care facilities, institutional group care facilities, and other special needs housing by right in at least one residential zone (with facilities of six or fewer allowed by right in all residential zones). The Zoning Ordinance shall be revised to allow apartment hotels, group care facilities, institutional group care facilities, and other special needs housing in non-residential zones. The Zoning Ordinance will further be amended to allow community apartments and stock cooperative apartments in the R-3 by right.

The City will also revise the Zoning Ordinance, as necessary, to provide exceptions for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal or no processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the City, and would not require a fundamental alteration in the nature of the City’s land use policies and Zoning Ordinance.

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. Although the City does not currently have any agricultural zones defined in the Zoning Ordinance other than the agricultural combining zone, the City will revise the Zoning Ordinance to define farmworker housing and permit such housing by right in any future agricultural zones according the requirements of the Employee Housing Act (sections 17000 – 170652.5 of the California Health and Safety Code. Multifamily housing for farmworkers and their families shall be allowed under the same standards as any other type of multifamily housing.

- Responsibility: Planning Department
- Timeframe: Revise Zoning Ordinance within 12 months of the adoption of the Housing Element
- Funding: General Fund
- Objective: Ensure adequate sites for special housing types by continuing zoning practices that currently allow these uses within the City and by revising the Zoning Ordinance to comply with state law regarding the placement of these uses.

Program A.4 Second Units

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. Revise the Zoning Ordinance, as necessary, to allow second units by right in all residential zones. Modify



development standards to encourage the development of second units on existing and future residential properties by right in all of the residential zoning districts and by reducing parking requirements for second units to one space per unit. The City will develop an over-the-counter permitting program for second unit development, as long as proposed second units meet architectural compatibility requirements. Create and distribute brochures containing information about the benefits of building second units and the City's permitting process. The City will ensure that any impact fees related to second units are proportional to the actual impact of this type of development, rather than using a flat fee for each unit.

Responsibility: Planning Department

Timeframe: Revise Zoning Ordinance within 12 months of Housing Element adoption; Develop over the counter permitting program within 18 months of Housing Element adoption with brochures distributed; revise development impact fees within 18 months of Housing Element adoption.

Funding: General Fund, permit fees

Objective: Educate residents about second units and how they can help the City meet its affordable housing obligation

Program A.6 Emergency Shelters, Transitional, and Supportive Housing

The City will also revise chapter 17.10 of the Zoning Ordinance to include definitions for “emergency shelter,” “transitional housing,” “group care home,” and “farmworker housing” consistent with definitions for these types of shelter in state law (Health and Safety Code section 50801 for emergency shelter and transitional housing, section 1566.3 for group care home, and section 50517.5 for farmworker housing).

Emergency shelters shall be permitted use without the need for a conditional use or other discretionary action in the C-1, C-2, and C-3 zones, which are the City’s neighborhood, central, and general commercial zones, respectively. These zones collectively provide 21 parcels and 5.79 acres of vacant land, is located in developed portions of the City near where these services would be required, and allows uses compatible with these services. In other zones, the City will continue to allow emergency shelter facilities for six or fewer persons as a permitted use and add language to allow larger facilities for up to 12 persons as a conditional use, and require such facilities to meet the same development standards as other permitted uses in the designated zones.

The City will revise the Zoning Ordinance, as necessary to ensure that “transitional housing” and “supportive housing,” as those terms are defined in California Government Code section 65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with section 65583 of the California Government Code. The City will revise the Municipal Code also to remove the distinction between residential care homes for children and those provided for adults.

In addition, 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. The City should also consider reducing the permitting and development impact fees that would be collected by the City to allow the development of facilities like emergency shelters, transitional housing, and supportive housing; this would ensure that if such facilities become needed, the extra cost associated with the permitting and development impact fees will not present a constraint to the facilities' development.

Responsibility: Planning Department

Timeframe: Revise the Zoning Ordinance within 12 months of the adoption of the Housing Element. Revise development impact fee schedule and permit fees to reduce fees for emergency shelters, transitional housing, and supportive housing within 18 months of the adoption of the Housing Element.

Funding: General Fund and permitting fees

Objective: Accommodate any future needs for housing that can support those without permanent residents, including the homeless

Program A.7 Design Review

As noted in the Community Character Element, the City will adopt changes to Municipal Code and revisions to the Public Works Improvements Standards for consistency with the 2030 General Plan, including any changes needed to be consistent with the Community Character and Design Element. The Zoning Ordinance will be revised to provide flexibility in setbacks and other components of development standards in order to accommodate compact housing development.

Also following adoption of the General Plan, as noted in the Community Character Element, the City will consider drafting a design manual or design guidelines. The City will consider whether a discretionary or administrative process will be used for design review to ensure compliance with the Community Character and Design Element. Until such time as a design manual or design guidelines are adopted, the City will clarify the temporary process for design review before a design manual is adopted.

The City will clarify and specify what types of projects are subject to design review by a design review committee or the Planning Commission. The City will clarify which specific aspects of proposed projects are subject to City design review and the application materials required to demonstrate compliance.

The City will review 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 review manual, as necessary, to facilitate the production of higher-density housing.

Responsibility: Planning Department

Timeframe: Revise the Zoning Ordinance within 12 months of the adoption of the Housing Element. Prepare design guidelines within 18 months of Housing Element



adoption. Monitor on an annual basis starting in June 2010 and through June of 2013.

Funding: General Fund and permitting fees

Objective: To clarify the design review process to provide certainty for development and facilitate higher-density housing development.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

Goal B: Provide for a variety of housing opportunities and affordability levels within the City of Live Oak.

Policy B.1 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.

Policy B.2 Encourage the development of "move-up" housing to provide opportunities for residents to trade up to housing with more amenities without the need to relocate outside the City of Live Oak.

Policy B.3 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.

Program B.1 Density Bonuses and Other Incentives

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, expedited staff review and permit processing, and financial assistance from the Live Oak Redevelopment Agency, if appropriate, to fill financing gaps.

Responsibility: Planning Department

Timeframe: Ongoing as projects qualifying for density bonuses are proposed

Funding: General Fund, permit fees, Live Oak Redevelopment Agency



Objective: Provide developers with incentives to encourage the construction of housing that is affordable to all income levels and meets the needs of special housing groups

Program B.2 Large Unit Multi-Family Development

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. To increase the financial feasibility of meeting those needs, the Live Oak Redevelopment Agency will consider additional tax-increment funding for large family housing units. The City will ensure that development standards do not impede the development of larger uses, including parking, open space requirements, and other requirements.

Responsibility: Planning Department, City Manager, City Council

Timeframe: Current and ongoing, 2009-2013, through pre-application meetings for affordable housing projects that request City assistance

Funding: General Fund, Live Oak Redevelopment Agency

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

Program B.3 Financing Programs and Agreements

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.

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

Timeframe: Identify consortiums within 12 months of the adoption of the Housing Element.
Funding: General Fund

Objective: Increase financing options for affordable housing projects

Program B.4 Pursue Funding Under State and Federal Programs

Provide assistance in preparing funding applications for affordable housing projects proposed by or with the Housing Authority. The City will also consider providing financial support through the



Redevelopment Agency and/or 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.

Responsibility: Planning Department, City Manager, Finance Department

Timeframe: Ongoing, 2009-2013, as well as annual contact with affordable housing providers, and additional contact as needed to discuss project-specific issues

Funding: Various state or federal programs, depending on the clients to be served and the type of housing to be provided

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

Program B.5 Community Reinvestment

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.

Responsibility: City Manager, Finance Department, Live Oak Redevelopment Agency

Timeframe: Meet with representatives of local lending institutions within 12 months of the adoption of the Housing Element, and as needed thereafter for project-specific funding requests

Funding: General Fund

Objective: Increase funding options for affordable housing projects

Program B.6 Joint Effort with Sutter County and Non-Profit Organizations

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:

- 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.



- Responsibility: Planning Department and City Manager
- Timeframe: 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
- Funding: General Fund, Live Oak Redevelopment Agency
- Objective: Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households

Program B.7 Impact Fees

Review impact fees and revise for multi-family projects and other high-density residential uses so that fees are proportional to unit size, rather than using a flat fee for each unit regardless of unit type or size. Seek public funding options that would help subsidize impact fees for affordable housing projects. 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.

- Responsibility: Planning Department, City Manager, City Council
- Timeframe: Within 18 months of the adoption of the Housing Element
- Funding: General Fund, grants, redevelopment funding, and other potential funding options to help subsidize fees
- 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

Program B.8 Service Provision

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.

- Responsibility: Planning Department, City Manager
- Timeframe: Current and ongoing, 2009-2013
- Funding: General Fund
- Objective: To make applicants and service providers aware of state law requirements for serving affordable housing.



Program B.9 Extremely Low-Income Households

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.

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 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.

- Responsibility: Planning Department, City Manager
- Timeframe: Current and ongoing, 2009-2013
- Funding: General Fund, General Fund, regional, state, and federal housing grants, loans, and other funding
- Objective: To increase the supply of housing for extremely low-income households.

CONSERVE AND IMPROVE EXISTING HOUSING STOCK

Goal C: 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.

- Policy C.1** Provide property owners with assistance to inspect and identify code violations in residential buildings.
- Policy C.2** Encourage property owners to rehabilitate units in deteriorating or critical condition and promote room additions that can eliminate overcrowding.
- Policy C.3** Advertise the availability of grants, loans, and other funds available for the rehabilitation of housing stock to homeowners, landlords, and other investors.
- Policy C.4** 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.

Program C.1 Housing Survey

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.

- Responsibility: Planning and Building Departments
- Timeframe: Every five years after the last survey, conducted in 2008.
- Funding: Live Oak Redevelopment Agency, CDBG planning grant, General Fund
- Objective: Monitor the City's housing stock to help target which properties need to be rehabilitated

Program C.2 Voluntary Inspections

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.

- Responsibility: Building Department
- Timeframe: Current and ongoing, 2009-2013
- Funding: Inspection fees, Live Oak Community Development Department, Rehabilitation Program funds (Community Development Block Grant, Home Investment Partnership Program)
- Objective: Increase the rate of compliance with City code requirements and participation in housing rehabilitation programs.

Program C.3 Code Enforcement and Abatement

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.

- Responsibility: Building Department



Timeframe: Current and ongoing, through 2013
Funding: General Fund, code enforcement fees, Housing Rehabilitation Program funds
Objective: Correction of the most serious code violations

Program C.4 Rehabilitation of Substandard Dwelling Units

To encourage private rehabilitation efforts, the City will undertake the following actions:

- 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. The City will continue to contribute Redevelopment Agency housing set-aside funds, as available, to support its rehabilitation program. 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 the currency of its housing conditions information.

Responsibility: Planning Department, Building Department
Timeframe: Current and ongoing, through 2013
Funding: Community Development Block Grant, Home Investment Partnership Program (HOME), Live Oak Redevelopment Agency, Multifamily Housing Program, USDA Rural Development Services
Objective: Rehabilitate 25 dwelling units that do not conform to City code and are a risk to personal and public health

PRESERVE UNITS AT-RISK OF CONVERSION

Goal D: Preserve, and if necessary replace, the City's publicly assisted affordable housing.

Policy D.1 The City will seek to preserve the affordable housing developments in Live Oak.



Policy D.2 Require replacement housing per state law (or relocation of displaced residents) within the Redevelopment Project Area whenever subsidized affordable housing units are demolished as a result of government activity; including development, road widening, and other improvements.

Program D.1 Monitoring and Preservation of At-Risk Housing

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.

Responsibility: Planning Department, City Manager

Timeframe: 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

Funding: Multifamily Housing Program, California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD)

Objective: Preservation of affordable rental housing units

Program D.2 Housing Replacement Relocation Assistance

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.

Responsibility: Planning and Building Departments

Timeframe: Current and ongoing, 2009-2013

Funding: Community Development Block Grant, Home Investment Partnership Program, Live Oak Redevelopment Agency

Objective: Avoidance of permanent displacement and replacement of housing demolished as a result of code enforcement and implementation of housing rehabilitation program



PROMOTE EQUAL HOUSING OPPORTUNITIES

Goal E.1: 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.

Policy E.1 Continue to provide information and referral services to people with fair housing complaints.

Policy E.2 Support the enforcement of fair housing laws by appropriate State and County agencies.

Policy E.3 Promote equal housing opportunities and programs for all housing within the City.

Program E.1 Fair Housing Program

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.

Responsibility: Finance and Planning Department

Timeframe: Within six months of adoption of the Housing Element the City shall provide public information on housing discrimination; assist individuals as necessary, ongoing, 2009-2013

Funding: General Fund, Community Development Block Grant, Live Oak Community Development Department

Objective: Resolution or referral of fair housing complaints to the appropriate agency

Program E.2 Public Information and Education

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.

Responsibility: City Manager



Timeframe: Provide public information on fair housing law within 6 months of Housing Element adoption and as appropriate when housing is proposed, ongoing, 2009-2013

Funding: General Fund, Community Development Block Grant, Live Oak Community Development Department

Objective: Inform the public about fair housing laws

ENERGY CONSERVATION

Goal F.1: To promote energy conservation.

Policy F.1 Continue to implement state energy efficiency standards.

Policy F.2 Seek funding to provide weatherization assistance to low-income households.

Program F.1 Implement State Energy Conservation Standards

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.

Responsibility: Building Department

Timeframe: Current and on-going, 2009-2013

Funding: Permit fees

Objective: Compliance with minimum energy efficiency standards.

Program F.2 Energy Conservation Assistance for Low-Income Households

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.

Responsibility: Finance and Planning Department

Timeframe: Current and on-going, 2009-2013

Funding: Community Development Block Grant, Home Investment Partnership Program (HOME), USDA Rural Development Services



Objective: Weatherization and energy efficiency improvement of between 25 and 30 dwelling units

QUANTIFIED OBJECTIVES

Table Housing Plan-1, below, summarizes the City of Live Oak housing needs and its objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element Planning Period.

TABLE HOUSING -1
 QUANTIFIED OBJECTIVES
 CITY OF LIVE OAK 2009-2013

Income Category	New Construction	Objectives for Conservation and Rehabilitation		
	New Housing Construction Objective	Conservation	Rehabilitation	Total Conservation and Rehabilitation
Extremely Low	70	7	7	14
Very Low	70	7	8	15
Low	104	15	10	25
Moderate	141	7	5	12
Subtotal Affordable Units	385	36	30	66
Above Moderate	240	0	0	0
Total	625	72	60	132



LEGAL AUTHORITY AND IMPLEMENTATION

LEGAL AUTHORITY

California planning law requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development of the community. Statutory authority for a general plan is described in Title 7, Division 1 of the Government Code of the State of California. Article 5, Section 65302 et seq. requires cities to adopt a comprehensive general plan to guide future physical development. The plan may recognize local conditions in a format that is appropriate for the local agency. Although the general plan must address a number of mandatory subjects and elements, the City may choose the degree of specificity and level of detail that is appropriate for the City.

The General Plan could be thought of as the jurisdictions’ “constitution.” The General Plan requires a complex set of analysis, comprehensive public outreach and input, and meaningful policy direction in vast range of topic areas. Put simply the General Plan has several basic functions including:

- A vision for the future. The General Plan contains a vision statement, goals, and policies and implementation strategies to achieve the vision and goals for the future.
- Decision making guide. As decision makers change over time, the General Plan includes educational material and background information that provide a context for the policy guidance contained in the Plan. The General Plan provides continuity for guiding and influencing the many public and private decisions that together influence the community’s future.
- Legal requirement. The General Plan has been prepared to fulfill the requirements of state law and guidelines adopted by the California Office of Planning and Research. State law not only requires adoption of the General Plan, but that zoning codes, subdivision regulations, specific plans, capital improvement programs, and other local measures be consistent with the General Plan.

The question of “legal adequacy” is addressed according to the standards of State law. Further guidance is provided by the General Plan Guidelines, which are prepared by the Governor’s Office of Planning and Research (OPR). More information on the General Plan Guidelines can be found at the OPR’s web site: <http://opr.ca.gov/>

Cities and counties have the sole responsibility for the review, approval, and adoption of the general plan. However, State agencies have review and comment authority over some local government actions. Some of the agencies likely to involved are described in detail later in this section. In California, courts are frequently asked to rule on local government compliance with State general plan law.

State law specifies that each general plan address seven issue areas, known as “elements,” which must be consistent with one another. The seven required elements include:

1. Land use;
2. Transportation;



3. Open space;
4. Conservation;
5. Housing;
6. Noise; and,
7. Safety.

The plan must analyze issues of importance to the community, set forth policies for conservation and development, and outline specific programs or actions for implementing these policies. The relationship between the titles and topics presented in Live Oak's General Plan and those addressed in State law is presented in each Element of this General Plan.

A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. Descriptions of the required topics to be covered within each mandatory element are provided below. According to the Governor's Office of Planning and Research's (OPR) guidelines regarding general plans, topics from different elements may be combined, but all must be addressed within the general plan. Please refer to the Governor's Office of Planning and Research General Plan Guidelines for more information. Section references below are from the Government Code, unless otherwise specified.

LAND USE

A land use element must designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry; open space including agriculture, natural resources, recreation, and enjoyment of scenic beauty; education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element must also include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the general plan.

TRANSPORTATION

A circulation element consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities and correlates these with the land use element of the general plan.

OPEN SPACE

The open-space element details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.

CONSERVATION

A conservation element details how natural resources are conserved, developed, and utilized. Natural resources can include water and its hydraulic force, forests, soils, rivers and other waters, harbors,



fisheries, wildlife, minerals, and other resources deemed important to the community. The conservation element may also cover:

- ✓ Reclamation of land and waters;
- ✓ Prevention and control of the pollution of streams and other waters;
- ✓ Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan;
- ✓ Prevention, control, and correction of the erosion of soils, beaches, and shores;
- ✓ Protection of watersheds;
- ✓ Location, quantity, and quality of rock, sand, and gravel resources; and
- ✓ Flood control.

HOUSING

The housing element consists of standards and plans for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of the community.

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as a major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all cities and counties prepare housing elements as part of their comprehensive general plans. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

State law establishes a schedule for updates to housing elements to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element law is the ability of a jurisdiction to accommodate its share of the regional housing construction need. The components of housing elements under state law include, but are not limited to (see also Government Code Section 65583):

- ✓ assessment of housing needs and an inventory of resources relevant to the meeting of these needs;
- ✓ analysis of potential and actual governmental and nongovernmental constraints to meeting housing needs;
- ✓ analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter;
- ✓ analysis of opportunities for energy conservation with respect to residential development;



- ✓ analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use;
- ✓ a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and,
- ✓ a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area.

NOISE

A noise element must identify and appraise noise problems in the community. By using guidelines established by the Office of Noise Control, in the State Department of Health Services, the noise element must also analyze and quantify, to the extent practicable as determined by the legislative body, current and projected noise levels for all of the following sources:

- ✓ Highways and freeways;
- ✓ Primary arterials and major local streets;
- ✓ Passenger and freight on-line railroad operations and ground rapid transit systems;
- ✓ Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation;
- ✓ Local industrial plants, including, but not limited to, railroad classification yards; and,
- ✓ Other ground stationary noise sources identified by local agencies as contributing to the community noise environment;

Noise contours must be shown for all of the above sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (L_{dn}). The noise contours are then used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. In addition, the noise element must include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element also serves as a guideline for compliance with the state's noise insulation standards.



SAFETY

The safety element provides for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element must also map known seismic and other geologic hazards. In addition, the safety element must address evacuation routes, peak-load water supply requirements, and minimum road widths and clearances around structures as related to fire and geologic hazards.

CHANGES IN RELEVANT LAW

The legislature routinely revises sections of State law that are relevant for consideration in updating a General Plan. Some of more important changes that relate to Live Oak's General Plan update are outlined below. All section numbers listed below are in the Government Code, unless otherwise specified.

- ✓ As a part of 1996 amendments, Section 65352 was amended to require the planning agency to notify affected public agencies (e.g., cities, counties, special districts, school district, LAFCO, regional planning agencies, federal agencies, water suppliers, air pollution control districts) of a substantial amendment to a general plan.
- ✓ In 1996, the legislature amended requirements for coordination and consultation among water supply agencies relative to general plan updates (see Section 65352.5, Water supply coordination) to ensure that proper water supply planning occurs in order to accommodate projects that will result in increased demands on water supplies.
- ✓ As a part of Section 65400, the legislature included amendments that deal with implementation of the general plan. This section requires the following actions:
 - After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
 - Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
 - Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to



remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

- The housing portion of the annual report required to be provided to the Office of Planning and Research and the Department of Housing and Community Development pursuant to this subdivision must be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of, Chapter 4 (commencing with Section 11370) of, and Chapter 5 (commencing with Section 11500) of, Part 1 of Division 3 of Title 2). This report must be provided to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before October 1 of each year.

A package of flood related bills were passed and signed in 2007 dealing with flood protection and land use planning in Central Valley. This legislation raises the standard for flood protection of urban areas, requires the State to provide updated information on the extent of floodplains, and requires local land use entitlement authorities to make more responsible land use decisions in floodplain areas. The Legislature expressed its intent in the California State Water Code Section 9601 as follows:

- (a) The Central Valley of California is experiencing unprecedented development, resulting in the conversion of historically agricultural lands and communities to densely populated residential and urban centers.
- (b) The Legislature recognizes that by their nature, levees, which are earthen embankments typically founded on fluvial deposits, cannot offer complete protection from flooding, but can decrease its frequency.
- (c) The Legislature recognizes that the level of flood protection afforded rural and agricultural lands by the original flood control system would not be adequate to protect those lands if they are developed for urban uses, and that a dichotomous system of flood protection for urban and rural lands has developed through many years of practice.
- (d) The Legislature further recognizes that levees built to reclaim and protect agricultural land may be inadequate to protect urban development unless those levees are significantly improved.
- (e) Cities and counties rely upon federal flood plain information when approving developments, but the information available is often out of date and the flood risk may be greater than that indicated using available federal information.
- (f) The Legislature recognizes that the current federal flood standard is not sufficient in protecting urban and urbanizing areas within flood prone areas throughout the Central Valley.
- (g) Linking land use decisions to flood risk and flood protection estimates comprises only one element of improving lives and property in the Central Valley. Federal, state, and local agencies may construct and operate flood protection facilities to reduce flood risks, but flood risks will nevertheless remain for those who choose to reside in Central Valley flood plains. Making those flood risks more apparent will help ensure that Californians make careful choices when deciding whether to build homes or live in Central Valley flood plains, and if so, whether to prepare for flooding or maintain flood insurance.



The 2007 statutes create new responsibilities for state agencies, such as the Department of Water Resources (DWR) the newly reorganized Central Valley Flood Protection Board (CVFPB), The California Department of Fish and Game (DFG), and the Department of Housing and Community Development (HCD).

By July 1, 2008, DWR was required to provide preliminary maps of areas within 100- and 200-year floodplains protected by “project levees” (Water Code 9610). “Project levees” are those levees that are part of the facilities of the State Plan of Flood Control. Generally, these are levees for which the Department or CVFPB are responsible for ensuring that they provide flood protection. Currently, the 100-year floodplain is the most frequently cited standard for flood risk and flood protection. DWR is also required, by December 31, 2008, to prepare maps that show levee protection zones, including those lands where flooding would be more than three feet deep if a levee were to fail (Water Code 9130). DWR will provide suggested requirements for adoption by the Building Standards Commission related to construction in areas protected by project levees where flood waters would exceed three feet in a 200-year flood (Health and Safety Code 50465).

By January 1, 2012, DWR is required to have prepared the Central Valley Flood Protection Plan (Water Code 9612). In accordance with Sections 9614 and 9616, this plan will identify and evaluate the Sacramento-San Joaquin Rivers flood management system; assess climate changes implications for flood control; outline necessary improvements to facilities in the system to provide 200-year flood protection to urban areas; propose structural and non-structural improvements to riverine ecosystem functions; and, related items. “Urban areas” are those with more than 10,000 residents protected by project levees.

The State Reclamation Board is now known as the Central Valley Flood Protection Board (CVFPB). This organization maintains its historic responsibility for oversight of project levees. In addition, the CVFPB is responsible for actually adopting the Central Valley Flood Protection Plan (described above), which is drafted by DWR.

With the addition flood related information provided by the State of California, local agencies will be required to update their plans and regulations to ensure consistency. The 2007 flood bills revised the requirements for the Land Use, Conservation, and Safety elements of city and county General Plans, with special attention to jurisdictions within the Central Valley.

Cities and counties in the Central Valley are required to update their General Plans within 24 months of adoption of the Central Valley Flood Control Plan. The updates must reflect the facilities identified in the State Plan of Flood Control; locations of other flood management facilities; maps of property protected by these facilities; and, the locations of flood hazard zones. Jurisdictions must use the data from the State Plan of Flood Control to create goals and policies that reduce the risk of flood damage. In the future, when Central Valley cities and counties look to update the General Plan safety element, consultation is required with the CVFPB, as well as any local agency that provides flood protection. Specific findings are required if the city or county rejects the advice of the CVFPB or local flood protection agencies (Government Code 65302.9).



GENERAL PLAN IMPLEMENTATION

The most important measure of a general plan is how well its policies are carried out to achieve the community's vision and goals once the plan has been adopted. The Live Oak General Plan will be implemented through a combination of private and public actions during the General Plan time horizon.

City decision makers will use the policies included throughout this General Plan as a decision making guide for a wide range of discretionary actions. The City will consider development proposals in new growth areas and within existing developed portions of the community, requiring project revisions or conditions to ensure General Plan consistency, as necessary. The City will coordinate with other public agencies on investments, such as infrastructure and public facilities to support General Plan compliant land uses. The City staff will use General Plan implementation programs as "work orders" during the planning period, consulting with the City Council to determine priorities and timing for these proactive measures.

GENERAL PLAN AMENDMENTS

As conditions and needs change, the City may consider proposed amendments to the General Plan. Some of these will be policy changes, while others may be changes to land use designations. Proposed changes to the General Plan will be analyzed and evaluated according to the merit of each proposal and consistency with the intent of the General Plan.

The City is limited in how many times it may amend any one of the mandatory general plan elements. An element may not be amended more than four times in one calendar year, except in the following circumstances:

- ✓ The element is optional;
- ✓ The amendments are requested and necessary for affordable housing;
- ✓ The amendment is necessary to comply with a court decision in a case involving the legal adequacy of the general plan;
- ✓ The amendments are made to bring a general plan into compliance with an airport land use plan; or,
- ✓ The amendments are needed in connection with the adoption of a comprehensive development plan under the Urban Development Incentive Act.

Amendments may include more than one change to the general plan. In some cases, a government may group together several proposals to be considered in one amendment. Amendments can be adopted by the governing agency, with the mandated process outlined in Section 65350, et seq., or by initiative or referendum. Any amendment must conform to all the requirements of planning law, including consistency requirements. Amendments are subject to compliance with the California Environmental Quality Act (CEQA).



When the Planning Commission and City Council are considering a proposed General Plan amendment, at a minimum, the answers to the following questions (plus additional considerations as conditions warrant) will determine the City's action:

- ✓ Is the proposed amendment in the public interest?
- ✓ Is the proposed amendment consistent and compatible with the goals and policies of the General Plan?
- ✓ Is the proposed amendment consistent with Live Oak's General Plan Vision Statement and Guiding Principles?
- ✓ Have the potential effects of the proposed amendment been evaluated and determined not to be detrimental to the public health, safety, or welfare?
- ✓ Has the proposed amendment been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act?

GENERAL PLAN REVIEW

The City will routinely review the General Plan to help set priorities and evaluate progress toward General Plan goals. The City will annually review progress toward General Plan goals and document its findings in a report to the Governor's Office of Planning and Research. The City, in its review, will consider the availability of new planning and environmental analytical tools or policy approaches, new funding sources, and any feedback from plan monitoring activities.

SPECIFIC PLANS

In accordance with State law, the City may adopt specific plans for properties within the boundaries of the Planning Area. All property owners in a specific plan are encouraged to participate in the specific planning process. If properly designed and implemented, a specific plan, as set forth in California Government Code, is a helpful tool for providing a transition between the citywide goals and policies contained in the General Plan and subsequent entitlement requests (e.g., tentative maps, conditional use permits).

The specific plan is essentially a complete "blueprint" for the development of a defined area; it includes land use and circulation diagrams, public facilities required to serve proposed land use, the cost and methods of financing needed public facilities and services, and guidance on implementation of the plan, including infrastructure phasing and development standards (i.e., zoning).

Specific plans must be consistent with the City's General Plan and the City's infrastructure master plans, as determined by the City, and contain information as required by State law and information including, but not limited to the following:

- ✓ Land use diagram and description.
- ✓ Circulation system diagram and description.



- ✓ Policies, design guidelines, and development standards.
- ✓ Parks.
- ✓ Affordable housing.
- ✓ Public facility plan, including the location and sizing of major infrastructure (e.g., water, wastewater, storm drainage) and other public facilities (e.g., parks, schools) consistent with the General Plan, City infrastructure master plans, and standards.
- ✓ Phasing and financing of all public infrastructure and facilities.
- ✓ Description of the requirements, entitlements, and process for specific plan implementation.
- ✓ Analysis of consistency with General Plan goals, policies (including diagrams), and implementation programs, as relevant.

In addition to providing well-coordinated land use and infrastructure planning, specific plans may be required to provide the information necessary to support an annexation request to LAFCO. The City may elect to forward an annexation request that does not include the entire geographic area included in an approved specific plan.

Specific plans are subject to CEQA analysis, with the City as the lead agency, pursuant to the statutory guidance, CEQA guidelines, and case law applicable at the time of processing.

THE GENERAL PLAN AND OTHER REGULATIONS

State law places the General Plan atop the hierarchy of land use planning regulations. Several local ordinances and other City plans must conform to General Plan policy direction and work to implement the General Plan.

Also, regional governmental agencies, such as the Sacramento Area Council of Governments (SACOG), the Feather River Air Quality Management District (FRAQMD), and the Regional Water Quality Control Board (RWQCB), have been established in recognition of the fact that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air and water quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. The policies adopted by Live Oak will be affected by these plans and will in turn have effects on these other plans. The paragraphs below describe ordinances, plans, and programs that should be consulted in association with the General Plan when making development and planning decisions.

RELATIONSHIP WITH CITY REGULATIONS

The General Plan provides a governing basis for all other plans and planning documents of the City and all codes, ordinances, and policies of the City related to land use change, transportation, environmental resources, infrastructure, and other related topics.



In California, general plans are cities' and counties' guiding policy documents. Local agencies implement general plans in part through the adoption and enforcement of zoning codes, subdivision ordinances, and other regulations. General plan land use designations and planning policy provide a framework for zoning designations and development standards. Cities and counties' design regulations and guidelines are also governed by general plans. General plans often contain policy that guides any municipal code sections and ordinances that regulate grading, building permits, open space dedications, landscaping requirements, parkland dedication, off-street parking requirements, transportation infrastructure, signage, and other planning-related codes and ordinances.

Cities and counties must make a "consistency" finding with the general plan for any subdivision map, zoning action, public facility plans, and other functions of local government. Court decisions have concluded that these "consistency" determinations cannot be made if the local jurisdiction does not have a legally adequate general plan. In effect, local governments cannot issue development permits or perform many vital public functions without a legally adequate general plan.

The Zoning Code, the primary tool used to implement the General Plan, regulates development type and intensity citywide. Development regulations set limits on building height, require setbacks, and specify the percentage of a site that must be landscaped. The Zoning Code also outlines standards for residential planned unit development and affordable housing among many other land use issues. Live Oak's zoning code and municipal code will undergo a comprehensive update following the adoption of the updated General Plan to ensure consistency and effective implementation.

The City updated its infrastructure master plans (i.e., water, wastewater, stormwater drainage) in coordination with this General Plan update. For each of these respective systems, the plans designate improvement and replacements to be implemented. General plan growth projections and land use designations are used to guide the infrastructure master plans.

RELATIONSHIP WITH OTHER AGENCY REGULATIONS

The 2030 General Plan and the accompanying General Plan Program EIR both make reference to laws, plans, and regulations administered by other public agencies. In many instances, the City's policy is crafted to provide consistency with regulations of another public agency. In other cases, the City commits to seeking input from other agencies relative to particular planning/environmental issues that may arise over the course of implementing the 2030 General Plan. Unless otherwise specified, any reference to "consulting with" or "coordinating with" other agencies in no way delegates the City's responsibility for land use entitlement or lead agency responsibilities for managing land use change. Some of the key areas of interaction with other agencies are described below.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

As previously noted, the general plan is the primary document that guides growth and development in a city or county. The plan is also closely linked to the State's environmental law. CEQA recognizes the authority of the local general planning process in several areas. In law and in practice, the environmental review process is an integral part of the local planning, development review, and decision making process.



Defined as a “project” under CEQA, the general plan adoption process is subject to environmental analysis and disclosure. As a policy document, the general plan provides guidance and sets standards for several areas of mandatory environmental review for other “projects” undertaken by local governments and the private sector. In recognition of this close relationship between general plan policy and the environmental review process, the Live Oak General Plan has been prepared to respond to changes in the State’s CEQA regulations, CEQA Guidelines, and relevant and applicable CEQA case law. It is possible that CEQA review administered by the City would have one or more responsible agencies or even co-lead agencies, as appropriate.

SUTTER COUNTY

The land use and development standards of lands located outside the City boundaries are subject to the rules and regulations of Sutter County. When these lands are located within the City’s Sphere of Influence but outside the City’s corporate boundaries, development projects pursued at the County level are referred to the City for review and comment.

SUTTER LOCAL AGENCY FORMATION COMMISSION

The provisions of California’s Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 set forth procedures for LAFCOs throughout the state to review annexation applications. The Act was adopted to:

- ✓ encourage orderly development;
- ✓ ensure that populations receive efficient and high quality governmental services; and
- ✓ guide development away from open space and prime agricultural lands, unless such action promotes planned, orderly, and efficient development.

Sutter County LAFCO must adhere to adopted guidelines pursuant to State law in its review of future City annexations. The Sutter County LAFCO is comprised of two members of the Sutter County Board of Supervisors appointed by the Board; two City Council members appointed by the City Selection Committee (one member from the City of Yuba City and one member from the City of Live Oak); two Special District members appointed by the Independent Special District Selection Committee; and one public member appointed by the other Commissioners.

Responsibilities of the Sutter County LAFCO include annexations and detachments of land to cities or special districts, the formation and dissolution of governmental agencies including cities and districts and the establishment of spheres of influence which identify the probable future boundaries of governmental agencies.

Live Oak’s General Plan does not propose land use change for any areas outside the existing Sphere of Influence. However, LAFCO review and approval will be required for annexations to the City during buildout of the General Plan.



REGIONAL WATER QUALITY CONTROL BOARD

The Central Valley Regional Water Quality Control Board (CVRWQCB) is a nine-member state board with the primary duty of protecting the quality of the waters within the Central Valley Region for all beneficial uses. This duty is performed by formulating and adopting water quality control plans for specific ground and surface water basins and by prescribing and enforcing requirements on waste discharges. The CVRWQCB will be responsible for approving storm drain and wastewater discharge permits required by the City to implement its stormwater management and wastewater system master plans.

CALIFORNIA DEPARTMENT OF TRANSPORTATION

California Department of Transportation (Caltrans) plans and oversees the state highway system and works with other governmental agencies and local jurisdictions to plan, develop, manage, and maintain California's transportation system.

The state is divided into 12 Caltrans planning districts. Live Oak is located in District 3 which also includes the Sacramento Valley counties of Sutter, Yolo, Yuba, Colusa, Glenn, Butte, Sacramento, and four mountain counties (Placer, El Dorado, Nevada, and Sierra). Caltrans has permitting authority for all access to, and from State Route 99, and therefore works closely with the City to ensure that this important roadway continues to function in a safe and efficient manner.

The City and Caltrans will need to coordinate from time to time regarding improvements to Highway 99, as well as construction projects in or near the Highway 99 right-of-way.

FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT

The Feather River Air Quality Management District (FRAQMD) attains and maintains air quality conditions in Yuba and Sutter counties through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. The clean-air strategy of FRAQMD includes the preparation of plans and programs for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations, and issuance of permits for stationary sources. FRAQMD also inspects stationary sources, responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements other programs and regulations.

FRAQMD and the other air districts in the air basin have jointly prepared and adopted air quality attainment plans (AQAP) and reports. The most recent AQAP, completed in 2003, addresses all of the following:

- ✓ air quality modeling to identify the reductions needed and design strategies to effectively reduce emissions;
- ✓ programs to comprehensively reduce emissions and to take advantage of zero- and near-zero-emission technologies; and,
- ✓ the impacts of pollutant transport air quality planning efforts.



In 1998, FRAQMD published the *Indirect Source Review Guidelines* (FRAQMD 1998). More recently FRAQMD has provided California Environmental Quality Act (CEQA) planning guidance online (FRAQMD 2007) to assist with identification of significant adverse air quality impacts and suggest amenities that will reduce potential project emissions early in the planning process. Because stationary sources such as industrial facilities are largely regulated, the guidelines focus on transportation and land use control measures to reduce emissions to achieve and maintain federal and state health-based air quality standards.

Projects developed under the 2030 General Plan are subject to FRAQMD rules and regulations in effect at the time of construction. Specific rules that may be include the following:

- ✓ Rule 3.0—Visible Emissions. A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than 3 minutes in any 1 hour which is as dark or darker in shade as that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines.
- ✓ Rule 3.2—Particulate Matter Concentration. A person shall not discharge into the atmosphere from any source particulate matter in excess of 0.3 grains per cubic foot of gas at standard conditions.
- ✓ Rule 3.15—Architectural Coatings. No person shall: (i) manufacture, blend, or repackage for sale within the District [FRAQMD]; (ii) supply, sell, or offer for sale within FRAQMD; or (iii) solicit for application or apply within FRAQMD, any architectural coating with VOC [volatile organic compound] content in excess of the corresponding specified manufacturer’s maximum recommendation.
- ✓ Rule 3.16—Fugitive Dust Emissions. A person shall take every reasonable precaution not to cause or allow the emissions of fugitive dust from being airborne beyond the property line, from which the emission originates, from any construction, handling or storage activity, or any wrecking, excavation, grading, clearing of land or solid waste disposal operation.
- ✓ Rule 4.1—Permit Requirements. Any person operating an article, machine, equipment, or other contrivance, the use of which may cause, eliminate, reduce, or control the issuance of air contaminants, shall first obtain a written permit from the Air Pollution Control Officer (APCO). Stationary sources subject to the requirements of Rule 10.3, Federal Operating Permit Program, must also obtain a Title V permit pursuant to the requirements and procedures of that rule.

ENVIRONMENTAL CHECKLIST

FOR ADDENDUM TO THE CITY OF LIVE OAK GENERAL PLAN EIR

Prepared in conjunction with the SB 5 General Plan Amendment

The City of Live Oak is amending its 2030 General Plan to comply with the Central Valley Flood Protection Act of 2008 (Senate Bill 5, 2007), which requires cities and counties within the Sacramento-San Joaquin Valley to incorporate Urban Level of Flood Protection (ULOP) requirements in their general plans. The ULOP is defined as the “level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the Department of Water Resources.”

The Live Oak 2030 General Plan adopted in 2010 preceded the requirements of Senate Bill (SB) 5 and related flood protection bills. The SB 5 General Plan Amendment (GPA) incorporates additional flood protection and management information and 200-year flood protection goals, policies, and implementation programs in Live Oak’s 2030 General Plan. This addendum provides an environmental analysis of the SB 5 GPA to the 2030 General Plan project compared to the adopted 2030 General Plan EIR (SCH# 2008092050). California Environmental Quality Act (CEQA) Guidelines Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The changes to the 2030 General Plan include the addition of specific information, goals, policies, and programs that reflect current statewide flood protection strategies.

The purpose of this checklist is to evaluate the environmental impact categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the 2030 General Plan EIR. This document cites the 2030 General Plan EIR and reference documents used in preparation of the 2030 General Plan EIR. The environmental categories might be answered with a “no” in the checklist because the SB 5 GPA does not introduce changes that would result in a modification to the conclusion of the General Plan EIR. Based on the analysis, the SB 5 GPA to the 2030 General Plan does not involve any new impacts or substantially increase impacts compared to that analyzed as a part of the adopted 2030 General Plan EIR.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

WHERE WAS IMPACT ANALYZED?

This column provides a cross-reference to the section or sections of the prior environmental documents where information and analysis may be found that relate to the environmental issue listed under each topic.

DO PROPOSED CHANGES INVOLVE NEW SIGNIFICANT IMPACTS?

In accordance with Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project would result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified impact. A “yes” response would require that additional environmental analysis (a supplemental or subsequent EIR) be prepared.

ANY NEW CIRCUMSTANCES INVOLVING NEW IMPACTS?

In accordance with Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether changes to the project site or the vicinity (i.e., the circumstances under which the project is undertaken) have occurred, subsequent to the prior environmental documents, that would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact. A “yes” response would require that additional environmental analysis (a supplemental or subsequent EIR) be prepared.

ANY NEW INFORMATION REQUIRING NEW ANALYSIS OR VERIFICATION?

In accordance with Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance (i.e., that was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete) is available that requires an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid.

If the new information shows that (A) the project would have one or more significant effects not discussed in the prior environmental documents; or (B) significant effects previously examined would be substantially more severe than shown in the prior environmental documents; or (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives that are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the question would be answered “Yes,” requiring the preparation of a subsequent or supplemental EIR. However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then the question would be answered “No” and no additional environmental documentation (supplemental or subsequent EIR) is required. New studies completed as part of this environmental review are attached to this addendum or are on file with the City of Live Oak Planning Department at 9955 Live Oak Boulevard, Live Oak, CA 95953.

MITIGATION MEASURES IMPLEMENTED OR ADDRESS IMPACTS?

In accordance with Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures may have already been implemented. A “yes” response will be provided in either instance. If “NA” is indicated, this environmental review concludes that the impact does not occur with this project and therefore no mitigations are needed. A “no” response indicates that revised mitigation would be required to address the identified impact.

DISCUSSION AND MITIGATION SECTIONS

DISCUSSION

A discussion of the elements of the checklist is provided under each environmental category to explain the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

MITIGATION MEASURES

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category. If revised mitigation is required to address an identified impact, that mitigation is described here.

CONCLUSIONS

A discussion of the conclusion relating to the analysis is contained in each section. A conclusion that the changes to the project involve no new significant impacts or substantially more severe impacts is required to support the use of an addendum as the appropriate level of environmental analysis.

I. VISUAL RESOURCES

ENVIRONMENTAL ISSUES	Where Was the Impact Analyzed in Prior Environmental Document?	Do Proposed Project Changes Lead to New or Substantially More Severe Significant Impacts?	Do Changed Circumstances Lead to New or Substantially More Severe Significant Impacts?	Does Any New Information Require New Analysis or Verification in an EIR?	Do Prior Mitigation Measures or Acceptable Revised Measures Address Impacts?
Would the project:					
a) Have a substantial adverse effect on a scenic vista?	Page 4.12-2	No	No	No	Yes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Page 4.12-2	No	No	No	Yes
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Page 4.12-4	No	No	No	Yes
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Page 4.12-5	No	No	No	Yes

DISCUSSION

a & b) The 2030 General Plan EIR analysis concluded that the General Plan would result in urban development that would permanently alter and block some views of the Sutter Buttes, as well as view of agricultural lands. Although the 2030 General Plan includes policies and programs to provide adequate buffer space between development and agricultural lands to maintain those views, encourage future urban development to take advantage of view of the Sutter Buttes and agricultural lands from being blocked by development, the impacts remain significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects to scenic resources.

c) The 2030 General Plan EIR analysis concluded that the General Plan would result in urban development that would substantially alter the current visual character within and surrounding the City of Live Oak. Although 2030 General Plan policies requiring buffering of agricultural lands and enforcement of right-to-farm policies would limit the size of the agricultural area affected by the urban development envisioned under the General Plan, impacts to the community's visual character are significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects to visual character.

d) The 2030 General Plan EIR analysis concluded that the General Plan would result in the development of new urban uses, which would create substantial new sources of light and glare in areas currently used for agriculture. Although the 2030 General Plan includes policies to reduce spillover light and encourage use of low-reflectance surfaces, these measures would not reduce adverse effects to below the level of significance. A Statement of Overriding Consideration was approved for adverse effects of lighting and glare.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the

environment, it would not result in effects on scenic resources and visual character, or create new sources of light and glare that are more severe than those described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to visual resources. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in effects to visual resources that are more severe than those described in the original 2030 General Plan EIR.

II. AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
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?	Page 4.8-6	No	No	No	Yes
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	N/A	No	No	No	N/A
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))?	N/A	No	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	N/A	No	No	No	N/A
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?	Page 4.8-11	No	No	No	Yes

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that development under the General Plan would result in the conversion of Important Farmland to nonagricultural uses. The 2030 General Plan includes policies and programs that are intended to conserve agricultural land and reduce conflicts between agricultural operation and adjacent uses. However, the 2030 General Plan identifies urban land uses for all areas of the City’s Planning Area, including areas of high-quality agricultural land and areas currently zoned for agriculture use. This impact would remain significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects to Important Farmland.

b) Currently, there are no properties in the Planning Area protected under the Williamson Act contract.

c & d) Currently, there is no forestland (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)) in the Planning Area.

e) The Planning Area includes a large amount of agricultural land with non-agricultural land use designations. The original 2030 General Plan EIR analysis concluded that future development within this area could result in the conversion of adjacent farmland. The 2030 General Plan includes policies and programs that are intended to reduce conflicts between agricultural operations and adjacent uses, including policies requiring buffering of agricultural uses and enforcing right-to-farm policies. However, the General Plan would allow development of land that is currently in agricultural use, and that would be adjacent to ongoing agricultural operations, potentially resulting in conflicts with these ongoing agricultural uses. This impact would remain significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects to farmland.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on agricultural and forest land conversion; conflicts with Williamson Act contracts; adjacent agricultural land uses; and, existing zoning for forestland, timberland or timberland zoned Timberland Production, that are more severe than those described under the original General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to agricultural resources. No further mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on agricultural resources that are more severe than those described in the original 2030 General Plan EIR.

III. AIR QUALITY

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Page 4.13-19	No	No	No	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Pages 4.3-16, 4.3-22, and 4.3-23	No	No	No	Yes
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Pages 4.3-16, 4.3-22, and 4.3-23	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	Page 4.3-24	No	No	No	Yes
e) Create objectionable odors affecting a substantial number of people?	Page 4.3-27	No	No	No	Yes

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that 2030 General Plan policies and programs would reduce air pollutant emissions that affect both Live Oak and the region; however, development allowed under the General Plan would still result in operation emissions in excess of significance thresholds used by the Feather Region Air Quality Management District (FRAQMD) for relevant clean air plans. This impact is significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to conflicts with current air quality planning efforts.

b, c, & d) The original 2030 General Plan EIR analysis concluded that 2030 General Plan policies and programs would reduce criteria air pollutants and precursors from short-term construction related emissions and long-term operational emissions from activities associated with development under the General Plan, but impacts would remain significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to short-term construction-related and long-term operational emissions. Long-term, operational, local mobile-source emissions of carbon monoxide (CO) would not be expected to substantially contribute to emissions concentration that would exceed air quality standards. Proposed sensitive land uses and toxic air contaminant (TAC) sources would be adequately sited under the 2030 General Plan policies and programs to minimize exposure to substantial concentration of TACs to less than significant.

e) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in the exposures of sensitive receptors to emissions of objectionable odors. Minor sources of odors (e.g., construction equipment, State Route 99, Union Pacific Railroad line) would result in exposure of sensitive

receptors (on- or off-site) to excessive project-generated odor sources. Proposed on-site receptors could also be exposed to excessive odors from existing land uses (e.g., food processing facilities waste water treatment plant expansion, and agricultural land uses) on a regular basis. However, the 2030 General Plan includes policies and programs to reduce these impacts to less than significant.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on relevant clean air policies, or effects related to exposure to criteria air pollutants and precursors, local mobile-source emissions of CO, TACs, or objectionable odors that are more severe than those described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to air quality. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on air quality that are more severe than those described in the original 2030 General Plan EIR.

IV. BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
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 Game or the U.S. Fish and Wildlife Service?	Page 4.6-23	No	No	No	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	Page 4.6-26	No	No	No	Yes
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Page 4.6-26	No	NO	No	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	N/A	No	No	No	N/A
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Page 4.6-25	No	No	No	Yes
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	N/A	No	No	No	N/A

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in loss or degradation of existing populations or of suitable habitat for special-status plants, wildlife, and fish. However, General Plan policies and programs would avoid, minimize, and/or compensate for these potential adverse effects. This impact is less than significant. The SB 5 GPA flood management and protection information,

goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on special-status plants and wildlife, and areas that would be considered suitable habitat for these species, that are more severe than those described in the original 2030 General Plan EIR.

b & c) The original 2030 General Plan EIR analysis concluded that construction of infrastructure, roadways, or developments resulting from implementation of the General Plan could result in adverse effects on federally and state protected wetlands and/or riparian vegetation. However, 2030 General Plan policies and programs are designed to avoid adverse effects to the riparian and wetland habitat occurring in the Planning Area and would ensure unavoidable indirect effects would be mitigated. Therefore, implementation of the General Plan is unlikely to result in substantially adverse effects to federally and state protected wetlands and/or state protected riparian vegetation. These impacts are less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on federally and state protected wetlands and/or state protected riparian vegetation that are more severe than those described in the original 2030 General Plan EIR.

d & f) The Feather River is designated critical habitat for spring-run Chinook Salmon and steelhead, and the riparian corridor along the river provides an important migratory wildlife corridor. However, the Planning Area does not include the Feather River's riparian corridor, does not designate land use change along the river, and there are no adopted conservation plans, natural community conservation plans, or other approved state, regional or local habitat conservation plan in the vicinity of the Planning Area. Thus, implementation of the 2030 General Plan would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridor, impede the use of native wildlife nursery sites, or conflict with any local, regional or state conservation plan. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on fish and wildlife movement, native wildlife nursery sites, or conflict with any local, regional or state conservation plan.

e) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in adverse effects on native trees and/or large heritage trees; however, General Plan policies and programs would avoid, minimize, and/or compensate for potential adverse effects to trees. This impact is considered less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on native trees and/or large heritage trees that are more severe than described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to biological resources. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on biological resources that are more severe than those effects described in the original 2030 General Plan EIR.

V. CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Page 4.11-13	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Pages 4.11-14 and 4.11-17	No	No	No	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Page 4.7-6	No	No	No	Yes
d) Disturb any human remains, including those interred outside of formal cemeteries?	Page 4.11-18	No	No	No	Yes

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in changes that could affect historic structures, historic districts, or the historic character of Live Oak, but that 2030 General Plan policies and programs would ensure that the context of historic features is considered in future development. This impact is considered less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects to existing historic structures, districts, or the historic character of Live Oak that are more severe than those described in the original 2030 General Plan EIR.

b) The original 2030 General Plan EIR analysis identified 16 significant or potentially significant cultural resources (e.g. historic district, cemetery, railroad tracks) and concluded the General Plan goals and policies would ensure that potential historic features were assessed for their significance. Impacts to these resources, which could affect their potential historic significance, could then be mitigated, reducing the impacts to less than significant. Construction activities under the General Plan would involve grading, excavation, or other ground-disturbing activities, which could disturb or damage as-yet-undiscovered archaeological resources or human remains. However, 2030 General Plan policies and programs combined with existing regulations would reduce these impacts to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects to known and as-yet-unknown cultural resources that are more severe than those described in the original 2030 General Plan EIR.

c) The original 2030 General Plan EIR analysis concluded that construction associated with implementation of the General Plan could disturb previously unknown paleontological resources during earthmoving activities. Although the City is unaware of any significant paleontological resources in the Planning Area, it recognizes that

resources could be uncovered during 2030 General Plan buildout; therefore, implementation of a General Plan program will minimize potential adverse impacts on unique, scientifically important paleontological resources. This impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects on paleontological resources that are more severe than those described in the original 2030 General Plan EIR.

d) The original 2030 General Plan EIR analysis concluded that while some burial ground locations are known, ground-disturbing activities associated with development in the Planning Area could uncover prehistoric or historic human remains. The 2030 General Plan goals, policies and programs would reduce impacts by requiring adherence to California Health and Safety Code Section 7050.5 and Section 7052, and California Public Resources Code Section 5097, which outline procedures for the treatment of human remains. Therefore, this impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects to human remains that are more severe than those described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to cultural resources. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on cultural resources that are more severe than those effects described in the original 2030 General Plan EIR.

VI. GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Expose people or structures to 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 or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	Page 4.7-17	No	No	No	Yes
ii) Strong seismic ground shaking?	Page 4.7-17	No	No	No	Yes
iii) Seismic-related ground failure, including liquefaction?	Page 4.7-18	No	No	No	Yes
iv) Landslides?	Page 4.7-18	No	No	No	Yes
b) Result in substantial soil erosion or the loss of topsoil?	Page 4.7-19	No	No	No	Yes
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?	Page 4.7-20	No	No	No	Yes
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	Page 4.7-21	No	No	No	Yes
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	N/A	No	No	No	N/A

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that the General Plan would not result in development in areas prone to strong seismic ground shaking; however, it would result in development in areas with moderate potential for seismic-related ground failure, including liquefaction and associated lateral spreading, landslides, and collapse resulting from loss of strength during earthquake shaking. Implementation of 2030 General Plan policies and programs and existing California Building Code (CBC) regulations that reduce the potential for

substantial adverse effects due to the exposure to seismic ground shaking or ground failure. This impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to seismic ground shaking and ground failure that are more severe than those described in the original 2030 General Plan EIR.

b) The original 2030 General Plan EIR analysis concluded that development under the General Plan would result in substantial soil erosion or the loss of topsoil; however, implementation of policies and programs in the 2030 General Plan and existing regulations would result in use of best practices to prevent soil erosion and topsoil loss. This impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to soil erosion or loss of topsoil that are more severe than those described in the original 2030 General Plan EIR.

c) The original 2030 General Plan EIR analysis concluded that buildout of the General Plan would result in construction of occupied structures in areas located on a geologic unit or soil that is unstable or that would become unstable. Unstable soils include soils subject to landsliding, lateral spreading, liquefaction, or collapse caused by earthquake shaking, seasonal saturation of soils and rock materials, or grading and construction activities. Implementation of existing regulations, as well as the 2030 General Plan policies and programs would reduce the impacts of unstable soils associated with General Plan buildout through application of best management practices and engineering controls. The impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and implementation programs do not authorize any additional development or disturbance. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to unstable soils that are more severe than those described in the original 2030 General Plan EIR.

d) The 2030 General Plan EIR analysis concluded that buildout of the General Plan would result in construction of occupied structures in areas with expansive soils; however, implementation of existing regulations and 2030 General Plan policies and programs would reduce the impacts of expansive soils through application of best management practices and engineering controls. This impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to expansive soils that are more severe than those described in the original 2030 General Plan EIR.

e) The 2030 General Plan would not include construction of new buildings or land uses that would rely on septic systems for disposal of sewage. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to septic systems.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to geology and soils. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on geology and soils that are more severe than those effects described in the original 2030 General Plan EIR.

VII. GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Page 4.14-18	No	No	No	Yes
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Page 4.14-18	No	No	No	Yes

DISCUSSION

a & b) The original 2030 General Plan analysis concluded that General Plan development-generated greenhouse gas (GHG) emissions would not be anticipated to conflict with AB 32 (i.e., an agency-adopted regulation for the purpose of reducing GHG emissions). The 2030 General Plan policies and programs were designed to reduce GHG emissions and accommodate for growth in a more GHG-efficient manner than the 1994 General Plan. Implementation of these policies and programs, as well as mitigation measures, would ensure consistency with the mandates of AB 32. However, buildout of the 2030 General Plan would still result in substantially higher GHG emissions compared to existing levels because of the large amount of development and potential for simultaneous construction of multiple sites; taken together with 2030-modeled emissions, implementation of the 2030 General Plan could represent a cumulatively considerable contribution to the significant cumulative impact of climate change. The impact is significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to greenhouse gas emissions.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to GHG emissions, or applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, that are more severe than those described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs, as well as mitigation measure 4.14-1, as identified in the original 2030 General Plan EIR, as applicable, to address impacts to GHGs. No additional mitigation measures are required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on GHGs that are more severe than those effects described in the original 2030 General Plan EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Page 4.15-11	No	No	No	Yes
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	Page 4.15-11	No	No	No	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Page 4.15-14	No	No	No	Yes
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?	Page 4.15-13	No	No	No	Yes
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 for people residing or working in the project area?	N/A	No	No	No	N/A
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	N/A	No	No	No	N/A
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Page 4.15-12	No	No	No	Yes
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	N/A	No	No	No	N/A

DISCUSSION

a & b) The original 2030 General Plan EIR analysis concluded the future population growth during buildout of the General Plan would result in an increase in the routine transport, use and/or disposal of hazardous materials, which could result in exposure of such materials to the public through either routine use or accidental release. However, implementation of 2030 General Plan policies, in combination with existing regulations, would reduce these potential impacts to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to routine transportation, use, or accidental release of hazardous materials that are more severe than those described in the original 2030 General Plan EIR.

c) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in development of uses that would emit or handle hazardous material or waste within one-quarter mile of new or existing schools. However, implementation of 2030 General Plan policies would prevent future conflicts between hazardous materials handling and emissions, and schools. This impact is therefore, less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to emissions or handling of hazardous materials or waste within proximity of schools that are more severe than those described in the original 2030 General Plan EIR.

d) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in environmental or public exposure to hazardous materials from development on known hazardous materials sites (Cortese-listed sites pursuant to Government Code Section 65962.5) within the Planning Area. However, while 2030 General Plan policies and current regulations would not absolutely prevent exposure to hazardous materials on these sites, they would reduce potential impacts related to development on these sites to a less-than-significant level. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to exposure to hazardous materials from development on Cortese-listed sites that are more severe than those described in the original 2030 General Plan EIR.

e & f) The Planning Area is not subject to any Airport Land Use plans, and there are no private airstrips in the Planning Area. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to conflicts with public airport plans or private airstrips.

g) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would create additional traffic and residences that requiring evacuation in case of emergency. Implementation of 2030 General Plan policies would ensure conformance with countywide emergency response programs and continued cooperation with emergency-response service providers. This impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to interference with an adopted emergency-response plan that are more severe than those described in the original 2030 General Plan EIR.

h) The Planning Area does not include any areas of moderate, high, or very high fire hazard severity zones. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to high, or very high fire hazard severity zones.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to hazards and hazardous materials. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on hazards or hazardous materials that are more severe than those effects described in the original 2030 General Plan EIR.

IX. HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	Pages 4.5-29 and 4.5-36	No	No	No	Yes
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	Page 4.5-38	No	No	No	Yes
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	Page 4.5-33	No	No	No	Yes
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	Page 4.5-33	No	No	No	Yes
e) 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?	Pages 4.5-29, 4.5-33, and 4.10-16	No	No	No	Yes
f) Otherwise substantially degrade water quality?	Page 4.5-36	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Page 4.5-40	No	No	No	Yes
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	Pages 4.5-13 and 4.5-5	No	No	No	Yes

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	Pages 4.5-42 and 4.5-43	No	No	No	Yes
j) Result in inundation by seiche, tsunami, or mudflow?	N/A	No	No	No	N/A

DISCUSSION

a & f) The original 2030 General Plan EIR analysis concluded that development under the General Plan would result in additional discharges of pollutants to receiving water bodies from nonpoint sources (e.g., increased surface water runoff from impervious sources such as rooftops and sidewalks) and construction and grading activities. Such pollutants would result in adverse changes to the water quality of local water bodies. Additionally, many construction-related wastes have the potential to degrade existing water quality. However, implementation of 2030 General Plan policies and programs, combined with current land use, stormwater, grading, and erosion control regulations, including permitting requirements, would reduce these impacts to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to water quality or waste discharge that are more severe than those described in the original 2030 General Plan EIR.

b) The original 2030 General Plan EIR analysis concluded that development and land use changes consistent with General Plan would result in additional impervious surfaces and the diversion of groundwater to surface water. Resulting reductions in groundwater recharge in the groundwater basins underlying the Planning Area could affect groundwater levels and the yield of hydrologically connected wells. However, implementation of 2030 General Plan policies and programs would reduce the potential for impacts on groundwater to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to groundwater recharge or supplies that are more severe than those described in the original 2030 General Plan EIR.

c & d) The original 2030 General Plan EIR analysis concluded that development and land use changes consistent with the General Plan would increase the amount of impervious surfaces, thereby increasing the total volume and peak discharge rate of stormwater runoff. This could alter local drainage patterns, increasing watershed flow rates above the natural background level (i.e., peak flow rates). Increased peak flow rates may exceed drainage system capacities, exacerbate erosion in overland flow and drainage swales and creeks, and result in downstream sedimentation. General Plan policies would reduce downstream flooding and erosion through federal and regional regulations and City performance standards for development design that controls surface runoff discharge, reducing potential impacts to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that

contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to stormwater drainage patterns that are more severe than those described in the original 2030 General Plan EIR.

e) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in increased runoff that could exceed capacity of existing stormwater drainage system and that the City would need to provide new and expanded stormwater drainage facilities in order to accommodate growth anticipated under the General Plan. Implementation of 2030 General Plan policies and programs would require that the City prepare and maintain a drainage master plan and include performance standards such that new development would be designed to control surface runoff discharges. The 2030 General Plan policies and programs also call for LID standards to reduce stormwater runoff levels, improve infiltration to replenish groundwater sources, and reduce pollutants close to their source. These policies and programs along with existing City and County grading, erosion, and flood control regulations would reduce the impact to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to flooding that are more severe than those described in the original 2030 General Plan EIR.

g & h) The original 2030 General Plan EIR analysis concluded that development under the General Plan could result in the development of residential or commercial structures in floodplains, thereby exposing people and structures to flood hazards. However, implementation of General Plan policies and programs combined with enforcement of existing flood control regulations would reduce this impact to less than significant

The proposed SB 5 GPA includes information about a Letter of Map Revision (LOMR) to the City of Live Oak from the Federal Emergency Management Agency (FEMA) received in January 2014, which included an annotated FIRM panel map. The LOMR and annotated FIRM panel map revised a small area in the City's Planning Area that is susceptible to localized flooding from Zone A to "Contained" (in storm drain), and indicates incorporation of the modification. Zone A is defined as an area of 100-year flood; base flood elevation and flood hazard factors not determined. Incorporation of the LOMR eliminates FEMA designated 100-year floodplains in the General Planning Area.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map or placing structures within a 100-year flood hazard area that would impede or redirect flood flows. The proposed GPA flood protection and management goals, policies, and programs provide additional benefit in flood protection and management than those described in the original 2030 General Plan EIR.

h) Section 4.5 of the original 2030 General Plan EIR, "Hydrology and Water Resources," includes information about surface water and groundwater regulations in the General Planning Area. Federal, State, and local regulations provide a framework for addressing all aspects of hydrology and water quality resulting from General Plan implementation, including development of structures in 100-year flood hazard zones that would impede or redirect flood flows. As described in Section 4.5.1, "Regulatory Setting," of the EIR, drainage design criteria in the City of Live Oak Public Works Improvements Standards provides that:

- Placement of any fills across an existing drainage course shall incorporate a means by which excess flows not handled by the drainage system can flow overland via essentially the same course as prior to placing the fill across the drainage course, without inundating or damaging any structure.

The City received a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA) in January 2014, which includes an annotated FIRM panel map. The LOMR and annotated FIRM panel map revised a small area in the City's Planning Area that is susceptible to localized flooding from Zone A to "Contained" (in storm drain), and indicates incorporation of the modification. Zone A is defined as an area of 100-year flood; base flood elevation and flood hazard factors not determined. Incorporation of the LOMR eliminates the prior FEMA designated 100-year floodplain in the General Planning Area. The SB 5 GPA incorporates this information into the EIR. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to placing structures within a 100-year flood hazard area that would impede or redirect flood flows. The proposed GPA flood protection and management goals, policies, and programs provide additional benefit in flood protection and management than those described in the original 2030 General Plan EIR.

i) The Feather River Levee system protects the Sutter Basin, including the 2030 General Planning Area. Levees can fail because of earthquake-induced slumping, landslides, liquefaction, overtopping, and high volume flows. The original 2030 General Plan EIR analysis concluded that implementation of 2030 General Plan policies and programs, combined with relevant state and local regulations, would reduce the potential for effects on the Planning Area from levee failure. The proposed GPA will also indirectly lead to improved flood protection and emergency preparedness for the residents of Live Oak. The Sutter County Emergency Operations Plan identified two dams, Oroville and Thermalito Afterbay, which would affect the Planning Area in the unlikely event of dam failure. However, implementation of policies and programs in the 2030 General Plan would minimize the potential for effects from dam failure. Potential impacts from levee or dam failure are less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to flooding from levee or dam failure that are more severe than those described in the original 2030 General Plan EIR.

j) The Planning Area is located in an area not subject to seiche or tsunami, and the area topography is relatively level and not subject to mudflow. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to seiche, tsunami, or mudflow.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts to hydrology and water quality. No additional mitigations is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on hydrology or water quality that are more severe than those effects described in the original 2030 General Plan EIR.

X. LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Physically divide an established community?	Page 4.1-7	No	No	No	Yes
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Page 4.1-8	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Page 4.1-8	No	No	No	Yes

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would result in changes to existing land uses and extend development and associated infrastructure into areas that are currently undeveloped. Although the division of any existing community is unlikely, the 2030 General Plan goals and policies would prevent division of communities in the future. Overall, policy and land use diagram changes in the 2030 General Plan promotes connectivity throughout the City, including promoting infill development of underutilized land that may currently create divisions in neighborhoods, as well as promoting efficient circulation patterns. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects to existing developed portions of the community that are more severe than those described in the original 2030 General Plan EIR.

b) The original 2030 General Plan EIR analysis concluded that the General Plan’s goals, policies, and programs would not conflict with other applicable land use plans, policies, or agency regulation with jurisdiction over the Planning Area, including the 2008 Metropolitan Transportation Plan (MTP), Sutter County General Plan, Sutter Local Agency Formation Commission, and the Sacramento Area Council of Governments (SACOG) Blueprint, that would result in physical effects under CEQA. The purpose of this checklist is to evaluate the environmental impact categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. The EIR demonstrates consistency between Live Oak 2030 General Plan policies and the 2008 MTP plan for transportation, land use, and air quality on a regional level. In 2016, SACOG approved an updated MTP, having conferred with jurisdictions within its six-county region to parallel transportation and land use planning efforts, maintaining consistency between the MTP and local general plan policies. The regional plan update included inputs from Live

Oak's 2030 General Plan. Updates to the MTP do not present a significant change in the regulatory setting that would result in a new environmental impact compared to that analyzed in the General Plan EIR. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to conflicts with other applicable land use plans, policies, or agency regulations that are more severe than those described in the original 2030 General Plan EIR.

c) The original 2030 General Plan EIR analysis did not include analysis of potential conflicts with conservation plans as there were no habitat conservation plans or natural community conservation plans, which covered the Planning Area; the Yuba-Sutter Natural Community Conservation Plan/Habitat Conservation Plan (referred to as the Yuba-Sutter Regional Conservation Plan) is still under development. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to conflicts with any applicable habitat conservation plan or natural community conservation plan.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts related to land use and planning. No other mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on land use and planning that are more severe than those effects described in the original 2030 General Plan EIR.

XI. MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
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?	N/A	No	No	No	N/A
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?	N/A	No	No	No	N/A

DISCUSSION

a & b) The original 2030 General Plan EIR analysis concluded that no known mineral resources of value to the region and residents of the state have been identified in the Planning Area, and no locally important mineral resources are identified in local land use plans. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to mineral resources.

MITIGATION MEASURES

No mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on mineral resources that are more severe than those effects described in the original 2030 General Plan EIR.

XII. NOISE

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the project:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	Page 4.4-17, 4.4-25, 4.4-27, and 4.4-30	No	No	No	Yes
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Page 4.4-31	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Page 4.4-17, 4.4-25, and 4.4-27	No	No	No	Yes
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Page 4.4-25	No	No	No	Yes
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 expose people residing or working in the project area to excessive noise levels?	N/A	No	No	No	N/A
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	N/A	No	No	No	N/A

DISCUSSION

a & c) The original 2030 General Plan EIR analysis concluded that traffic generated by land uses accommodated under the General Plan would increase noise levels along transportation routes. However, 2030 General Plan policies and programs for new development to include site planning techniques and/or feasible mitigation to reduce noise associated with vehicular transportation routes, as well as agricultural activities and buildout of stationary and area sources (e.g., mechanical equipment, schools, landscape and building maintenance activities) will reduce potential impacts to less-than-significant levels. Railroad operations within the City consist of freight and Amtrak passenger service on the Union Pacific Railroad (UPRR) mainline track. The City has included all feasible noise mitigation as policies and programs in the 2030 General Plan, including cooperation with UPRR to reduce or eliminate the use of horns in noise sensitive areas of the community. Although the City has included 2030 General Plan policies and programs to ensure that its citizens are protected from excessive noise levels from train pass-bys, given the proximity of existing and proposed sensitive land uses to the railroad line, it cannot be

guaranteed that the City's objectives can be achieved in every case. The impact of railroad noise in excess of local standards is considered significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to railroad noise. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to vehicular, stationary and area-source, and railroad noise that are more severe than those described in the original 2030 General Plan EIR.

b) The original 2030 General Plan EIR analysis concluded that short-term construction source vibration levels and vibration from train pass-bys could exceed Caltrans' recommended standard of 0.2 in/sec peak particle velocity (PPV) with respect to the prevention of structural damage for normal buildings, and the FTA maximum acceptable vibration standard for 80 vibration decibels (VdB) with respect to human response for residential uses (i.e. annoyance) at vibration-sensitive land uses. However, implementation of 2030 General Plan policies would reduce potential impacts to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to short-term groundborne vibration levels that are more severe than those described in the original 2030 General Plan EIR.

d) The original 2030 General Plan EIR analysis concluded that short-term construction noise levels associated with development under the General Plan could exceed the applicable City standards at nearby noise-sensitive receptors, and if occurring during more-sensitive hours could result in annoyance and/or sleep disruption. However, the application of policies in the 2030 General Plan and compliance with the City's Municipal Code that would restrict construction activities to less sensitive daytime hours would reduce potential impacts to less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to short-term construction noise that are more severe than those described in the original 2030 General Plan EIR.

e & f) There are no airports in the immediate vicinity of the City of Live Oak, and there are no private airstrips in the Planning Area, although occasional commercial, military, and general aviation aircraft overflights occur at higher altitudes. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to noise associated with public airports or private airstrips.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts related to noise. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on noise that are more severe than those effects described in the original 2030 General Plan EIR.

XIII. POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Page 4.1-13	No	No	No	Yes
b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?	N/A	No	No	No	N/A
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	N/A	No	No	No	N/A

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would accommodate population growth in the City and its Planning Area. However, Live Oak has accommodated a balance of residential, commercial, employment, civic, recreational, and open space uses to avoid growth inducement in other areas. The City’s 2030 General Plan land use policies would reduce the potential to induce growth not accounted for in the General Plan. The impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to inducement of population growth that are more severe than those described in the original 2030 General Plan EIR.

b & c) The 2030 General Plan does not require land use change and does not include any infrastructure planning elements that would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Although some changes, such as allowing mixed uses in the downtown area, would result in changes to land uses in the area, the General Plan does not propose any changes that would require the removal or displacement of existing housing. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to displacement of existing people or housing, necessitating the construction of replacement housing elsewhere.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address potential impacts related to population and housing. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on population and housing that are more severe than those effects described in the original 2030 General Plan EIR.

XIV. PUBLIC SERVICES AND FACILITIES

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:					
Fire protection?	Page 4.9-8	No	No	No	Yes
Police protection?	Page 4.9-9	No	No	No	Yes
Schools?	Page 4.9-11	No	No	No	Yes
Parks?	Page 4.9-12	No	No	No	Yes
Other public facilities?	Page 4.9-15	No	No	No	Yes

DISCUSSION

a) Fire and Police Protection: The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would increase the population in the City of Live Oak, increasing demand for fire and police protection services, which would result in the need for additional and/or expanded fire and police protection facilities and services. The 2030 General Plan policies would ensure that new fire and police facilities and services are funded and constructed to serve new development. Future facilities construction plans would be subject to project-level CEQA analysis and mitigation. The 2030 General Plan includes policies, programs, and the EIR includes mitigation measures, where necessary, that would reduce or avoid impacts. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. The impact is less than significant.

School Facilities and Parks: The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would result in an increase in population in the City of Live Oak, including the number of school-aged children, which would result in an increase in demand for school services and expanded school facilities, as well as parks. Buildout of the General Plan would increase people and demand for new and existing parks, and enrollment within the Live Oak Unified School District would increase over existing capacity at some of its schools. However, policies in the 2030 General Plan address or avoid these potential impacts, including policies to match future parkland with future population growth. Additionally, the payment of school impact fees is designed to offset the cost of new school facility construction. The 2030 General Plan includes policies, programs, and the EIR includes mitigation measures, where necessary, that would reduce or avoid impacts. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. The impact is less than significant.

Libraries: The original 2030 General Plan EIR analysis concluded that development under the General Plan would generate new population in Live Oak, which would create an increase in demand for library services and potentially the need for new or expanded library facilities. The City has no regulatory control over library facilities and services because Sutter County owns and operates the library; thus, the City cannot guarantee that any deficiencies in library facilities and services would be rectified. However, implementation of 2030 General Plan policies are intended to offset the need for additional library services through innovative solutions that would be triggered by new growth in the City. There is no significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. The impact is less than significant.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to fire and police protection and services, schools, parks, and libraries that are more severe than described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies, programs, and mitigation measures as identified in the original 2030 General Plan EIR, as applicable, to address potential impacts related to fire and police protection and services, schools, parks, and libraries. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on fire and police protection services, schools, parks, and libraries that are more severe than those effects described in the original 2030 General Plan EIR.

XV. RECREATION

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
a) 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?	Page 4.9-12; 4.9-14	No	No	No	Yes
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	Page 4.9-12	No	No	No	Yes

DISCUSSION

a & b) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would result in an increase in population in the City of Live Oak, which would result in an increased demand on existing City park and recreation facilities and the need for additional and/or expanded parks and recreation facilities. Demand on existing City park facilities would lead to accelerated deterioration of these facilities if not properly maintained. The goals and policies of the 2030 General Plan, along with the requirement for new development to provide parkland or in-lieu fees, would aid in providing an increased amount of parkland such that the likelihood of overuse by new residents and accelerated physical deterioration of existing facilities would be reduced to less than significant.

The specific environmental impacts of constructing a new individual park or recreation facility cannot be determined at the programmatic level of analysis. Development and operation of park facilities may result in potentially significant impacts (such as damage to habitat and noise) that are addressed through policies, programs, and mitigation measures identified in the EIR. Various park and recreational expansion or improvement projects have been identified in certain areas of the City, which would be subject to specific environmental analysis and mitigation, in accordance with the requirements of CEQA. There is no additional significant impact related to construction of these facilities beyond that which is comprehensively analyzed throughout the EIR. The impact is less than significant.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to recreation facilities that are more severe than described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies, programs, and mitigation measures as identified in the original 2030 General Plan EIR, as applicable, to address potential impacts related to recreation. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on recreation that are more severe than those described in the original 2030 General Plan EIR.

XVI. TRAFFIC AND TRANSPORTATION

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Pages 4.2-21, 4.2-25, 4.2-28, and 4.2-30	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Pages 4.2-21, 4.2-25, 4.2-28, and 4.4-30	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	N/A	No	No	No	N/A
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Page 4.2-33	No	No	No	Yes
e) Result in inadequate emergency access?	Page 4.2-33	No	No	No	Yes
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	N/A	No	No	No	N/A

DISCUSSION

a & b) The original 2030 General Plan EIR analysis concluded that development under the General Plan would degrade City roadways operating at level of service (LOS) D or better to LOS E or LOS F levels. However, implementation of 2030 General Plan policies and programs related to circulation improvement strategies would generally provide acceptable LOS for City roadway segments. UPRR crossings fall under the California Public Utilities Commission (PUC) and would require input from the railroad and, due to proximity of the state highway, Caltrans. It should be noted that because railroad crossing are under the jurisdiction of the PUC, the City cannot

guarantee that the actions taken by the City with regard to railroad crossings can be implemented and will require investigation of design options. The impact is less than significant.

The original 2030 General Plan EIR analysis concluded that development under the General Plan would contribute traffic to intersections that would operate in excess of acceptable LOS. With implementation of measures for Planning Area intersections involving only City streets (and not State Route 99), traffic conditions could be maintained at the minimum level established by the 2030 General Plan. The impact to City street intersections is less than significant. Improvements to intersections with State Route (SR) 99 require coordination with other agencies (Caltrans and PUC). Although the City identified all potential feasible mitigation, the City cannot guarantee implementation of required improvements while meeting other agency requirements to achieve acceptable LOS at identified intersections with SR 99. The impact is considered significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to degradation of LOS at intersections with SR 99.

The original 2030 General Plan EIR analysis concluded that development under of the General Plan would contribute traffic to regional roadways (i.e., located outside the City of Live Oak sphere of influence) currently operating at LOS C or better. Implementation of 2030 General Plan policies and programs related to a regional approach to planning and funding improvements of County roads would reduce these impacts, particularly LOS E conditions, which exceeds Sutter County's minimum LOS D standard, on Larkin Road north of Riviera Road. However, because the exact nature of the improvements were not knowable at the time, there is no guarantee that LOS on Larkin Road will not exceed LOS D and without improvements would be LOS F. Therefore, the impact is considered significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to degradation of regional/County roadway LOS.

The original 2030 General Plan EIR analysis concluded that buildout of the General Plan would result in four State Route (SR) 99 segments operating at LOS F; although, implementation of policies and programs provides that the City collaborate with Caltrans in the development of an Access Management Plan that identifies acceptable improvements for improved operations. However, there is no guarantee that a high enough level of access control on SR 99 will be implemented under the Access Management Plan that achieves peak period congestion that satisfies City LOS standards. Therefore, the impact is significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to degradation of highway LOS.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to local and regional roadway, intersection, and highway LOS that are more severe than described in the original 2030 General Plan EIR.

c) Because the closest airport to the 2030 General Planning Area, Sutter County Airport, is located 10 miles southwest of Live Oak, implementation of the General Plan would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to air traffic patterns.

d & e) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would add multi-modal trips to the existing and planned transportation network. If not properly designed, certain aspects of the 2030 General Plan could introduce traffic hazards. However, policies and programs in the 2030 General

Plan and the City's standards would ensure adequate emergency access and avoid introducing substantial traffic hazards. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to traffic hazards or emergency access that are more severe than described in the original 2030 General Plan EIR.

f) The 2030 General Plan identifies an extensive range of policies and programs designed to ensure the safety and convenience of pedestrian and bicycle travel, which was not substantively addressed in the 1994 General Plan. Therefore, conflicts with policies intended to promote alternatives to vehicular travel were not analyzed in the original 2030 General Plan EIR. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts related traffic and transportation. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on traffic and transportation that are more severe than those effects described in the original 2030 General Plan EIR.

XVII. PUBLIC UTILITIES

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Page 4.10-14	No	No	No	Yes
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Pages 4.10-11 and 4.10-15	No	No	No	Yes
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Page 4.10-16	No	No	No	Yes
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Page 4.10-12	No	No	No	Yes
e) Result in a determination by the wastewater treatment provider that 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?	Page 4.10-15	No	No	No	Yes
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Page 4.10-18	No	No	No	Yes
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Page 4.10-18	No	No	No	Yes

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would require upgrades to wastewater treatment infrastructure. However, the upgrades would not exceed any wastewater

treatment requirements of either the Central Valley Regional Water Quality Control Board (CVRWQCB) or the State. A 2030 General Plan policy requires master planning for wastewater treatment capacity and phased expansion of the wastewater treatment plant (WWTP) to serve new growth anticipated under the General Plan, and implementation of improvements to achieve compliance with wastewater treatment standards. There is no land uses in the General Plan that would be expected to generate wastewater of such poor quality and concentration or in such amounts that future treatment systems would not be able to adequately treat according to applicable water quality standards. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to exceeding wastewater treatment requirements of the CVRWQCB or the State that are more severe than those described in the original 2030 General Plan EIR.

b & e) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would accommodate land use change and result in population growth that increase demand for wastewater collection, conveyance, and treatment facilities and require construction of new water supply and distribution facilities. It is anticipated that land use change under the General Plan would generate wastewater demand in excess of the capacity of the City's existing wastewater treatment plant, necessitating the expansion of existing or construction of new wastewater facilities. Construction of wastewater and water facilities could have adverse effects on the physical environment. Technical sections in the original 2030 General Plan EIR evaluated the direct effects of construction and operation of these facilities relative to specific environmental issue areas (e.g., noise, air quality). General Plan policies and mitigation measures identified in the original EIR, where necessary, would reduce or avoid impacts as noted throughout the EIR. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to new water and wastewater collection, conveyance, and treatment facilities that are more severe than those described in the original 2030 General Plan EIR.

c) The original 2030 General Plan EIR analysis concluded that the City would need to provide new and expanded stormwater drainage facilities in order to accommodate growth anticipated under the General Plan. Technical sections of the original 2030 General Plan EIR evaluated the direct effects of construction and operation of these facilities relative to specific environmental issue areas (e.g., air quality, noise). Construction of such facilities could result in significant adverse environmental effects; however, 2030 General Plan policies and mitigation measures identified in the original EIR, where necessary, will minimize the impacts. There are no additional significant impacts beyond those considered comprehensively throughout the original EIR. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to stormwater drainage facilities that are more severe than those described in the original 2030 General Plan EIR.

d) The original 2030 General Plan EIR analysis concluded that the City would need to provide additional water supplies to meet the demand that would be created by buildout of the 2030 General Plan. However, by adhering to the General Plan policies, the City of Live Oak would reduce its overall water demand using conservation measures. Although water demand would increase substantially over current levels, the City's total water demand in 2030 would be roughly 0.4 percent of the East Butte Subbasin's total storage capacity. There has not been substantial decrease in groundwater levels that would suggest long-term water supply will be a substantial issue in the region. The SB 5 GPA flood management and protection information, goals, policies, and programs do not

authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to water supplies that are more severe than those described in the original 2030 General Plan EIR.

f & g) The original 2030 General Plan EIR analysis concluded that implementation of the General Plan would allow for the development of new homes and businesses within Live Oak, which would result in an increase in the amount of solid waste sent to landfills. The majority of solid waste generated within the City of Live Oak is transported to and disposed of at the Ostrom Road Landfill. The combination of 2030 General Plan policies and existing regulations related to the disposal and reduction of solid waste reduces the amount of solid waste generated locally and sent to the Ostrom Road Landfill. Additionally, though the City does not manage the Ostrom Road Landfill, its portion of waste stream to the landfill is less than 4 percent of the total municipal waste the landfill receives on an annual basis. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to solid waste disposal that are more severe than those described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs, and mitigation measures as identified in the original 2030 General Plan EIR, as applicable, to address impacts related to public utilities. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on public utilities that are more severe than those effects described in the original 2030 General Plan EIR.

XVIII. ENERGY

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
Would the Project:					
a) Increase the demand for consumption of energy?	Page 4.13-9	No	No	No	Yes

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that the General Plan would allow for a large amount of urban development, which would increase the demand and consumption of energy. However, the 2030 General Plan includes policies and programs intended to establish efficient land use patterns and efficient use of energy in areas of land use change. This impact is less than significant. The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects related to energy consumption that are more severe than described in the original 2030 General Plan EIR.

MITIGATION

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address impacts related to the consumption of energy. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on energy consumption that are more severe than those effects described in the original 2030 General Plan EIR.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Where Was Impact Analyzed in Prior Environmental Document?	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Mitigation Measures Address Impacts?
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, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	Sections 4.6 and 4.11	No	No	No	Yes
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.)	Chapter 6	No	No	No	Yes
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	Sections 4.3, 4.4, 4.5, 4.7, and 4.15	No	No	No	Yes
<p>Authority: Public Resources Code Sections 21083, 21083.5. Reference: Government Code Sections 65088.4. Public Resources Code Sections 21080, 21083.5, 21095; <i>Eureka Citizens for Responsible Govt. v. City of Eureka</i> (2007) 147 Cal.App.4th 357; <i>Protect the Historic Amador Waterways v. Amador Water Agency</i> (2004) 116 Cal.App.4th at 1109; <i>San Franciscans Upholding the Downtown Plan v. City and County of San Francisco</i> (2002) 102 Cal.App.4th 656.</p>					

DISCUSSION

a) The original 2030 General Plan EIR analysis concluded that development under the General Plan would result in the use of both renewable and nonrenewable natural resources (e.g., fossil fuels, lumber and other forest products, water) for construction and future operation. Land uses and development would also result in changes to traffic and circulation and therefore would increase emissions of air pollutants, GHG emissions, and noise, and any conversion of agricultural lands would be a significant and irreversible environmental change. Biological resource impacts resulting from implementation of the 2030 General Plan, including loss of special-status species plans, loss of special-status wildlife and fish species, loss of native and heritage trees, and loss and degradation of sensitive natural communities or federally protected wetlands, would all be reduced to less than significant levels following mitigation. Policies and programs in the 2030 General Plan are designed to avoid or reduce biological impacts to less-than-significant levels with a range of conservation, restoration, and preservation strategies. Impacts on cultural resources, including examples of the major periods of California history or prehistory, can be reduced to less-than-significant level by applying goals, policies, and programs in the 2030 General Plan.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in effects to the environment, including biological resources and cultural resources, that are more severe than described in the original 2030 General Plan EIR.

b) The original 2030 General Plan EIR analysis concluded that development under the General Plan would result in cumulatively considerable impacts related to air quality, noise, transportation and circulation, agricultural resources, and visual resources:

Air Quality: The original 2030 General Plan EIR analysis concluded that air quality in the region does not meet State of California standards. Implementation of the 2030 General Plan would cause significant short- and long-term criteria pollutant emissions. The cumulative effects from short- and long-term criteria pollutants generated from development under the 2030 General Plan, combined with related projects, are cumulatively considerable and significant and unavoidable.

Noise: The original 2030 General Plan EIR analysis concluded that implementation of the 2030 General Plan, along with regional growth and traffic conditions, would cause changes in traffic noise levels over existing traffic noise levels. The 2030 General Plan would make a cumulatively considerable contribution to this significant impact.

Transportation and Circulation: The original 2030 General Plan EIR analysis concluded that regional population and employment growth is anticipated to result in traffic volumes along regional roadways, such as SR 99, that exceed acceptable levels of service. This represents a significant cumulative impact. While the General Plan includes various policies to reduce traffic demand and mitigation for roadway segments and intersections, traffic is anticipated to exceed level of service standards at certain roadway segments and intersections. The 2030 General Plan would make a cumulatively considerable contribution to this significant cumulative impact.

Agricultural Resources: The original 2030 General Plan EIR analysis concluded that combined with past, present, and future development within Sutter, Butte, and Yuba County farming areas, implementation of the 2030 General Plan would result in direct conversion of agricultural land that would contribute to an incremental decline in Important Farmland to the region. The loss of Important Farmland is a cumulatively considerable impact when considered in connection with the significant cumulative losses that would occur through implementation of the 2030 General Plan, past farmland conversions, and planned future development.

Visual Resources: The original 2030 General Plan EIR analysis concluded that despite a range of policies and programs in the 2030 General Plan that would reduce or avoid adverse visual impacts throughout the Planning Area, urban development of agricultural lands and open space would occur. Growth and development in Sutter County, Butte County, and Yuba County would involve similar conversion of former agricultural lands, open space, and elements of the rural landscape. Cumulative visual impacts are considered cumulatively considerable contribution to a significant cumulative impact.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance beyond that contemplated in the 2030 General Plan EIR. Because the proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, it would not result in cumulatively considerable impacts that are more severe than described in the original 2030 General Plan EIR.

c) The original 2030 General Plan EIR analyzed potential effects that would cause indirect or direct adverse effects on human beings, such as effects related to air quality, geology and soils, hazards and hazardous materials, noise, and water quality:

Air Quality: The original 2030 General Plan EIR analysis concluded that 2030 General Plan policies and programs would reduce criteria air pollutants and precursors from short-term construction-related emissions and long-term operation emissions from development under the General Plan, though they would remain significant and unavoidable. A Statement of Overriding Consideration was approved for adverse effects related to short-term construction-related and long-term operational emissions. Long-term, operational, local mobile-source emission of CO would not be expected to substantially contribute to emissions concentration that would exceed air quality standards. Proposed sensitive land uses and TAC sources would be adequately sited under the 2030 General Plan to minimize exposure to substantial concentration of TACs to less than significant. Sensitive receptors could be exposed to excessive odors from existing land uses (e.g., food processing facilities, wastewater treatment plant expansion, agricultural land uses); however, the 2030 General Plan policies and programs would reduce these impacts to less than significant.

Geology and Soils: The original 2030 General Plan EIR analysis concluded that implementation of existing regulations and 2030 General Plan policies and programs, would reduce impacts, including substantial risks to life related to unstable and expansive soils associated with General Plan buildout through application of best management practices and engineering controls to less than significant. Implementation of 2030 General Plan policies and programs and existing California Building Code (CBC) regulations reduce the potential for substantial adverse effects due to seismic ground shaking or ground failure.

Hazards and Hazardous Materials: The original 2030 General Plan EIR analysis concluded that in combination with existing regulations, 2030 General Plan policies would reduce public exposure to increased routine transport, use, and/or disposal of hazardous materials and potential impacts from development on Cortese-listed sites. The 2030 General Plan policies would prevent future conflicts between hazardous materials handling and emissions and schools and ensure conformance with countywide emergency response programs and continued cooperation with emergency-response service providers resulting in impacts to adopted emergency and evacuation plans that are less than significant. The Planning Area does not include any areas of moderate, high, or very high fire hazard severity zones, is not subject to any Airport Land Use plans, and there are no private airstrips in the Planning Area that would result in these potential safety hazards for people residing or working in the area.

Noise: The original 2030 General Plan EIR analysis concluded that the 2030 General Plan policies and programs include all feasible noise mitigation that reduces noise related to railway operations. However, given the proximity of existing and proposed sensitive land uses to the UPRR mainline track, it cannot be guaranteed that the City's noise standards can be achieved with every train pass-by; therefore, impacts related to railroad noise that could expose persons to noise in excess of local standards is considered significant and unavoidable. The 2030 General Plan policies and programs would reduce noise associated with vehicular transportation routes, agricultural activities, and stationary and area sources to less than significant. Exposure of persons to excessive groundborne vibration or groundborne noise levels and short-term construction noise from development under the General Plan would be reduced to less than significant with implementation of 2030 General Plan policies and programs.

Hydrology and Water Quality: The original 2030 General Plan EIR analysis concluded that implementation of 2030 General Plan policies and programs, along with existing regulations, would reduce discharges of pollutants to receiving water bodies and downstream flooding and erosion from increased stormwater runoff to less than significant. Although implementation of the 2030 General Plan policies and programs, combined with relevant state and local regulations, would reduce potential effects related to levee or dam failure to less than significant,

the proposed SB 5 GPA will lead to improved flood protection and emergency preparedness for Live Oak residents.

The SB 5 GPA flood management and protection information, goals, policies, and programs do not authorize any additional development or disturbance. The proposed GPA does not propose any physical action that could result in a direct or indirect effect on the environment, including air quality, geology and soils, hazards and hazardous materials, noise, and water quality, that would result in effects to human beings that are more severe than those described in the original 2030 General Plan EIR.

MITIGATION MEASURES

The City of Live Oak will implement 2030 General Plan policies and programs as identified in the original 2030 General Plan EIR, as applicable, to address potential impacts to the environment and human beings, and those impacts that are cumulatively considerable in the context of past, current, and future projects. No additional mitigation is required.

CONCLUSION

The SB 5 GPA would not result in direct or indirect effects on the environment or human beings, or result in cumulatively considerable impacts that are more severe than those effects described in the original 2030 General Plan EIR.

Appendix A: Intersection Improvements

Year 2030 Impacted Intersections and Potential Improvements						
Intersection	Control	LOS	Potential Circulation Improvements with Existing RR Crossings	LOS	Mitigation with Broadway-Apricot RR Crossing Closed and New Crossing south of Apricot	LOS
		Worst Case				
Riviera Road / Township Rd	stop sign	F	Left turn lanes on Township Rd	D	same	
SR 99 / Riviera Rd	stop sign	F	Signal with left turn lanes on Riviera Rd	B		
Riviera Rd/Larkin Rd	stop sign	F	Signal and left turn lanes on all approaches	B		
SR 99 / Ramsdell Drive	stop sign	F	Signal, left turn lanes on Ramsdell Dr and NB right turn lane	D		
SR 99 / Kola Street	stop sign	F	Signal and left turn lanes on Kola St	E		
Pennington Rd / N Street	stop sign	F	Signal and 4 lane Pennington Rd	D		
Pennington Rd / Broadway	stop sign	F	Prohibit Left Turns	B		
SR 99 / Pennington Rd	Signal	F	4 lane Pennington	D	4 lane Pennington and SB right turn lane	E
Pennington Rd / Larkin Rd	stop sign	F	Prohibit NB/SB/EB left turns and NB/SB thru traffic	B	same	
Pennington Rd / Orchard Way	stop	E	Signal	C		
Pennington Rd / Sinnard Ave	stop sign	F	All-Way Stop	C		
SR 99 / Elm Street	stop sign	F	Signal and 4 lane SR 99	D	Signal, 4 lane SR 99 and right turn lanes on Elm Avenue	E
SR 99 / Archer Ave	stop sign	F	-		Right turn only	C
SR 99 / Apricot Street	stop sign	F	-		close	-
SR 99 / Ash Street	stop sign	F	-		Right turn only	D
SR 99 / Coleman Ave	stop sign	F	-		Signal, 4 lanes on SR 99, 4 lanes on Coleman Avenue with left run lanes and southbound right turn lane on SR 99	E
SR 99 / Bishop Ave	stop sign	F	Signal, left turn lane on Bishop	B	same	
Paseo Ave/Larkin Rd	stop sign	-	Signal with left turn lanes on all approaches	C	same	
SR 99 / Paseo Ave	stop sign	F	Signal, dual NB left turn, left turns on Paseo Ave, EB right turn lane	E	same	
Note: Mitigation for all intersections on SR 99 assumes 4 lane SR 99 with left turn lanes						

Appendix B: Housing Element Data

FINAL 2008-2013 HOUSING ELEMENT

CITY OF LIVE OAK



City of Live Oak
Community Development Department
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INTRODUCTION

PURPOSE

The Housing Element is one of the required elements of the General Plan, which the City is currently in the process of updating. The General Plan will cover the period until 2030, whereas the Housing Element is updated more frequently. The Housing Element will be updated several times during the planning period of the General Plan. This Housing Element is a plan for the 2006-2013 period and is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing, a priority of both state and local governments. Government Code §65580 outlines the intent of housing elements:

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.

According to state law, the Housing Element has two main purposes:

- ✓ To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- ✓ To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element serves as an integral part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- ✓ Matching housing supply with need;
- ✓ Maximizing housing choice throughout the community;
- ✓ Assisting in the provision of affordable housing;
- ✓ Removing governmental and other constraints to housing investment; and,
- ✓ Promoting fair and equal housing opportunities.

CONTENT

The Housing Element consists of the following components:

- ✓ The City's Housing Plan to address identified housing needs through housing goals, policies and programs.



- ✓ A community profile containing data and analysis of the City's demographics, housing characteristics, and existing housing needs;
- ✓ An analysis of future housing needs;
- ✓ An analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the City's ability to meet identified housing needs;
- ✓ An identification of resources to meet housing needs, including vacant land for new construction, as well as financial and administrative resources available for housing; and,
- ✓ An assessment of past accomplishments.

The Housing Element is divided into the following chapters:

1. Introduction – provides a summary of the organization of the Housing Element, an overview of State requirements, and a summary of the public participation process
2. Housing Plan – contains the City's housing goals, policies, and implementation programs intended to address the housing needs identified in the Housing Element
3. Community Profile – describes current conditions and trends associated with population, housing, and employment in the City. This chapter also contains an analysis of affordable housing in the City at risk of conversion to market rate before 2013.
4. Opportunities for Energy Conservation – provides information about the City's plans to reduce greenhouse gases from housing and housing development
5. Future Housing Needs – describes the availability and characteristics of land within the City that can accommodate housing development for all income levels to meet the City's future needs, and covers the number and affordability of housing units constructed since January 1, 2006
6. Housing Resources and Constraints – describes the resources available for affordable housing development, including funding programs and resources and available land located in the City. This chapter also addresses the possible constraints that could affect the development potential on available lots within the City.
7. Evaluation of Achievements – describes the City's progress toward implementing the programs required by the previous Housing Element

STATE LAW

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as a major housing goal for the State. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all cities and counties prepare housing elements as part of their comprehensive general plans. Section 65302(c) of the Government Code (GC) sets forth the specific components to be contained in a community's housing element.



State law requires housing elements to be updated at least every five years to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element law is the ability of a jurisdiction to accommodate its share of the regional housing construction need.

Live Oak and Sutter County are part of the six-county Sacramento Area Council of Governments (SACOG), which adopted a Regional Housing Needs Plan (RHNP) February 21, 2008. This plan covers the period January 1, 2006 through June 30, 2013.

GENERAL PLAN CONSISTENCY

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. As mentioned above, the City of Live Oak is currently in the process of updating the remainder of the General Plan, which was last comprehensively updated in 1994. The updated General Plan will consist 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 City's strategy with the concurrent update of the Housing Element and the other General Plan elements is to ensure that the Housing Element's goals and policies are consistent with—and supported by—goals and policies in the other elements. The City has used the RHNP and the anticipated number of housing element cycles during the General Plan time horizon as one basis for developing the Land Use Diagram. The City has provided, in the administrative draft Land Use Element, adequate land for the full range of housing types and affordability levels.

Energy conservation techniques and methods to reduce energy consumption by residential land uses will be included in the Conservation and Open Space Element. The Circulation, Land Use, and Public Utilities, Services, and Facilities elements will direct how infrastructure will be provided to parcels intended for residential development, as well as other types of 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 will promote goals of jobs-housing balance within the City at General Plan buildout.

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. This section describes the City's efforts to engage the community during the preparation of this Housing Element, including the individuals, organizations, and agencies with which the City consulted, the methods of community outreach, and a summary of comments received, and how these comments have been addressed in the Housing Element.



The City encouraged all segments of the community to participate in the preparation of the Housing Element and the rest of the General Plan update through a combination of general public notices published in local newspapers, posted in public locations and direct contacts by mail and telephone with organizations serving low-income and special needs groups, as well as website postings of events and opportunities for input. The City invited representatives of such groups to attend public workshops and hearings on the Housing Element.

During a public workshop held June 10, 2008 for the Housing Element update, the following comments and questions arose:

- ✓ Second units – do they require special zoning? Discussion of allowance of second units in residential zones.
- ✓ Question about whether developers are required to provide handicapped accessible units.
- ✓ Discussion of homes on Larkin Street and the former potential location of a new high school north of the City on Larkin.
- ✓ Question about how to encourage low income housing development. Discussion of zoning required to allow higher density/lower income housing; proactive actions of the City to coordinate with lower income housing developers, especially the Housing Authority; City self build program; and, loan programs.
- ✓ Apartments may not be appropriate for the large families found in Live Oak; there are a lot of larger families that require adequate housing.
- ✓ Question about the definition of a housing unit.
- ✓ Discussion about mandates for housing but not a similar mandate for jobs development that would balance the two factors.
- ✓ Discussion about the importance of jobs development in Live Oak.
- ✓ Discussion of the importance of ensuring bus service that connects Live Oak households with jobs elsewhere.
- ✓ Question about redevelopment and how it relates to affordable housing.
- ✓ Discussion about people from more expensive housing markets moving into Live Oak.
- ✓ Discussion of substandard housing.
- ✓ Discussion of the need to bring jobs with higher wages to Live Oak and desire for the City to provide incentives to attract such employers.
- ✓ Discussion of recent sales prices that were too high for the incomes and wages available locally.
- ✓ Discussion of foreclosure problems in Sutter County.
- ✓ Support for installation of solar systems on roof of new housing structures.



- ✓ Support for supporting infill development and connecting together newer development areas and older development areas.
- ✓ Discussion of normally distributed population relative to income.

Some of the comments and questions that came up during this workshop do not necessarily pertain to the Housing Element. However, the Housing Element specifically addresses the great majority of questions and comments. Second units are addressed in the Resources and Constraints section, as well as in the Housing Plan. Special needs groups are addressed in the Community Profile, Resources and Constraints, and Housing Plan section. Providing for affordable housing development is addressed throughout the Housing Element, and in particular in the Resources and Constraints and Housing Plan sections. Large families are addressed in the Community Profile and Housing Plan sections of the Housing Element. Substandard housing is addressed in the Resources and Constraints section and the Community Profile section. Employment is addressed in the Community Profile section. Redevelopment is addressed in the Resources and Constraints section, as well as in the Housing Plan. The recent foreclosure situation is addressed in the Community Profile. Household incomes are addressed in the Community Profile section. Energy conservation issues are addressed in the Energy Conservation section.

The City routinely discusses housing needs and affordable housing projects with the Consolidated Housing Authority of Sutter County (Housing Authority). The Housing Authority is the primary developer of affordable housing projects in the City. The information and guidance provided by the Housing Authority has influenced the content of this Housing Element update. The City proactively coordinated with representatives of the Housing Authority throughout the General Plan update, including a meeting on May 31, 2006. During this meeting, City staff and the Housing Authority discussed several issues of importance related to affordable housing provision, including:

- ✓ Size and location of land for affordable housing;
- ✓ Density of affordable housing;
- ✓ Exclusively income-restricted or mixed-income projects;
- ✓ Density bonus for affordable housing projects;
- ✓ Larger units (3 to 4 bedrooms)
- ✓ Locating affordable housing near commercial and public services
- ✓ Land dedication, affordable housing fees
- ✓ Senior housing projects

The City has conducted extensive public outreach efforts to support the ongoing General Plan update. This has included City tours of affordable housing projects, citywide mailers, web site postings, email and telephone input, and many public workshops and meetings. Communications from the City on the General Plan were generally presented in English, as well as in Spanish. The City has provided bilingual staff for General Plan related communitywide workshops. The City synthesized public input to create a document entitled "Vision Statement and Guiding Principles." This document was used to draft General Plan alternatives, and is continually referenced in drafting goals and policies for the Housing Element



and the rest of the General Plan. One section of the Vision and Guiding Principles document is particularly relevant for the Housing Element:

Live, Work, and Play Locally.

- ✓ *Our community will not merely provide bedrooms for people that work in Sacramento, Chico, Yuba City, or anywhere else.*
- ✓ *Commercial, civic, recreational, and cultural opportunities will be available along with new residences.*
- ✓ *The City and community should support local social and cultural activities, facilities, and programs, encouraging universal respect for a diversity of beliefs and lifestyles.*
- ✓ *Our families have different sizes, ages, and incomes, and our existing and future residents should have a variety of local housing choices to best meet their needs and preferences.*
- ✓ *Our community should provide the opportunity for children to grow, for people to raise families, and for seniors to stay in the community as they age.*

The City conducted a half-day design workshop to discuss concepts for development and redevelopment in and around downtown Live Oak and the Highway 99 corridor. The City summarized the consensus ideas from this public workshop in a graphically-rich concept plan. This concept plan is used in part to guide policy development for the General Plan update, as well as implementation programs flowing from the General Plan update.

CIRCULATION OF THE HOUSING ELEMENT

The City circulated copies of the draft Housing Element to the public and interested organizations by posting the document on the City's website and placing copies for public review at City Hall and the Barber Branch of the County Library in Live Oak. The City notified the public of the availability of the Housing Element (draft and adopted versions) through notices sent via email, posted in the newspaper, and posted on the City's website.

PUBLIC HEARINGS

The City Council/Planning Commission conducted a joint Study session on Tuesday, June 16th, 2009. The Planning Commission and City Council conducted public hearings on June 25 for recommendation and adoption.



HOUSING PLAN

HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the City of Live Oak's goals, objectives, and programs regarding the provisions of safe, adequate housing for residents. 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.

To satisfy this goal, this Housing Element addresses the following policy areas:

- A. Adequate Sites for Affordable Housing
- B. Assist in the Development of Affordable Housing
- C. Conserve and Improve the Existing Housing Stock
- D. Preserve Units At-Risk of Conversion
- E. Promote Equal Housing Opportunities
- F. Energy Conservation

ADEQUATE SITES FOR AFFORDABLE HOUSING

Goal A: To accommodate the City's share of the Regional Housing Need.

- Policy A.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.
- Policy A.2** Ensure that future sites designated for higher-density housing are located near community services, schools, and public transportation.
- Policy A.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.
- Policy A.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.

**Program A.1 Provide Adequate Sites for Housing for All Income Levels**

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:

- The City will aid the Redevelopment Agency in preparing 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 Zoning Ordinance shall be modified to increase the maximum allowable density of the highest density residential zone (currently anticipated to be called "R-3") to at least 30 units per acre.
- Amend the Zoning Ordinance so that residential parking standards are based on the number of bedrooms per dwelling unit rather than by zone. Standards shall be revised so that units with zero to one bedroom units will provide one on-site parking space, units with two bedrooms will provide 1.5 on-site parking spaces, and units with three or more bedrooms will provide two on-site parking spaces.
- Amend the Zoning Ordinance for parking in mixed-use areas (areas with mixed-use land use designations and areas where adjacent parcels allow for nonresidential and residential in close proximity) to allow shared parking for commercial and residential uses.
- Amend the Zoning Ordinance to reduce parking standards for second units, senior housing, group housing, transitional housing, and publicly assisted affordable housing projects. Parking standards shall be revised to one space per unit for second units and 0.6 spaces per unit for senior housing. Parking standards for group housing, transitional housing, and publicly assisted housing projects shall be determined based on the specific characteristics of each project. The City will allow for these types of projects to apply for use permits that reduce parking standards, as deemed appropriate for the use.
- Establish minimum density requirements of at least 12 units per acre to ensure that parcels intended for multi-family development are not underutilized.
- Revise the Zoning Ordinance to prohibit the development of single-family detached residences in the highest density residential zone (currently anticipated to be called "R-3").
- Allow multi-family housing in non-residential zones, except in zones intended for industrial or light industrial development.
- Amend Chapter 17 of the Zoning Ordinance to permit the placement of manufactured homes on permanent foundations in any zone that permits single-family homes without the need for a special combining district, conditional use permit, or other discretionary process.



- As a part of the ongoing comprehensive General Plan update, the City will identify lands for housing that can be developed by 2013 and that accommodate Live Oak’s share of the regional housing needs by income category. Among the various changes currently being considered by the City for this General Plan update is allowing higher-density housing in commercial and commercial mixed use land use designations. Currently, the zoning code allows higher-density residential uses in commercial zones, but the current (pre-update) General Plan does not. The City will provide a minimum of 11 acres in zoning districts that allow multi-family development of 20 units per acre or more by right, with at least 50 percent of this total land area in a zoning district that does not permit nonresidential use without a conditional use permit. The City has identified 46.29 acres within existing City limits, near infrastructure, and without substantial environmental constraints that will be considered for rezoning to accommodate the remaining City RHNA for lower-income households. As a part of the General Plan and subsequent rezoning, the City will consider lands listed on the following table and identified on Figure Housing Plan-1, and/or other appropriate parcels for rezoning to accommodate lower-income housing.

Assessor’s Parcel Number	Existing Land Use	Existing GP LU Designation (pre-update)	Zoning	Acres	Development Capacity (in units)
06530026	Orchard	Highway Commercial	C-3	1.34	21
06310006	Orchard	Low Density Residential	R-1	0.98	16
06330004	Vacant	Light Industrial	C-3	1.70	27
06310005	Orchard	Community Commercial	C-3	10.33	165
06310002	Orchard	Split: Community Commercial and Low Density Residential	Split: C-3 and R-1	12.55	201
06303008	SF Residential	Low Density Residential	R-2	1.41	23
06310009	Orchard	Low Density Residential	R-1	4.56	73
06310008	Orchard	Low Density Residential	R-1	6.01	96
06630008	Vacant	Low Density Residential	R-1	2.72	44
06092023	Vacant	Low Density Residential	Split: R-1 and R-2	1.25	20
06060006	SF Residential	Split: Community Commercial and Low Density Residential	Split: C-3 and R-1	1.18	19
06470039	Orchard	Highway Commercial	C-3	2.26	36
Total				46.29	

These parcels will be specifically evaluated by the City during the General Plan update and rezoning process. The City will rezone these parcels or others of equal or greater affordable housing development capacity to provide the minimum amount of land required to accommodate the City’s RHNA. Parcels rezoned shall be within the current City limits, vacant,



have infrastructure available, and be free of environmental constraints that would reduce their development capacity or feasibility.

Responsibility: Planning Department, City Manager

Timeframe: Update the General Plan by December 31, 2009. Modify the Zoning Ordinance within 12 months of Housing Element adoption. 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 2009 and 2013. The City will inform property owners and developers of regulatory and financial incentives on an ongoing basis between 2009 and 2013.

Funding: Live Oak Redevelopment Agency, 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.

Objective: Accommodate the development of a minimum of 174 additional dwelling units, including 34 low income units, 70 very low income units, and 70 extremely low income units, in Live Oak between 2009 and 2013 to meet the City's share of the RHNA, according to income level, by ensuring that adequate sites for such development are available.

Program A.2 Identify Opportunity Sites for Infill Development

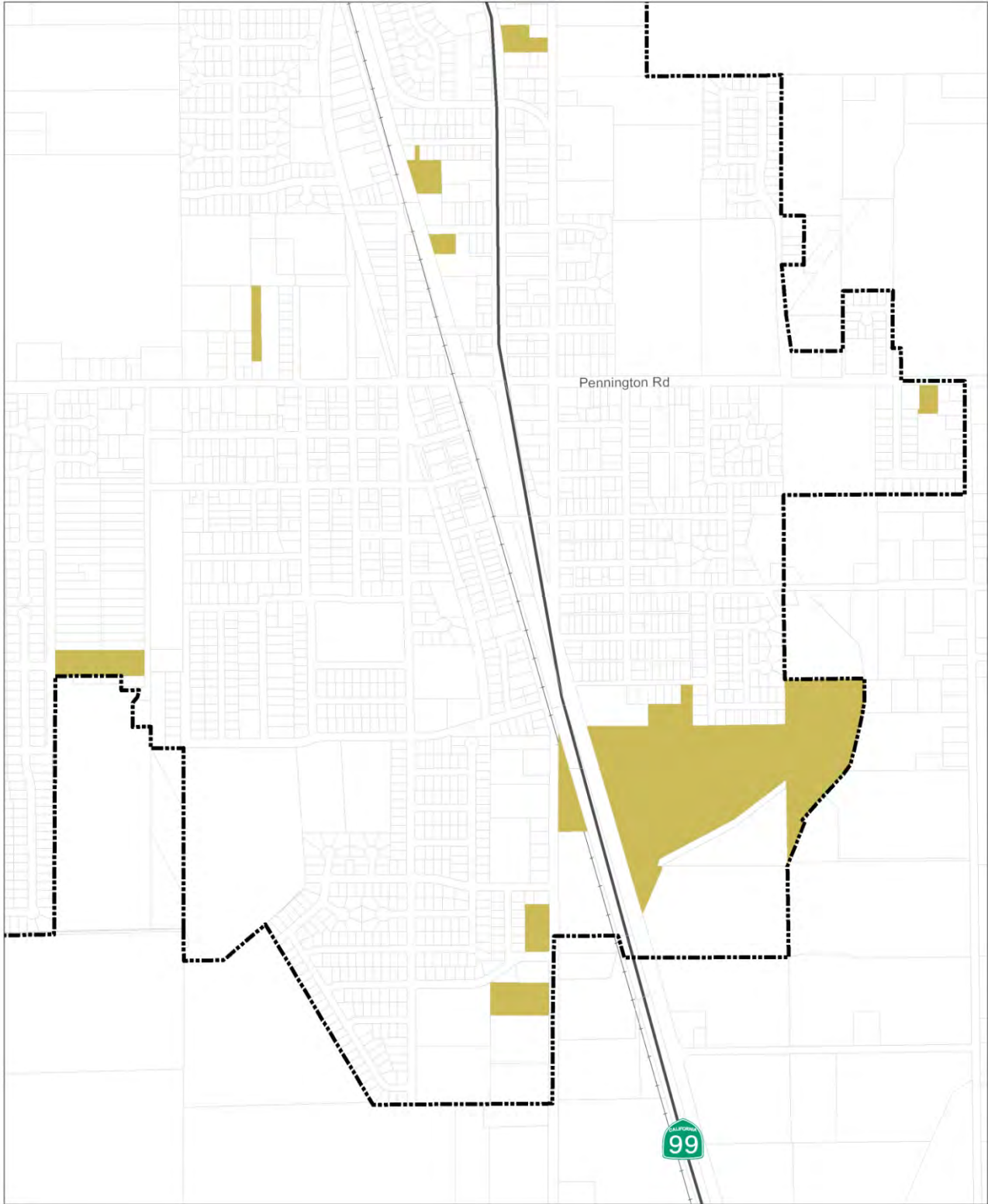
Investigate ways to encourage residential infill development on vacant and under-utilized lots in older sections of the City. Prepare a report to the City Council regarding the supply of vacant and underutilized lots in the City, including commercial and retail sites with opportunities for mixed use and second floor residential. Once these "opportunity sites" are documented, the City will 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.

Responsibility: Planning Department, City Manager

Timeframe: Within 12 months of Housing Element adoption

Funding: Live Oak Redevelopment Agency, Community Development Block Grant, HOME Program, USDA Rural Development Services grants

Objective: Provide for sites that could accommodate 100 units. Prepare report detailing vacant and underutilized sites that could potentially be used for infill development and determine whether a portion of those sites could be developed to accommodate the City's housing needs

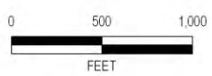


LEGEND

City Limits

Parcels

Rezone



Base map: CASIL layers
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**Figure Housing Plan-1
Potential Rezone Sites**



Program A.3 Special Housing Needs

Continue existing zoning practices that allow for the permitting of a wide range of alternative housing and shelter facilities in both the residential and non-residential zones. The City shall revise the Zoning Ordinance, as necessary, to specifically define and allow residential care facilities, single-room occupancy units (SROs), boarding houses, apartment hotels, group care facilities, institutional group care facilities, and other special needs housing by right in at least one residential zone (with facilities of six or fewer allowed by right in all residential zones). The Zoning Ordinance shall be revised to allow apartment hotels, group care facilities, institutional group care facilities, and other special needs housing in non-residential zones. The Zoning Ordinance will further be amended to allow community apartments and stock cooperative apartments in the R-3 by right.

The City will also revise the Zoning Ordinance, as necessary, to provide exceptions for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal or no processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the City, and would not require a fundamental alteration in the nature of the City’s land use policies and Zoning Ordinance.

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. Although the City does not currently have any agricultural zones defined in the Zoning Ordinance other than the agricultural combining zone, the City will revise the Zoning Ordinance to define farmworker housing and permit such housing by right in any future agricultural zones according the requirements of the Employee Housing Act (sections 17000 – 170652.5 of the California Health and Safety Code. Multifamily housing for farmworkers and their families shall be allowed under the same standards as any other type of multifamily housing.

- Responsibility: Planning Department
- Timeframe: Revise Zoning Ordinance within 12 months of the adoption of the Housing Element
- Funding: General Fund
- Objective: Ensure adequate sites for special housing types by continuing zoning practices that currently allow these uses within the City and by revising the Zoning Ordinance to comply with state law regarding the placement of these uses.

Program A.4 Second Units

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. Revise the Zoning Ordinance, as necessary, to allow second units by right in all residential zones. Modify



development standards to encourage the development of second units on existing and future residential properties by right in all of the residential zoning districts and by reducing parking requirements for second units to one space per unit. The City will develop an over-the-counter permitting program for second unit development, as long as proposed second units meet architectural compatibility requirements. Create and distribute brochures containing information about the benefits of building second units and the City’s permitting process. The City will ensure that any impact fees related to second units are proportional to the actual impact of this type of development, rather than using a flat fee for each unit.

Responsibility: Planning Department

Timeframe: Revise Zoning Ordinance within 12 months of Housing Element adoption; Develop over the counter permitting program within 18 months of Housing Element adoption with brochures distributed; revise development impact fees within 18 months of Housing Element adoption.

Funding: General Fund, permit fees

Objective: Educate residents about second units and how they can help the City meet its affordable housing obligation

Program A.6 Emergency Shelters, Transitional, and Supportive Housing

The City will also revise chapter 17.10 of the Zoning Ordinance to include definitions for “emergency shelter,” “transitional housing,” “group care home,” and “farmworker housing” consistent with definitions for these types of shelter in state law (Health and Safety Code section 50801 for emergency shelter and transitional housing, section 1566.3 for group care home, and section 50517.5 for farmworker housing).

Emergency shelters shall be permitted use without the need for a conditional use or other discretionary action in the C-1, C-2, and C-3 zones, which are the City’s neighborhood, central, and general commercial zones, respectively. These zones collectively provide 21 parcels and 5.79 acres of vacant land, is located in developed portions of the City near where these services would be required, and allows uses compatible with these services. In other zones, the City will continue to allow emergency shelter facilities for six or fewer persons as a permitted use and add language to allow larger facilities for up to 12 persons as a conditional use, and require such facilities to meet the same development standards as other permitted uses in the designated zones.

The City will revise the Zoning Ordinance, as necessary to ensure that “transitional housing” and “supportive housing,” as those terms are defined in California Government Code section 65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with section 65583 of the California Government Code. The City will revise the Municipal Code also to remove the distinction between residential care homes for children and those provided for adults.

In addition, 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. The City should also consider reducing the permitting and development impact fees that would be collected by the City to allow the development of facilities like emergency shelters, transitional housing, and supportive housing; this would ensure that if such facilities become needed, the extra cost associated with the permitting and development impact fees will not present a constraint to the facilities' development.

- Responsibility: Planning Department
- Timeframe: Revise the Zoning Ordinance within 12 months of the adoption of the Housing Element. Revise development impact fee schedule and permit fees to reduce fees for emergency shelters, transitional housing, and supportive housing within 18 months of the adoption of the Housing Element.
- Funding: General Fund and permitting fees
- Objective: Accommodate any future needs for housing that can support those without permanent residents, including the homeless

Program A.7 Design Review

As noted in the Community Character Element, the City will adopt changes to Municipal Code and revisions to the Public Works Improvements Standards for consistency with the 2030 General Plan, including any changes needed to be consistent with the Community Character and Design Element. The Zoning Ordinance will be revised to provide flexibility in setbacks and other components of development standards in order to accommodate compact housing development.

Also following adoption of the General Plan, as noted in the Community Character Element, the City will consider drafting a design manual or design guidelines. The City will consider whether a discretionary or administrative process will be used for design review to ensure compliance with the Community Character and Design Element. Until such time as a design manual or design guidelines are adopted, the City will clarify the temporary process for design review before a design manual is adopted.

The City will clarify and specify what types of projects are subject to design review by a design review committee or the Planning Commission. The City will clarify which specific aspects of proposed projects are subject to City design review and the application materials required to demonstrate compliance.

The City will review 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 review manual, as necessary, to facilitate the production of higher-density housing.

- Responsibility: Planning Department
- Timeframe: Revise the Zoning Ordinance within 12 months of the adoption of the Housing Element. Prepare design guidelines within 18 months of Housing Element



adoption. Monitor on an annual basis starting in June 2010 and through June of 2013.

Funding: General Fund and permitting fees

Objective: To clarify the design review process to provide certainty for development and facilitate higher-density housing development.

ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING

Goal B: Provide for a variety of housing opportunities and affordability levels within the City of Live Oak.

Policy B.1 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.

Policy B.2 Encourage the development of "move-up" housing to provide opportunities for residents to trade up to housing with more amenities without the need to relocate outside the City of Live Oak.

Policy B.3 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.

Program B.1 Density Bonuses and Other Incentives

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, expedited staff review and permit processing, and financial assistance from the Live Oak Redevelopment Agency, if appropriate, to fill financing gaps.

Responsibility: Planning Department

Timeframe: Ongoing as projects qualifying for density bonuses are proposed

Funding: General Fund, permit fees, Live Oak Redevelopment Agency



Objective: Provide developers with incentives to encourage the construction of housing that is affordable to all income levels and meets the needs of special housing groups

Program B.2 Large Unit Multi-Family Development

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. To increase the financial feasibility of meeting those needs, the Live Oak Redevelopment Agency will consider additional tax-increment funding for large family housing units. The City will ensure that development standards do not impede the development of larger uses, including parking, open space requirements, and other requirements.

Responsibility: Planning Department, City Manager, City Council

Timeframe: Current and ongoing, 2009-2013, through pre-application meetings for affordable housing projects that request City assistance

Funding: General Fund, Live Oak Redevelopment Agency

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

Program B.3 Financing Programs and Agreements

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.

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

Timeframe: Identify consortiums within 12 months of the adoption of the Housing Element.
Funding: General Fund

Objective: Increase financing options for affordable housing projects

Program B.4 Pursue Funding Under State and Federal Programs

Provide assistance in preparing funding applications for affordable housing projects proposed by or with the Housing Authority. The City will also consider providing financial support through the



Redevelopment Agency and/or 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.

- Responsibility: Planning Department, City Manager, Finance Department
- Timeframe: Ongoing, 2009-2013, as well as annual contact with affordable housing providers, and additional contact as needed to discuss project-specific issues
- Funding: Various state or federal programs, depending on the clients to be served and the type of housing to be provided
- Objective: Assist the Housing Authority in seeking funding to provide affordable housing to meet the City's affordable housing obligations

Program B.5 Community Reinvestment

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.

- Responsibility: City Manager, Finance Department, Live Oak Redevelopment Agency
- Timeframe: Meet with representatives of local lending institutions within 12 months of the adoption of the Housing Element, and as needed thereafter for project-specific funding requests
- Funding: General Fund
- Objective: Increase funding options for affordable housing projects

Program B.6 Joint Effort with Sutter County and Non-Profit Organizations

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:

- 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.



- Responsibility: Planning Department and City Manager
- Timeframe: 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
- Funding: General Fund, Live Oak Redevelopment Agency
- Objective: Improve collaboration among public and private agencies that provide housing and supportive services to lower-income households

Program B.7 Impact Fees

Review impact fees and revise for multi-family projects and other high-density residential uses so that fees are proportional to unit size, rather than using a flat fee for each unit regardless of unit type or size. Seek public funding options that would help subsidize impact fees for affordable housing projects. 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.

- Responsibility: Planning Department, City Manager, City Council
- Timeframe: Within 18 months of the adoption of the Housing Element
- Funding: General Fund, grants, redevelopment funding, and other potential funding options to help subsidize fees
- 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

Program B.8 Service Provision

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.

- Responsibility: Planning Department, City Manager
- Timeframe: Current and ongoing, 2009-2013
- Funding: General Fund
- Objective: To make applicants and service providers aware of state law requirements for serving affordable housing.



Program B.9 Extremely Low-Income Households

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.

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 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.

- Responsibility: Planning Department, City Manager
- Timeframe: Current and ongoing, 2009-2013
- Funding: General Fund, General Fund, regional, state, and federal housing grants, loans, and other funding
- Objective: To increase the supply of housing for extremely low-income households.

CONSERVE AND IMPROVE EXISTING HOUSING STOCK

- Goal C:** **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.**
- Policy C.1** Provide property owners with assistance to inspect and identify code violations in residential buildings.
- Policy C.2** Encourage property owners to rehabilitate units in deteriorating or critical condition and promote room additions that can eliminate overcrowding.
- Policy C.3** Advertise the availability of grants, loans, and other funds available for the rehabilitation of housing stock to homeowners, landlords, and other investors.
- Policy C.4** 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.

Program C.1 Housing Survey

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.

- Responsibility: Planning and Building Departments
- Timeframe: Every five years after the last survey, conducted in 2008.
- Funding: Live Oak Redevelopment Agency, CDBG planning grant, General Fund
- Objective: Monitor the City's housing stock to help target which properties need to be rehabilitated

Program C.2 Voluntary Inspections

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.

- Responsibility: Building Department
- Timeframe: Current and ongoing, 2009-2013
- Funding: Inspection fees, Live Oak Community Development Department, Rehabilitation Program funds (Community Development Block Grant, Home Investment Partnership Program)
- Objective: Increase the rate of compliance with City code requirements and participation in housing rehabilitation programs.

Program C.3 Code Enforcement and Abatement

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.

- Responsibility: Building Department



Timeframe: Current and ongoing, through 2013

Funding: General Fund, code enforcement fees, Housing Rehabilitation Program funds

Objective: Correction of the most serious code violations

Program C.4 Rehabilitation of Substandard Dwelling Units

To encourage private rehabilitation efforts, the City will undertake the following actions:

- 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. The City will continue to contribute Redevelopment Agency housing set-aside funds, as available, to support its rehabilitation program. 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 the currency of its housing conditions information.

Responsibility: Planning Department, Building Department

Timeframe: Current and ongoing, through 2013

Funding: Community Development Block Grant, Home Investment Partnership Program (HOME), Live Oak Redevelopment Agency, Multifamily Housing Program, USDA Rural Development Services

Objective: Rehabilitate 25 dwelling units that do not conform to City code and are a risk to personal and public health

PRESERVE UNITS AT-RISK OF CONVERSION

Goal D: Preserve, and if necessary replace, the City's publicly assisted affordable housing.

Policy D.1 The City will seek to preserve the affordable housing developments in Live Oak.



Policy D.2 Require replacement housing per state law (or relocation of displaced residents) within the Redevelopment Project Area whenever subsidized affordable housing units are demolished as a result of government activity; including development, road widening, and other improvements.

Program D.1 Monitoring and Preservation of At-Risk Housing

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.

Responsibility: Planning Department, City Manager

Timeframe: 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

Funding: Multifamily Housing Program, California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD)

Objective: Preservation of affordable rental housing units

Program D.2 Housing Replacement Relocation Assistance

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.

Responsibility: Planning and Building Departments

Timeframe: Current and ongoing, 2009-2013

Funding: Community Development Block Grant, Home Investment Partnership Program, Live Oak Redevelopment Agency

Objective: Avoidance of permanent displacement and replacement of housing demolished as a result of code enforcement and implementation of housing rehabilitation program



PROMOTE EQUAL HOUSING OPPORTUNITIES

Goal E.1: 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.

Policy E.1 Continue to provide information and referral services to people with fair housing complaints.

Policy E.2 Support the enforcement of fair housing laws by appropriate State and County agencies.

Policy E.3 Promote equal housing opportunities and programs for all housing within the City.

Program E.1 Fair Housing Program

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.

Responsibility: Finance and Planning Department

Timeframe: Within six months of adoption of the Housing Element the City shall provide public information on housing discrimination; assist individuals as necessary, ongoing, 2009-2013

Funding: General Fund, Community Development Block Grant, Live Oak Community Development Department

Objective: Resolution or referral of fair housing complaints to the appropriate agency

Program E.2 Public Information and Education

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.

Responsibility: City Manager



Timeframe: Provide public information on fair housing law within 6 months of Housing Element adoption and as appropriate when housing is proposed, ongoing, 2009-2013

Funding: General Fund, Community Development Block Grant, Live Oak Community Development Department

Objective: Inform the public about fair housing laws

ENERGY CONSERVATION

Goal F.1: To promote energy conservation.

Policy F.1 Continue to implement state energy efficiency standards.

Policy F.2 Seek funding to provide weatherization assistance to low-income households.

Program F.1 Implement State Energy Conservation Standards

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.

Responsibility: Building Department

Timeframe: Current and on-going, 2009-2013

Funding: Permit fees

Objective: Compliance with minimum energy efficiency standards.

Program F.2 Energy Conservation Assistance for Low-Income Households

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.

Responsibility: Finance and Planning Department

Timeframe: Current and on-going, 2009-2013

Funding: Community Development Block Grant, Home Investment Partnership Program (HOME), USDA Rural Development Services



Objective: Weatherization and energy efficiency improvement of between 25 and 30 dwelling units

QUANTIFIED OBJECTIVES

Table Housing Plan-1, below, summarizes the City of Live Oak housing needs and its objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element Planning Period.

TABLE HOUSING PLAN-1
QUANTIFIED OBJECTIVE
CITY OF LIVE OAK 2009-2013

Income Category	New Construction	Objectives for Conservation and Rehabilitation		
	New Housing Construction Objective	Conservation	Rehabilitation	Total Conservation and Rehabilitation
Extremely Low	70	7	7	14
Very Low	70	7	8	15
Low	104	15	10	25
Moderate	141	7	5	12
Subtotal Affordable Units	385	36	30	66
Above Moderate	240	0	0	0
Total	625	72	60	132



COMMUNITY PROFILE

POPULATION, EMPLOYMENT, AND HOUSING CHARACTERISTICS¹

POPULATION TRENDS

The US Census counted a population of 4,320 living in the City of Live Oak in 1990 compared to 6,229 in 2000. In 2008, the Department of Finance (DOF) estimated Live Oak's population at 8,539, an average annual growth rate of 4.6 percent since 2000 compared to 4.15 percent during the 1990s and 3.74 percent during the 1980s. SACOG projects that the growth will slow to an average of 2 percent a year by 2035². Table Community Profile-1 below illustrates the population growth in the City of Live Oak during the past 58 years, 1950-2008.³

**TABLE COMMUNITY PROFILE-1
POPULATION GROWTH IN THE CITY OF LIVE OAK
1950-2008**

Year	Population	# Increase	% Increase
1950	1,770	-	-
1960	2,276	506	28.6
1970	2,645	369	16.2
1980	3,103	458	17.3
1990	4,320	1,217	39.2
2000	6,229	1,909	44.2
2008	8,539	2,310	37.1

Source: U.S. Census, DOF 2008

¹ Because of the City's small population, there is limited data available from state, federal, and other sources to provide more current information than the 2000 Census.

² http://www.sacog.org/demographics/projections/files/2035_projections_010507.xls

³ SACOG's projections were prepared prior to the updating of the City's General Plan and do not account development potential under the Plan.



POPULATION BY RACE AND ETHNICITY

The racial and ethnic composition of City residents is compared to that of Sutter County and presented in Table Community Profile-2. In 2000, approximately 48.6 percent of the City's residents were of Hispanic origin, compared to 22.2 percent countywide. In 1990, 37.2 percent of the City's population was of Hispanic origin, an increase of 11.4 points from 1990. The proportion of the population that was white (non-Hispanic) decreased from 51 percent in 1990 to 37 percent in 2000. The proportion of Asian/Pacific Islander population slightly decreased from 10.2 percent in 1990 to 9.6 percent in 2000. By 2000, there was no population group representing a majority population in Live Oak. To compare, in Sutter County, there was clearly a majority population of non-Hispanic whites, although Hispanics and Latinos made up the second largest population group in the County as well. The proportions of the other racial and ethnic groups were very similar in both the City and the county.

**TABLE COMMUNITY PROFILE-2
RACIAL AND ETHNIC COMPOSITION
CITY OF LIVE OAK - SUTTER COUNTY, 2000**

	Live Oak		Sutter County	
White	3,094	47.7%	53,291	67.5%
Black or African American	98	1.5%	1,509	1.9%
American Indian and Alaskan Native	118	1.9%	1,225	1.6%
Asian	600	9.6%	8,884	11.3%
Native Hawaiian and Other Pacific Islander	4	0.1%	161	0.2%
Hispanic or Latino (Any Race)	3,028	48.6%	17,529	22.2%

Source: U.S. Census 2000

POPULATION BY AGE

As shown in Table Community Profile-3, between 1990 and 2000, the population of Live Oak increased by approximately 44 percent, with the largest percentage increase for the 85 years and older age group (212 percent change); other age groups that experienced large percentage increases included the 40 to 44 years range (131 percent), 45 to 49 years range (106 percent), and 10 to 14 years range (85 percent). None of the age groups experienced negative growth, but the age groups with the lowest population growth were the 25 to 29 years range (8 percent) and less than 5 years range (14 percent). This shows a trend of high growth among middle-aged persons and older seniors, as well as children (with the exception of very young children).

Overall, the age groups with the largest populations were younger than in 1990. For example, the largest populations were the 5 to 9 years age range (10 percent of the total population), 10 to 14 years (9.7 percent), and 0 to 5 years (7.7 percent). Trends indicate an increase in families with children.



TABLE COMMUNITY PROFILE-3
AGE DISTRIBUTION—1990 AND 2000

Age Group	City of Live Oak				
	1990 Population	% of Total 1990 Population	2000 Population	% of Total 2000 Population	% Change Between 1990 and 2000 Populations
Under 5 years	422	9.8%	479	7.7%	13.5%
5 to 9 years	416	9.6%	624	10.0%	50.0%
10 to 14 years	329	7.6%	607	9.7%	84.5%
15 to 19 years	356	8.2%	538	8.6%	51.1%
20 to 24 years	307	7.1%	409	6.6%	33.2%
25 to 29 years	382	8.8%	415	6.7%	8.6%
30 to 34 years	412	9.5%	467	7.5%	13.3%
35 to 39 years	334	7.7%	480	7.7%	43.7%
40 to 44 years	205	4.7%	474	7.6%	131.2%
45 to 49 years	178	4.1%	367	5.9%	106.2%
50 to 54 years	176	4.1%	260	4.2%	47.7%
55 to 59 years	175	4.1%	221	3.5%	26.3%
60 to 64 years	180	4.2%	223	3.6%	23.9%
65 to 69 years	144	3.3%	182	2.9%	26.4%
70 to 74 years	110	2.5%	170	2.7%	54.5%
75 to 79 years	100	2.3%	129	2.1%	29.0%
80 to 84 years	61	1.4%	81	1.3%	32.8%
85 years and over	33	0.8%	103	1.7%	212.1%
Total	4,320	100.0%	6,229	100.0%	44.2%

Source: U.S. Census 2000

Between 1990 and 2000, the number of individuals age 16 to 64 increased by approximately 1,058 (42 percent) in Live Oak. This age group is mostly likely to be employed or looking for work (see the next section, Employment Trends). By comparison, Sutter County only saw a 22.8 percent increase in this age group. The elderly population (65 years and older) in Live Oak increased by 48 percent, from 448 persons to 665 persons, between 1990 and 2000. Persons aged 60 to 64 increased by 24 percent during the same period. This suggests the potential need for senior housing to serve a growing population.



EMPLOYMENT TRENDS

LABOR FORCE PARTICIPATION AND UNEMPLOYMENT

In 1990, Live Oak had a resident civilian labor force of 1,577 of a total population of 4,320 (36.5 percent). In 2000, 2,300 persons were in the labor force (36.9 percent of the total population), and in 2008, an estimated 2,700 persons (31.6 percent of the total population) were in the labor force. This lower percentage may reflect, in part, higher growth among non-working aged residents, such as seniors and children, compared to the number of working-aged residents (16 to 64) since 2000. This of non-working age population growth was true for Live Oak between 1990 and 2000.

Despite the smaller proportion of the City's population being in the labor force, only 2,100 of those were employed in 2008, which equals an unemployment rate of 27.3 percent. Unemployment rates have changed over the years in Live Oak, but have remained higher than the countywide rates. As stated above, in December 2008, Live Oak's unemployment rate increased to 27.3 percent. During this same year, Sutter County's unemployment rate was 15.3 percent. Preliminary figures (not seasonally adjusted) from March 2009 show an unemployment rate in Live Oak of 33.9 percent and an unemployment rate in Sutter County of 19.7 percent.⁴

Table Community Profile-4 below shows that Live Oak's unemployment rate is consistently higher than Sutter County's rate of unemployment. However, the rate does rise and fall proportionally with Sutter County's rate; in general, the City's unemployment rate has been slightly less than two times the County's rate.

TABLE COMMUNITY PROFILE-4
PERCENT UNEMPLOYMENT AVERAGES
CITY OF LIVE OAK COMPARED TO SUTTER COUNTY 2000-2008

Year	City of Live Oak	Sutter County
2008*	27.3	15.3
2007	18.2	9.6
2006	17.1	9.0
2005	18.3	9.7
2004	19.9	10.6
2003	20.9	11.2
2002	20.6	11.0
2001	18.4	9.7
2000	17.8	9.4

* Data not available for full year. Monthly data for December used to estimate 2008.
Source: California Employment Development Department (EDD)

⁴ State of California Employment Development Department, Labor Market Information Division. Online, <http://www.labormarketinfo.edd.ca.gov>, 2009. Accessed April 24, 2009.



EMPLOYMENT OF LIVE OAK RESIDENTS BY INDUSTRY

In both 1990 and 2000, the agricultural industry employed more Live Oak residents than any other employment sector. It is possible the high proportion of residents in agriculture could lead to high unemployment rates due to the seasonal and cyclical nature of the agricultural industry. Table Community Profile-5 profiles jobs held by Live Oak residents by industry sector in 1990 and 2000. It is important to remember that this information is for jobs held by Live Oak residents, not for jobs located within Live Oak.

TABLE COMMUNITY PROFILE-5
EMPLOYMENT
CITY OF LIVE OAK RESIDENTS 1990-2000

	Employment 1990	Percent of Total	Employment 2000	Percent of Total
Total	1,275	100	1,734	100
Agriculture, forestry, fishing, hunting, and mining	297	23.3	403	23.2
Construction	78	6	100	5.8
Manufacturing	210	16.5	264	15.2
Wholesale Trade	19	1.5	83	4.8
Retail Trade	161	12.6	182	10.5
Transportation and warehousing and utilities	22	1.7	75	4.3
Information	0	0.0	0	0.0
Finance, insurance, real estate, and rental and leasing	53	4.2	44	2.5
Professional, scientific, management, administrative, and waste management services	77	6	96	5.5
Educational, health and social services	190	15	206	11.9
Arts, entertainment, recreation, accommodation and food services	9	.7	127	7.3
Other services (except public administration)	98	7.7	87	5.0
Public Administration	61	4.8	67	3.9

Source: U.S. Census Data 1990/2000

The percentage of people employed in the agriculture was nearly identical in both 1990 and 2000, and overall, the industry saw an increase of 106 jobs. The second and third largest employment sectors for Live Oak residents were manufacturing and the educational, health, and social services industry, respectively, in both 1990 and 2000. Both industries experienced increases in the number of jobs held by residents (54 additional jobs in the manufacturing industry and 16 jobs in the educational, health, and social service industry), but the proportions declined slightly (1.3 percent less than 1990 levels for the manufacturing industry and 3.1 percent less for the educational, health, and social services industry).

The industries that experienced the greatest increase in the number of jobs held by local residents were the arts, entertainment, recreation, accommodation and food service industry (increase of 118 jobs),



agricultural industry (106 jobs), and wholesale trade industry (64 jobs). Only two industries saw fewer residents employed in 2000 compared to 1990. The finance, insurance, real estate, and rental and leasing industry had 9 fewer residents working in this sector in 2000 compared to 1990. “Other services” had 11 fewer residents employed in this sector in 2000 compared to 1990.

LOCAL EMPLOYERS

In 2008, there were approximately 1,800 jobs provided locally within Live Oak compared to the working residential population of 2,900.⁵ This equates to approximately 0.6 jobs available within Live Oak for every 1 working individual.

Large employers within Live Oak include the Live Oak Unified School District and Sunset Moulding Company (Table Community Profile-6). Other large employers in the County are mainly located in Yuba City, 10 miles from Live Oak. As reported by the 2000 Census, 275 Live Oak residents (16.4 percent) worked in the City of Live Oak, 1,087 persons (64.9 percent) worked within Sutter County, and 562 persons (33.5 percent) worked outside the County.

**TABLE COMMUNITY PROFILE-6
MAJOR EMPLOYERS IN SUTTER COUNTY**

Employer Name	Location	Industry	Employer Estimated Size
Live Oak Unified School Dist	Live Oak	Schools	100-249 Employees
Sunset Moulding Co	Live Oak	Molding-Manufacturers	250-499 Employees
Winco Foods	Yuba City	Grocers-Retail	100-249 Employees
Yuba City Unified School Dist	Yuba City	Schools	100-249+ Employees
Yuba Sutter Gleaners Food Bank	Yuba City	Non-Profit Organizations	100-249 Employees
Sutter County Jail	Yuba City	County Govt-Correctional Institutions	100-249 Employees
Sam's Club	Yuba City	Wholesale Clubs	100-249 Employees
Sierra Central Credit Union	Yuba City	Credit Unions	100-249 Employees
Sierra Gold Nurseries	Yuba City	Nurseries (Wholesale)	100-249 Employees
Larry Geweke Ford	Yuba City	Automobile Dealers-New Cars	100-249 Employees
Lowe's	Yuba City	Home Centers	100-249 Employees
Siller Brothers Inc	Yuba City	Logging Companies (Manufacturers)	100-249 Employees
Environmental Pro Assoc	Yuba City	Tree Service	250-499 Employees
Home Depot	Yuba City	Home Centers	250-499 Employees
Landstar Ranger Inc	Yuba City	Trucking	250-499 Employees
Melaleuca & Assoc	Yuba City	Health & Diet Foods-Retail	250-499 Employees

⁵ Dun & Bradstreet Zapdata. Online: <https://www.zapdata.com/>. Labor force information from State of California Employment Development Department, Labor Market Information Division.



TABLE COMMUNITY PROFILE-6
MAJOR EMPLOYERS IN SUTTER COUNTY

Employer Name	Location	Industry	Employer Estimated Size
Sunsweet Growers Inc	Yuba City	Food Preparations NEC (Manufacturers)	500-999 Employees
Sutter North Surgery Ctr	Yuba City	Hospitals	250-499 Employees
Holt of California	Pleasant Grove and Yuba City	Contractors-Equipment/Supplies (Wholesale)	100-249 Employees
Sysco Food Svc Of Sacramento	Pleasant Grove	Food Products (Wholesale)	250-499 Employees
Wal-Mart	Yuba City	Department Stores	250-499 Employees
Fremont Medical Ctr	Yuba City	Hospitals	1,000-4,999 Employees
Great Beginnings	Yuba City	Clinics	1,000-4,999 Employees
City of Yuba City	Yuba City	Government	300+ Employees
County of Sutter	Yuba City	Government	1000+ Employees

Source: EDD, 2008, City of Live Oak, 2009.

WAGES BY INDUSTRY

The average annual wage for Live Oak workers employed in agriculture, the largest employment sector in the City, was \$19,033 in 2006. In that same year, average annual wages for individuals working in the second and third largest employment sectors in Live Oak were \$41,509 for manufacturing and \$38,095 for the education and health services industry.⁶

According to the 2008 income limits from HCD, a single person making \$18,850 or less would be considered very low-income if living alone. For a family of four, two workers would need to make at least \$64,600 to be considered a moderate income household. Because agriculture employs such a large proportion of Live Oak's residents, it is important that housing affordable to such families is readily available.

HOUSEHOLD CHARACTERISTICS

A "household" is defined as a person or group of persons living in and sharing a housing unit, as opposed to persons living in group quarters such as dormitories or prisons. The Census divides households into two different categories, depending on their composition. "Family households" are those that consist of two or more related persons living together. "Nonfamily households" include persons who live alone or in-groups composed of unrelated individuals. Most households in Live Oak are family households.

⁶ California Employment Development Department, Labor Market Information Division, California Regional Economies Employment (CREE) Series, About the California Regional Economies Employment Data, Revised May 20, 2008, <http://www.labormarketinfo.edd.ca.gov/?pageid=173>



The 2000 Census reported 1,729 households in the City with an average household size of 3.43 persons. Since the last Census, the average household size in Live Oak was estimated to be 3.56 persons in 2008. This figure is significantly higher than Sutter County and the State of California, both of which report 2.87 persons per household.

Table Community Profile-7 illustrates the number of households and household size from 1980-2008. Household sizes are decreasing in other parts of the state elsewhere, while increasing in Live Oak. The percentage of large families (families of five or more persons) increased between 1990 and 2000. In 1990, 20 percent of all households were large family households (279 households). In 2000, 27 percent of all households were large families (469 households). Since the average household size estimate has also gone up, it is likely that the upcoming 2010 Census will confirm that the percentage of large family households continues to increase in Live Oak. Larger households have their special needs, which will be discussed further under the special housing needs section.

**TABLE COMMUNITY PROFILE-7
HOUSEHOLD AND HOUSEHOLD SIZE
1980-2008**

	1980	1990	2000	2008
Households	1,097	1,371	1,729	2,412
Household Size	3.01	3.06	3.43	3.56

Source: U.S. Census 2000, DOF 2008

Table Community Profile-8 provides a breakdown of household types in the City from the 2000 Census and provides a comparison with Sutter County. As mentioned above, the majority, or 80.9 percent of the households in Live Oak were family households, which was substantially higher than the percentage of county households at 73.8 percent. The number of married couples represented approximately 61 percent of the City's household population in both 1990 and 2000. The proportion of households with children in 2000 was substantially higher in Live Oak than in Sutter County. The number of female-headed households with children increased from 7.9 percent to 8.7 percent between 1990 and 2000. The proportion of households with children in 2000 was substantially higher in Live Oak than in Sutter County. Nonfamily households made up approximately 19 percent of the population in 2000, while 26 percent of Sutter County's population lived in nonfamily households.

**TABLE COMMUNITY PROFILE-8
HOUSEHOLDS BY HOUSEHOLD TYPE, 2000**

Type of Household	City of Live Oak		Sutter County	
	Number	Percent	Number	Percent
Total Households	1,729	100	27033	100
Family Households	1,393	80.6	19,946	73.8
<i>w/children under 18</i>	843	48.8	10,239	37.9
Married couple families	1,050	60.7	15,418	57
<i>w/children under 18</i>	631	36.5	7,455	27.6



**TABLE COMMUNITY PROFILE-8
HOUSEHOLDS BY HOUSEHOLD TYPE, 2000**

Female householder	247	14.3	3,151	11.7
<i>w/children under 18</i>	151	8.7	1,997	7.4
Nonfamily Households	336	19.4	7,087	26.2
Householder living alone	294	17	5,732	21.2
Householder 65 +	153	8.8	2,325	8.6
Average Household Size	3.43	NA	2.87	NA
Average Family Size	3.85	NA	3.35	NA

Source: U.S. Census 2000

The 2000 Census counted 303 persons residing in group quarters in the City of Live Oak. In 1989, the Leo Chesney Correction Center opened—this facility housed 118 persons in 1990 and currently houses 304.⁷ The City also has a convalescent hospital which houses 100 individuals, a private assisted living home with four beds and Teen Challenge, a program to rehabilitate young men, with 20 beds.

HOUSING STOCK CHARACTERISTICS

Table Community Profile-9 illustrates the composition of Live Oak’s housing units from 1970 to 2008. The number of single-family units has steadily increased since the 1970s. The number of multifamily units has not increased at the same rate but has remained roughly constant for about 20 years. Table Community Profile-10 shows that the number of single-family units grew by 554 units between 2000 and 2008 while the number of multifamily units decreased by 2 units. Live Oak’s annual average growth rate in the number of housing units between 1980 and 1990 was 3.2 percent, while average population growth for the same period was 3.7 percent. Between 1990 and 2000, the average annual growth rate in the number of housing units was 3.0 percent compared to 4.2 percent for the City’s population. The trend of higher population growth compared to growth in housing units continued between 2000 and 2008; 3.8 percent to 4.6 percent. This consistent trend in higher population growth than growth in the housing stock is consistent with the previously reported growth in household size and the increase in the number of large families.

**TABLE COMMUNITY PROFILE-9
HOUSING UNIT BY STRUCTURE TYPE: 1970-2000**

Year	Total	Single Family	2-4 Units	5+ Units	Mobile Homes
1970	868	745	64	25	27
1980	1,068	837	95	40	96
1990	1,423	1,072	128	104	106

⁷ Cornell Companies, Leo Chesney Center operator. Personal correspondence, April 24, 2009.



**TABLE COMMUNITY PROFILE-9
HOUSING UNIT BY STRUCTURE TYPE: 1970-2000**

2000	1,858	1,475	134	106	143
2008	2,412	2,028	138	104	142

Source: U.S Census Bureau, 1970, 1980, 1990; DOF 2000, 2008

Housing tenure indicates whether a housing unit is occupied by the homeowner or a renter. Jurisdictions with a high percentage of renter-occupied units may indicate a lack of housing affordability. In 2000, approximately 64 percent (1,099) of housing units were owner-occupied and 36 percent (630) were renter-occupied (Table Community Profile-10). This was an increase in owner-occupied units from 58 percent in 1990 to 64 percent in 2000. Of the 358 new units between 1990 and 2000, 85 percent were owner-occupied units. This also indicates an increase in homeownership from 1990, though similar to the increase in Sutter County’s ownership rate from 59 percent in 1990 to 62 percent in 2000.

**TABLE COMMUNITY PROFILE-10
HOUSING UNITS BY TENURE (2000)**

	1990		2000	
Owner-occupied housing units	796	58.1%	1,099	63.6%
Renter-occupied housing units	575	41.9%	630	36.4%

Source: US Census 2000

Table Community Profile-11 indicates the vacancy characteristics for the City of Live Oak from 1980 through 2008. The vacancy rate increased between 1980 and 1990, declined through 2000, and remained roughly the same in 2008 as in 2000.

**TABLE COMMUNITY PROFILE-11
VACANT HOUSING UNITS: 1980-2008**

	1980	1990	2000	2008
Occupied	1,059	1,323	1,729	2,292
Vacant	50	90	89	120
% Vacant	4.7	6.4	4.9	5.0

Source: US Census, 1980, 1990, 2000, DOF 2008

Vacancy rates vary substantially by tenure and housing unit type (see Table Community Profile-12). Mobile homes had very large vacancy rates while there were no multifamily units vacant at the time of the 2000 Census.



**TABLE COMMUNITY PROFILE-12
HOUSING TYPE BY TENURE AND VACANCY
(2000)**

	Single-Family	Multifamily	Mobile Home	Vacancy ¹ Rate
Owner-Occupied	1,053	7	63	3.0%
Renter-Occupied	370	233	54	3.4%
Vacancy Rate¹	3.5%	0.0%	18.2%	4.9%

Source: US Census 2000

¹Note: Vacancy rates are approximate.

HOUSING CONDITIONS

Housing conditions are an important indicator of the potential need for housing rehabilitation. By including information on the condition of housing, the City is able to better direct funding to appropriate needs. Older homes are more likely to be in need of some type of repair. As of the 2000 US Census, the majority of the housing stock (63 percent) had been built in the 1970s or earlier (Table Community Profile-13). However, the City experienced a boom in new housing construction since the Census. In 2008, estimates from the California Department of Finance (DOF) indicated there were an additional 554 units added to the housing stock since the 2000 Census, bringing the total number of housing units within the City to 2,412. There have been no new dwelling units constructed within the City since 2008. With the addition of these new homes, the proportion of the number of homes built prior to the 1970s and homes built since then is about even, although the newer homes now make up a slight majority of the total number of housing units, with 1,239 units, or 51.4 percent.

**TABLE COMMUNITY PROFILE-13
AGE OF HOUSING STOCK**

Year structure built	Number	Percent
2000-2008	554	23.0
1999 to March 2000	4	.17
1995-1998	147	6.1
1990-1994	223	9.2
1980-1989	311	12.9
1970-1979	272	11.3
1960-1969	326	13.5
1940-1959	332	13.8
1939 or earlier	243	10.1
Total	2,412	

Source: U.S. Census 2000, DOF 2008



In 1979, a housing condition survey disclosed that approximately 87 percent of the housing stock was sound; in 1989, 60 percent of the housing stock sound; and, in 2002, the housing condition survey found only 38 percent of the housing stock to be sound. In the 2008 survey, 76 percent of the housing stock was sound. Previous housing surveys targeted key areas of the city. The 2008 housing survey results reflect the substantial number of newly constructed units. Table Community Profile-14 summarizes the housing condition survey conducted in 2008. The rating system was based on exterior housing conditions using the State Department of Housing and Community Development criteria, which rates the conditions of foundations, roofs, siding, windows, and electrical. The status of the items evaluated suggests the condition of the overall structure; however, the specific needs of any particular unit are not known until a complete housing inspection is conducted.

Those units in the “minor rehabilitation” category appeared structurally sound but showed signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job. Units with the designation of “moderate rehabilitation” involved repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, and widows.

“Substantial rehabilitation” involves the replacement of several major systems in the home, such as complete or partial foundation work, repair or replacement of exterior siding or reconstruction of the roof system. “Dilapidated” units are those that would require all of the rated systems to be replaced or significantly repaired to bring the structure into compliance with the current Uniform Building Code, a fact that would make rehabilitation ineffective from a cost perspective.

**TABLE COMMUNITY PROFILE-14
2008 HOUSING CONDITION SURVEY RESULTS**

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single Family-no garage	102	41	61	18	4	226
Single Family-detached garage	46	23	6	2	2	79
Single Family-carport	61	27	14	0	0	102
Single Family-attached garage	1,314	156	19	1	0	1,490
Duplex	56	14	8	0	0	78
Multi-family	159	19	16	20	3	217
Mobile	2	55	0	0	55	112
Total	1,740	335	124	41	64	2,304
Percentage	75.5	14.5	5.4	1.8	2.8	100

Note: Approximately 95 percent of the City’s housing stock was surveyed.

According to the survey, 64 units (2.8 percent) of the City’s housing stock are dilapidated, and another 41 units (1.8 percent) are in need of substantial rehabilitation. The percent of units needing rehabilitation is greatly reduced compared to the last housing survey conducted in 2002. Live Oak continually applies for and has been awarded Community Development Block Grant funding and, in the last housing cycle, was awarded funds from the HOME Investment Partnership Program for housing



rehabilitation. The City plans to continue to apply for such funding and hopes to rehabilitate additional units during the period of this Housing Element.

HOUSING COSTS AND AFFORDABILITY

The ability of households to obtain housing in a particular community is directly dependent on the cost of housing. Affordability is defined by the percentage of households gross income spent on housing costs. The most commonly applied guideline used to equate affordability is no more than 30 percent of the gross household income should be used for housing costs.

Housing is less expensive in the City of Live Oak than in the County as a whole. Table Community Profile-15 below shows the median home value and median rent for homes in the City of Live Oak in 2000 compared to Sutter County and Yuba City, the only other city in Sutter County.

TABLE COMMUNITY PROFILE-15
MEDIAN HOME VALUE
CITY OF LIVE OAK-CITY OF YUBA CITY-SUTTER COUNTY

Home Value	City of Live Oak	City of Yuba City	Sutter County
Median Value	85,700	115,700	120,700
Median Rent	385	496	506

Source: U.S. Census 2000

The median home value in the City of Live Oak was 71 percent of the County median and 74 percent of the City of Yuba City's median. The median rent for Live Oak was 76 percent of the County and 77 percent of the City of Yuba City. Lower housing cost may be one reason the City has grown at the rate indicated previously. Beginning in the late 1980s until the early 2000s, new housing construction in the City of Live Oak continued on a regular basis and primarily produced units at prices affordable to moderate income households.

As of June 2008, the average sales price was around \$202,000 in the City of Live Oak and \$228,000 in Yuba City. Since 2008, prices have dropped significantly as the housing market slowed substantially. In February 2009, the median home price of for sale homes in Live Oak was \$173,000. The median price in February 2009 of for sale homes in Yuba City was \$210,000.

The slowing of the housing market has been caused by several factors, including a credit crisis, the value of many homes falling below the amount owed on those homes, a spike in the number of home loan defaults and foreclosures, and a decline in the economy that has caused many workers to lose their jobs. The number of foreclosed homes is higher than the number of homes for sale in both Yuba City and Live Oak. In early February 2009, Live Oak had 69 foreclosed homes and 40 homes for-sale, while Yuba City had 557 foreclosed homes and 179 homes for sale. Despite the recent downturn in the housing market, the median home price is still more than 200 percent higher than it was in 2000.

Although it is impossible to accurately predict future housing prices, a prolonged downturn in the housing market and high foreclosure rates may continue to cause downward pressure on home prices in the next few years. This may increase housing affordability for some residents.



OVERPAYMENT AND OVERCROWDING

INCOME AND OVERPAYMENT

The median income in Live Oak in 1989 was \$16,366 and was 40 percent below the Sutter County median of \$27,069. In 1999, Live Oak's median income of \$25,754 was 34.5 percent below the Sutter County median of \$39,300. Table Community Profile-16 compares income distributions between Live Oak and Sutter County. Live Oak has a greater percentage of households in the lower income ranges, while Sutter County has a higher percentage of households in the higher income ranges.

TABLE COMMUNITY PROFILE-16
2000 INCOME DISTRIBUTION
LIVE OAK AND SUTTER COUNTY HOUSEHOLDS

	City of Live Oak		Sutter County	
	Number	Percent	Number	Percent
Households	1,801	100	27,098	100
Less than \$10,000	334	18.5	2,734	10.1
\$10,000 - \$14,999	206	11.4	1,975	7.3
\$15,000 - \$24,999	343	19.0	4,097	15.1
\$25,000 - \$34,999	260	14.4	3,568	13.2
\$35,000 - \$49,999	259	14.4	4,512	16.7
\$50,000 - \$74,999	294	16.3	5,133	18.9
\$75,000 - \$99,999	66	3.7	2,619	9.7
\$100,000 - \$149,999	22	1.2	1,713	6.3
\$150,000 - \$199,999	17	.09	412	1.5
\$200,000 or more	0	0	335	1.2
Median Household Income	25,754	(x)	38,375	(x)

Source: U.S. Census 2000

The HCD defines moderate, low, very low, and extremely low income levels to assess housing affordability and cost burden. Moderate incomes are those between 81 and 120 percent of area median income (AMI); low income is defined as between 51 and 80 percent of AMI; very low income is between 31 and 50 percent of AMI; and the extremely low income category is defined as less than 30 percent of the AMI.

Table Community Profile-17 below shows monthly housing costs as a percentage of household income for owners and renters in the City of Live Oak. In general, those who pay more than 30 percent of their gross household income are considered to be overpaying for housing. Approximately 33 percent of householders in 1999 paid more than 30 percent of their income for housing costs. In the renter



category, 44 percent overpaid for housing. As one might expect, overpayment is more common for lower-income households. Among extremely low-income households (owners and renters) with annual incomes less than 30 percent of median, 71.7 percent pay more than 30 percent of their income on housing costs.

TABLE COMMUNITY PROFILE-17
HOUSING PROBLEMS

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	239	129	368
% with any housing problems	74.9	81.4	77.2
% Cost Burden >30%	70.7	73.6	71.7
% Cost Burden >50%	43.9	65.9	51.6
Household Income >30% to <=50% MFI	202	94	296
% with any housing problems	78.2	89.4	81.8
% Cost Burden >30%	63.9	52.1	60.1
Household Income >50% to <=80% MFI	85	284	369
% with any housing problems	41.2	44.4	43.6
% Cost Burden >30%	0	27.1	20.9
All Households	85	284	369
% Cost Burden >30%	44.2	25.3	32.5

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2000

In addition, it is also important to ascertain how the current housing market may affect the affordability of rental or ownership housing. Table Community Profile-18 below shows, for a 2-bedroom unit, maximum affordable monthly rents and maximum affordable purchase prices for homes, based on the 2008 area median income of \$53,800.

TABLE COMMUNITY PROFILE-18
AFFORDABLE MONTHLY HOUSING COSTS MAXIMUM RENTS AND PURCHASE PRICES BASED ON
PERCENTAGE OF 2008 AREA MEDIAN INCOME (AMI) OF \$53,800

	Extremely Low (<30% of AMI)	Very Low (31-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)
Income Level (top of range)	\$16,150	\$26,900	\$43,050	\$64,600
Maximum Affordable Monthly Rent/Payment 30% of Gross Income	\$404	\$673	\$1,076	\$1,615
Maximum Purchase Price @ 5.5% Interest	\$66,327	\$110,562	\$176,939	\$265,458
Estimated Monthly Payment at 5.5% Interest (not including property taxes and insurance)	\$377	\$629	\$1,005	\$1,507

Purchase calculations assume a 30-year fixed term, 5.5% loan obtained by a buyer with no other debt payments or income and excludes utilities and maintenance. Calculations provided by bankrate.com Payment Calculator, accessed February 25, 2009. Assumes median income for a family of four.



In a June 2008 survey of 65 homes for sale, no homes were affordable to extremely low or very low income households at the prices listed in Table Community Profile-19. Almost a third of the homes were affordable to low income and 85 percent were affordable to moderate income. As stated previously, most new units in Live Oak are single-family homes, leaving fewer choices for homeownership for those with incomes less than 50 percent of the median.

However, the real estate market in Live Oak has changed even since June 2008; as of February 2009, there were 52 homes listed for sale within the city, ranging in price from \$33,500 to \$399,000.⁸ Three of the homes listed for sale are affordable for the Extremely Low Income households, although they are small. Forty-six of the homes were affordable to moderate income households. The drop in housing prices has made home ownership possible for many more people.

In many cases, rental housing can be too expensive for people with lower incomes. According to the most recent data available for rental costs, Live Oak's median gross rent, which includes the cost of utilities, was \$623 in 2007.⁹ When compared to the maximum affordable monthly rents shown in Table Community Profile-18, extremely low and very low income households cannot afford this rent.

Lower income levels are related to, but do not necessarily coincide with poverty status. To determine poverty status, the US Census compares an individual's or family's income to a poverty threshold, which is based on several factors, such as overall family size, age, and number of children. In 2000, poverty thresholds were as low as \$8,259 in annual income for individuals over the age of 65 up to a maximum of \$38,322 for a family of nine total members with only one related child.

Table Community Profile-19 shows the poverty status of Live Oak residents. According to 2000 Census data, 26 percent of families and 30 percent of individuals in the City of Live Oak were below the poverty level. The incidence of poverty was highest for children, particularly those in single-parent households; 40 percent of children were in households below poverty level. The incidence of poverty was relatively low for the elderly, with 7.9 percent living below the poverty level, which coincided with Sutter County reporting 7.7 percent.

**TABLE COMMUNITY PROFILE-19
POVERTY STATUS**

	Number	Percent
Households	1,801	100.0
Households below poverty level	466	25.9
Family Households	1,461	81.1
Families with income below poverty level	380	26.0
<i>With related children under 18 years</i>	334	22.8
Married Couple Families	280	19.2
<i>With related children under 18</i>	246	16.8
Families with Female householder, no husband present	86	5.9

⁸ Realtor.com, Live Oak, CA, Real Estate Listings and Live Oak, CA Homes for Sale, online, www.realtor.com..., accessed February 25, 2009.

⁹ City-Data.com, Live Oak, CA (California) Houses and Residents, Online, <http://www.city-data.com/housing/houses-Live-Oak-California.html>, accessed February 24, 2009.



TABLE COMMUNITY PROFILE-19
POVERTY STATUS

<i>With related children under 18</i>	74	5.1
Individuals	6,087	100.0
Younger than 18 years old	2,076	34.1
18 years or over	3,344	54.9
65 years or over	667	11.0
Individuals with income below poverty level	1,840	30.2
Younger than 18 years old	834	45.3
18 years or over	1,006	54.7
65 years or over	53	2.9

Source: U.S. Census 2000

Many individuals living below the poverty level rely on public assistance. In 1990, 213 households (16 percent) received some form of public assistance. According to 2000 Census data, this number decreased to 177 households (9.8 percent) but remains significantly higher than the county rate of 5.1 percent. The number of households receiving Social Security income increased from 1990. While 491 households (36 percent) received Social Security benefits in 1990, the 2000 Census reported 570 households (31.6 percent) receiving benefits. This coincides with the increase in the number of elderly in the City.

OVERCROWDING

A housing unit is considered overcrowded if it houses more than one person per room, excluding bathrooms, half-rooms, hallways, and porches. Table Community Profile-20 shows the overcrowded households in Live Oak. A total of 445 (25 percent) of occupied housing units in the City of Live Oak had more than one person per room in 2000 compared to 273 (20 percent) in 1990. Of these households, a total of 193 (11 percent) were considered severely crowded, with more than 1.5 persons per room. Rental households had a higher percentage of overcrowding, with a total of 28 percent; 17 percent were categorized as severely overcrowded. The total percentage of owner-occupied overcrowded households was a little lower, at 24 percent; however, unlike the rental households, only 7 percent of owner-occupied households were considered to be severely overcrowded. Most of the owner-occupied overcrowded households housed 1.01 to 1.5 persons (16 percent).

In general, the greater the number of bedrooms in a home, the larger the family that home will be able to accommodate without overcrowding. Table Community Profile-21, which shows the number of bedrooms per owner- or renter-occupied unit, has been included below to compare number of bedrooms and tenure. As demonstrated in the table, the majority (60.7 percent) of owner-occupied housing units have three or more bedrooms, whereas only 24.4 percent of renter-occupied housing units have three or more bedrooms. In fact, most rental units have either one (34.9 percent) or two (28.2) bedrooms, and none have five or more bedrooms. Using this information, it can be inferred that,



overall, renter-occupied units tend to be smaller than owner-occupied housing units. This can limit housing options for larger families with lower incomes that cannot afford to own a home.

**TABLE COMMUNITY PROFILE-20
OVERCROWDED HOUSEHOLDS**

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	859	76	476	72	1,335	75%
1.01 to 1.50	185	16	67	10	252	14%
1.51 or more	79	7	114	17	193	11%
Total	1,123	100	657	100	1,780	100%
% Overcrowded by Tenure		24		28		25%

Source: 2000 U.S. Census

TABLE COMMUNITY PROFILE-21

NUMBER OF BEDROOMS BY TENURE

Owner-occupied housing units			Renter-occupied housing units		
Number of Bedrooms	Units	Percent	Number of Bedrooms	Units	Percent
Total Units	1,123	100	Total Units	657	100
No bedroom	32	2.8	No bedroom	83	12.6
1 bedroom	98	8.7	1 bedroom	229	34.9
2 bedrooms	312	27.8	2 bedrooms	185	28.2
3 bedrooms	624	55.6	3 bedrooms	151	23
4 bedrooms	49	4.4	4 bedrooms	9	1.4
5 or more bedrooms	8	0.7	5 or more bedrooms	0	0

Source: 2000 U.S. Census

One general method to address overcrowding is for the City to encourage the continued development of large units in multifamily and single-family projects in the City. Special focus should be made towards providing larger rental units, possibly with a focus on multifamily units or very low-cost ownership housing as the supply of this type of unit seems to be insufficient.



SPECIAL HOUSING NEEDS

Within the general population, there are several groups that have special housing needs. These needs may affect the ability of many Live Oak residents to find suitable housing. The following subsections will discuss the special housing needs of six groups identified in State Housing Element Law - Government Code, Section 65583(a)(7); farm workers, large households, persons with disabilities, female-headed households, and the homeless. An analysis of extremely low-income households has been included in this section as well.

FARM WORKERS

The City of Live Oak is located in a highly agricultural-oriented area. During each year, agricultural employment fluctuates widely and appears to be on a downward trend. In 1990 the City of Live Oak had over 36 percent of its total employed working in agricultural related jobs and in 2000 this dropped to 23.2 percent.

The City of Live Oak does not contain any land that is zoned for agricultural uses. All agriculturally zoned land is located in the unincorporated area of Sutter County. The County does permit farm labor camps subject to a conditional use permit.

The Yuba-Sutter Consolidated Housing Authority maintains 265 units in Yuba City for use by farm and migrant laborers. Of this number, 79 units are in a migrant farm labor project, which is owned by the State of California. The facility was recently rehabilitated and is operated from May 1 to October 31 each year. These facilities offer onsite medical and daycare services and English classes. Management-stated vacancies are rare, and the temporary units are full each year. According to the Housing Authority, many of these families use local First Time Homebuyer Programs to purchase homes.

Additionally, in 1996 the Farmers Home Administration completed the second phase of a 96-unit farm housing project near Yuba City. Mahal Plaza is a year round farm labor housing complex and provides onsite daycare and other services in job training and language. The property, owned and managed by California Human Development Corporation, was annexed into the City of Yuba City. The vacancy rate for these units is generally very low. In fact, most vacancies are due to tenants leaving farm-related jobs for employment outside the agriculture business, which disqualifies them from the program. Many families that have lived in this project have also participated in the local First Time Homebuyer Programs.

In the nearby City of Gridley (7 miles north on Highway 99), the Butte County Housing Authority provides a 130-unit labor camp. The units are available to families meeting the specific income criteria. The facility provides a medical clinic and daycare on site. The units are occupied by farmworkers working throughout the region. The units remain full at all times and the management of the facility has noted a need for more units for seasonal migrant workers.

Overall, there is a noted need for additional farm worker housing. The Northern California Growers Association reported that this problem is only getting worse. The City will continue to support development of farm worker housing units and review zoning designations and densities to ensure adequate sites for all types of housing. The City recognizes that it is a part of a larger regional environment in which farm labor needs have to be examined in terms of geographic, economic, social



and climatic conditions. The City intends to work with Sutter County, the State, Farmers Home, Consolidated Housing Authority of Sutter County, and other regional agencies to solve the problems associated with this need.

LARGE FAMILIES

The U.S. Department of Housing and Urban Development (HUD) defines a large family as one with five or more members. According to the 2000 Census data, 1,461 (82 percent) of all households in the City of Live Oak were family households and of these households, 485 (27 percent) had five or more members.

Large families require housing units with more bedrooms than those needed by smaller households. They also may require safe outdoor play areas for children and should be located near community resources. These types of needs can pose problems for large families that cannot afford to buy or rent single-family houses; townhomes, apartments and condominium units are often developed with smaller households in mind.

In 2000, only 64 housing units had four or more bedrooms. Although the number of larger units increased as a proportion to all units, overcrowding data seems to indicate that there is a need for additional large units.

As part of the rehabilitation efforts, the addition of bedrooms can be encouraged to relieve overcrowding. In addition, the city will continue to encourage development of large family units in multi-family and single-family projects in the City.

PERSONS WITH DISABILITIES

It is difficult to obtain complete data on the disabled population of the City of Live Oak. In 1990 the Census did not include general disability status indicators, but the 2000 Census did make changes that expanded the information gathered on persons with disabilities.

According to the 2000 Census, 1,099 persons in the City of Live Oak had a disability. The Census classifies the disability as, sensory (blindness, deafness), physical (condition that substantially limits one or more basic physical activities), or mental (difficulty with learning, remembering or concentrating). The Census also tracks if the person had a disability that could limit self-care (dressing, bathing, getting around the home), going outside the home (shop or doctor visits), and employment for age 16-64. Table Community Profile-22 below shows information derived from the 2000 U.S. Census with regard to disability status and type of disability, of persons 16 years of age or older.

Households with disabled members can have a variety of special housing needs. The following outlines key concerns:

- ✓ Adequate access to units and common areas
- ✓ Supportive living arrangements
- ✓ Access to social services and community services
- ✓ Insufficient income to afford market-rate housing



TABLE COMMUNITY PROFILE-22
PERSONS WITH DISABILITIES
CITY OF LIVE OAK 2000

Age	16-64 years		65-over years		Total 16 + years with Disability	
	Number	Percent	Number	Percent	Number	Percent
Sensory	125	11.4%	134	12.2%	259	23.6%
Physical	317	28.8%	254	23.1%	571	52%
Mental	203	18.5%	123	11.2%	326	30%
Self Care	104	9.5%	44	4%	148	13.5%
Going Outside home	309	28.1%	155	14.1%	464	42.2%
Employment	440	40%			440	40%

Source: U.S. Census 2000

In some cases, a disability may limit a person’s ability to obtain employment or work in a job that provides a living wage. As a result, many persons with disabilities may not have enough income to afford market rate housing, especially if their disability requires special accommodation for the design of their home, such as ramps, elevators, one-story construction, or other special equipment. In addition, many disabled persons may have higher health care costs, which could further limit their income, limiting their ability to afford market rate housing. Working people may find it difficult to find housing that with these special accommodations close to their place of work or in areas with convenient access to public transportation. Table Community Profile-23 shows the number of people with mobility and self-care limitations with housing cost burdens. As shown, nearly 50 percent of people with mobility and self-care limitations have some sort of cost burden for housing.

Other disabled persons may not be able to live independently, and as a result, may need to live in group homes, assisted living facilities, or other supportive living facilities. Live Oak contains one licensed adult residential care facility, which provides 24-hour non-medical care to adults aged 18 to 59 who may not be able to care for themselves independently due to physical, developmental, or mental disabilities. This facility has a licensed capacity for six people. In addition, the City two senior living facilities that may be able to provide some of these services to disabled seniors, although not all residents living in these facilities may be disabled. One facility is a licensed residential care facility for the elderly, and provides assistance with daily care for people over the age of 60. The other facility is a large nursing facility for seniors, which provides 24-hour daily assistance, including medical care, mental health services, social work services, physical therapy, and activities with 99 certified beds. Not all of the residents in these facilities are disabled, but they provide services that may be required by disabled seniors.



TABLE COMMUNITY PROFILE-23
HOUSING PROBLEMS FOR PERSONS WITH MOBILITY AND SELF-CARE LIMITATIONS¹ IN LIVE OAK

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly ² 1 & 2 Member Households	Elderly ³ 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
1. Household Income <=50% MFI	30	14	69	113	10	14	45	69	182
2. Household Income <=30% MFI	20	10	35	65	10	4	25	39	104
% with any housing problems	0	100	71.4	53.8	0	0	60	38.5	48.1
3. Household Income >30 to <=50% MFI	10	4	34	48	0	10	20	30	78
% with any housing problems	0	0	88.2	62.5	N/A	0	100	66.7	64.1
4. Household Income >50 to <=80% MFI	0	10	20	30	20	35	50	105	135
% with any housing problems	N/A	0	50	33.3	50	28.6	60	47.6	44.4
5. Household Income >80% MFI	10	0	10	20	20	40	60	120	140
% with any housing problems	0	N/A	100	50	0	37.5	66.7	45.8	46.4
6. Total Households	40	24	99	163	50	89	155	294	457
% with any housing problems	0	41.7	75.8	52.1	20	28.1	67.7	47.6	49.2

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2000

Notes:

1. This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.
2. An extra elderly household is defined as a one or two member household, with either person 75 years or older
3. An elderly household is defined as a one or two member household, with either person 62 to 74 years



Current building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act. Newer housing construction will at least meet the minimum standards for disabled access. Current subsidized rental units with handicapped accessibility are found in the Country Oaks Apartments and the Senior Village Apartments. The units in the Senior Village facility have lowered cabinets and countertops, but still have tub showers, rather than walk-in showers.¹⁰ The City of Live Oak will continue to support programs for retrofitting older housing stock to meet the new standards.

FEMALE-HEADED HOUSEHOLDS

According to the U.S. Census Bureau, a single headed-of-household includes one adult caring for at least one dependent minor or adult. In 1990, there were 159 female-headed households (no husband present) in Live Oak, and by 2000 this figure increased to 227. There were 67 male-headed households (no wife present) in 1990 and 82 in 2000. Table Community Profile-24 below presents the data regarding the composition of the City of Live Oak family households.

TABLE COMMUNITY PROFILE-24
SINGLE HOUSEHOLDERS AND POVERTY STATUS

Household Composition	Total Households	% of Total	Households in Poverty	% of Total
Family Households				
Male Householder, no wife present	82	26.5	14	17.1
<i>With related children</i>	69	22.3	14	20.3
<i>No related children</i>	13	4.0	0	0
Female Householder, no husband present	227	73.5	86	37.9
<i>With related children</i>	142	62.6	74	52.1
<i>No related children</i>	85	37.4	12	14.1
Total Family Households	1,461	100.0	100	6.8

Source: U.S. Census 2000

Due to the presence of only one working adult, single-headed households often have lower incomes and therefore more difficulties finding adequate, affordable housing than families with two working adults. Additionally, single-headed households with small children may need to pay for childcare, which further reduces disposable income. The median annual income for female-headed households with children under 18 present was \$12,321 in 1999, compared to the overall median household income of 25,754.¹¹ This means that on average, female-headed households had annual incomes approximately 48 percent of the overall median household income. Although data that specifically addresses the housing cost burden of female-headed households is not available, nearly 82 percent of all households in Live Oak

¹⁰ Diana Douglas, Consolidated Area Housing Authority of Sutter County, personal communication, April 14, 2009.

¹¹ US Census Bureau, 2000 Census, Summary File 3, available online <http://factfinder.census.gov>, accessed March 2, 2009.



with incomes between 30 and 50 percent of the city's median family income overpaid for housing. Therefore, it is reasonable to assume that this holds true for female-headed households as well. Female-headed households with related children were the most likely of all family types to be in poverty. As shown, 52.1 percent of female-headed households with children are in poverty. Approximately 22.8 percent of all family households with children present are in poverty. This special need group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important for single-headed families to be located near childcare facilities, schools, youth services, medical facilities, and senior services. The City of Live Oak has supported and will continue to support programs to benefit this special needs group. The addition of the Head Start facility, which services 80 children and their families, has expanded the resources available to single-headed households in the City of Live Oak.

ELDERLY

Senior households are defined as households with one or more persons over the age of 65 years. In the 1990 census, 10 percent (448 people) of the population in the City of Live Oak was 65 years old or older. The 2000 Census showed that 10.4 percent (667 people) of the population in the City of Live Oak were over 65 years of age and 47.2 percent of those people were reported to have a disability. In 1990, less than 3 percent of 65+ persons were found below the poverty level. The 2000 Census showed that the percentage of seniors with incomes below the poverty level more than doubled in 10 years, to 7.9 percent. Even so, the poverty rate among seniors is less than the population at large because most seniors receive social security, pensions, and/or other retirement benefits sufficient to keep their incomes above the poverty level.

About 70 percent of senior householders own and 30 percent rent their housing. Many seniors own their home outright or may have lower mortgage payments due to requiring smaller homes or lower purchase prices. Since so many seniors own their homes, monthly housing costs are generally minimal, although increases in property taxes, insurance rates, and utility costs could potentially decrease affordability for seniors on fixed incomes over time. In addition, maintenance costs and other unusual expenses may be an issue for senior owner-occupied households. Targeted maintenance and renovation programs may be especially helpful to this population.

There is one age-restricted owner-occupied community, a privately-owned senior mobile home park which consists of 55 units and serves as an important part of the housing stock for seniors in the community. This provides a low cost alternative for senior living.

As stated above, 30 percent of seniors in Live Oak rent their housing, and 17.6 percent (111 households) of all renter households are senior households. A total of 74 renter households are reported as living alone. Unlike seniors living in housing they own, renters are subject to rising rents due to overall increases in the cost of living and inflation over time. Most of the elderly renters reside in the senior apartment complexes, which have subsidized rent, based on income. The City has three specific senior designated rental complexes; Senior Village, Odd Fellows, and Butte View Estates. In 2009, the number of seniors using Housing Choice Vouchers (Section 8) had not changed drastically since the last Housing Element update, with seniors making up about 20 percent of 39 households using the vouchers in the City.¹²

¹² Judy Granning, Consolidated Area Housing Authority of Sutter County, personal communication, April 14, 2009.



Combined, the City of Live Oak has 96 subsidized rental units available for the elderly population. According to future forecasts, the City will need to focus efforts in and supply additional units to meet the growing need for senior housing in the years to come. One way to alleviate the need for additional elderly housing is through the second unit, or granny flat, program. This is an inexpensive way to accommodate additional units for the elderly and to increase the density of units in the City. Other ways to meet the needs of this group is additional senior mobile home parks and continuing the downtown mixed-use program of senior housing.

HOMELESS PERSONS

Quantifying the homeless population in a community that does not have a well-developed network of homeless assistance providers is a very difficult task. The City of Live Oak may well have a limited homeless population, but the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities such as daytime service centers, where homeless people would be attracted and their numbers easily counted. Due to the transient nature of this population, their numbers fluctuate in any one area.

Nine primary groups comprise the homeless population: traditional single male transient, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, illegal immigrants, and alcohol and drug addicts.

There are several options a city has to assist the homeless population. It can provide emergency short term shelter, transitional shelters, and/or permanent subsidized housing. Currently, any homeless family seeking assistance is referred to Sutter County Social Services - Welfare Department or other facilities as listed below. The City of Live Oak has not had a large problem and being a small town does not have the means to set up shelters of its own.

The local school district tracks the homeless students in the school. There are no homeless students currently enrolled in the Live Oak Unified School District.

SERVICE PROVIDERS

Yuba Sutter Consolidated Housing Authority does not currently provide any emergency housing or temporary housing for the homeless. However, the organizations listed below provide some services for the homeless in the region, including Live Oak.

Casa De Esperanza provides service to battered individuals throughout the Yuba and Sutter region. This program may provide transitional housing for up to five families for 18 months, and the organization has a policy that ensures no person or family is turned away. The program has been expanded to assist the elderly and significant others in abusive situations. Casa de Esperanza also continues to provide services and housing to juveniles in coordination with the counties. For the City of Live Oak, staff was only able to –comment that an increase in services to Live Oak residents has been noted. This increase seemed to be linked to outreach in the area.

Salvation Army provides services through the family crisis center located in Marysville. The facility has 58 beds and 13 rooms, which allows for eight single women and eight single women with children. It also has facilities to house a family with up to seven members. The program will allow participants to receive services for up to six months, as long as they follow the program and the goals outlined with the



program's counselors. The program provides counseling services, parenting classes, anger management programs, children and youth programs, job training and others services to assist the person or family with self-sufficiency. Additionally the program has 12 housing vouchers available for long term housing assistance. The Salvation Army does not track individuals by the location where they became homeless and is therefore unable to provide data relating specifically to the City of Live Oak. However, services needs have increased over the year, although exactly to what degree is not known. This local service facility does not have boundary limitations on the services it provides. The program will assist anyone from any location.

Twin Cities Rescue Mission is a privately owned and operated temporary housing facility located in Marysville. The facility houses 40+ men. In previous years, the facility also provided facilities for women and children, but this service was discontinued due to lack of use. The local program Manager stated in the past 10 years only one or two participants have been from the Live Oak area and a majority using the services are recent parolees. The facility provides temporary housing for five days or longer, along with breakfast and dinner, chapel services, and shower facilities.

Christian Assistance Network (CAN) provides various forms of assistance for area residents. All requests for assistance are received through churches and other agencies. The network consists of 28 area churches and provides assistance with temporary shelter for disaster victims, a central food closet, clothing closet, and holiday food baskets. Services are limited according to the types of assistance currently available, which continuously changes. Staff members do not track persons who receive assistance by location but most requests from the City of Live Oak are during the harvest season, from migrant workers, and the request is primarily for food assistance.

More recently, a group has been formed to begin collecting data regarding the homeless population in Yuba and Sutter counties. The Yuba-Sutter Homeless Consortium is comprised of members from each agency providing service to the homeless along with members from each community including Live Oak. This data will be collected and analyzed on a regular basis and then provided in a comprehensive report to each community. This will allow the City of Live Oak to more effectively track the needs of the community and, in the future if required, establish programs to meet the needs found through this process.

The Live Oak Zoning Ordinance does allow Homeless, Emergency, and Transitional shelters in R-4 residential zones without a conditional use permit, and in commercial and industrial zones with a conditional use permit (CUP) There are no specific limitations for the development of homeless shelters. CUP conditions are limited to those necessary to meet building codes and development standards as described under the zoning ordinance. Upon receipt of a homeless shelter proposal, approval procedures, concurrent possessing, and incentives identified under Program A.6 will apply to help facilitate and encourage the development of special need housing.

EXTREMELY LOW-INCOME HOUSEHOLDS

Households in the extremely low-income (ELI) category (with incomes 30 percent or less of median income) have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. For a family of four in Live Oak, this extremely low income equates to \$16,150 or less in household income. ELI households may be homeless or in danger of becoming homeless because of their inability to find appropriately priced housing.



According to the U.S. Census 2000, more than 20 percent of Live Oak residents had incomes in the ELI category. Of the 368 households, 129 were homeowners and 239 were renters. A higher proportion of renters (65 percent) than owners were in the ELI category. If these proportions continued to hold true, in 2008, there would have been approximately 500 households that made less than 30 percent of the area median income.

ELI households tend to have the highest cost burden of all income categories. In Live Oak, more than 70 percent of all ELI households are overburdened and over 50 percent are severely overburdened (Table Community Profile-25).

TABLE COMMUNITY PROFILE-25
EXTREMELY LOW-INCOME HOUSEHOLDS

	Renters	Owners	Total
Percent with cost burden >30 percent	70.7	73.6	71.7
Percent with cost burden >50 percent	43.9	65.9	51.6

Source: CHAS 2000

Although the determination of poverty status is different from the determination of an ELI household, many such households are in poverty. As stated previously under "Income and Overpayment," 26 percent of families and 30 percent of individuals in Live Oak were determined to be in poverty in 2000. Like the overburdening of ELI households, many people in poverty experience the same difficulty in obtaining affordable housing. In order to alleviate this, ELI households and people in poverty may require specific housing solutions; including subsidies, housing with supportive services, single-room occupancy units, shared housing, or other solutions.

ASSISTED HOUSING DEVELOPMENTS "AT RISK" OF CONVERSION

State law requires local municipalities to identify and develop a program in their housing elements to preserve assisted, affordable multifamily units. Local municipalities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years and an estimate of the cost to replace or preserve such units.

Over the past several decades developers have constructed affordable units with the assistance of federal, state, or local funding (loans or grants). Assisted developments usually require agreements to restrict the rents and/or occupancy to lower income households for a specified time period.

The City of Live Oak contains six assisted rental housing developments, with a total of 167 assisted units. When the period of restricted rents/occupancy expires, a property owner may charge market rents for the previously restricted units. If rents rise to market level, low income occupants may have to find alternative housing.

Table Community Profile-26 (below) presents a list of assisted multifamily housing units in Live Oak, including those which have income restrictions that expire during the next 10 years. The last column indicates the risk level of each property. Risk was assessed based on information from the California



Housing Partnership Corporation, as well as knowledge of City staff and information provided by the property managers of some properties. At-risk indicates that a property may convert to market rate within 5 years. Lower risk indicates that a property may convert to market rate in 5 - 10 years. Low risk indicates that a property cannot convert to market rate for at least 10 years. Although projects with agreements expiring within the next 10 years are required by law to be listed, these units may not actually convert. For example, the Butte View Estates property is listed at risk because its current contract is set to expire in 2010, although property management is currently in the process of extending the contract until 2015 and intends to maintain the property as an affordable senior community for years beyond that.

**TABLE COMMUNITY PROFILE-26
SUMMARY OF AT-RISK UNITS**

Project Name	Address	No. & Type of Units	Type of Subsidy	Non-Elderly units	Elderly units	Current Owner	Affordability	Earliest Date of Expiration	Risk (through 2019)
Centennial Arms	9829 N Street	21 16-1BR 5-2BR	USDA Rural Development Section 515	21	0	Filmore-Triplett Developers	Low Income	2012	At-Risk
Butte View Estates (62+)	9400 Larkin Road	28-1BR 4-2BR	USDA Rural Development Section 515, Section 8	0	32	Filmore-Triplett Developers	Low Income	2010	At Risk
Country Oak Apartments	2551 Allen Street	50 (20 assisted) Mixed Bedroom	USDA Rural Development Section 515	20	0	PAM Corporation	Low Income	2007	At-Risk
Maple Park	Maple Park Drive	30 ^a 14-3BR 15-2BR 1-1BR	HUD	30	0	Sutter County Housing Authority	Low Income	2029	Low
Senior Village	2750 Date Street	50	HUD	0	50	Sutter County Housing Authority	Low Income	2029	Low
Oddfellows Building (Senior Housing)	9896-9904 Broadway Street	4-Studio 9-1BR 1-2BR	Tax Credit, HOME	0	14	Mercy Housing	Very Low Income	2053	Low
Total				71	96				

Notes: a) this is the total number of existing units. This property has been approved for renovation and rehabilitation, which will increase the total number of units at this property to 40.



PRESERVATION OPTIONS

In addition to identifying units at risk of converting to market rate housing, Government Code Section 85583(a)(8)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of the at risk units can be achieved in several ways, including 1) facilitating a transfer of ownership of these projects to by affordable housing organizations; 2) purchasing of affordability covenants; and 3) providing rental assistance to tenants.

TRANSFER OF OWNERSHIP

A transfer of ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of governmental assistance.

A review of multifamily listings in Sutter County revealed that the average cost to purchase a multifamily development was \$97 per square foot¹³. The average size of a unit was 700 square feet and the average cost to buy a unit was \$67,215. There are 73 units at risk of converting to market rate within 10 years in Live Oak. If these were purchased, the estimated cost of acquiring these would be \$4,906,695.

PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance in the form of a payment to the project lender and/or supplementing the fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase

RENT SUBSIDY

The at-risk projects are funded through the USDA Rural Development Section 515 Program. Rental assistance to the projects could be structured in a similar fashion to Section 8. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided. Tenant-based subsidies could be used to preserve the affordability of housing. The City, through a variety of potential funding sources, could provide a voucher to lower-income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower-income household.

Table Community Profile-27 shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low-income households would be the likeliest recipients of rental subsidies. The total cost for rental subsidies would range from \$252 to \$346 per unit per month, which equates to \$253,464 annually.

¹³ Loopnet.com, March 25, 2009



TABLE COMMUNITY PROFILE-27
POTENTIAL RENT SUBSIDIES

Per Unit Affordable Rent + Utilities	1 Bedroom*	2 Bedroom**
A. Extremely Low Income (30% AMI)	\$323	\$361
B. Per Unit Fair Market Rent	\$575	\$707
C. Monthly Per Unit Subsidy (B-A)	\$252	\$346
D. Annual Subsidy/Unit (C * 12)	\$3,024	\$4,152
Total "At Risk" Units	44	29
Total Annual Subsidy	\$133,056	\$120,408

* Assumes 2-person household paying 30 percent of household income on rent and utilities.

** Assumes 3-person household paying 30 percent of household income on rent and utilities.

CONSTRUCTION OF REPLACEMENT UNITS

Constructing new low-income housing units is another means of replacing at-risk units that convert to market-rate use. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Using information from RS Means cost data, it can be estimated that construction costs for multifamily developments average \$135 per square foot. Based on this average, construction of replacement units would cost approximately \$11,665,116, assuming an average unit size of 700 square feet. Land and other development costs were also factored into this sum but could be change depending on the number of sites used to construct the housing as well as the location of the sites. The cost of constructing replacement units far exceeds the cost of the other two alternatives.

COST COMPARISONS

Based on the calculations, providing rental subsidies offers the least costly alternative for preserving the units while construction of new units is the most costly. Both the construction of new units and the transfer of ownership to a non-profit entity ensure long-term affordability of the units. Though rental subsidies are the least costly alternative, the subsidies do not necessarily ensure the long-term affordability of the units. Given that the projects are financed through the Section 515 program, refinancing through the program or transfer to a nonprofit entity are the most likely alternatives, and would ensure the long-term affordability of the units.

In summary, the three cost estimating scenarios find the relative preservation costs to be:

- ✓ Acquisition and rehabilitation - \$4,906,695.
- ✓ Rent subsidy- \$253,464 annually or \$2,905,681 over ten years¹⁴.
- ✓ Replacement through new construction - \$11,665,116.

Replacing or preserving the 73 at-risk units is costly, regardless of the method. Providing a rent subsidy program may appear to be the least costly option. However, many federal and state funding programs are available for acquisition, rehabilitation, and new construction of affordable housing which may greatly reduce the cost to the County.

¹⁴ Assumes a 3 percent inflation rate per year.



OPPORTUNITIES FOR PRESERVATION

The Government Code requires the County to identify local non-profit corporations which have the “legal and managerial capacity to acquire and manage” the at-risk units or the apartment complexes containing the at-risk units. The County is also required to identify the federal, state, and local financing and subsidy programs that may be considered to preserve these units.

RESOURCES FOR PRESERVATION

Potential funding sources to assist in the preservation of at-risk units include Tax Exempt Bond Financing, CDBG and HOME funds, and the 20 percent housing set-aside funds from the City’s Redevelopment Agency. The City can use these funds to provide gap financing to assist non-profits in acquiring an ownership share in the complexes containing at risk units. In addition to the Sutter County Housing Authority, several non-profit corporations are available to acquire or manage at-risk units in Yuba or Sutter Counties. These include:

- ✓ Mercy Housing,
- ✓ Christian Church Homes of Northern California, Inc.,
- ✓ Rural California Housing Corp, and
- ✓ Community Housing Improvement Program, Inc.



COMMUNITY PROFILE

POPULATION, EMPLOYMENT, AND HOUSING CHARACTERISTICS¹

POPULATION TRENDS

The US Census counted a population of 4,320 living in the City of Live Oak in 1990 compared to 6,229 in 2000. In 2008, the Department of Finance (DOF) estimated Live Oak's population at 8,539, an average annual growth rate of 4.6 percent since 2000 compared to 4.15 percent during the 1990s and 3.74 percent during the 1980s. SACOG projects that the growth will slow to an average of 2 percent a year by 2035². Table Community Profile-1 below illustrates the population growth in the City of Live Oak during the past 58 years, 1950-2008.³

**TABLE COMMUNITY PROFILE-1
POPULATION GROWTH IN THE CITY OF LIVE OAK
1950-2008**

Year	Population	# Increase	% Increase
1950	1,770	-	-
1960	2,276	506	28.6
1970	2,645	369	16.2
1980	3,103	458	17.3
1990	4,320	1,217	39.2
2000	6,229	1,909	44.2
2008	8,539	2,310	37.1

Source: U.S. Census, DOF 2008

¹ Because of the City's small population, there is limited data available from state, federal, and other sources to provide more current information than the 2000 Census.

² http://www.sacog.org/demographics/projections/files/2035_projections_010507.xls

³ SACOG's projections were prepared prior to the updating of the City's General Plan and do not account development potential under the Plan.



POPULATION BY RACE AND ETHNICITY

The racial and ethnic composition of City residents is compared to that of Sutter County and presented in Table Community Profile-2. In 2000, approximately 48.6 percent of the City's residents were of Hispanic origin, compared to 22.2 percent countywide. In 1990, 37.2 percent of the City's population was of Hispanic origin, an increase of 11.4 points from 1990. The proportion of the population that was white (non-Hispanic) decreased from 51 percent in 1990 to 37 percent in 2000. The proportion of Asian/Pacific Islander population slightly decreased from 10.2 percent in 1990 to 9.6 percent in 2000. By 2000, there was no population group representing a majority population in Live Oak. To compare, in Sutter County, there was clearly a majority population of non-Hispanic whites, although Hispanics and Latinos made up the second largest population group in the County as well. The proportions of the other racial and ethnic groups were very similar in both the City and the county.

**TABLE COMMUNITY PROFILE-2
RACIAL AND ETHNIC COMPOSITION
CITY OF LIVE OAK - SUTTER COUNTY, 2000**

	Live Oak		Sutter County	
	Count	Percentage	Count	Percentage
White	3,094	47.7%	53,291	67.5%
Black or African American	98	1.5%	1,509	1.9%
American Indian and Alaskan Native	118	1.9%	1,225	1.6%
Asian	600	9.6%	8,884	11.3%
Native Hawaiian and Other Pacific Islander	4	0.1%	161	0.2%
Hispanic or Latino (Any Race)	3,028	48.6%	17,529	22.2%

Source: U.S. Census 2000

POPULATION BY AGE

As shown in Table Community Profile-3, between 1990 and 2000, the population of Live Oak increased by approximately 44 percent, with the largest percentage increase for the 85 years and older age group (212 percent change); other age groups that experienced large percentage increases included the 40 to 44 years range (131 percent), 45 to 49 years range (106 percent), and 10 to 14 years range (85 percent). None of the age groups experienced negative growth, but the age groups with the lowest population growth were the 25 to 29 years range (8 percent) and less than 5 years range (14 percent). This shows a trend of high growth among middle-aged persons and older seniors, as well as children (with the exception of very young children).

Overall, the age groups with the largest populations were younger than in 1990. For example, the largest populations were the 5 to 9 years age range (10 percent of the total population), 10 to 14 years (9.7 percent), and 0 to 5 years (7.7 percent). Trends indicate an increase in families with children.



TABLE COMMUNITY PROFILE-3
AGE DISTRIBUTION—1990 AND 2000

Age Group	City of Live Oak				
	1990 Population	% of Total 1990 Population	2000 Population	% of Total 2000 Population	% Change Between 1990 and 2000 Populations
Under 5 years	422	9.8%	479	7.7%	13.5%
5 to 9 years	416	9.6%	624	10.0%	50.0%
10 to 14 years	329	7.6%	607	9.7%	84.5%
15 to 19 years	356	8.2%	538	8.6%	51.1%
20 to 24 years	307	7.1%	409	6.6%	33.2%
25 to 29 years	382	8.8%	415	6.7%	8.6%
30 to 34 years	412	9.5%	467	7.5%	13.3%
35 to 39 years	334	7.7%	480	7.7%	43.7%
40 to 44 years	205	4.7%	474	7.6%	131.2%
45 to 49 years	178	4.1%	367	5.9%	106.2%
50 to 54 years	176	4.1%	260	4.2%	47.7%
55 to 59 years	175	4.1%	221	3.5%	26.3%
60 to 64 years	180	4.2%	223	3.6%	23.9%
65 to 69 years	144	3.3%	182	2.9%	26.4%
70 to 74 years	110	2.5%	170	2.7%	54.5%
75 to 79 years	100	2.3%	129	2.1%	29.0%
80 to 84 years	61	1.4%	81	1.3%	32.8%
85 years and over	33	0.8%	103	1.7%	212.1%
Total	4,320	100.0%	6,229	100.0%	44.2%

Source: U.S. Census 2000

Between 1990 and 2000, the number of individuals age 16 to 64 increased by approximately 1,058 (42 percent) in Live Oak. This age group is mostly likely to be employed or looking for work (see the next section, Employment Trends). By comparison, Sutter County only saw a 22.8 percent increase in this age group. The elderly population (65 years and older) in Live Oak increased by 48 percent, from 448 persons to 665 persons, between 1990 and 2000. Persons aged 60 to 64 increased by 24 percent during the same period. This suggests the potential need for senior housing to serve a growing population.



EMPLOYMENT TRENDS

LABOR FORCE PARTICIPATION AND UNEMPLOYMENT

In 1990, Live Oak had a resident civilian labor force of 1,577 of a total population of 4,320 (36.5 percent). In 2000, 2,300 persons were in the labor force (36.9 percent of the total population), and in 2008, an estimated 2,700 persons (31.6 percent of the total population) were in the labor force. This lower percentage may reflect, in part, higher growth among non-working aged residents, such as seniors and children, compared to the number of working-aged residents (16 to 64) since 2000. This of non-working age population growth was true for Live Oak between 1990 and 2000.

Despite the smaller proportion of the City's population being in the labor force, only 2,100 of those were employed in 2008, which equals an unemployment rate of 27.3 percent. Unemployment rates have changed over the years in Live Oak, but have remained higher than the countywide rates. As stated above, in December 2008, Live Oak's unemployment rate increased to 27.3 percent. During this same year, Sutter County's unemployment rate was 15.3 percent. Preliminary figures (not seasonally adjusted) from March 2009 show an unemployment rate in Live Oak of 33.9 percent and an unemployment rate in Sutter County of 19.7 percent.⁴

Table Community Profile-4 below shows that Live Oak's unemployment rate is consistently higher than Sutter County's rate of unemployment. However, the rate does rise and fall proportionally with Sutter County's rate; in general, the City's unemployment rate has been slightly less than two times the County's rate.

TABLE COMMUNITY PROFILE-4
PERCENT UNEMPLOYMENT AVERAGES
CITY OF LIVE OAK COMPARED TO SUTTER COUNTY 2000-2008

Year	City of Live Oak	Sutter County
2008*	27.3	15.3
2007	18.2	9.6
2006	17.1	9.0
2005	18.3	9.7
2004	19.9	10.6
2003	20.9	11.2
2002	20.6	11.0
2001	18.4	9.7
2000	17.8	9.4

* Data not available for full year. Monthly data for December used to estimate 2008.
Source: California Employment Development Department (EDD)

⁴ State of California Employment Development Department, Labor Market Information Division. Online, <http://www.labormarketinfo.edd.ca.gov>, 2009. Accessed April 24, 2009.



EMPLOYMENT OF LIVE OAK RESIDENTS BY INDUSTRY

In both 1990 and 2000, the agricultural industry employed more Live Oak residents than any other employment sector. It is possible the high proportion of residents in agriculture could lead to high unemployment rates due to the seasonal and cyclical nature of the agricultural industry. Table Community Profile-5 profiles jobs held by Live Oak residents by industry sector in 1990 and 2000. It is important to remember that this information is for jobs held by Live Oak residents, not for jobs located within Live Oak.

TABLE COMMUNITY PROFILE-5
EMPLOYMENT
CITY OF LIVE OAK RESIDENTS 1990-2000

	Employment 1990	Percent of Total	Employment 2000	Percent of Total
Total	1,275	100	1,734	100
Agriculture, forestry, fishing, hunting, and mining	297	23.3	403	23.2
Construction	78	6	100	5.8
Manufacturing	210	16.5	264	15.2
Wholesale Trade	19	1.5	83	4.8
Retail Trade	161	12.6	182	10.5
Transportation and warehousing and utilities	22	1.7	75	4.3
Information	0	0.0	0	0.0
Finance, insurance, real estate, and rental and leasing	53	4.2	44	2.5
Professional, scientific, management, administrative, and waste management services	77	6	96	5.5
Educational, health and social services	190	15	206	11.9
Arts, entertainment, recreation, accommodation and food services	9	.7	127	7.3
Other services (except public administration)	98	7.7	87	5.0
Public Administration	61	4.8	67	3.9

Source: U.S. Census Data 1990/2000

The percentage of people employed in the agriculture was nearly identical in both 1990 and 2000, and overall, the industry saw an increase of 106 jobs. The second and third largest employment sectors for Live Oak residents were manufacturing and the educational, health, and social services industry, respectively, in both 1990 and 2000. Both industries experienced increases in the number of jobs held by residents (54 additional jobs in the manufacturing industry and 16 jobs in the educational, health, and social service industry), but the proportions declined slightly (1.3 percent less than 1990 levels for the manufacturing industry and 3.1 percent less for the educational, health, and social services industry).

The industries that experienced the greatest increase in the number of jobs held by local residents were the arts, entertainment, recreation, accommodation and food service industry (increase of 118 jobs),



agricultural industry (106 jobs), and wholesale trade industry (64 jobs). Only two industries saw fewer residents employed in 2000 compared to 1990. The finance, insurance, real estate, and rental and leasing industry had 9 fewer residents working in this sector in 2000 compared to 1990. “Other services” had 11 fewer residents employed in this sector in 2000 compared to 1990.

LOCAL EMPLOYERS

In 2008, there were approximately 1,800 jobs provided locally within Live Oak compared to the working residential population of 2,900.⁵ This equates to approximately 0.6 jobs available within Live Oak for every 1 working individual.

Large employers within Live Oak include the Live Oak Unified School District and Sunset Moulding Company (Table Community Profile-6). Other large employers in the County are mainly located in Yuba City, 10 miles from Live Oak. As reported by the 2000 Census, 275 Live Oak residents (16.4 percent) worked in the City of Live Oak, 1,087 persons (64.9 percent) worked within Sutter County, and 562 persons (33.5 percent) worked outside the County.

**TABLE COMMUNITY PROFILE-6
MAJOR EMPLOYERS IN SUTTER COUNTY**

Employer Name	Location	Industry	Employer Estimated Size
Live Oak Unified School Dist	Live Oak	Schools	100-249 Employees
Sunset Moulding Co	Live Oak	Molding-Manufacturers	250-499 Employees
Winco Foods	Yuba City	Grocers-Retail	100-249 Employees
Yuba City Unified School Dist	Yuba City	Schools	100-249+ Employees
Yuba Sutter Gleaners Food Bank	Yuba City	Non-Profit Organizations	100-249 Employees
Sutter County Jail	Yuba City	County Govt-Correctional Institutions	100-249 Employees
Sam's Club	Yuba City	Wholesale Clubs	100-249 Employees
Sierra Central Credit Union	Yuba City	Credit Unions	100-249 Employees
Sierra Gold Nurseries	Yuba City	Nurseries (Wholesale)	100-249 Employees
Larry Geweke Ford	Yuba City	Automobile Dealers-New Cars	100-249 Employees
Lowe's	Yuba City	Home Centers	100-249 Employees
Siller Brothers Inc	Yuba City	Logging Companies (Manufacturers)	100-249 Employees
Environmental Pro Assoc	Yuba City	Tree Service	250-499 Employees
Home Depot	Yuba City	Home Centers	250-499 Employees
Landstar Ranger Inc	Yuba City	Trucking	250-499 Employees
Melaleuca & Assoc	Yuba City	Health & Diet Foods-Retail	250-499 Employees

⁵ Dun & Bradstreet Zapdata. Online: <https://www.zapdata.com/>. Labor force information from State of California Employment Development Department, Labor Market Information Division.



TABLE COMMUNITY PROFILE-6
MAJOR EMPLOYERS IN SUTTER COUNTY

Employer Name	Location	Industry	Employer Estimated Size
Sunsweet Growers Inc	Yuba City	Food Preparations NEC (Manufacturers)	500-999 Employees
Sutter North Surgery Ctr	Yuba City	Hospitals	250-499 Employees
Holt of California	Pleasant Grove and Yuba City	Contractors-Equipment/Supplies (Wholesale)	100-249 Employees
Sysco Food Svc Of Sacramento	Pleasant Grove	Food Products (Wholesale)	250-499 Employees
Wal-Mart	Yuba City	Department Stores	250-499 Employees
Fremont Medical Ctr	Yuba City	Hospitals	1,000-4,999 Employees
Great Beginnings	Yuba City	Clinics	1,000-4,999 Employees
City of Yuba City	Yuba City	Government	300+ Employees
County of Sutter	Yuba City	Government	1000+ Employees

Source: EDD, 2008, City of Live Oak, 2009.

WAGES BY INDUSTRY

The average annual wage for Live Oak workers employed in agriculture, the largest employment sector in the City, was \$19,033 in 2006. In that same year, average annual wages for individuals working in the second and third largest employment sectors in Live Oak were \$41,509 for manufacturing and \$38,095 for the education and health services industry.⁶

According to the 2008 income limits from HCD, a single person making \$18,850 or less would be considered very low-income if living alone. For a family of four, two workers would need to make at least \$64,600 to be considered a moderate income household. Because agriculture employs such a large proportion of Live Oak's residents, it is important that housing affordable to such families is readily available.

HOUSEHOLD CHARACTERISTICS

A "household" is defined as a person or group of persons living in and sharing a housing unit, as opposed to persons living in group quarters such as dormitories or prisons. The Census divides households into two different categories, depending on their composition. "Family households" are those that consist of two or more related persons living together. "Nonfamily households" include persons who live alone or in-groups composed of unrelated individuals. Most households in Live Oak are family households.

⁶ California Employment Development Department, Labor Market Information Division, California Regional Economies Employment (CREE) Series, About the California Regional Economies Employment Data, Revised May 20, 2008, <http://www.labormarketinfo.edd.ca.gov/?pageid=173>



The 2000 Census reported 1,729 households in the City with an average household size of 3.43 persons. Since the last Census, the average household size in Live Oak was estimated to be 3.56 persons in 2008. This figure is significantly higher than Sutter County and the State of California, both of which report 2.87 persons per household.

Table Community Profile-7 illustrates the number of households and household size from 1980-2008. Household sizes are decreasing in other parts of the state elsewhere, while increasing in Live Oak. The percentage of large families (families of five or more persons) increased between 1990 and 2000. In 1990, 20 percent of all households were large family households (279 households). In 2000, 27 percent of all households were large families (469 households). Since the average household size estimate has also gone up, it is likely that the upcoming 2010 Census will confirm that the percentage of large family households continues to increase in Live Oak. Larger households have their special needs, which will be discussed further under the special housing needs section.

**TABLE COMMUNITY PROFILE-7
HOUSEHOLD AND HOUSEHOLD SIZE
1980-2008**

	1980	1990	2000	2008
Households	1,097	1,371	1,729	2,412
Household Size	3.01	3.06	3.43	3.56

Source: U.S. Census 2000, DOF 2008

Table Community Profile-8 provides a breakdown of household types in the City from the 2000 Census and provides a comparison with Sutter County. As mentioned above, the majority, or 80.9 percent of the households in Live Oak were family households, which was substantially higher than the percentage of county households at 73.8 percent. The number of married couples represented approximately 61 percent of the City's household population in both 1990 and 2000. The proportion of households with children in 2000 was substantially higher in Live Oak than in Sutter County. The number of female-headed households with children increased from 7.9 percent to 8.7 percent between 1990 and 2000. The proportion of households with children in 2000 was substantially higher in Live Oak than in Sutter County. Nonfamily households made up approximately 19 percent of the population in 2000, while 26 percent of Sutter County's population lived in nonfamily households.

**TABLE COMMUNITY PROFILE-8
HOUSEHOLDS BY HOUSEHOLD TYPE, 2000**

Type of Household	City of Live Oak		Sutter County	
	Number	Percent	Number	Percent
Total Households	1,729	100	27033	100
Family Households	1,393	80.6	19,946	73.8
<i>w/children under 18</i>	843	48.8	10,239	37.9
Married couple families	1,050	60.7	15,418	57
<i>w/children under 18</i>	631	36.5	7,455	27.6



**TABLE COMMUNITY PROFILE-8
HOUSEHOLDS BY HOUSEHOLD TYPE, 2000**

Female householder	247	14.3	3,151	11.7
<i>w/children under 18</i>	151	8.7	1,997	7.4
Nonfamily Households	336	19.4	7,087	26.2
Householder living alone	294	17	5,732	21.2
Householder 65 +	153	8.8	2,325	8.6
Average Household Size	3.43	NA	2.87	NA
Average Family Size	3.85	NA	3.35	NA

Source: U.S. Census 2000

The 2000 Census counted 303 persons residing in group quarters in the City of Live Oak. In 1989, the Leo Chesney Correction Center opened—this facility housed 118 persons in 1990 and currently houses 304.⁷ The City also has a convalescent hospital which houses 100 individuals, a private assisted living home with four beds and Teen Challenge, a program to rehabilitate young men, with 20 beds.

HOUSING STOCK CHARACTERISTICS

Table Community Profile-9 illustrates the composition of Live Oak’s housing units from 1970 to 2008. The number of single-family units has steadily increased since the 1970s. The number of multifamily units has not increased at the same rate but has remained roughly constant for about 20 years. Table Community Profile-10 shows that the number of single-family units grew by 554 units between 2000 and 2008 while the number of multifamily units decreased by 2 units. Live Oak's annual average growth rate in the number of housing units between 1980 and 1990 was 3.2 percent, while average population growth for the same period was 3.7 percent. Between 1990 and 2000, the average annual growth rate in the number of housing units was 3.0 percent compared to 4.2 percent for the City’s population. The trend of higher population growth compared to growth in housing units continued between 2000 and 2008; 3.8 percent to 4.6 percent. This consistent trend in higher population growth than growth in the housing stock is consistent with the previously reported growth in household size and the increase in the number of large families.

**TABLE COMMUNITY PROFILE-9
HOUSING UNIT BY STRUCTURE TYPE: 1970-2000**

Year	Total	Single Family	2-4 Units	5+ Units	Mobile Homes
1970	868	745	64	25	27
1980	1,068	837	95	40	96
1990	1,423	1,072	128	104	106

⁷ Cornell Companies, Leo Chesney Center operator. Personal correspondence, April 24, 2009.



**TABLE COMMUNITY PROFILE-9
HOUSING UNIT BY STRUCTURE TYPE: 1970-2000**

2000	1,858	1,475	134	106	143
2008	2,412	2,028	138	104	142

Source: U.S Census Bureau, 1970, 1980, 1990; DOF 2000, 2008

Housing tenure indicates whether a housing unit is occupied by the homeowner or a renter. Jurisdictions with a high percentage of renter-occupied units may indicate a lack of housing affordability. In 2000, approximately 64 percent (1,099) of housing units were owner-occupied and 36 percent (630) were renter-occupied (Table Community Profile-10). This was an increase in owner-occupied units from 58 percent in 1990 to 64 percent in 2000. Of the 358 new units between 1990 and 2000, 85 percent were owner-occupied units. This also indicates an increase in homeownership from 1990, though similar to the increase in Sutter County’s ownership rate from 59 percent in 1990 to 62 percent in 2000.

**TABLE COMMUNITY PROFILE-10
HOUSING UNITS BY TENURE (2000)**

	1990		2000	
Owner-occupied housing units	796	58.1%	1,099	63.6%
Renter-occupied housing units	575	41.9%	630	36.4%

Source: US Census 2000

Table Community Profile-11 indicates the vacancy characteristics for the City of Live Oak from 1980 through 2008. The vacancy rate increased between 1980 and 1990, declined through 2000, and remained roughly the same in 2008 as in 2000.

**TABLE COMMUNITY PROFILE-11
VACANT HOUSING UNITS: 1980-2008**

	1980	1990	2000	2008
Occupied	1,059	1,323	1,729	2,292
Vacant	50	90	89	120
% Vacant	4.7	6.4	4.9	5.0

Source: US Census, 1980, 1990, 2000, DOF 2008

Vacancy rates vary substantially by tenure and housing unit type (see Table Community Profile-12). Mobile homes had very large vacancy rates while there were no multifamily units vacant at the time of the 2000 Census.



**TABLE COMMUNITY PROFILE-12
HOUSING TYPE BY TENURE AND VACANCY
(2000)**

	Single-Family	Multifamily	Mobile Home	Vacancy ¹ Rate
Owner-Occupied	1,053	7	63	3.0%
Renter-Occupied	370	233	54	3.4%
Vacancy Rate¹	3.5%	0.0%	18.2%	4.9%

Source: US Census 2000

¹Note: Vacancy rates are approximate.

HOUSING CONDITIONS

Housing conditions are an important indicator of the potential need for housing rehabilitation. By including information on the condition of housing, the City is able to better direct funding to appropriate needs. Older homes are more likely to be in need of some type of repair. As of the 2000 US Census, the majority of the housing stock (63 percent) had been built in the 1970s or earlier (Table Community Profile-13). However, the City experienced a boom in new housing construction since the Census. In 2008, estimates from the California Department of Finance (DOF) indicated there were an additional 554 units added to the housing stock since the 2000 Census, bringing the total number of housing units within the City to 2,412. There have been no new dwelling units constructed within the City since 2008. With the addition of these new homes, the proportion of the number of homes built prior to the 1970s and homes built since then is about even, although the newer homes now make up a slight majority of the total number of housing units, with 1,239 units, or 51.4 percent.

**TABLE COMMUNITY PROFILE-13
AGE OF HOUSING STOCK**

Year structure built	Number	Percent
2000-2008	554	23.0
1999 to March 2000	4	.17
1995-1998	147	6.1
1990-1994	223	9.2
1980-1989	311	12.9
1970-1979	272	11.3
1960-1969	326	13.5
1940-1959	332	13.8
1939 or earlier	243	10.1
Total	2,412	

Source: U.S. Census 2000, DOF 2008



In 1979, a housing condition survey disclosed that approximately 87 percent of the housing stock was sound; in 1989, 60 percent of the housing stock sound; and, in 2002, the housing condition survey found only 38 percent of the housing stock to be sound. In the 2008 survey, 76 percent of the housing stock was sound. Previous housing surveys targeted key areas of the city. The 2008 housing survey results reflect the substantial number of newly constructed units. Table Community Profile-14 summarizes the housing condition survey conducted in 2008. The rating system was based on exterior housing conditions using the State Department of Housing and Community Development criteria, which rates the conditions of foundations, roofs, siding, windows, and electrical. The status of the items evaluated suggests the condition of the overall structure; however, the specific needs of any particular unit are not known until a complete housing inspection is conducted.

Those units in the “minor rehabilitation” category appeared structurally sound but showed signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job. Units with the designation of “moderate rehabilitation” involved repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, and widows.

“Substantial rehabilitation” involves the replacement of several major systems in the home, such as complete or partial foundation work, repair or replacement of exterior siding or reconstruction of the roof system. “Dilapidated” units are those that would require all of the rated systems to be replaced or significantly repaired to bring the structure into compliance with the current Uniform Building Code, a fact that would make rehabilitation ineffective from a cost perspective.

**TABLE COMMUNITY PROFILE-14
2008 HOUSING CONDITION SURVEY RESULTS**

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single Family-no garage	102	41	61	18	4	226
Single Family-detached garage	46	23	6	2	2	79
Single Family-carport	61	27	14	0	0	102
Single Family-attached garage	1,314	156	19	1	0	1,490
Duplex	56	14	8	0	0	78
Multi-family	159	19	16	20	3	217
Mobile	2	55	0	0	55	112
Total	1,740	335	124	41	64	2,304
Percentage	75.5	14.5	5.4	1.8	2.8	100

Note: Approximately 95 percent of the City’s housing stock was surveyed.

According to the survey, 64 units (2.8 percent) of the City’s housing stock are dilapidated, and another 41 units (1.8 percent) are in need of substantial rehabilitation. The percent of units needing rehabilitation is greatly reduced compared to the last housing survey conducted in 2002. Live Oak continually applies for and has been awarded Community Development Block Grant funding and, in the last housing cycle, was awarded funds from the HOME Investment Partnership Program for housing



rehabilitation. The City plans to continue to apply for such funding and hopes to rehabilitate additional units during the period of this Housing Element.

HOUSING COSTS AND AFFORDABILITY

The ability of households to obtain housing in a particular community is directly dependent on the cost of housing. Affordability is defined by the percentage of households gross income spent on housing costs. The most commonly applied guideline used to equate affordability is no more than 30 percent of the gross household income should be used for housing costs.

Housing is less expensive in the City of Live Oak than in the County as a whole. Table Community Profile-15 below shows the median home value and median rent for homes in the City of Live Oak in 2000 compared to Sutter County and Yuba City, the only other city in Sutter County.

TABLE COMMUNITY PROFILE-15
MEDIAN HOME VALUE
CITY OF LIVE OAK-CITY OF YUBA CITY-SUTTER COUNTY

Home Value	City of Live Oak	City of Yuba City	Sutter County
Median Value	85,700	115,700	120,700
Median Rent	385	496	506

Source: U.S. Census 2000

The median home value in the City of Live Oak was 71 percent of the County median and 74 percent of the City of Yuba City's median. The median rent for Live Oak was 76 percent of the County and 77 percent of the City of Yuba City. Lower housing cost may be one reason the City has grown at the rate indicated previously. Beginning in the late 1980s until the early 2000s, new housing construction in the City of Live Oak continued on a regular basis and primarily produced units at prices affordable to moderate income households.

As of June 2008, the average sales price was around \$202,000 in the City of Live Oak and \$228,000 in Yuba City. Since 2008, prices have dropped significantly as the housing market slowed substantially. In February 2009, the median home price of for sale homes in Live Oak was \$173,000. The median price in February 2009 of for sale homes in Yuba City was \$210,000.

The slowing of the housing market has been caused by several factors, including a credit crisis, the value of many homes falling below the amount owed on those homes, a spike in the number of home loan defaults and foreclosures, and a decline in the economy that has caused many workers to lose their jobs. The number of foreclosed homes is higher than the number of homes for sale in both Yuba City and Live Oak. In early February 2009, Live Oak had 69 foreclosed homes and 40 homes for-sale, while Yuba City had 557 foreclosed homes and 179 homes for sale. Despite the recent downturn in the housing market, the median home price is still more than 200 percent higher than it was in 2000.

Although it is impossible to accurately predict future housing prices, a prolonged downturn in the housing market and high foreclosure rates may continue to cause downward pressure on home prices in the next few years. This may increase housing affordability for some residents.



OVERPAYMENT AND OVERCROWDING

INCOME AND OVERPAYMENT

The median income in Live Oak in 1989 was \$16,366 and was 40 percent below the Sutter County median of \$27,069. In 1999, Live Oak's median income of \$25,754 was 34.5 percent below the Sutter County median of \$39,300. Table Community Profile-16 compares income distributions between Live Oak and Sutter County. Live Oak has a greater percentage of households in the lower income ranges, while Sutter County has a higher percentage of households in the higher income ranges.

TABLE COMMUNITY PROFILE-16
2000 INCOME DISTRIBUTION
LIVE OAK AND SUTTER COUNTY HOUSEHOLDS

	City of Live Oak		Sutter County	
	Number	Percent	Number	Percent
Households	1,801	100	27,098	100
Less than \$10,000	334	18.5	2,734	10.1
\$10,000 - \$14,999	206	11.4	1,975	7.3
\$15,000 - \$24,999	343	19.0	4,097	15.1
\$25,000 - \$34,999	260	14.4	3,568	13.2
\$35,000 - \$49,999	259	14.4	4,512	16.7
\$50,000 - \$74,999	294	16.3	5,133	18.9
\$75,000 - \$99,999	66	3.7	2,619	9.7
\$100,000 - \$149,999	22	1.2	1,713	6.3
\$150,000 - \$199,999	17	.09	412	1.5
\$200,000 or more	0	0	335	1.2
Median Household Income	25,754	(x)	38,375	(x)

Source: U.S. Census 2000

The HCD defines moderate, low, very low, and extremely low income levels to assess housing affordability and cost burden. Moderate incomes are those between 81 and 120 percent of area median income (AMI); low income is defined as between 51 and 80 percent of AMI; very low income is between 31 and 50 percent of AMI; and the extremely low income category is defined as less than 30 percent of the AMI.

Table Community Profile-17 below shows monthly housing costs as a percentage of household income for owners and renters in the City of Live Oak. In general, those who pay more than 30 percent of their gross household income are considered to be overpaying for housing. Approximately 33 percent of householders in 1999 paid more than 30 percent of their income for housing costs. In the renter



category, 44 percent overpaid for housing. As one might expect, overpayment is more common for lower-income households. Among extremely low-income households (owners and renters) with annual incomes less than 30 percent of median, 71.7 percent pay more than 30 percent of their income on housing costs.

**TABLE COMMUNITY PROFILE-17
HOUSING PROBLEMS**

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	239	129	368
% with any housing problems	74.9	81.4	77.2
% Cost Burden >30%	70.7	73.6	71.7
% Cost Burden >50%	43.9	65.9	51.6
Household Income >30% to <=50% MFI	202	94	296
% with any housing problems	78.2	89.4	81.8
% Cost Burden >30%	63.9	52.1	60.1
Household Income >50% to <=80% MFI	85	284	369
% with any housing problems	41.2	44.4	43.6
% Cost Burden >30%	0	27.1	20.9
All Households	85	284	369
% Cost Burden >30%	44.2	25.3	32.5

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2000

In addition, it is also important to ascertain how the current housing market may affect the affordability of rental or ownership housing. Table Community Profile-18 below shows, for a 2-bedroom unit, maximum affordable monthly rents and maximum affordable purchase prices for homes, based on the 2008 area median income of \$53,800.

**TABLE COMMUNITY PROFILE-18
AFFORDABLE MONTHLY HOUSING COSTS MAXIMUM RENTS AND PURCHASE PRICES BASED ON
PERCENTAGE OF 2008 AREA MEDIAN INCOME (AMI) OF \$53,800**

	Extremely Low (<30% of AMI)	Very Low (31-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)
Income Level (top of range)	\$16,150	\$26,900	\$43,050	\$64,600
Maximum Affordable Monthly Rent/Payment 30% of Gross Income	\$404	\$673	\$1,076	\$1,615
Maximum Purchase Price @ 5.5% Interest	\$66,327	\$110,562	\$176,939	\$265,458
Estimated Monthly Payment at 5.5% Interest (not including property taxes and insurance)	\$377	\$629	\$1,005	\$1,507

Purchase calculations assume a 30-year fixed term, 5.5% loan obtained by a buyer with no other debt payments or income and excludes utilities and maintenance. Calculations provided by bankrate.com Payment Calculator, accessed February 25, 2009. Assumes median income for a family of four.



In a June 2008 survey of 65 homes for sale, no homes were affordable to extremely low or very low income households at the prices listed in Table Community Profile-19. Almost a third of the homes were affordable to low income and 85 percent were affordable to moderate income. As stated previously, most new units in Live Oak are single-family homes, leaving fewer choices for homeownership for those with incomes less than 50 percent of the median.

However, the real estate market in Live Oak has changed even since June 2008; as of February 2009, there were 52 homes listed for sale within the city, ranging in price from \$33,500 to \$399,000.⁸ Three of the homes listed for sale are affordable for the Extremely Low Income households, although they are small. Forty-six of the homes were affordable to moderate income households. The drop in housing prices has made home ownership possible for many more people.

In many cases, rental housing can be too expensive for people with lower incomes. According to the most recent data available for rental costs, Live Oak’s median gross rent, which includes the cost of utilities, was \$623 in 2007.⁹ When compared to the maximum affordable monthly rents shown in Table Community Profile-18, extremely low and very low income households cannot afford this rent.

Lower income levels are related to, but do not necessarily coincide with poverty status. To determine poverty status, the US Census compares an individual’s or family’s income to a poverty threshold, which is based on several factors, such as overall family size, age, and number of children. In 2000, poverty thresholds were as low as \$8,259 in annual income for individuals over the age of 65 up to a maximum of \$38,322 for a family of nine total members with only one related child.

Table Community Profile-19 shows the poverty status of Live Oak residents. According to 2000 Census data, 26 percent of families and 30 percent of individuals in the City of Live Oak were below the poverty level. The incidence of poverty was highest for children, particularly those in single-parent households; 40 percent of children were in households below poverty level. The incidence of poverty was relatively low for the elderly, with 7.9 percent living below the poverty level, which coincided with Sutter County reporting 7.7 percent.

**TABLE COMMUNITY PROFILE-19
POVERTY STATUS**

	Number	Percent
Households	1,801	100.0
Households below poverty level	466	25.9
Family Households	1,461	81.1
Families with income below poverty level	380	26.0
<i>With related children under 18 years</i>	334	22.8
Married Couple Families	280	19.2
<i>With related children under 18</i>	246	16.8
Families with Female householder, no husband present	86	5.9

⁸ Realtor.com, Live Oak, CA, Real Estate Listings and Live Oak, CA Homes for Sale, online, www.realtor.com..., accessed February 25, 2009.

⁹ City-Data.com, Live Oak, CA (California) Houses and Residents, Online, <http://www.city-data.com/housing/houses-Live-Oak-California.html>, accessed February 24, 2009.



TABLE COMMUNITY PROFILE-19
POVERTY STATUS

<i>With related children under 18</i>	74	5.1
Individuals	6,087	100.0
Younger than 18 years old	2,076	34.1
18 years or over	3,344	54.9
65 years or over	667	11.0
Individuals with income below poverty level	1,840	30.2
Younger than 18 years old	834	45.3
18 years or over	1,006	54.7
65 years or over	53	2.9

Source: U.S. Census 2000

Many individuals living below the poverty level rely on public assistance. In 1990, 213 households (16 percent) received some form of public assistance. According to 2000 Census data, this number decreased to 177 households (9.8 percent) but remains significantly higher than the county rate of 5.1 percent. The number of households receiving Social Security income increased from 1990. While 491 households (36 percent) received Social Security benefits in 1990, the 2000 Census reported 570 households (31.6 percent) receiving benefits. This coincides with the increase in the number of elderly in the City.

OVERCROWDING

A housing unit is considered overcrowded if it houses more than one person per room, excluding bathrooms, half-rooms, hallways, and porches. Table Community Profile-20 shows the overcrowded households in Live Oak. A total of 445 (25 percent) of occupied housing units in the City of Live Oak had more than one person per room in 2000 compared to 273 (20 percent) in 1990. Of these households, a total of 193 (11 percent) were considered severely crowded, with more than 1.5 persons per room. Rental households had a higher percentage of overcrowding, with a total of 28 percent; 17 percent were categorized as severely overcrowded. The total percentage of owner-occupied overcrowded households was a little lower, at 24 percent; however, unlike the rental households, only 7 percent of owner-occupied households were considered to be severely overcrowded. Most of the owner-occupied overcrowded households housed 1.01 to 1.5 persons (16 percent).

In general, the greater the number of bedrooms in a home, the larger the family that home will be able to accommodate without overcrowding. Table Community Profile-21, which shows the number of bedrooms per owner- or renter-occupied unit, has been included below to compare number of bedrooms and tenure. As demonstrated in the table, the majority (60.7 percent) of owner-occupied housing units have three or more bedrooms, whereas only 24.4 percent of renter-occupied housing units have three or more bedrooms. In fact, most rental units have either one (34.9 percent) or two (28.2) bedrooms, and none have five or more bedrooms. Using this information, it can be inferred that,



overall, renter-occupied units tend to be smaller than owner-occupied housing units. This can limit housing options for larger families with lower incomes that cannot afford to own a home.

**TABLE COMMUNITY PROFILE-20
OVERCROWDED HOUSEHOLDS**

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	859	76	476	72	1,335	75%
1.01 to 1.50	185	16	67	10	252	14%
1.51 or more	79	7	114	17	193	11%
Total	1,123	100	657	100	1,780	100%
% Overcrowded by Tenure		24		28		25%

Source: 2000 U.S. Census

TABLE COMMUNITY PROFILE-21

NUMBER OF BEDROOMS BY TENURE

Owner-occupied housing units			Renter-occupied housing units		
Number of Bedrooms	Units	Percent	Number of Bedrooms	Units	Percent
Total Units	1,123	100	Total Units	657	100
No bedroom	32	2.8	No bedroom	83	12.6
1 bedroom	98	8.7	1 bedroom	229	34.9
2 bedrooms	312	27.8	2 bedrooms	185	28.2
3 bedrooms	624	55.6	3 bedrooms	151	23
4 bedrooms	49	4.4	4 bedrooms	9	1.4
5 or more bedrooms	8	0.7	5 or more bedrooms	0	0

Source: 2000 U.S. Census

One general method to address overcrowding is for the City to encourage the continued development of large units in multifamily and single-family projects in the City. Special focus should be made towards providing larger rental units, possibly with a focus on multifamily units or very low-cost ownership housing as the supply of this type of unit seems to be insufficient.



SPECIAL HOUSING NEEDS

Within the general population, there are several groups that have special housing needs. These needs may affect the ability of many Live Oak residents to find suitable housing. The following subsections will discuss the special housing needs of six groups identified in State Housing Element Law - Government Code, Section 65583(a)(7); farm workers, large households, persons with disabilities, female-headed households, and the homeless. An analysis of extremely low-income households has been included in this section as well.

FARM WORKERS

The City of Live Oak is located in a highly agricultural-oriented area. During each year, agricultural employment fluctuates widely and appears to be on a downward trend. In 1990 the City of Live Oak had over 36 percent of its total employed working in agricultural related jobs and in 2000 this dropped to 23.2 percent.

The City of Live Oak does not contain any land that is zoned for agricultural uses. All agriculturally zoned land is located in the unincorporated area of Sutter County. The County does permit farm labor camps subject to a conditional use permit.

The Yuba-Sutter Consolidated Housing Authority maintains 265 units in Yuba City for use by farm and migrant laborers. Of this number, 79 units are in a migrant farm labor project, which is owned by the State of California. The facility was recently rehabilitated and is operated from May 1 to October 31 each year. These facilities offer onsite medical and daycare services and English classes. Management-stated vacancies are rare, and the temporary units are full each year. According to the Housing Authority, many of these families use local First Time Homebuyer Programs to purchase homes.

Additionally, in 1996 the Farmers Home Administration completed the second phase of a 96-unit farm housing project near Yuba City. Mahal Plaza is a year round farm labor housing complex and provides onsite daycare and other services in job training and language. The property, owned and managed by California Human Development Corporation, was annexed into the City of Yuba City. The vacancy rate for these units is generally very low. In fact, most vacancies are due to tenants leaving farm-related jobs for employment outside the agriculture business, which disqualifies them from the program. Many families that have lived in this project have also participated in the local First Time Homebuyer Programs.

In the nearby City of Gridley (7 miles north on Highway 99), the Butte County Housing Authority provides a 130-unit labor camp. The units are available to families meeting the specific income criteria. The facility provides a medical clinic and daycare on site. The units are occupied by farmworkers working throughout the region. The units remain full at all times and the management of the facility has noted a need for more units for seasonal migrant workers.

Overall, there is a noted need for additional farm worker housing. The Northern California Growers Association reported that this problem is only getting worse. The City will continue to support development of farm worker housing units and review zoning designations and densities to ensure adequate sites for all types of housing. The City recognizes that it is a part of a larger regional environment in which farm labor needs have to be examined in terms of geographic, economic, social



and climatic conditions. The City intends to work with Sutter County, the State, Farmers Home, Consolidated Housing Authority of Sutter County, and other regional agencies to solve the problems associated with this need.

LARGE FAMILIES

The U.S. Department of Housing and Urban Development (HUD) defines a large family as one with five or more members. According to the 2000 Census data, 1,461 (82 percent) of all households in the City of Live Oak were family households and of these households, 485 (27 percent) had five or more members.

Large families require housing units with more bedrooms than those needed by smaller households. They also may require safe outdoor play areas for children and should be located near community resources. These types of needs can pose problems for large families that cannot afford to buy or rent single-family houses; townhomes, apartments and condominium units are often developed with smaller households in mind.

In 2000, only 64 housing units had four or more bedrooms. Although the number of larger units increased as a proportion to all units, overcrowding data seems to indicate that there is a need for additional large units.

As part of the rehabilitation efforts, the addition of bedrooms can be encouraged to relieve overcrowding. In addition, the city will continue to encourage development of large family units in multi-family and single-family projects in the City.

PERSONS WITH DISABILITIES

It is difficult to obtain complete data on the disabled population of the City of Live Oak. In 1990 the Census did not include general disability status indicators, but the 2000 Census did make changes that expanded the information gathered on persons with disabilities.

According to the 2000 Census, 1,099 persons in the City of Live Oak had a disability. The Census classifies the disability as, sensory (blindness, deafness), physical (condition that substantially limits one or more basic physical activities), or mental (difficulty with learning, remembering or concentrating). The Census also tracks if the person had a disability that could limit self-care (dressing, bathing, getting around the home), going outside the home (shop or doctor visits), and employment for age 16-64. Table Community Profile-22 below shows information derived from the 2000 U.S. Census with regard to disability status and type of disability, of persons 16 years of age or older.

Households with disabled members can have a variety of special housing needs. The following outlines key concerns:

- ✓ Adequate access to units and common areas
- ✓ Supportive living arrangements
- ✓ Access to social services and community services
- ✓ Insufficient income to afford market-rate housing



TABLE COMMUNITY PROFILE-22
PERSONS WITH DISABILITIES
CITY OF LIVE OAK 2000

Age	16-64 years		65-over years		Total 16 + years with Disability	
	Number	Percent	Number	Percent	Number	Percent
Sensory	125	11.4%	134	12.2%	259	23.6%
Physical	317	28.8%	254	23.1%	571	52%
Mental	203	18.5%	123	11.2%	326	30%
Self Care	104	9.5%	44	4%	148	13.5%
Going Outside home	309	28.1%	155	14.1%	464	42.2%
Employment	440	40%			440	40%

Source: U.S. Census 2000

In some cases, a disability may limit a person’s ability to obtain employment or work in a job that provides a living wage. As a result, many persons with disabilities may not have enough income to afford market rate housing, especially if their disability requires special accommodation for the design of their home, such as ramps, elevators, one-story construction, or other special equipment. In addition, many disabled persons may have higher health care costs, which could further limit their income, limiting their ability to afford market rate housing. Working people may find it difficult to find housing that with these special accommodations close to their place of work or in areas with convenient access to public transportation. Table Community Profile-23 shows the number of people with mobility and self-care limitations with housing cost burdens. As shown, nearly 50 percent of people with mobility and self-care limitations have some sort of cost burden for housing.

Other disabled persons may not be able to live independently, and as a result, may need to live in group homes, assisted living facilities, or other supportive living facilities. Live Oak contains one licensed adult residential care facility, which provides 24-hour non-medical care to adults aged 18 to 59 who may not be able to care for themselves independently due to physical, developmental, or mental disabilities. This facility has a licensed capacity for six people. In addition, the City two senior living facilities that may be able to provide some of these services to disabled seniors, although not all residents living in these facilities may be disabled. One facility is a licensed residential care facility for the elderly, and provides assistance with daily care for people over the age of 60. The other facility is a large nursing facility for seniors, which provides 24-hour daily assistance, including medical care, mental health services, social work services, physical therapy, and activities with 99 certified beds. Not all of the residents in these facilities are disabled, but they provide services that may be required by disabled seniors.



TABLE COMMUNITY PROFILE-23
HOUSING PROBLEMS FOR PERSONS WITH MOBILITY AND SELF-CARE LIMITATIONS¹ IN LIVE OAK

Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly ² 1 & 2 Member Households	Elderly ³ 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
1. Household Income <=50% MFI	30	14	69	113	10	14	45	69	182
2. Household Income <=30% MFI	20	10	35	65	10	4	25	39	104
% with any housing problems	0	100	71.4	53.8	0	0	60	38.5	48.1
3. Household Income >30 to <=50% MFI	10	4	34	48	0	10	20	30	78
% with any housing problems	0	0	88.2	62.5	N/A	0	100	66.7	64.1
4. Household Income >50 to <=80% MFI	0	10	20	30	20	35	50	105	135
% with any housing problems	N/A	0	50	33.3	50	28.6	60	47.6	44.4
5. Household Income >80% MFI	10	0	10	20	20	40	60	120	140
% with any housing problems	0	N/A	100	50	0	37.5	66.7	45.8	46.4
6. Total Households	40	24	99	163	50	89	155	294	457
% with any housing problems	0	41.7	75.8	52.1	20	28.1	67.7	47.6	49.2

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2000

Notes:

1. This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.
2. An extra elderly household is defined as a one or two member household, with either person 75 years or older
3. An elderly household is defined as a one or two member household, with either person 62 to 74 years



Current building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act. Newer housing construction will at least meet the minimum standards for disabled access. Current subsidized rental units with handicapped accessibility are found in the Country Oaks Apartments and the Senior Village Apartments. The units in the Senior Village facility have lowered cabinets and countertops, but still have tub showers, rather than walk-in showers.¹⁰ The City of Live Oak will continue to support programs for retrofitting older housing stock to meet the new standards.

FEMALE-HEADED HOUSEHOLDS

According to the U.S. Census Bureau, a single headed-of-household includes one adult caring for at least one dependent minor or adult. In 1990, there were 159 female-headed households (no husband present) in Live Oak, and by 2000 this figure increased to 227. There were 67 male-headed households (no wife present) in 1990 and 82 in 2000. Table Community Profile-24 below presents the data regarding the composition of the City of Live Oak family households.

TABLE COMMUNITY PROFILE-24
SINGLE HOUSEHOLDERS AND POVERTY STATUS

Household Composition	Total Households	% of Total	Households in Poverty	% of Total
Family Households				
Male Householder, no wife present	82	26.5	14	17.1
<i>With related children</i>	69	22.3	14	20.3
<i>No related children</i>	13	4.0	0	0
Female Householder, no husband present	227	73.5	86	37.9
<i>With related children</i>	142	62.6	74	52.1
<i>No related children</i>	85	37.4	12	14.1
Total Family Households	1,461	100.0	100	6.8

Source: U.S. Census 2000

Due to the presence of only one working adult, single-headed households often have lower incomes and therefore more difficulties finding adequate, affordable housing than families with two working adults. Additionally, single-headed households with small children may need to pay for childcare, which further reduces disposable income. The median annual income for female-headed households with children under 18 present was \$12,321 in 1999, compared to the overall median household income of 25,754.¹¹ This means that on average, female-headed households had annual incomes approximately 48 percent of the overall median household income. Although data that specifically addresses the housing cost burden of female-headed households is not available, nearly 82 percent of all households in Live Oak

¹⁰ Diana Douglas, Consolidated Area Housing Authority of Sutter County, personal communication, April 14, 2009.

¹¹ US Census Bureau, 2000 Census, Summary File 3, available online <http://factfinder.census.gov>, accessed March 2, 2009.



with incomes between 30 and 50 percent of the city's median family income overpaid for housing. Therefore, it is reasonable to assume that this holds true for female-headed households as well. Female-headed households with related children were the most likely of all family types to be in poverty. As shown, 52.1 percent of female-headed households with children are in poverty. Approximately 22.8 percent of all family households with children present are in poverty. This special need group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important for single-headed families to be located near childcare facilities, schools, youth services, medical facilities, and senior services. The City of Live Oak has supported and will continue to support programs to benefit this special needs group. The addition of the Head Start facility, which services 80 children and their families, has expanded the resources available to single-headed households in the City of Live Oak.

ELDERLY

Senior households are defined as households with one or more persons over the age of 65 years. In the 1990 census, 10 percent (448 people) of the population in the City of Live Oak was 65 years old or older. The 2000 Census showed that 10.4 percent (667 people) of the population in the City of Live Oak were over 65 years of age and 47.2 percent of those people were reported to have a disability. In 1990, less than 3 percent of 65+ persons were found below the poverty level. The 2000 Census showed that the percentage of seniors with incomes below the poverty level more than doubled in 10 years, to 7.9 percent. Even so, the poverty rate among seniors is less than the population at large because most seniors receive social security, pensions, and/or other retirement benefits sufficient to keep their incomes above the poverty level.

About 70 percent of senior householders own and 30 percent rent their housing. Many seniors own their home outright or may have lower mortgage payments due to requiring smaller homes or lower purchase prices. Since so many seniors own their homes, monthly housing costs are generally minimal, although increases in property taxes, insurance rates, and utility costs could potentially decrease affordability for seniors on fixed incomes over time. In addition, maintenance costs and other unusual expenses may be an issue for senior owner-occupied households. Targeted maintenance and renovation programs may be especially helpful to this population.

There is one age-restricted owner-occupied community, a privately-owned senior mobile home park which consists of 55 units and serves as an important part of the housing stock for seniors in the community. This provides a low cost alternative for senior living.

As stated above, 30 percent of seniors in Live Oak rent their housing, and 17.6 percent (111 households) of all renter households are senior households. A total of 74 renter households are reported as living alone. Unlike seniors living in housing they own, renters are subject to rising rents due to overall increases in the cost of living and inflation over time. Most of the elderly renters reside in the senior apartment complexes, which have subsidized rent, based on income. The City has three specific senior designated rental complexes; Senior Village, Odd Fellows, and Butte View Estates. In 2009, the number of seniors using Housing Choice Vouchers (Section 8) had not changed drastically since the last Housing Element update, with seniors making up about 20 percent of 39 households using the vouchers in the City.¹²

¹² Judy Granning, Consolidated Area Housing Authority of Sutter County, personal communication, April 14, 2009.



Combined, the City of Live Oak has 96 subsidized rental units available for the elderly population. According to future forecasts, the City will need to focus efforts in and supply additional units to meet the growing need for senior housing in the years to come. One way to alleviate the need for additional elderly housing is through the second unit, or granny flat, program. This is an inexpensive way to accommodate additional units for the elderly and to increase the density of units in the City. Other ways to meet the needs of this group is additional senior mobile home parks and continuing the downtown mixed-use program of senior housing.

HOMELESS PERSONS

Quantifying the homeless population in a community that does not have a well-developed network of homeless assistance providers is a very difficult task. The City of Live Oak may well have a limited homeless population, but the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities such as daytime service centers, where homeless people would be attracted and their numbers easily counted. Due to the transient nature of this population, their numbers fluctuate in any one area.

Nine primary groups comprise the homeless population: traditional single male transient, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, illegal immigrants, and alcohol and drug addicts.

There are several options a city has to assist the homeless population. It can provide emergency short term shelter, transitional shelters, and/or permanent subsidized housing. Currently, any homeless family seeking assistance is referred to Sutter County Social Services - Welfare Department or other facilities as listed below. The City of Live Oak has not had a large problem and being a small town does not have the means to set up shelters of its own.

The local school district tracks the homeless students in the school. There are no homeless students currently enrolled in the Live Oak Unified School District.

SERVICE PROVIDERS

Yuba Sutter Consolidated Housing Authority does not currently provide any emergency housing or temporary housing for the homeless. However, the organizations listed below provide some services for the homeless in the region, including Live Oak.

Casa De Esperanza provides service to battered individuals throughout the Yuba and Sutter region. This program may provide transitional housing for up to five families for 18 months, and the organization has a policy that ensures no person or family is turned away. The program has been expanded to assist the elderly and significant others in abusive situations. Casa de Esperanza also continues to provide services and housing to juveniles in coordination with the counties. For the City of Live Oak, staff was only able to –comment that an increase in services to Live Oak residents has been noted. This increase seemed to be linked to outreach in the area.

Salvation Army provides services through the family crisis center located in Marysville. The facility has 58 beds and 13 rooms, which allows for eight single women and eight single women with children. It also has facilities to house a family with up to seven members. The program will allow participants to receive services for up to six months, as long as they follow the program and the goals outlined with the



program's counselors. The program provides counseling services, parenting classes, anger management programs, children and youth programs, job training and others services to assist the person or family with self-sufficiency. Additionally the program has 12 housing vouchers available for long term housing assistance. The Salvation Army does not track individuals by the location where they became homeless and is therefore unable to provide data relating specifically to the City of Live Oak. However, services needs have increased over the year, although exactly to what degree is not known. This local service facility does not have boundary limitations on the services it provides. The program will assist anyone from any location.

Twin Cities Rescue Mission is a privately owned and operated temporary housing facility located in Marysville. The facility houses 40+ men. In previous years, the facility also provided facilities for women and children, but this service was discontinued due to lack of use. The local program Manager stated in the past 10 years only one or two participants have been from the Live Oak area and a majority using the services are recent parolees. The facility provides temporary housing for five days or longer, along with breakfast and dinner, chapel services, and shower facilities.

Christian Assistance Network (CAN) provides various forms of assistance for area residents. All requests for assistance are received through churches and other agencies. The network consists of 28 area churches and provides assistance with temporary shelter for disaster victims, a central food closet, clothing closet, and holiday food baskets. Services are limited according to the types of assistance currently available, which continuously changes. Staff members do not track persons who receive assistance by location but most requests from the City of Live Oak are during the harvest season, from migrant workers, and the request is primarily for food assistance.

More recently, a group has been formed to begin collecting data regarding the homeless population in Yuba and Sutter counties. The Yuba-Sutter Homeless Consortium is comprised of members from each agency providing service to the homeless along with members from each community including Live Oak. This data will be collected and analyzed on a regular basis and then provided in a comprehensive report to each community. This will allow the City of Live Oak to more effectively track the needs of the community and, in the future if required, establish programs to meet the needs found through this process.

The Live Oak Zoning Ordinance does allow Homeless, Emergency, and Transitional shelters in R-4 residential zones without a conditional use permit, and in commercial and industrial zones with a conditional use permit (CUP) There are no specific limitations for the development of homeless shelters. CUP conditions are limited to those necessary to meet building codes and development standards as described under the zoning ordinance. Upon receipt of a homeless shelter proposal, approval procedures, concurrent possessing, and incentives identified under Program A.6 will apply to help facilitate and encourage the development of special need housing.

EXTREMELY LOW-INCOME HOUSEHOLDS

Households in the extremely low-income (ELI) category (with incomes 30 percent or less of median income) have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. For a family of four in Live Oak, this extremely low income equates to \$16,150 or less in household income. ELI households may be homeless or in danger of becoming homeless because of their inability to find appropriately priced housing.



According to the U.S. Census 2000, more than 20 percent of Live Oak residents had incomes in the ELI category. Of the 368 households, 129 were homeowners and 239 were renters. A higher proportion of renters (65 percent) than owners were in the ELI category. If these proportions continued to hold true, in 2008, there would have been approximately 500 households that made less than 30 percent of the area median income.

ELI households tend to have the highest cost burden of all income categories. In Live Oak, more than 70 percent of all ELI households are overburdened and over 50 percent are severely overburdened (Table Community Profile-25).

TABLE COMMUNITY PROFILE-25
EXTREMELY LOW-INCOME HOUSEHOLDS

	Renters	Owners	Total
Percent with cost burden >30 percent	70.7	73.6	71.7
Percent with cost burden >50 percent	43.9	65.9	51.6

Source: CHAS 2000

Although the determination of poverty status is different from the determination of an ELI household, many such households are in poverty. As stated previously under "Income and Overpayment," 26 percent of families and 30 percent of individuals in Live Oak were determined to be in poverty in 2000. Like the overburdening of ELI households, many people in poverty experience the same difficulty in obtaining affordable housing. In order to alleviate this, ELI households and people in poverty may require specific housing solutions; including subsidies, housing with supportive services, single-room occupancy units, shared housing, or other solutions.

ASSISTED HOUSING DEVELOPMENTS "AT RISK" OF CONVERSION

State law requires local municipalities to identify and develop a program in their housing elements to preserve assisted, affordable multifamily units. Local municipalities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years and an estimate of the cost to replace or preserve such units.

Over the past several decades developers have constructed affordable units with the assistance of federal, state, or local funding (loans or grants). Assisted developments usually require agreements to restrict the rents and/or occupancy to lower income households for a specified time period.

The City of Live Oak contains six assisted rental housing developments, with a total of 167 assisted units. When the period of restricted rents/occupancy expires, a property owner may charge market rents for the previously restricted units. If rents rise to market level, low income occupants may have to find alternative housing.

Table Community Profile-26 (below) presents a list of assisted multifamily housing units in Live Oak, including those which have income restrictions that expire during the next 10 years. The last column indicates the risk level of each property. Risk was assessed based on information from the California



Housing Partnership Corporation, as well as knowledge of City staff and information provided by the property managers of some properties. At-risk indicates that a property may convert to market rate within 5 years. Lower risk indicates that a property may convert to market rate in 5 - 10 years. Low risk indicates that a property cannot convert to market rate for at least 10 years. Although projects with agreements expiring within the next 10 years are required by law to be listed, these units may not actually convert. For example, the Butte View Estates property is listed at risk because its current contract is set to expire in 2010, although property management is currently in the process of extending the contract until 2015 and intends to maintain the property as an affordable senior community for years beyond that.

**TABLE COMMUNITY PROFILE-26
SUMMARY OF AT-RISK UNITS**

Project Name	Address	No. & Type of Units	Type of Subsidy	Non-Elderly units	Elderly units	Current Owner	Affordability	Earliest Date of Expiration	Risk (through 2019)
Centennial Arms	9829 N Street	21 16-1BR 5-2BR	USDA Rural Development Section 515	21	0	Filmore-Triplett Developers	Low Income	2012	At-Risk
Butte View Estates (62+)	9400 Larkin Road	28-1BR 4-2BR	USDA Rural Development Section 515, Section 8	0	32	Filmore-Triplett Developers	Low Income	2010	At Risk
Country Oak Apartments	2551 Allen Street	50 (20 assisted) Mixed Bedroom	USDA Rural Development Section 515	20	0	PAM Corporation	Low Income	2007	At-Risk
Maple Park	Maple Park Drive	30 ^a 14-3BR 15-2BR 1-1BR	HUD	30	0	Sutter County Housing Authority	Low Income	2029	Low
Senior Village	2750 Date Street	50	HUD	0	50	Sutter County Housing Authority	Low Income	2029	Low
Oddfellows Building (Senior Housing)	9896-9904 Broadway Street	4-Studio 9-1BR 1-2BR	Tax Credit, HOME	0	14	Mercy Housing	Very Low Income	2053	Low
Total				71	96				

Notes: a) this is the total number of existing units. This property has been approved for renovation and rehabilitation, which will increase the total number of units at this property to 40.



PRESERVATION OPTIONS

In addition to identifying units at risk of converting to market rate housing, Government Code Section 85583(a)(8)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of the at risk units can be achieved in several ways, including 1) facilitating a transfer of ownership of these projects to by affordable housing organizations; 2) purchasing of affordability covenants; and 3) providing rental assistance to tenants.

TRANSFER OF OWNERSHIP

A transfer of ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project becomes eligible for a greater range of governmental assistance.

A review of multifamily listings in Sutter County revealed that the average cost to purchase a multifamily development was \$97 per square foot¹³. The average size of a unit was 700 square feet and the average cost to buy a unit was \$67,215. There are 73 units at risk of converting to market rate within 10 years in Live Oak. If these were purchased, the estimated cost of acquiring these would be \$4,906,695.

PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance in the form of a payment to the project lender and/or supplementing the fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase

RENT SUBSIDY

The at-risk projects are funded through the USDA Rural Development Section 515 Program. Rental assistance to the projects could be structured in a similar fashion to Section 8. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided. Tenant-based subsidies could be used to preserve the affordability of housing. The City, through a variety of potential funding sources, could provide a voucher to lower-income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower-income household.

Table Community Profile-27 shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low-income households would be the likeliest recipients of rental subsidies. The total cost for rental subsidies would range from \$252 to \$346 per unit per month, which equates to \$253,464 annually.

¹³ Loopnet.com, March 25, 2009



TABLE COMMUNITY PROFILE-27
POTENTIAL RENT SUBSIDIES

Per Unit Affordable Rent + Utilities	1 Bedroom*	2 Bedroom**
A. Extremely Low Income (30% AMI)	\$323	\$361
B. Per Unit Fair Market Rent	\$575	\$707
C. Monthly Per Unit Subsidy (B-A)	\$252	\$346
D. Annual Subsidy/Unit (C * 12)	\$3,024	\$4,152
Total "At Risk" Units	44	29
Total Annual Subsidy	\$133,056	\$120,408

* Assumes 2-person household paying 30 percent of household income on rent and utilities.

** Assumes 3-person household paying 30 percent of household income on rent and utilities.

CONSTRUCTION OF REPLACEMENT UNITS

Constructing new low-income housing units is another means of replacing at-risk units that convert to market-rate use. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Using information from RS Means cost data, it can be estimated that construction costs for multifamily developments average \$135 per square foot. Based on this average, construction of replacement units would cost approximately \$11,665,116, assuming an average unit size of 700 square feet. Land and other development costs were also factored into this sum but could be change depending on the number of sites used to construct the housing as well as the location of the sites. The cost of constructing replacement units far exceeds the cost of the other two alternatives.

COST COMPARISONS

Based on the calculations, providing rental subsidies offers the least costly alternative for preserving the units while construction of new units is the most costly. Both the construction of new units and the transfer of ownership to a non-profit entity ensure long-term affordability of the units. Though rental subsidies are the least costly alternative, the subsidies do not necessarily ensure the long-term affordability of the units. Given that the projects are financed through the Section 515 program, refinancing through the program or transfer to a nonprofit entity are the most likely alternatives, and would ensure the long-term affordability of the units.

In summary, the three cost estimating scenarios find the relative preservation costs to be:

- ✓ Acquisition and rehabilitation - \$4,906,695.
- ✓ Rent subsidy- \$253,464 annually or \$2,905,681 over ten years¹⁴.
- ✓ Replacement through new construction - \$11,665,116.

Replacing or preserving the 73 at-risk units is costly, regardless of the method. Providing a rent subsidy program may appear to be the least costly option. However, many federal and state funding programs are available for acquisition, rehabilitation, and new construction of affordable housing which may greatly reduce the cost to the County.

¹⁴ Assumes a 3 percent inflation rate per year.



OPPORTUNITIES FOR PRESERVATION

The Government Code requires the County to identify local non-profit corporations which have the “legal and managerial capacity to acquire and manage” the at-risk units or the apartment complexes containing the at-risk units. The County is also required to identify the federal, state, and local financing and subsidy programs that may be considered to preserve these units.

RESOURCES FOR PRESERVATION

Potential funding sources to assist in the preservation of at-risk units include Tax Exempt Bond Financing, CDBG and HOME funds, and the 20 percent housing set-aside funds from the City’s Redevelopment Agency. The City can use these funds to provide gap financing to assist non-profits in acquiring an ownership share in the complexes containing at risk units. In addition to the Sutter County Housing Authority, several non-profit corporations are available to acquire or manage at-risk units in Yuba or Sutter Counties. These include:

- ✓ Mercy Housing,
- ✓ Christian Church Homes of Northern California, Inc.,
- ✓ Rural California Housing Corp, and
- ✓ Community Housing Improvement Program, Inc.



OPPORTUNITIES FOR ENERGY CONSERVATION

STATE LAW

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development, the energy conservation section of a housing element must inventory and analyze opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the U.S. Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide, although homes in the Pacific region, with its milder climate, use up to 35 percent less energy than homes in other parts of the country. Space heating and cooling account for about 43 percent of residential energy use, followed by water heating (12 percent), and lighting (11 percent). Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: the individual dwelling unit, the residential project, the neighborhood, the community, and the region. As described in this chapter, the City of Live Oak has strategies, policies, and programs to address opportunities for energy conservation, including residential energy conservation, at all of these levels. Opportunities for residential energy conservation include:

- ✓ Compliance with minimum energy conservation standards for residential construction and operations (heating, cooling, cooking, refrigeration, etc.). California requires cities and counties to enforce minimum energy efficiency standards through state building code standards (Title 24 of the California Code of Regulations) and through energy efficiency standards for household appliances.
- ✓ Retrofitting of existing homes that are energy inefficient through weatherization, rehabilitation, and the replacement of older appliances.
- ✓ Energy efficient project site planning that takes maximum advantage of natural systems (sun, shade, wind) for lighting, heating, cooling, and generation of electricity.
- ✓ Neighborhood design and layout that encourage alternatives to automobile use through higher density, mixing of uses, a high degree of transportation connectivity, and street design to encourage all types of mobility.
- ✓ Community and regional growth strategies that emphasize infill development; higher intensity and mixed-use development along transportation corridors.
- ✓ Neighborhood, community, and regional centers with a mix of employment, housing, retail, and services.



- ✓ The placement of housing for a variety of households and income levels as close as possible to job centers and services.
- ✓ Water conservation, water conserving landscaping, and stormwater management systems that reduce energy use.

The City's strategies and policies related to energy conservation are shaped by several state, regional, and local initiatives and programs. Among the most important initiatives and programs described in this chapter are:

- ✓ State building code standards for energy efficiency (Title 24);
- ✓ The state's emerging climate change strategies focused on reductions in greenhouse gas emissions, as required by AB 32, the California Global Warming Solutions Act of 2006; and,
- ✓ The City of Live Oak General Plan.

STATE ENERGY EFFICIENCY REQUIREMENTS FOR NEW CONSTRUCTION

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods. A new set of standards will be in effect as of August 1, 2009. The Energy Commission estimates that California's building efficiency standards (along with those for energy-efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013.

GREENHOUSE GAS EMISSIONS REDUCTIONS

The State of California adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the Legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other "greenhouse gases" (GHGs). The state has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to reduce GHGs to 80 percent below 1990 levels by 2050. Since greenhouse gas emissions are closely tied to energy sources and uses, the implementation of AB 32 will have important ramifications for Live Oak's opportunities for energy conservation.

The California Air Resources Board (ARB) is responsible for implementation of AB 32. AB 32 requires that ARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and



enforcement mechanisms to ensure that the state achieves the reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

In October of 2008, ARB published its Climate Change Proposed Scoping Plan (Proposed Scoping Plan), which is the State's plan to achieve GHG reductions in California required by AB 32. The Proposed Scoping Plan also includes ARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reductions are recommended from improving emission standards for light-duty vehicles (estimated reductions of 31.7 MMT CO₂e), implementation of the Low-Carbon Fuel Standard (15.0 MMT CO₂e), energy efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMT CO₂e), and a renewable portfolio standard for electricity production (21.3 MMT CO₂e). ARB has not yet determined what amount of GHG reductions it recommends from local government operations; however, the Proposed Scoping Plan does state that land use planning and urban growth decisions will play an important role in the State's GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions. ARB further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas emission sectors. The Proposed Scoping Plan expects approximately 5.0 MMT CO₂e will be achieved through more GHG-efficient land use and transportation planning.

The California Air Pollutions Control Officers Association (CAPCOA), which represents local air districts, recently released a report on ways to measure and reduce GHGs at the local level, including steps that cities and counties can take to contribute to the goals of AB 32. An important local strategy recommended by CAPCOA is the adoption of general plan policies and implementation measures that encourage energy conserving community layout and design. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

- ✓ Promote walkability through a highly connected street system with small blocks;
- ✓ Promote mixed-use neighborhoods centers and transit-oriented development;
- ✓ Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping;
- ✓ Promote the use of fuel-efficient heating and cooling equipment and other appliances;
- ✓ Encourage green building designs in both new construction and building renovation;
- ✓ Encourage building orientations and landscaping that enhance natural lighting and sun exposure;
- ✓ Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use;
- ✓ Promote energy-efficient design features, including appropriate site orientation, use of light color, roofing, and building materials;



- ✓ Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low and moderate income households near public transportation services; and,
- ✓ Ensure that a portion of future residential development is affordable to low and very low income households.

LIVE OAK GENERAL PLAN

The City of Live Oak is currently in the process of updating its General Plan. The updated General Plan will include goals and policies in several elements which support energy conservation. Goals and policies are expected to address:

- ✓ 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.



HOUSING NEEDS

REGIONAL HOUSING NEEDS ALLOCATION

The City of Live Oak's share of the region's housing need is determined by the Sacramento Area Council of Governments (SACOG) through the Regional Housing Needs Plan, adopted February 21, 2008. The plan contains the Regional Housing Needs Allocation (RHNA), which specifies the share of the regional housing need allocated to each city and county by income level. According to the RHNA, the City must accommodate 625 housing units between January 2006 and June 2013.

The RHNA is divided into four income groups, described below, pursuant to State Housing Element law. The City must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA. In January 2007, a law (AB 2634 [Lieber]) took effect that requires housing elements to include an analysis of extremely low income needs and address those needs in proposed programs. According to §65583(a)(1) Live Oak may "presume that 50 percent of the very low income households qualify as extremely low income households." For this reason, the number of very low income units provided in the RHNA number has been split into two equal categories (very low income and extremely low income). The RHNA is divided into five income categories as follows:

- ✓ Extremely Low Income (<30 percent of the Area Median Income [AMI]) – 70 units;
- ✓ Very Low Income (31-50 percent AMI) – 70 units;
- ✓ Low Income (51-80 percent AMI) – 104 units;
- ✓ Moderate Income (81-120 percent AMI) – 141 units; and,
- ✓ Above Moderate Income (>120 percent AMI) – 240 units.

UNITS BUILT, UNDER CONSTRUCTION AND/OR APPROVED DURING PLANNING PERIOD

PROGRESS IN MEETING THE RHNA GOAL

The City has made progress towards meeting its RHNA obligation between January 1, 2006 and December 2008. There were a total of 346 units constructed during this time, as shown in Table Housing Needs-1.



TABLE HOUSING NEEDS-1
HOUSING CONSTRUCTION BY TYPE
CITY OF LIVE OAK 2006-2008

YEAR	SINGLE FAMILY	MULTI FAMILY	TOTAL
2006	219	16	235
2007	87	0	87
2008	24	0	24
Total	330	16	346

Source: City of Live Oak Planning Department

In total, the City had 1,760 residential lots and dwelling units that were approved for development during the planning period, 346 of which were built between 2006 and 2008. Therefore, the City has approved an additional 1,414 units for construction, all of which are considered to be in progress toward meeting the City's RHNA goal. Table Housing Needs-2 below shows the number of units for each project, including the number of units for which building permits have already been issued, along with the income level to which the units will be affordable. Most of these units are assumed, for the purposes of this Housing Element, to be affordable to above moderate income families, with the exception of 40 units constructed in Peachtree II Phase 4 project. The Peachtree II project was approved as a low income project that will be affordable to households with 80 percent of the City's median income. This development will use CDBG and HOME funds granted to the City, which ensures 55 years of affordability for low income households. In addition, a title lien or Declaration of Trust will be placed on the deed to ensure that these units remain affordable for the entire 55-year period. There are 207 townhomes on small lots included in the Peachtree III Ryland Homes/Town Homes project that are anticipated to be affordable to moderate-income households. However, since the City cannot provide information on actual sales prices for these units at the time of the writing of this Housing Element, these units are assumed to be affordable to above moderate-income households.

TABLE HOUSING NEEDS-2
HOUSING DEVELOPMENTS IN PROGRESS

Development Name (Developer)	Lots Approved on Tentative Map	Building Permits Issued	Lots/Units without Building Permits	Income Level
Apricot Village (Rogers)	8	8	0	Above Moderate
Garden Glen (Pacific Mountain)	191	0	191	Above Moderate
Heenan Subdivision (JTS)*	93	0	93	Above Moderate
Home First (Forecast Homes)	62	62		Above Moderate
Live Oak Ranch II (Forecast Homes)*	47	0	47	Above Moderate
Orchard View (McKim)	127	0	127	Above Moderate



**TABLE HOUSING NEEDS-2
HOUSING DEVELOPMENTS IN PROGRESS**

Development Name (Developer)	Lots Approved on Tentative Map	Building Permits Issued	Lots/Units without Building Permits	Income Level
Orchard View II (Quail Hollow McKim)	43	0	43	Above Moderate
Peach View (Gosal)	34	0	34	Above Moderate
Peachtree II (Mercy Housing)	42	40	2	Low Income
Peachtree III (Ryland Homes)	69	69	0	Above Moderate
Peachtree III (Ryland Town Homes)	138	0	138	Above Moderate
Pennington Ranch Unit I (KB)	148	130	18	Above Moderate
Pennington Ranch Unit II (KB)	143	143	0	Above Moderate
Pennington Ranch Unit III (KB)	137	73	64	Above Moderate
Pennington Ranch Unit IV (KB)	71	0	71	Above Moderate
Pennington Ranch Unit V (KB)	70	0	70	Above Moderate
Robbins Subdivision	63	0	63	Above Moderate
Sandpiper Park (Pacific Mountain)	77	0	77	Above Moderate
Valley Oak Estates (Cole)	23	23	0	Above Moderate
Walnut Ranch (Cooper)	62	0	62	Above Moderate
Live Oak Ranch II (Vespoll)	47	0	47	Above Moderate
Walnut View (Premier)	65	65	0	Above Moderate
Total	1,760	613	1,147	

Source: Live Oak Planning Department, February 2009.

Note: some of the projects above have tentative map approved but final map not yet approved.

The Peachtree II project is being processed by the Consolidated Area Housing Authority of Sutter County and will provide income-restricted units. 40 low-income units are listed in the table above, but the project could be redesigned to provide up to 46 units.

In addition to the new homes that are anticipated to be built by 2013, the City has approved the renovation and rehabilitation of an existing low-income property, which includes the addition of 40 additional units that will be affordable to low-income households. The Maple Park project current provides 30 income-restricted units. The renovation project by the Consolidated Area Housing Authority of Sutter County would also convert many of the existing units to larger three- and four- bedroom units. This project will consolidate 30 parcels into one property and is programmed to provide income-restricted housing to lower-income households.¹ Although this project could provide housing for

¹ Linda Nichols, Consolidated Area Housing Authority of Sutter County. Personal Correspondence, June 19, 2009.



extremely low- and very low-income households, for the purposes of this Housing Element, the City conservatively assumes the additional 30 units would all be provided to low-income households.

Table Housing Needs-3 combines the count of constructed units and the count of units in progress, including both new construction and additions, to illustrate the remaining need for each income level. Live Oak has provided for all of its above moderate-income household need through approved or constructed developments. The City still needs to provide land for moderate-, low-, very low-, and extremely low-income households. More information on the vacant land inventory, which provides information on vacant land in the City that could be used to meet the remaining need, can be found in the Resources section.

**TABLE HOUSING NEEDS-3
PROGRESS TOWARDS MEETING RHNA**

Income Category	RHNA	Units Produced (2006-08)	Units in Progress	Remaining Need
Extremely Low (<30% AMI)	70	0	0	70
Very Low (31-50% AMI)	70	0	0	70
Low (51-80% AMI)	104	0	70 ^a	34
Moderate (81-120% AMI)	141	0	0	141
Above Mod (>120% AMI)	240	346	1,372	0
Total	625	346	1,442	315

Notes: a) includes 30 units that are being added to the existing Maple Park property as part of an upcoming renovation.



HOUSING RESOURCES AND CONSTRAINTS

RESOURCES

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain:

- ✓ an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and
- ✓ an analysis of the relationship of zoning and public facilities and services to these sites.

The inventory of land suitable for residential development must be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

State law further requires that the Housing Element:

“...identify adequate sites made available through appropriate zoning and development standards with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community’s housing goals as identified in subdivision.”

Government Code Section 65583.2(c) requires the local government to demonstrate that the projected residential development capacity of the sites identified in the inventory can realistically be achieved. The City must determine whether each site in the inventory can accommodate some portion of its share of the regional housing needs by income level during the planning period. The number of units calculated must be adjusted as necessary based on land use controls and site improvement requirements.

ADEQUATE SITES

As a result of the identified need for new housing units, the City must show that it has adequate capacity to accommodate housing for households at all income levels. Table Resources and Constraints-1 shows the vacant land within the City of Live Oak that has not already been approved for development under a tentative map. For information about lands that has already been approved for development, refer to “Future Housing Needs.” Currently, there are approximately 99 acres of vacant land available for residential development.



Additionally, all basic services can be easily extended to developable areas. Private developers will pay sewer and water hook-up fees and are expected to provide lines and other infrastructure necessary to serve their proposed projects. The City is currently examining other options for financing infrastructure extensions.

The amount of land required to accommodate the units needed through the 2013 planning period is dependent upon the density of residential developments. Recent residential developments in Live Oak have built out at 65 percent of the maximum density. Although densities will increase with additional population and land values in Live Oak, the existing typical buildout density was conservatively used to calculate the number of units that could be expected on the available acreage.

**TABLE RESOURCES AND CONSTRAINTS-1
VACANT LAND BY INCOME LEVEL, CITY OF LIVE OAK 2008**

Income Level	Zone	Available Vacant Acreage	Maximum Density	Typical Density	Expected Units
Above Moderate	R-1	79.23	7.26	4.7	372
Moderate	R-2	18.82	14.52	9.4	177
	R-3	0.67	8 to 14	9.1	6
	R-4	0.70	12 to 20	13.0	9
Total		99.42			564

Table Resources and Constraints-2 lists all the vacant parcels available for residential development and Figure H-1 shows where each of these is located within the City. The inventory of vacant land consists of 45 parcels expected to accommodate a total of 564 units, which would be more than enough to meet the City’s remaining need of 333 units, as shown in Table Resources and Constraints-3 of the “Future Housing Needs” chapter. Parcels were assigned to income categories according to the size of the parcel and density of the zone in which they are located, as well as knowledge of the City staff. Parcels zoned R-1 are assumed to be able to accommodate above moderate-income development, while R-2 and R-3 zones can accommodate moderate-income housing. The City only has one parcel zoned R-4, a zone which could accommodate lower-income housing development. However, because the parcel is less than one acre in size, the City conservatively assumes that this parcel would not accommodate lower-income housing development, but rather moderate-income development.

As shown in Table Resources and Constraints-2 below, there are 19 parcels totaling 79.23 acres suitable for the development of above moderate income level housing and 26 parcels totaling 20.19 acres suitable for the development of moderate income level housing. If developed at 65 percent of each parcel’s maximum density, which is a conservative assumption based on recent developments, these lands could accommodate the development of 372 above moderate-income units and 177 moderate-income units.



TABLE RESOURCES AND CONSTRAINTS-2
VACANT LAND BY APN, CITY OF LIVE OAK 2009

Parcel Number	Acres	1994 General Plan Designation	Existing Land Use	Zone	Density (du/ac)	Expected Units	Income Level
06-310-004	5.24	Low Density Residential	Orchard	R-1	7.26	22	Above Moderate
06-310-002	12.55	Low Density Residential (eastern portion) Community Commercial (western portion)	Orchard	R-1	7.26	54	Above Moderate
06-630-017	0.07	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-310-009	4.56	Low Density Residential	Orchard	R-1	7.26	19	Above Moderate
06-310-008	6.01	Low Density Residential	Orchard	R-1	7.26	26	Above Moderate
06-433-018	0.62	Low Density Residential	Vacant	R-1	7.26	2	Above Moderate
06-570-021	0.28	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-092-022	0.18	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-600-009	1.30	Low Density Residential	Single Family Residential	R-1	7.26	5	Above Moderate
06-091-031	0.24	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-070-008	0.22	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-600-004	12.28	Low Density Residential	Single Family Residential	R-1	7.26	49	Above Moderate
06-070-012	0.23	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-600-001	13.87	Low Density Residential	Single Family Residential	R-1	7.26	60	Above Moderate
06-600-005	1.29	Low Density Residential	Single Family Residential	R-1	7.26	5	Above Moderate
06-060-017	0.39	Low Density Residential	Vacant	R-1	7.26	1	Above Moderate
06-600-007	8.89	Low Density Residential	Single Family Residential	R-1	7.26	38	Above Moderate
06-600-006	9.92	Low Density Residential	Single Family Residential	R-1	7.26	43	Above Moderate
06-020-008	1.09	Low Density Residential	Vacant	R-1	7.26	4	Above Moderate
Total Above Moderate	79.23					372	



TABLE RESOURCES AND CONSTRAINTS-2
VACANT LAND BY APN, CITY OF LIVE OAK 2009

Parcel Number	Acres	1994 General Plan Designation	Existing Land Use	Zone	Density (du/ac)	Expected Units	Income Level
06-225-006	0.10	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-232-014	0.08	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-232-029	0.14	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-232-005	0.10	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-201-026	0.25	Low Density Residential	Vacant	R-2	14.52	2	Moderate
06-215-013	0.09	Highway Commercial	Vacant	R-2	14.52	1	Moderate
06-223-010	0.14	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-160-056	0.05	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-171-005	0.21	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-173-010	0.33	Low Density Residential	Vacant	R-2	14.52	3	Moderate
06-176-012	0.16	Highway Commercial	Vacant	R-2	14.52	1	Moderate
06-182-015	0.02	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-182-011	0.08	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-143-006	0.28	Low Density Residential	Vacant	R-2	14.52	2	Moderate
06-143-003	0.19	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-129-012	0.20	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-124-009	0.18	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-080-006	0.14	Low Density Residential	Vacant	R-2	14.52	1	Moderate
06-092-023	1.25	Low Density Residential	Vacant	R-2	14.52	11	Moderate
06-100-026	9.84	Low Density Residential	Orchard	R-2	14.52	92	Moderate
06-100-025	4.73	Medium Density Residential	Orchard	R-2	14.52	44	Moderate
06-050-032	0.26	Highway Commercial	Vacant	R-2	14.52	2	Moderate
06-261-015	0.32	Low Density Residential	Vacant	R-3	8 to 14	2	Moderate
06-550-049	0.21	Low Density Residential	Vacant	R-3	8 to 14	1	Moderate
06-216-003	0.14	Low Density Residential	Vacant	R-3	8 to 14	1	Moderate
06-233-003	0.70	Low Density Residential	Vacant	R-4	12 to 20	9	Moderate
Total Moderate	20.19					177	
Total for All Income Levels	99.42					549	

Table Housing Needs-3 in “Future Housing Needs” shows the RHNA for each income level, along with the City’s progress toward meeting that need. The total allocation for the 2006-2013 period was 625 units, including 240 above moderate-income units, 141 moderate-income units, 104 low-income units, 70 very low-income units, and 70 extremely low-income units. The City has already exceeded the need for above moderate-income housing as a result of construction between 2006 and 2008 and approval of



maps for 1,718 above moderate-income units. The City has identified vacant land for 177 potential units suitable for moderate-income development, which exceeds the RHNA of 141 for that income level. As mentioned in “Future Housing Needs,” the City currently has 70 low income units in progress, which lowers the City’s remaining need for low-income units to 34. Land suitable for the development of 174 units, including 34 low-income units, 70 very low-income units, and 70 extremely low-income units must be identified in order for the City to meet the its portion of the RHNA. This is a constraint to affordable housing development. Please refer to the “Housing Plan” section of this Element for more information, including a program to rezone additional lands for affordable housing development.

INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Land available for development may be constrained by environmental conditions or be in need of infrastructure improvements before it can be considered appropriate for the development of housing. Housing sites must be served by adequate water and sewer services, and have appropriate site access improvement.

Environmental conditions can also pose constraints on development. Factors including proximity to earthquake fault zones, flood zones, and slopes, among others, can limit areas where housing is appropriate. Infrastructure improvements are also necessary to support new development. Housing sites must be served by adequate water and sewer services, and have appropriate site access improvement.

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

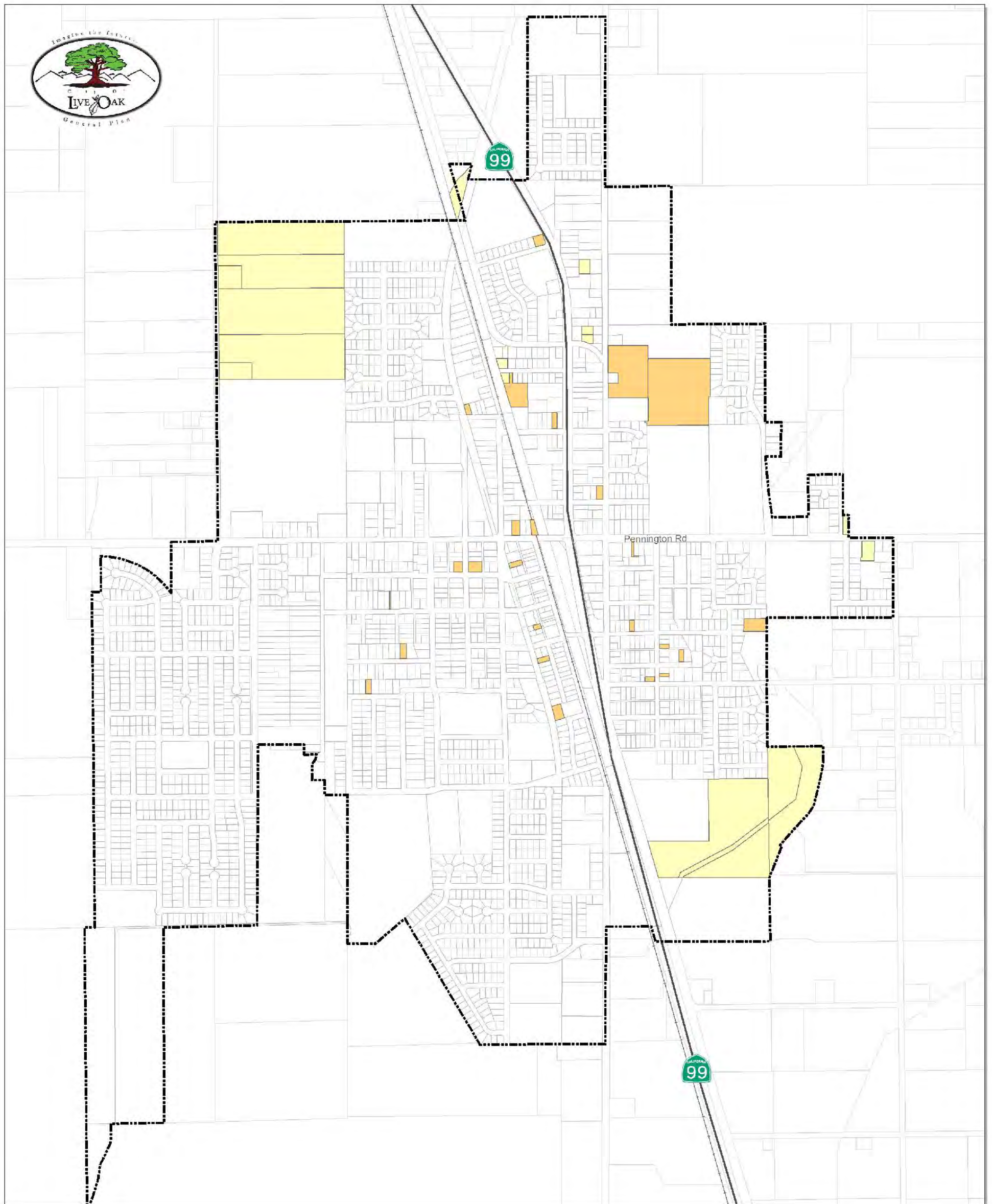
INFRASTRUCTURE CONSTRAINTS

Water Supply

The City of Live Oak provides water to City users from groundwater supplies using a water system consisting of five groundwater wells, treatment systems at each of the wellheads, a 1.4 million gallon (MG) water storage tank, a booster pump station, a water distribution system. The system has a maximum pumping capacity of 7,605 gallons per minute (gpm). The existing system has surplus water supply of 2,200 gpm, or 3.16 million gallons per day, relative to annual average demand. 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 6,300 single-family units, 7,900 medium-density residential units, or 10,500 higher-density residential units.

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

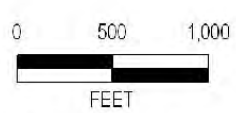
As a part of the General Plan update, the City is preparing a water master plan to determine future needs for wells, storage, and distribution to meet the needs of Live Oak at buildout.



LEGEND

- City Limits
- Parcels

- Income Level**
- Above Moderate Income
 - Moderate Income



Base map: CASIL layers
X 08110072.01 025 4/09

Source: City of Live Oak

**Figure H-1
Vacant Land Inventory**



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% 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 2,800 future additional housing units can be accommodated at the wastewater treatment plant.¹ If one conservatively subtracts units produced between 2006 and 2008 and units "in progress" as of the writing of this Housing Element update (roughly 1,600 units), the City could provide for another 1,200 units. This is substantially more capacity than is required to meet the City's share of regional housing needs.

As a part of the General Plan update, the City is preparing a wastewater master plan to determine future needs for wells, storage, and distribution to meet the needs of Live Oak at buildout.

ENVIRONMENTAL CONSTRAINTS

The Background Report prepared for the City's General Plan Update in 2006 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, although there are four parcels designated as suitable for moderate income housing development listed in the vacant land table that are located within this area. The rest of the City is located outside of the 500-year floodplain.

The primary method of flood control in Sutter County is a system of levees along the Sacramento and Feather Rivers. There are approximately 280 miles of levees within the county. It is anticipated that the Sutter County Feasibility Study, being conducted by the Army Corps of Engineers, will produce a plan to provide 100-year flood protection to the major urban areas within the county. Although it will be several years before this study is complete, the planning objective is to achieve 200-year flood protection pursuant to Senate Bill 5 requirements and to obtain FEMA levee certification. By 2015, for areas with a population of 10,000 or greater, local governments cannot approve new developments unless the land

1 ECO:LOGIC. City of Live Oak Wastewater Treatment Plant 2007 Upgrade Technical Memorandum EDU Capacity. May 1st, 2007



under review has 200-year flood protection or efforts are in place to provide that level of protection. For areas with a population of less than 10,000, new developments cannot be approved unless the area has 100-year flood protection. The City will continue to comply with state law regarding flood protection and land use entitlements.

FUNDING AND ADMINISTRATIVE RESOURCES

Live Oak has access to a variety of existing and potential funding sources available for affordable housing activities. The programs that Live Oak uses most commonly are described, as follows (Table Resources and Constraints-3).

LIVE OAK REDEVELOPMENT AGENCY

The Live Oak Redevelopment Agency was established by the City in 2008 with the mission of helping the City implement the Community Redevelopment Law. In particular, the mission of the Agency is to eliminate the conditions of blight in the established redevelopment area, which encompasses the majority of the currently developed portion of the City, with the exception of recently developed residential areas. Specifically, the areas encompasses approximately 582 acres in the central older portion of the City, with major streets that traverse the Project Area include Live Oak Boulevard (Highway 99), Pennington Road, Larkin Road, Hampton Road, California Street, and Broadway. This includes buildings that are unsafe or unhealthy to live or work in, incompatible land uses, depreciated or stagnant property values, overcrowding, and a high crime rate, and to prevent the reoccurrence of. A study done in 2005 to estimate the amount of money that would be available for City redevelopment projects and programs projected that \$6.9 million (in 2005 dollars) could be generated over a 30-year period for the City's redevelopment area. Of that amount, it was estimated in the 2005 study that \$4 million could be available for low- and moderate- income housing programs. The amount of money available during this housing element planning period is expected to be limited, particularly in near-term periods, due to decreased property values.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

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.

Since 2002, the City has received a total of \$2.6 million in HOME and CDBG funds for first-time homebuyer's assistance and owner-occupied rehabilitation projects. These funds have helped 47 homes. The City promotes the use of these programs by distributing fliers for first-time homebuyer's assistance

The City has received \$1.6 million in funds for owner-occupied rehabilitation projects and first time home buyer's assistance for 26 homes from the HOME program in 2006 and 2008. Additional funding of \$500,000 was obtained for the rehabilitation of nine homes from the CDBG program in 2008. The City



also obtained \$600,000 in rehabilitation funds for 15 homes in 2006 through the CALHOME program. Due to the success in obtaining funding for rehabilitation, the City intends to continue this program.

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 March 2009, the Housing Authority was administering 39 vouchers for families living within Live Oak. At that time, the Housing Authority had the authority to administer up to 803 vouchers in all of Sutter County, although not all are currently being used and that number could change based on the amount of funding available.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

The HOME program provides competitive grants to cities, counties, and nonprofits to create or retain affordable housing. They provide funding for 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).

**TABLE RESOURCES AND CONSTRAINTS-3
 FUNDING PROGRAMS**

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the city on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> - Rental Assistance - Home Buyer Assistance
HOME	Grant program available to the County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance



TABLE RESOURCES AND CONSTRAINTS-3
FUNDING PROGRAMS

Program Name	Description	Eligible Activities
State Programs		
CalHOME	Provides grants to local governments and non-profit agencies for local home buyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	<ul style="list-style-type: none"> - Home Buyer Assistance - Rehabilitation - New Construction

CONSTRAINTS

This section of the Housing Element examines the actual and potential constraints that may prevent meeting the City's identified housing needs. In planning for the provisions of housing, constraints to housing development must be recognized. Constraints can be either governmental or non-governmental. Governmental constraints are those policies, programs and procedures controlled by the City, such as land use regulations, infrastructure provisions, permit processing time, development fees and the availability and use of federal and state housing programs: non-governmental constraints are primarily related to economic factors and cannot be controlled by the City government.

It is essential to do an examination of these constraints, as it may reveal that certain policies have a disproportionate or negative impact on the development of particular housing types (e.g., multifamily, transitional housing, emergency shelters, etc.), on housing developed for low- or moderate-income households, or on housing for persons with disabilities. Ordinances, policies, or practices that may have the effect of excluding housing affordable to moderate- or lower-income households may violate State and federal fair housing laws which prohibit land-use requirements that discriminate or have the effect of discriminating against affordable housing.

GOVERNMENTAL CONSTRAINTS

The analysis of potential governmental constraints describes the City's past and current efforts to remove governmental constraints. Where constraints are identified, this analysis includes program responses intended to mitigate the effects of the constraint. Specifically, this analysis evaluates land use controls, fees and exactions, processing and permit procedures, and codes and enforcement and off-site improvement standards as possible governmental constraints. Non-governmental constraints are described later in this document.

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 described above.



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.

PERMITTED USES AND DEVELOPMENT STANDARDS WITHIN RESIDENTIAL ZONES

The City’s Municipal Code provides for four residential zoning districts, each of which has 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 Resources and Constraints-4 below shows this information, with the exception of allowable uses, which are mentioned later.

**TABLE RESOURCES AND CONSTRAINTS-4
 RESIDENTIAL DEVELOPMENT STANDARDS**

Zone District	Density	Max. Bldg Height (ft.)	Min. Lot Width (ft.)	Minimum Yard Setback (ft.)			Minimum Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Max. Bldg Coverage (percent)
				Front	Side	Rear			
R-1 Single-family residence district		35	60 interior; 65 exterior	20	5	20 % of lot depth; >10'	6,000		40
R-2 Two-family residence district		35	60 interior; 65 exterior	20	5	20	6,000		40
R-3 Neighborhood apartment district, three or four families	8 to 14 per acre	35	60; 65 corner lot	20	5	20	10,000		70
R-4 General apartment district, five or more families	12 to 20 per acre	40	60; 65 corner lot	20	5	20	8,000	1,000 sq.ft. per unit 5+	70

As shown in the table, the restrictions on the R-1 and R-2 districts are very similar; both have a minimum lot size of 6,000 square feet and neither has a designated allowable density range, and both have the same maximum building height, minimum lot width, and minimum lot area. The R-1 district has a minimum rear yard setback of 20% of the lot depth, but not less than 10 feet. The R-1 district is intended



to be used in areas for single family home development, whereas the R-2 district is intended for those areas developed with duplexes.

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. These districts have designated allowable density ranges, whereas the R-1 and R-2 districts do not. The R-3 district has an allowable density of between 8 and 14 dwelling units per acres and is intended to allow for the development of triplexes and fourplexes, where the R-4 district allows between 12 and 20 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 (40 feet) than the other districts, and the minimum lot area is 8,000 square feet so lots can be smaller than in the R-3 district (which allows for 10,000 square feet). The R-4 district also requires an additional 1,000 square feet per unit in excess of 5 units per lot.

In addition to the limitations on allowable densities, setbacks, and lot coverage, the City’s Municipal Code includes limitations on the types of uses allowed in each zoning district. Table Resources and Constraints-5 below shows which types of residential uses are permitted in which zoning districts. The table also shows which uses may be allowed with a conditional use permit.

**TABLE RESOURCES AND CONSTRAINTS-5
PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES**

Dwelling	Residential				Commercial			Combining		
	R-1	R-2	R-3	R-4	C-1	C-2	C-3	PD	MP	MH
Single-family dwelling (except mobile homes)	X	X	X	X	-	-	-	1		
Duplex	-	X	X	X	U	U	U			
Triplex/fourplex	-	-	X	X	-	-	-	1		
Apartment	-	-	-	X	U	U	U	1		
Townhouse/row house	-	-	X	X	-	-	-	1		
Accessory dwelling for guest or employees	X	X	X	X	U	U	U	1		
Residential care home for adults	-	-	-	X	-	-	-	1		
Residential care home for children	U	U	U	U	-	-	-	1		
Accessory uses or structures	X	X	X	X	U	U	U	1		
Lodge, fraternal hall, fraternity, sorority	-	-	-	X	U	U	U	1		
Condominiums	U	U	U	U	U	U	U	1		
Community apartment	-	-	-	U	-	-	-	1		
Stock cooperative apartments	-	-	-	U	-	-	-	1		
Group Care Facilities					U	U	U	1		



TABLE RESOURCES AND CONSTRAINTS-5
PERMITTED AND CONDITIONAL USES IN RESIDENTIAL ZONES

Dwelling	Residential				Commercial			Combining		
	R-1	R-2	R-3	R-4	C-1	C-2	C-3	PD	MP	MH
Mobile home parks	-	-	-	-	-	-	-		U/Permitted with R-4	
Mobile homes on permanent foundations	U	-	-	-	-	-	-			X
Emergency Shelter	-	-	-	-	-	-	-			
Transitional Housing	-	-	-	-	U	U	U	1		
Supportive Housing	-	-	-	-	-	-	-			
Farmworker Housing	-	-	-	-	-	-	-			
Second Units	U	U	U	U						

X—permitted use; "-"—not permitted; U—conditional use permit;

1 - Subject to administrative review. Any land uses consistent with the general plan policies and which will not be in conflict with the general health, safety and welfare of the community are permitted in the PD district, subject to the review and approval of the city council. These uses include residential, commercial and industrial uses or reasonable combinations thereof.

Source: City of Live Oak Municipal Code, 2008.

As depicted in the table, single family dwelling units are allowed in each of the residential zoning districts; duplexes are limited to the R-2, R-3, and R-4 districts; triplexes, fourplexes, townhouses, and rowhouses are allowed in the R-3 and R-4 districts; and apartments are only allowed in the R-4 district. Allowing single-family residences in the multi-family zones may prevent the development of those lots with the higher density development that supports more affordable housing and is considered by HCD to be a constraint to providing affordable housing.

The R-4 district is the only zoning district that allows for the development of residential care homes for adults and lodges, fraternal halls, fraternities, and sororities; residential care homes for children are allowed in all residential zoning districts with a conditional use permit. State law requires that residential care facilities for six or fewer residents are allowed by right as residential uses, under the same conditions as single family homes. The Municipal Code does not specify the number of residents allowed in residential care homes for either adults or children, but since residential care homes for adults are prohibited in all but the R-4 zone and because residential care homes for children are not allowed by right in any of the residential zones, this poses a constraint to the development of affordable housing.

All of the residential zoning districts allow for the development of accessory dwellings for guests or employees; however, although these accessory dwellings are similar to second units, they are different uses and have different requirements for development, as defined in Chapter 17.51 of the Municipal Code. According to Chapter 17.51, second units are permitted in any residential zone with a conditional use permit; however, state law requires that second units be permitted by right Chapter 17.51 defines second units specifically addresses the requirements for developing second units. State law requires that second units be allowed in any residential zone by right, and although the Municipal Code does



allow the development of second units in any residential zone, they are only allowed with a conditional use permit.

Condominiums are also allowed in all of the residential zoning districts with a conditional use permit. Condominiums may offer homeownership opportunities for lower-income households, so their permitted development can be very important for satisfying affordable housing requirements. The Municipal Code does not specify the conditions under which condominium development is permitted, other than stating that their development is exempt from the lot frontage and depth requirements that traditional detached housing is subject to, as well as requiring design review for condominium development. The mentioned exemption aids this type of development; the requirement for design review is not excessive; it simply ensures that design of the condominium use is consistent with the character of the area. However, the lack of clarity in the Municipal Code regarding the specific conditions under which a conditional use permit would be issued for the development of a condominium project could potentially dissuade a developer from pursuing this type of development. This could possibly pose a constraint to the development of affordable ownership housing.

Other residential uses that aid in providing affordable housing options, such as community apartments, stock cooperative apartments, group care facilities (which includes transitional non-emergency housing, per Section 1502 of the California Health and Safety Code), and mobile homes, are allowed in Live Oak, but only with conditional use permits. Community apartments and stock cooperative apartments are only allowed in the R-4 zoning district as conditional uses. The Municipal Code does not specifically address transitional housing, but as mentioned above, the Health and Safety Code includes transitional housing within the definition of group care facilities. In addition, the Municipal Code does not define group care housing either. This lack of clarity in the Municipal Code could be a potential issue for providing transitional housing, as well as any other type of group care housing. In any case, group care facilities are not allowed in any residential zones, but are allowed in commercial zones with a conditional use permit. State law requires that transitional housing be allowed subject to the same permitting processes as other housing types without undue additional regulatory requirements, so the need for a conditional use permit, as well as lack of clarity in the definition of group care facilities and transitional housing, presents a constraint to providing this type of housing. Please see the Housing Plan, where this potential constraint is addressed.

Mobile home parks are a conditional use in R-4 zones with a MP (Mobile Home Park) special combining district. Mobile homes not located within a mobile home park are conditionally allowed in the R-1 zone with the MH (Mobile Home) special combining district, as long as they are on a permanent foundation and meet all of the development standards for the R-1 zone. Although the application of this combining district would allow for the placement of mobile homes on permanent foundations in single-family residential zones, state law requires that mobile homes on permanent foundations be permitted by right in residential zones, subject to the same development standards and requirements as single-family homes. The need for the special combining district places an additional requirement on placing mobile homes in residential zones, which could dissuade people from pursuing this as an option for providing affordable housing.

Along with the housing types addressed above, HCD requires the analysis of zoning to allow emergency shelters, supportive housing, and farmworker housing; however, these housing types are neither defined nor mentioned in the Municipal Code, so it is unknown under what conditions these uses are allowed within the City, if at all. This lack of clarity in the Municipal Code poses a potential constraint to providing these types of housing and to complying with state housing law. See the Housing Plan, where



this is addressed. Overall, the City does not specifically prohibit many types of housing development that may aid the City in reaching its RHNA obligation, but the Municipal Code does require conditional use permits for many of the uses, while state affordable housing law requires that these uses be permitted by right in at least one zone. In addition, since the Municipal Code lacks clarity regarding some housing types and omits several of the housing types requiring analysis under state housing law, the ability of the City to develop some housing types is unknown and/or unclear. These factors present constraints to the development of affordable housing since the additional conditions to certain types of development and lack of clarity in the Municipal Code may hinder a developer from pursuing these types of developments within the City. All potential constraints are addressed in the Housing Plan.

Parking Requirements

In addition to allowed uses, 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 designated by zone; Live Oak, however, provides parking standards by unit type. The parking standards are as follows:

- A. Single-family homes: two parking spaces per unit, both of which shall be covered and enclosed on four sides including garage doors. The materials and architecture of the enclosed parking shall be compatible with the dwelling and the neighborhood.
- B. Duplexes: identical to single-family homes per each duplex unit; triplexes and fourplexes: two parking spaces per dwelling unit.
- C. 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.

In addition, the City allows the opportunity for each dwelling type to apply for a waiver of the parking requirements with a conditional use permit.

In particular, the requirement for each single-family home and duplex to have an enclosed two-car garage could present a constraint since the construction garages can be costly. Triplexes, fourplexes, and two- or more bedroom apartments are required to provide two parking spaces per unit. In some cases, this amount of parking may be warranted, but these types of units tend to be smaller with fewer bedrooms than traditional housing, so they often house smaller families with fewer cars. In addition, these smaller homes may be occupied by a single person or be more affordable to lower-income families, the elderly, and the disabled, who may not have the need for as many parking spaces. This is a constraint to providing affordable housing; parking requirements should be based on the number of bedrooms in a dwelling unit, since many of these types of homes, including smaller single-family homes and duplexes are smaller and are occupied by fewer people, reducing the need for parking. Street parking can also be used to accommodate additional parking needs. See the Housing Plan, where this potential constraint is addressed.



ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

The Housing Element is required to identify sites and establish how many units can accommodate the development of the City's share of the regional housing need. One way to evaluate whether a jurisdiction's zoning and allowable densities encourage the development of housing for lower-income households is to use "default" density standards defined in Government Code Section 65583.2(c)(3)(B) and by HCD, which describe "appropriate zoning" for jurisdictions based on population criteria. Sutter County is located within Region III for suburban jurisdictions, so the default density standard accepted as "appropriate" for meeting the housing needs for lower-income housing is at least 20 units per acre.²

As shown above, the R-4 zoning district allows for development in the range of 12 to 20 units per acre, so 20 units per acre is the maximum allowable density in the City. The default density standard within suburban jurisdictions that allows for densities appropriate for the development of housing for lower-income households is at least 20 units per acre; therefore, this represents a potential constraint to providing adequate housing for lower-income families in the City. See the Housing Plan, where this is addressed.

ZONING FOR A VARIETY OF HOUSING TYPES

The Housing Element is required to demonstrate the availability of sites with appropriate zoning that encourage and facilitate the development of a variety of housing types, including supportive housing, multi-family rental housing, factory-built housing (manufactured homes and mobile homes), farmworker housing, Single-Room Occupancy (SRO) units, emergency shelters and transitional housing. The ability of each zoning district to support these housing types as permitted uses is evaluated above. The following paragraphs will provide additional information about how these housing types can help a jurisdiction provide adequate affordable housing opportunities and summarize the conclusions made above.

Emergency Shelters and Transitional Housing

HCD requires that every jurisdiction identifies at least one zoning district where emergency shelters can be allowed without a conditional use or other discretionary permit. In addition, the locality must identify a zoning district where transitional housing can be developed. Transitional housing is defined as supportive housing where homeless people and families can live temporarily (up to two years) until they are able to transition into a permanent home. According to the HCD, appropriate sites for this use should be subject to the same permitting requirements as other housing in the zoning district without undue additional requirements, be located within the jurisdiction's boundaries close to public facilities and transportation, and must have development standards that do not impede the efficient use of the site as transitional housing.

The Live Oak Municipal Code does not specifically address homeless, emergency, and transitional shelters, but does allow group care homes, which may include non-emergency transitional housing, as defined by the Health and Safety Code. However, this lack of clarity, along with the omission of emergency shelters and transitional housing, presents a constraint to providing these types of housing. See the Housing Plan, where this is addressed. With the changes in the Housing Plan Program A.6, which

2 Department of Housing and Community Development, Division of Housing Policy Development, Memorandum Re: Amendment of State Housing Element Law – AB 2348, June 9, 2005.



would allow emergency shelters as a permitted use in the the C-1, C-2, and C-3 zones, this constraint would be removed. 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. Please refer to other parts of this chapter also, which discuss the City's development standards.

Supportive Housing

Supportive housing is defined as permanent rental housing that is linked to support services, which are designed to help residents maintain a stable residence. Often, portions of supportive housing is used by people who have risk factors that may prevent them from maintaining a permanent residence without assistance, such as people at risk of homelessness, mental illness, and substance addiction. Supportive housing can be found in a variety of housing types and configurations, including apartments, multi-family units, and SRO units. Supportive housing and SRO units are not mentioned in the Municipal Code, which makes it difficult to determine under what circumstances these housing types are permitted within the City, if at all. This is a constraint to providing supportive housing within the City. This is addressed in the Housing Plan.

Farmworker Housing

Farmworker housing should be provided to ensure housing for migrant farmworkers, particularly in agricultural areas. HCD requires that the Housing Element identify zones where housing for farmworkers is permitted by right. However, as mentioned above, the Municipal Code does not include any definition or description of farmworker housing at all, so it cannot be said where this use is permitted, if at all. The omission of farmworker housing from the Municipal Code constitutes a constraint, which is addressed in the Housing Plan. Though the region includes significant agricultural activity that attracts farmworkers and their families, agricultural activity and seasonal employee housing for farmworkers would occur largely outside City limits. Other than seasonal housing, the needs of farmworkers, who tend to have lower incomes and can have larger families, are not substantially different from the needs of other lower-income households, which are addressed throughout the City's Housing Plan. For example, Programs A.1, A.2, A.3, A.4, A.6, B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.9, D.1, D.2, and E.1 would address the housing needs of farmworkers, as well as those with other occupations.

Manufactured Housing and Mobile Homes

Manufactured (also known as factory-built) housing and mobile homes are those that are not built on-site, but rather pre-manufactured off-site and then assembled on a site later. In many cases, manufactured homes represent a more affordable alternative to homes constructed using conventional building practices, so this type of housing is essential to the evaluation of affordable housing. In addition, because it is pre-manufactured, these homes allow for a quick solution to housing shortages, since they do not require the same construction time as conventional structures.

Government Code Section 65852.3 requires that the siting and permit process for manufactured housing be regulated in the same manner as conventional structures, including development standards. The City of Live Oak has a Mobile Home Park (MP) Special Combining District, which can allow the development of mobile home parks in the R-4 zoning district with a conditional use permit, but there is not currently any vacant land zoned with this special district. The Zoning Code also identifies a Mobile Home Residential (MH) Special Combining District, which allows for the location of manufactured housing on



permanent foundations in all single-family residential zoning districts. As mentioned above, although this does allow the placement of mobile homes on permanent foundations, the need for the special combining district places a constraint on the ability to develop this type of housing with the R-1 zone without additional conditions, as required by state housing law. This is a constraint. See the Housing Plan, where this is addressed.

Second Units

The law allows for a jurisdiction to accommodate a portion of its housing needs using second units, assuming that the number of second units projected is realistic, based on possible constraints that may be placed on the development of second units, such as development standards, zoning, design standards, fees, and other issues.

The Live Oak Zoning Code allows for the development of second units within each of the residential zoning districts with a conditional use permit. However, state law requires that second units be allowed by right. As mentioned above, this presents a constraint to the development of second units. See the Housing Plan, where this is addressed.

HOUSING FOR PERSONS WITH DISABILITIES (SB520)

The Housing Element is required to include an analysis of the potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that would prevent the City from meeting the need for housing that meets these needs, pursuant to Government Code Section 65583(a)(4) and SB 520. To ensure that the City is able to adequately meet the need for housing for persons with disabilities, the Municipal Code was analyzed to determine whether the City has appropriate zoning for the development of housing that could accommodate disabled persons, as well as whether this type of housing would be subject to additional conditions that may prevent its development.

The requirement for too much parking can present a constraint to affordable housing development. The actual parking demand depends on the housing type and the households to be served. The Municipal Code currently includes standard parking requirements, which are used for all housing types, including housing for persons with disabilities. The City's parking requirements for this type of housing should be modified to reflect the lesser need for parking. See the Housing Plan, where this is addressed.

Some people with disabilities may be unable to care entirely for themselves and therefore require some assistance. Some may live in residential care facilities. 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. Requests to retrofit homes to enable adequate accessibility for disabled persons or for reasonable accommodation are handled in the same manner as any other building permit or variance application. Whenever possible, such permits are given priority processing. In this way, the City has sought to reduce or eliminate constraints to housing for disabled persons in regards to its permitting procedures. There are no identified constraints for housing for disabled persons associated with development procedures, practices, or policies.

The City has adopted the Uniform Building Code and the most recent California Amendments. This Code contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. One provision of this act included called for a number of residential units in new multi-family construction of three or



more apartments or four or more condominiums to be accessible for disabled persons or be constructed in a way such that they are adaptable to the specific needs of a disabled person. The current Building Code, as adopted by the City, incorporates the requirements of the Housing Act of 1988 and the Americans with Disabilities Act, and all new housing construction is required to meet the minimum standards for disabled access. The City has not added amendments to the Building Code that would place constraints on accommodation of persons with disabilities. The City of Live Oak will continue to support programs for retrofitting older housing stock to meet the new standards. There are no identified constraints for housing for disabled persons associated with the Building Code or City amendments to the Code.

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.

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.

FEES AND EXACTIONS

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 Resources and Constraints-6 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.

**TABLE RESOURCES AND CONSTRAINTS-6
LIVE OAK PLANNING AND APPLICATION FEES**

Fee Category	Fee Amount (per application)	
	Single-Family	Multifamily
Planning and Application Fees		
Annexation	Cost of process. + 10% admin	Cost of process. + 10% admin
Variance	393.00	785.00
Conditional Use Permit	735.00	1,721.00
General Plan Amendment	Text and Map Changes 2,851.00	
Zone Change	Map change 1811.00 Text change 1508.00	
Architectural Review	57.00	
Planned Unit Development	1,967.00	
Specific Plan	2,851.00	
Subdivision		
Certificate of Compliance	478.00	
Lot Line Adjustment	422.00+ 36.00 per lot over 2	
Tentative Subdivision Map	1,204.00+ 26.00 per lot over 4	
Final Parcel Map	Fee is based on the actual cost and varies	
Tentative Parcel Map	923.00	
Environmental		
Initial Study	584.00	
Environmental Impact Report	Fee is based on the actual cost and varies	

In most cases, the fees for single-family and multi-family development are the same.

There would be no fee for subdivision for multi-family projects, since many dwelling units would likely be developed on a single lot. However, a tentative subdivision map for a project developing 50 single-family dwelling units on 50 lots would cost \$2,400 (\$1,204 + \$26X46 lots over 4); a multi-family project developing 50 apartments on 5 different lots would cost \$1,230 (\$1,204 + \$26x1 lot over 4). This last scenario, where a single multi-family project would be developed on multiple lots is currently considered to be unlikely by City staff.

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 Resources and Constraints-7 below shows the City’s required development impact fees for residential development.



TABLE RESOURCES AND CONSTRAINTS-7
LIVE OAK DEVELOPMENT IMPACT FEES

Fee Type	Residential Zones	
	Single-Family R-1, R-2, R-3 (per unit)	Multi-Family R-4 (per unit)
General Government Facilities		
Public Works	358	358
General Government	1,577	1,577
Public Safety Facilities		
Police	625	625
Fire	835	835
Parks & Recreation Facilities		
Parks	2,404	2,404
Community Center	373	373
Transportation Facilities		
Roads	2,189	2,189
Signals	552	552
Water, Sewer, & Flood Control Facilities		
Flood Control	2,185	734
Sewer	3,371	3,371
Water	4,404	4,404
Total	18,873	17,422

Notes: Development fees for Sewer and Water are based on meter size; the table provides the average fee.

Source: City of Live Oak, 2008

The estimated development impact fees for a single-family home (zoned R-1, R-2, and R-3) add to \$18,873; fees for a multi-family home (zoned R-4) add to \$17,422, a difference of \$1,451 from the fees for a single-family dwelling unit. The City of Live Oak also allows developers to enter into Mello-Roos development agreements to pay development impact fees and help fund public improvements. These Mello-Roos fees are separate from the development impact fees. The Live Oak City Council has adopted and implemented a resolution allowing developers to enter into a Mello-Roos development agreement with the City to pay City and Live Oak School District impact fees.

In addition to these development impact fees, 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 fees; these fees are separate from the water, sewer, and flood control development impact fees. The development impact fees contribute funding toward improvements to the utility infrastructure, whereas the connection fees allow connection to the infrastructure system. The connection fees are based on the size of the pipe connecting the dwelling unit to the system for water and sewer services. Most single-family developments use a ¾-inch pipe, which has a connection fee of \$3,938 for water. The typical sewer connection fee for a single-family dwelling unit is \$7,077. These fees are adjusted accordingly depending on the size of the pipe. Multi-family units typically have a water connection fee of \$15,752 for a 2-inch pipe and a sewer connection fee of \$4,708 per unit. Assuming the development of a 4-unit multi-family apartment building, the water connection fee per unit would be the same as for each single-family unit. The sewer connection is substantially less per unit than for single-family development.

The storm drainage connection fee is calculated as \$3,598 per acre of residential development, rather than per dwelling unit; therefore, residential development with lower-densities would have a higher



per-unit cost for storm drainage than higher-density projects, like multi-family project, would. For example, the storm drainage connection fee for one acre developed with four single-family units would be the same for one acre developed with 16 multi-family units, but the per unit share of the fee for the single-family development would be \$899.50, whereas the share of each multi-family unit would be \$224.88. Overall, connection fees for City utilities are substantially less than those charged for single family development.

The Live Oak Unified School District also levies school impact fees on new development based on the size of the unit. The District uses the Level-II fee of \$4.04 per square foot, so the larger the home constructed, the larger the school impact fee that must be paid to the District. This ensures that the fees are not as great for smaller homes, which likely would not be occupied by as many children as larger homes. Based on this, a 2,000 square-foot single-family home would have a school impact fee of \$8,080; a 1,500 square foot home would have a \$6,060 fee; and an 800 square-foot home, like an apartment or other multi-family dwelling unit would be assessed a fee of \$3,232.

ANALYSIS OF FEES AND EXACTIONS

Based on the previous information, the total development impact, school, and utility connection fees for a typical single-family home would be approximately nearly \$37,000, assuming a 1,500 square foot house on a larger lot. On the other hand, an 800 square foot multi-family unit developed on a lot with a density of 16 units per acre would result in total fees of nearly \$30,000, \$7,000 less than per single-family unit. These fees do not include any Mello-Roos fees, which are typically paid through annual property taxes; therefore, Mello-Roos fees are not paid by renters at all. Although the fees for multi-family units are less expensive than those for single-family units, the difference is not substantial; single-family development fees are approximately 18% more than the typical multi-family fees. 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.

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 permit entire 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. Table Resources and Constraints-8 below shows typical permit processing times for a variety of different types of permits, although the actual timing may vary depending on the size and complexity of a project and whether the project plans are fully completed at the time of application.

TABLE RESOURCES AND CONSTRAINTS-8
TYPICAL BUILDING PERMIT PROCESSING TIMES

Type of Permit	Time to Receive Permit	Application Decision Timing	Is Design Review Required?	Is a Conditional Use Permit Required?	Reviewing Department(s)
Garage, detached	1 day	2-4 weeks	No	No	Building and Planning
Room addition / remodels	1day	1-4 weeks	No	No	Building and Planning
Single-family dwellings	1 day	2-8 weeks	No (unless development is more than 20 units)	No (for individual dwelling units)	Building and Planning
Multi-family dwellings	1 day	2-8 weeks	No (unless development is more than 20 units)	No	Building and Planning
Commercial building	1day	3-12 weeks	Yes	No	Building and Planning
Tenant Improvement	1 day	2-6 weeks	No	No	Building and Planning

Individual single-family dwellings are not required to go through the Design Review process, but all commercial and large residential projects (larger than 20 units) are required to go through this additional step, which is administered by City staff and Planning Commission. This process takes place during a regular Planning Commission meeting and its main goal is to provide developers with direction regarding the aesthetics of their developments. While these reviews do not adhere to any strict pre-set standards on design, they must comply with the ideals and desired standards expressed by the Planning Commission and comply with existing neighborhood standards before being approved.

Multi-family dwellings are subject to the same requirements and processing time as single-family dwellings, so total processing times for both types of projects are similar. For typical projects, the total time from application to project approval, including obtaining entitlements, completion of improvement plans, final map approval, and development agreements, generally can take anywhere from six months to a year. Projects where there are already final lots can typically go through the process within the times listed in Table Resources and Constraints-8. The City can, when necessary, expedite the process.



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.

CODES AND ENFORCEMENT AND ON/OFF-SITE IMPROVEMENT STANDARDS

Housing Element law requires an analysis of potential constraints that may occur as a result of building codes and their enforcement and both on- and off-site improvements.

Codes and Enforcement

Live Oak uses the most currently published California Building Standards Codes as adopted and amended by the State Building Standards Commission for building construction. The Building Standards Codes do not include any unusual provisions that would unnecessarily inhibit the construction of affordable housing. The City's Municipal Code lists the adopted modifications to the Building Standards Codes, but these modifications are only to the Fire Code and do not include any changes to that would create constraints on the development of affordable housing.

As shown, none of these modifications have any effect on the City's ability to permit and allow the development of affordable housing. The City has not adopted any amendments or modifications to the State Housing Code.

Building Standards Code enforcement is limited primarily to new construction and remodeling, through normal permit procedures by the City. On privately financed remodels, only the portion of the unit applicable to the permit must conform to code, unless violations are witnessed and then all visible violations must be corrected. There is no attempt to bring the entire unit up to code unless it becomes evident that the structure has fallen into a severe state of disrepair and has become unsafe to occupy. On units rehabilitated by CDBG grants, the entire unit must be brought up to code. The amount loaned is based on bringing the entire unit up to code and, thus, does not place a burden on the borrower.

Similar to new construction, remodels and rehabilitation of existing structures, including substandard residential structures, are required to meet all applicable standards found in the Building Standards Code and Health and Safety Code. The City does not have any programs, policies, or standards that would prevent the full implementation and enforcement of those codes or any other applicable



standards. Therefore, the City's adopted codes and enforcement procedures do not create any constraints to the development of affordable housing.

On- and Off-Site Improvement Standards

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, 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.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints to providing affordable housing are related to factors over which the City and other government entities have little or no control. These factors include the cost of land, construction costs, and the availability of financing.

COST AND AVAILABILITY OF LAND

Despite an overall high cost of land throughout California, the cost of land is quite modest, especially when compared to more metropolitan cities. Land with existing entitlements that is ready to build on is



generally more expensive. In Yuba City, entitled lots located in areas with surrounding development ranged from approximately \$30,000 for a 0.1 acre lot to \$330,000 for 2.3 acres. One 19.5 acre lot located just outside of the development portion of Yuba City was listed for sale at \$655,000. Land listed for sale in Live Oak and the Planning Area as of February 2009 ranged from approximately \$60,000 per acre to \$161,000 per acre for agricultural properties located outside of the existing city limit but within the Planning Area. To compare, only two parcels of land were listed for sale within the existing city, both of which were less than one acre in size. A 0.22 acre parcel zoned R-3 was listed for sale for \$76,000, while the other parcel was 0.29 acre and listed for \$50,000.³ The per-acre cost for these lots would be \$345,000 and \$172,414, respectively.

Recommendations for the calculation of an in-lieu fee for the development of affordable housing were prepared for the Sutter County Housing Authority, which included average land and construction costs specific to the development of affordable housing in the methodology. The in-lieu fee calculation assumed that land costs for affordable housing in Sutter County would be approximately \$5 per square foot for entitled land.⁴ Assuming an average density of eight units per acre for single-family housing and 20 units per acre for apartments, land costs for affordable housing are estimated at \$27,225 for single family and \$10,890 for apartments.⁵

CONSTRUCTION COSTS

Construction costs can vary drastically, depending on a variety of factors, such as the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square-footage, and structural configuration. Multiple family residential housing generally costs less to construct than single-family housing, since the units tend to be smaller and require less land. At the time of preparation of this document, new home construction in the region had slowed down from previous years when home building had boomed in Live Oak. There are currently no new home builders currently building homes in the City.

Recently constructed homes (built within the last five years) for sale in the City ranged in price from \$125,000 for approximately 1,500 square feet to \$375,000 for approximately 3,000 square feet.⁶ Per-square-foot prices for these newer homes range from \$83 to \$125. It should be noted that these figures are for existing homes being sold in a weak housing market, so the prices do not necessarily reflect actual construction costs. This does not include the price of land or entitlements. There were no multi-family homes listed for sale.⁷

As mentioned above under "Cost and Availability of Land," and in-lieu fee was calculated for the Sutter County Housing Authority, which used typical construction costs for affordable housing units in the

3 Realtor.com database search for Land for Sale in Live Oak, CA, www.realtor.com, accessed February 12, 2009.

4 Economic & Planning Systems, Technical Memorandum to Edward Baker, Executive Director, Consolidated Area Housing Authority of Sutter County, Subject: Affordable Housing In-Lieu Fee Calculation; EPS # 17481, May 11, 2007.

5 Economic & Planning Systems, Technical Memorandum to Edward Baker, Executive Director, Consolidated Area Housing Authority of Sutter County, Subject: Affordable Housing In-Lieu Fee Calculation; EPS # 17481, May 11, 2007.

6 Realtor.com database search for new construction homes and homes 0-5 years in age in Live Oak, accessed February 12, 2009.

7 Realtor.com database search for new construction homes and homes 0-5 years in age in Live Oak, accessed February 12, 2009.



methodology. The calculation assumes that construction costs for an affordable single family home in Sutter County would be \$130 per square foot; multi-family homes would cost \$135 per square foot to construct.⁸

Increases in construction costs may raise the cost of new housing to so that some residents may not be able to afford to purchase new houses in Live Oak. Existing homes are generally more affordable in Live Oak than new construction, and the recent economic downturn in the housing market in the region has made housing in the City more affordable than in previous years.

AVAILABILITY OF FINANCING

Financing the long-term mortgage is a major element in housing affordability. Current interest rates for 30 year fixed-rate mortgages in California are in the 4.5 to 6% range, which are lower than they have been in recent years, but the recent rise in the number of foreclosures around the county has result in the tightening of credit availability, which in turn, constrains financing for home building, purchase, or rehabilitation in all areas of the country. Many foreclosures have occurred due to the increased use of alternative mortgage products since the 1990s. Many of the alternative mortgage products, such as variable-rate loans, allowed buyers to pay lower initial interest rates and monthly payments and receive larger home loans than they might otherwise qualify for based on their income. Long term costs for these types of loans more unpredictable than traditional mortgage products, so buyers with adjustable rate mortgages may experience dramatic fluctuations in their monthly payments as interest rates increase and decrease, even though the amount of principal balance of the loan remains the same. In Live Oak, there were 189 listed foreclosures as of March 2009.

In general, 30% of one's gross monthly income for all living expenses, including mortgage payments, homeowner's insurance, utilities, and property taxes, is generally used by lenders as the benchmark to determine whether a home buyer can afford the monthly payments of a mortgage. In many cases, homeowners were only able to afford the monthly payments when the variable interest rates were low. This has lead to increasing foreclosure rates throughout the country. The availability of these loans has declined in response to the subprime mortgage crisis, which has reduced the number of homebuyers with sufficient income or wealth to qualify for mortgage financing. In addition, fluctuating interest rates can make a housing project infeasible that could have successfully developed or marketed at lower interest rates. This has resulted in a downturn in building new homes in the region.

Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. The recent tightening of mortgage lending standards may result in a decrease in homeownership opportunities despite government programs to assist low and moderate income homebuyers.

An additional problem faced by the prospective home purchaser is the accumulation of capital for a down payment. Until early 1978, most conventional home loans required a down payment of 10% or less. In 1978, in order to discourage housing speculation, many lending institutions tightened credit requirements to require a 20% down payment. On a \$120,000 home, the change in minimum down payment means a family must now have \$24,000 instead of \$12,000. People with lower and moderate

8 Economic & Planning Systems, Technical Memorandum to Edward Baker, Executive Director, Consolidated Area Housing Authority of Sutter County, Subject: Affordable Housing In-Lieu Fee Calculation; EPS # 17481, May 11, 2007.



incomes may find it difficult to save that amount of money, which pushes home ownership out of reach for many people. Despite lenders' preference for a 20% down payment, many lenders will provide financing for people with lower down payments, and in some cases, may provide 100% financing; however, people providing less than a 20% down payment at the time of a home purchase are required to pay private mortgage insurance (PMI) at an extra cost, which could add to the overall cost of the home.

In general, the foreclosure crisis has led to a more conservative approach in lending. The lending institutions are making loans, but are currently reluctant to take risks, even with developers, who may be required to put up more money to receive bank funding. The additional money that is contributed by developers can be passed on to the homebuyer in the form of higher home prices.

This conservative approach is also reflected in individual home loans. Only those who are a good credit risk will obtain loans. There is also limited financing for rehabilitation.

SUMMARY OF NONGOVERNMENTAL CONSTRAINTS

Based on the average land and construction costs used to calculate an appropriate in-lieu fee for affordable housing development in Sutter County, it was estimated that typical land costs for a single family home for affordable housing would be \$27,225 and construction costs would be \$156,500 for a 1,250 square-foot house. Apartments were assumed to have land costs of \$10,890 per unit and construction costs of \$148,500 per 1,100 square foot, three bedroom unit, and \$128,250 per 950 square foot, two bedroom unit. In addition to this, the in-lieu fee calculations assume additional costs of 30% of the construction cost for "soft fees," which includes permits, fees, marketing costs, etc., as well as 15% of the total cost for developer profit from the construction of each unit. In total, the in-lieu fees assume the total cost of a single-family affordable housing unit to be \$292,934; multi-family affordable housing would be \$251,609 for the 1,100 square foot apartment and \$219,006 for the 950 square foot apartment.⁹ This level of cost may be relatively affordable for some, but people with lower incomes could not support the monthly costs of new construction homes, or qualify for the financing that would be necessary to purchase such a home. In addition, some homebuyers, especially those with lower and moderate incomes, may still find purchasing a home somewhat difficult due to being unable to come up a large down payment and since lenders have become more conservative in their lending practices. The City of Live Oak has taken steps to close this gap and has obtained two grants to provide Down Payment Assistance to qualified residents.

It is difficult for cities to influence the reduction of any of these cost components to housing development. Live Oak recognizes this problem and works with many agencies in providing opportunities for its citizens to purchase housing through Farmers' Home Loans and Self-Help Housing, First Time Home Buyers, and other special programs. The City also works with Sutter County Housing Authority, Farmers' Home and other agencies to build low income housing for those who cannot afford to purchase a home.

9 Economic & Planning Systems, Technical Memorandum to Edward Baker, Executive Director, Consolidated Area Housing Authority of Sutter County, Subject: Affordable Housing In-Lieu Fee Calculation; EPS # 17481, May 11, 2007.



EVALUATION OF ACHIEVEMENTS

This section describes the City's accomplishments in implementing the existing Housing Element. State law requires that the Housing Element include:

- ✓ An evaluation of the "effectiveness of the element," including a review of the actual results of the previous element's goals, objectives, policies, and programs (Government Code 65588(a)(2)).
- ✓ An evaluation of "progress in implementation" of the Housing Element programs, including an analysis of the significant difference between what was projected or planned in the previous element and what was achieved (Government Code 65588(a)(3)).
- ✓ An evaluation of the "appropriateness of goals, objectives and policies" of the existing element. This includes a description of how the goals, objectives, policies, and programs of the updated element incorporate lessons learned from the results of the previous element (Government Code 65588(a)(1)).

The following sections briefly describe the programs contained within the existing element. The objective of each program is identified, and the results of each program are 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.

HOUSING PRODUCTION

Policy A.1: Strive to meet the City's "fair share" regional housing goals.

Program A.1: The City shall, through its Annual Evaluation, monitor the supply of residential land to ensure sufficient developable land is planned and zoned for single family and multi-family residential development to achieve the objective of blended densities to meet the overall projected housing need for the planning period extending through June 2007.

Achievements: As of February 2009, the City had 1,147 vacant lots available for residential uses that currently do not have issued building permits, all of which are located within approved Tentative Maps. Of these lots, 1,009 are zoned for single family residential, and 138 are within the approved Peachtree III development, which is zoned R-4 for multi-family residential and will include the development of townhouses.

Evaluation: The City is working toward meeting this objective. This program should be continued.

Program A.2: The City shall implement a Capital Improvement Program (CIP) to guide development of public facilities required by new residential demand and to improve existing facilities in need of upgrading.



Achievements: The City currently prepares CIPs every year to assess for new infrastructure and as a result, has implemented several public works improvements to accommodate for increases in residential demand, including installing water meter city-wide, new water mains, building a new water storage tank, implementing an arsenic treatment program for the City’s groundwater wells, improving the City’s wastewater treatment plant, building new road improvements, rehabilitating the City pool, and building a new park. As a result, the City has completely addressed arsenic standards in four of its five groundwater wells, and improvements to the wastewater treatment plant have made it such that more water quality standards are met.

Evaluation: The City has made progress toward meeting this objective. This program should be continued.

Program A.3: The city will continue to review the impact fees of each proposed residential development on City provided services, and will continue to impose conditions as warranted, including the collection of impact fees to maintain city services at adequate levels including parks fees.

Achievements: The City reviews impact fees on a regular basis; the City is currently in the process of reviewing impact fees and will review the fees again once the General Plan Update process is complete. The last comprehensive review occurred in 2005.

Evaluation: The City is meeting this objective. This program should be continued.

Program A.4: The City shall work with developers of affordable housing and housing of special needs groups to plan and develop housing projects that will be an asset to the community. Such assistance may include, but not limited to, design review workshops, site location assistance, and assisting in the procurement of funding. This assistance will be promoted during the initial contact with developers. During this planning stage with the developer, the city will ensure the developer is aware of the special needs within the community and the requirements to meet the needs identified.

Achievements: The City is currently collaborating with the Sutter County Housing Authority on a project to demolish and rebuild the Maple Park property at a higher density to provide more affordable housing units.

Evaluation: The City has worked toward meeting this objective by collaborating with the Housing Authority on the Maple Park project. This program should continue.

Program A.5: The City shall continue to investigate ways to encourage residential "infill" development on vacant and under-utilized lots in older sections of the city. Staff shall prepare a report to the City Council on the supply of vacant and underutilized lots in the City of Live Oak including commercial sites and second story opportunities.



Achievements: The City established the Redevelopment Agency, which is working with the Sutter County Housing Authority to demolish and rebuild the Maple Park project as a higher-density infill project. The City has also implemented several commercial infill projects. The Redevelopment Agency has prepared a report on the City's vacant and underutilized lots, which it has used to determine appropriate infill sites. The Redevelopment Agency will continue to seek additional infill opportunities.

Evaluation: The City has partially met this objective, but should continue this program to make more progress.

Program A.6: The City shall continue to support the use of manufactured housing as a more affordable alternative to conventional single-family homes. The City of Live Oak shall continue to permit manufactured housing units in the residentially zoned districts of the City of Live Oak.

Achievements: The City has allowed two manufactured homes to be placed in single-family residential zones to help provide an affordable opportunity to conventional single-family homes.

Evaluation: The City made some progress toward this objective, and should continue this program.

Program A.7: The City shall continue the current regulations to permit second units on single family residential lots.

Achievements: The City's Zoning Code allows for the placement of second units on single-family residential lots in both the existing and new development areas.

Evaluation: The City has met this objective by continuing to allow second units on single-family residential lots, and this program should continue.

Program A.8: The City shall continue to participate in the Mortgage Credit Certificate Program (MCC) to provide assistance to first time lower and moderate income homebuyers. This program is administered by the County of Sutter and the Yuba-Sutter Housing Authority. The city will assist the funding of this program through the submission of HOME applications. The availability of this program will continue to 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.

Achievements: Since 2002, the City has received a total of \$2.6 million in HOME and CDBG funds for first-time homebuyer's assistance and owner-occupied rehabilitation projects. These funds have helped 47 homes. The City promotes the use of these programs by distributing fliers for first-time homebuyer's assistance. These fliers have proven very effective in conveying information to the public: the City estimates that 60 percent of applicants to the program bring the flier with them at the time of their application.



Evaluation: The City is meeting this objective. This program should be continued.

Program A.9: The City shall continue agreements with the Yuba Sutter Consolidated Housing Authority to make Vouchers available to qualified residents of the City of Live Oak.

Achievements: The City has continued to allow the use of Vouchers to qualified residents of Live Oak.

Evaluation: The City is meeting this objective. This program should be continued.

Program A.10: The city will encourage the construction of 3 and 4 bedroom units when multi-family projects are proposed to the city. Through the preparation of grant applications, the city will provide assistance with development costs. Additionally, the city will identify sites which are suitable for multi-family development and work with organizations to produce units for the needs of the community.

Achievements: The City does promote the construction of larger multi-family projects, but none have been built in the City since 2002. One such project, the Ryland Townhome project with 138 planned units, has been approved within the City, but has not yet been constructed due to current economic conditions. The City anticipates identifying additional sites appropriate for this type of development. The City will continue to work with developers to promote this kind of new development and to provide assistance with development costs.

Evaluation: The City has worked toward fulfilling this objective and should continue this program, especially after economic conditions improve.

Program A.11: The city will encourage projects under the Planned Development Combining District designation as outlined in the City of Live Oak Zoning Code. By the use of new and innovative designs and techniques, the city may achieve a broader mix of housing styles and income groups than may be available using standard single family/multi-family paradigms.

Achievements: The City continues to encourage development projects in areas zoned with the Planned Development Combining District. Although the City has attempted to implement this program, to date, no projects have been successful in using the Planned Development Combining District. However, the City plans to continue its efforts to promote mixed development.

Evaluation: The City has attempted to meet this objective, but no projects have been successful. This program should be continued.

HOUSING REHABILITATION

Policy B.1: Encourage and assist in the rehabilitation of housing units in need of repair and occupied by very low- and low-income residents. Strive to enhance the overall quality of the City's existing housing stock.



Program B.1: The City shall continue to respond to complaints of unsafe housing and take enforcement action wherever necessary to protect the health, safety, and welfare of occupants. During inspections, the city will provide the occupant information relating to the City's housing repair and rehabilitation program. Additionally, information regarding elimination of overcrowding will be included.

Achievements: The City has an active code enforcement program and responds to verified complaints of unsafe housing. The City has not received specific complaints related to overcrowding. The City is currently in the process of updating and improving the Code Enforcement Ordinance to ensure that all City residents are protected from the dangers of unsafe housing.

Evaluation: The City is meeting this objective, and this program should continue.

Program B.2: The City shall continue to apply for Home Repair grant funding through the Department of Housing and Community Development under the CDBG and HOME Programs. These programs will allow for low-interest loans and grants for the rehabilitation of homes in need of repair to qualified moderate-, low- or very low- income residents of the City of Live Oak.

Achievements: The City has received \$1.6 million in funds for owner-occupied rehabilitation projects and first time home buyer's assistance for 26 homes from the HOME program in 2006 and 2008. Additional funding of \$500,000 was obtained for the rehabilitation of nine homes from the CDBG program in 2008. The City also obtained \$600,000 in rehabilitation funds for 15 homes in 2006 through the CALHOME program. Due to the success in obtaining funding for rehabilitation, the City intends to continue this program.

Evaluation: The City is currently meeting this objective and should continue this program.

Program B.3: The City shall actively investigate the establishment of a City Redevelopment Agency to perform neighborhood and housing rehabilitation.

Achievements: The City established the Redevelopment Agency in 2006. The Redevelopment Agency works with the Sutter County Housing Authority to identify redevelopment projects and to help obtain funding for rehabilitation of properties in need.

Evaluation: This objective of this program has been fulfilled and is no longer necessary.

Program B.4: The City shall market rehabilitation programs through local departments, housing program seminars, quarterly newsletters, brochures and other media outlets. The City, through this marketing, will promote the elimination of overcrowding through the additions of bedrooms, and will encourage homeowners and investors to utilize the programs to preserve the quality of housing in the community. The programs will be offered at a less than market interest rate and at times will be deferred.



Achievements: The City has developed fliers to provide information on the City's housing rehabilitation program and has distributed them to homes in several areas in the City. The fliers have proven to be very successful; approximately 60 percent of applicants to the program bring the fliers with them at the time of their application.

Evaluation: The City has partially met this objective. This program should be continued.

HOUSING CONSERVATION

Policy C.1: Preserve, if necessary replace, the City's publicly assisted affordable housing.

Program C.1: The City shall work with other governmental and non-profit organizations to utilize available resources in the preservation or replacement of existing affordable housing developments in Live Oak wherever conversion to market rate rents would result in excessive rent burdens for moderate or lower income tenants.

Achievements: The City has combined efforts with the Sutter County Housing Authority to preserve the Butte View property, which provides affordable housing to seniors. That property has recently undergone approximately \$300,000 in rehabilitations to make the units more livable for its residents. In addition, the City is currently in the process of working with the Housing Authority to rebuild the Maple Park property to preserve it for continued affordable housing.

Evaluation: The City is currently meeting this goal, and this program should continue.

Program C.2: The City shall monitor the affordability status of all publicly assisted housing developments to ensure wherever possible that qualifying moderate or lower income households occupy assisted units. This will be accomplished by maintaining annual contact with Program Managers of the identified units.

Achievements: The City is currently working with Mercy Housing to monitor the affordability status of the Odd Fellows Building, which provides 14 affordable units. The Sutter County Housing Authority is responsible for monitoring its own affordable housing properties, but the City has two representatives in the Housing Authority to ensure that the City's interests are represented.

Evaluation: The City is currently meeting this goal, and this program should continue.

Program C.3: The City will support state and federal programs that assist in the rehabilitation of rental housing units.

Achievements: The City continues to support state and federal programs that help to rehabilitate rental housing.

Evaluation: The City has met this objective. The program should be continued.



ENERGY/WATER CONSERVATION

Policy D.1: Ensure that all residential development meets or exceeds current state energy efficiency and water conservation standards and encourage retrofitting of existing development to improve energy efficiency and water conservation.

Program D.1: The city will require compliance with Title 24 Energy Efficiency standards as established by the California Energy Commission. The standards are state mandated and are already being followed by the city, no further changes are required.

Achievements: The City's Building Department ensures that all new construction complies with Title 24 standards for energy efficiency through the plan check and inspection processes.

Evaluation: The City is in compliance with Title 24 Energy Efficiency standards, as mandated by the State. Since compliance is required to comply with state law, this program is not needed.

Program D.2: The City shall continue to support and provide information about available energy conservation programs to interested parties and developers. These programs include energy audits and weatherization of existing homes, and rebates for energy efficiency upgrades.

Achievements: The City does not currently participate in energy conservation programs, but is working with a company in the region to obtain information that the City can include in its fliers and other public information for developers and residents.

Evaluation: The City has not yet met this objective, but will continue this program.

Program D.3: The City shall review and if necessary modify, the landscaping standards and requirements contained in its Zoning Ordinance and Design Standards to ensure that they adequately support the use of climate-appropriate trees and landscaping to provide maximum shading and optimal solar access. It shall also review pavement shading to ensure they adequately support the use and placement of climate-appropriate trees for maximum shading of dark, heat absorbing pavement such as asphalt streets and parking areas.

Achievements: The City intends to incorporate these types of improvements into a future revision of the Zoning Code.

Evaluation: The City has not yet implemented this program, but intends to do so during a future revision of the Zoning Code. Therefore, this program should continue until the Zoning Code is revised.

Program D.4: The City shall encourage builders and property owners to use cool roofing materials. The city shall promote federal, state and utility cool roof programs such as the California Energy Commission's Cool Saving Program.



Achievements: The City enforces exiting Energy Code requirements, but does not encourage the use of cool roof programs beyond that.

Evaluation: The City has not met this objective.

Program D.5: The City will continue to promote ways to reduce monthly home water bills. Such measures shall include: requiring new homes to utilize low-flow toilets, low-flow shower heads, and low flow faucets, and the requirement of drought tolerant landscaping.

Achievements: The City has installed water meters at every home throughout the city to monitor residents' water use and help to conserve water. The installation of water meters will aid in making residents conscious of their water usage, which may encourage residents to use less water. The City requires compliance with Title 24 standards, which include water conservation measures.

Evaluation: The City has made progress toward meeting this objective. This program should continue.

COMMUNITY CHARACTER/ENVIRONMENTAL QUALITY

Policy E.1: Ensure that all residential development minimize adverse environmental impacts and conserves the small town atmosphere of the City of Live Oak.

Program E.1: The City shall continue to require environmental review be completed for all residential development proposals requiring tentative map or use permit approval. This will ensure all new housing efficiently uses land and causes the minimum environmental impact.

Achievements: The City has continued to require environmental review be completed for all new residential development as a part of its permitting procedures, in compliance with applicable federal and state environmental regulations.

Evaluation: The City is meeting this objective and should continue this program.

Program E.2: The City shall encourage the construction of new homes that vary sufficiently in cost, and design to meet the needs of existing and future residents. The City will promote balanced distribution of housing that is affordable to lower and moderate income households rather than concentrating such housing in a single location. This will be achieved through the addition of inclusionary zoning and encouragement to private developers to partner with affordable housing developers in construction of new units under this zoning. The City shall also encourage the development of infill lots as affordable units.

Achievements: The City continues to encourage that developers build homes that vary in cost and design. However, due to the slowdown in the housing market, the City has



not seen any new projects that could incorporate the components of this program into their designs.

Evaluation: Due to turnover in staff, the city lacks the institutional knowledge regarding how this program was implemented prior to the housing market slowdown. However, this program should be continued once new development projects start up within the City.

Program E.3: The City shall enforce standards outlined by the current ordinance to ensure new developments follow the Design Review Guidelines as outlined in the Zoning Code. The City will review guidelines annually to ensure they do not impede upon the development of low to moderate income housing development within the City.

Achievements: New residential developments must be in compliance with the City's Zoning Code and go through Design Review to ensure that all development meets the City's requirements prior to project approval. This process ensures that all standards are met. The City has not experienced any cases where the Design Guidelines have prevented the development of affordable housing, so there has been no need for revisions to the Guidelines.

Evaluation: The City does not currently review the Design Guidelines each year, and there have been no revisions to the Guidelines to remove impediments for affordable housing. The City is partially meeting this objective, although it may not be necessary to annually review the Design Guidelines. This program should continue, but with modifications.

EQUAL OPPORTUNITY HOUSING

Policy F.1: Ensure that no person seeking housing in the City of Live Oak is discriminated against on the basis of race or culture, gender, marital or family or economic status, sexual preference, age, physical or emotional disabilities, or religion.

Program F.1: The City shall promote education and awareness of fair housing laws by making public information on these laws available. Bilingual fair housing materials will be posted in prominent locations at City Hall. 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. 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.

Achievements: The City promotes this through its housing rehabilitation and First Time Homebuyer programs. In addition, the City has effectively dispersed and made public information available to all residents using newspaper ads, door-to-door marketing, and fliers. These policies will continue to reflect the City's goals.



Evaluation: The City has made progress toward this objective. This program should continue.

PROGRESS TOWARDS MEETING QUANTIFIED OBJECTIVES

TABLE ACHIEVEMENTS-1
 PROGRESS TOWARDS QUANTIFIED OBJECTIVE
 CITY OF LIVE OAK 2002-2007

Income Category	New Construction		Conservation		Rehabilitation	
	Objective	Progress	Objectives	Progress	Objectives	Progress
Very Low	30	0	50	0	10	0
Low	14	0	100	0	40	15
Moderate	37	0	50	0	5	0
Subtotal Affordable Units	81	0	200	0	55	0
Above Moderate	183	631	0	0	0	0
Total	264	631	200	0	55	0

APPENDIX C

Background Information

SB 5 General Plan Amendment for 200-Year Flood Protection

SB 5 General Plan Amendment for 200-Year Flood Protection
City of Live Oak

Background Information

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February 2017

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ACRONYMS AND ABBREVIATIONS

Cal OES	California Office of Emergency Services
CEQA	California Environmental Quality Act
CVFPB	Central Valley Flood Protection Board
CVFPP	Central Valley Flood Protection Plan
CVFMPP	Central Valley Flood Management Planning Program
DSOD	DWR Division of Safety of Dams
DWR	California Department of Water Resources
EIR	Environmental Impact Report
FEMA	Federal Emergency management Agency
FIRM	Federal Insurance Rate Maps
FRWLP	Feather River West Levee Project
GPA	General Plan Amendment
LHMP	Local Hazard Mitigation Plan
LMA	Local Management Agency
MOU	Memorandum of Understanding
NFIP	National Flood Insurance Program
OEM	Office of Emergency Management
RFMP	Regional Flood Management Plan
SBFCA	Sutter Butte Flood Control Agency
SBPFS	Sutter Basin Pilot Feasibility Study
SFMP	Statewide Flood Management Program
SPFC	State Plan of Flood Control
SRFCP	Sacramento River Flood Control Project
SSJRBCS	Sacramento and San Joaquin River Basins Comprehensive Study
SSIA	Statewide System Investment Approach
TSP	Tentatively Selected Plan
ULDC	Urban Levee Design Criteria
ULOP	Urban Levels of Flood Protection
USACE	United States Army Corps of Engineers

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1 INTRODUCTION

1.1 SB 5 GENERAL PLAN AMENDMENT

The City of Live Oak is amending the General Plan to be consistent with the Central Valley Flood Protection Act of 2008 (SB 5, 2007), which requires cities and counties within the Sacramento-San Joaquin Valley to incorporate Urban Level of Flood Protection requirements in their general plans. The intent of SB 5 and related flood management bills is to strengthen the linkage between local land use planning decisions and floodplain management practices, and provide new requirements and standards for flood protection. Together these bills added and amended sections of the California Government Code, Health and Safety Code, Public Resources Code, and Water Code.

1.2 BACKGROUND INFORMATION ORGANIZATION

The SB 5 Bills require cities and counties to amend their local general plans no later than July 2, 2015, and to update local zoning ordinances to be consistent with their amended general plan by July 2, 2016. This document (Appendix C) provides the background information needed to fulfill the requirements of SB 5 and related bills. Appendix C is organized as follows:

- ▶ Section 1.0 Introduction provides an overview of the City of Live Oak and new general plan requirements of the SB 5 bills that will be met through the General Plan Amendment
- ▶ Section 2.0 Regional hydrology provides summary of historical flooding and structural flood management and protection systems
- ▶ Section 3.0 Local flooding management and protection, including background information on areas subject to flooding, flood emergency response, and other non-structural flood management strategies
- ▶ Section 4.0 Flood Protection Goals, Policies, and Implementation Programs
- ▶ Section 5.0 Safety Element Amendment Consultation Letters and Responses

1.3 CITY OF LIVE OAK

First settled in 1866, and incorporated in 1947, the City of Live Oak is located within the Sacramento Valley in Sutter County, California. As of 2014, the City has a population of approximately 8,500 residents. (ACS, 2014) The City is located between the Sutter Buttes to the west and the Feather River to the east, the Butte-Sutter County boundary to the north, and the unincorporated areas of Sutter County to the south. The nearest cities are Gridley to the north in Butte County and Yuba City to the south. The City of Live Oak adopted its General Plan with the most recent comprehensive update in 2010.

The City of Live Oak is responsible for providing residents with public facilities and services, such as police and fire protection; water, wastewater, and solid waste disposal services; stormwater drainage facilities, and parks/recreation services. Additionally, the City needs to evaluate community safety concerns from both man-made and natural hazards and develop policies and procedures to avoid these hazards, and create adequate emergency response. Public safety concerns include flood hazards such as localized flooding, potential flooding

from regional flood-protection system failure, and emergency response in the event of flooding. Flood management and protection services are delivered in cooperation with a variety of federal, state and local agencies. Locally, these agencies include the local maintaining agencies (LMA), which are directly responsible for levee maintenance, Sutter County Sheriff's Office, Sutter County Fire Department, and the Sutter County Office of Emergency Management (OEM). Community goals, policies, and implementation programs related to flood management and protection and emergency evacuation are included in the City's General Plan.

1.4 CALIFORNIA 200-YEAR FLOOD PROTECTION STANDARDS

On October 10, 2007, the California Legislature signed Senate Bill 5 (SB 5) into law, which enacted the Central Valley Flood Protection Act of 2008. SB 5, and a series of related Senate and Assembly bills, including SB 17, and Assembly Bills (AB) 5, 70, 156, and 162, establishes the State standard for flood protection in urban areas as protection from the 200-year frequency flood. Under these bills, both "urban and urbanizing" areas (cities and counties) in the Sacramento-San Joaquin Valley must provide Urban Levels of Flood Protection (ULOP) (200-year) standards no later than 2025. California Government Code defines urban and urbanizing areas, as follows:

Urban Area - A developed area in which there are 10,000 residents or more (California Government Code [CGC] §65007(l)).

Urbanizing Area - A developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next 10 years (CGC §65007(m)).

ULOP flood protection standards are to be instituted through local general plans and zoning. Each SB 5 affected city and county must amend their general plan to contain flood protection and management information and requirements as outlined in CGC §65962.9. After General Plan Amendment adoption, these cities and counties must update local zoning ordinances to be consistent with their amended general plan (CGC §65962.1). Unless the local land use agency certifies that 200-year flood protection has been provided, or that "adequate progress" has been made toward provision of 200-year flood protection by 2025, new development is prohibited in urban or urbanizing areas potentially exposed to 200-year flooding more than three feet deep.

1.5 SB 5 FLOOD PROTECTION AND RELATED FLOOD MANAGEMENT BILLS

The California Legislature enacted six interrelated flood management bills, summarized below, in 2007 to improve flood management in a sustainable way. Four of these bills (SB 5, AB 70, AB 156, and AB 162) affect the responsibility of cities and counties to address flood risks as part of local land use planning processes.

1.5.1 SB 5 (MACHADO, 2007)

SB 5 establishes the State flood standard for urban and urbanizing areas in Water Code §9602(i) as the ULOP, which now requires 200-year flood protection. SB 5 limits urban and urbanizing areas in the Sacramento-San Joaquin Valley from approving development projects unless they provide 200-year flood protection, or are making progress toward achieving 200-year flood protection. SB 17 and AB 162, as described below, are companion bills that the California Legislature signed into law at the same time as SB 5.

1.5.2 SB 17 (FLOREZ, 2007) AND AB 5 (WOLK, 2007)

SB 17 and AB 5 renamed the State Reclamation Board in the Department of Water Resources (DWR) as the Central Valley Flood Protection Board (CVFPB), transferring the duties and corresponding funding allocated to the Reclamation Board. The laws also provide the administrative requirements for the CVFPB. Among a number of mandates, the bills directed DWR to prepare a preliminary report of the State Plan of Flood Control (SPFC) facilities and the Central Valley Flood Protection Plan (CVFPP) for CVFPB adoption. The CVFPP (DWR, 2012) is a strategic flood management plan that guides California's participation with cooperation from federal and local agencies in managing flood risk along the Sacramento and San Joaquin river system. The CVFPP comprehensively addresses flood risks, setting out improvements in operation and maintenance practices, and provides institutional support for flood management. The CVFPP provides guidance for regional flood management plans (RFMPs), flooding requirements of local general plans and zoning, and local flood management and facility improvement plans.

1.5.3 AB 156 (LAIRD, 2007)

AB 156 provides additions to the California Water Code (CWC) that institutes requirements for local maintaining agencies who maintain either project levees or non-project levees that also benefit land within the boundaries of an area protected by a project levee. These local maintaining agencies must submit each year, specific information relative to the project levee they operate and maintain (e.g., known conditions that might impair or compromise project levee flood protection).

1.5.4 AB 162 (WOLK, 2007)

AB 162 supplements the SB 5 requirements for those cities and counties that are also located within the boundaries of the Sacramento-San Joaquin Drainage District. Created by the State Legislature in 1913, the statute allows the State Engineer at the time to procure data and perform surveys and examinations of the San Joaquin and Sacramento rivers and their tributaries for furthering the CVFPB's plan for controlling floodwaters of the rivers, preserving navigation, and protecting lands susceptible to their overflows. AB 162 stipulates additional requirements for cities and counties in amending their general plan Safety Element, as well as requirements for the Land Use and Conservation Elements. AB 162 also requires that cities and counties consult with agencies during preparation and amendment of general plan Safety Elements, and contains specifications related to Housing Element updates. The City of Live Oak is within the Drainage District. At this time, there are no proposed changes to the City's General Plan Housing Element.

1.5.5 AB 70 (JONES, 2007)

AB 70 makes a local government jointly liable with the State, for property damage costs resulting from a flood if it unreasonably approves new development in areas protected by SPFC facilities.

1.6 200-YEAR FLOOD REQUIREMENTS FOR LOCAL GOVERNMENTS

Over the last 60 years, California has experienced more than 30 major flood events, resulting in more than 300 lives lost, more than 750 injuries, and billions of dollars in disaster claims.¹ Therefore, the State established a

¹ DWR, State Flood Management Planning Program, <http://www.water.ca.gov/sfmp/>

long-term goal to improve flood protection. This goal includes promoting a clear understanding of the flood risk in California, expanding information and technical assistance to flood protection and land use agencies, improving flood protection and facility design standards, and an enforcement system for the new requirements. The Statewide Flood Management Planning (SFMP) program is led by the DWR through the FloodSAFE Initiative and the Division of Statewide Integrated Water Management. The Central Valley Flood Management Program is an effort to improve flood management specifically for the Central Valley. Two integral features of the program directed to local governments within the Central Valley include the Urban Level of Flood Protection and the Central Valley Flood Protection Plan (DWR, 2012).

1.6.1 URBAN LEVELS OF FLOOD PROTECTION (ULOP)

A key requirement of SB 5 is for certain urban and urbanizing areas within the Sacramento-San Joaquin Valley to provide ULOP. The ULOP is defined as the “level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the Department of Water Resources.” ULOP does “not mean shallow flooding or flooding from local drainage that meets the criteria of the national Federal Emergency Management Agency standard for flood protection.” (CGC §6507[n]) Levees that are intended to provide ULOP must conform to State-defined Urban Levee Design Criteria (i.e., 200-year flood protection).

There are five locational criteria for the ULOP to apply, an SB 5 affected city or county must meet all criteria. The City of Live Oak meets three criteria (the City is an urban or urbanizing area that is planned or anticipated to have 10,000 residents within the next ten years, the City is within the Sacramento-San Joaquin Valley, and the City is located within a watershed with a contributing area of more than 10 square miles). The City does not meet the remaining two criteria: 1) is located within a flood hazard zone that is mapped as either a special hazard area or an area of moderate hazard on Federal Emergency Management Agency’s (FEMA) official (i.e., effective) Flood Insurance Rate Map for the National Flood Insurance Program (NFIP) and 2) is located within an area with a potential flood depth above 3 feet from sources other than localized conditions. Localized conditions include localized rainfall, water from stormwater and drainage problems, and temporary water and wastewater distribution system failure. Therefore, the City of Live Oak is not subject to the ULOP standard.

1.6.2 CENTRAL VALLEY FLOOD PROTECTION PLAN (CVFPP)

Adopted by the CVFPB in 2012, the CVFPP provides a broad understanding of the potential for flooding in the Central Valley, describes the existing flood protection systems and the adequacy of these systems, and sets out a statewide strategy for funding flood protection improvements. The financing strategy is known as the Statewide System Investment Approach (SSIA). The CVFPP is primarily concerned with SPFC facilities, which are shared federal-State flood control facilities (e.g., levees, channels, pumping plants) the State is obligated to cooperate in maintaining and improving. The primary regional goal of the CVFPP is to improve flood risk management by reducing the chance of flooding and damages once flooding occurs, and public safety, preparedness, and emergency response. Secondary goals include improving operations and maintenance of flood management systems, integrating the recovery and restoration of key ecosystem functions into the flood management system, improving institutional support, and promoting multi-benefit projects. The CVFPP also identifies the need for more area-specific regional flood management plans (RFMPs). An RFMP has been drafted for the Feather River Region (SBFCA, 2014), which includes the Butte Basin, Sutter Basin, terraces, and alluvium. The Live Oak 2030

General Plan Area is within the Sutter Basin. The CVFPP is updated on a 5-year cycle and local plans must be consistent with the CVFPP.

1.7 LIVE OAK 2030 GENERAL PLAN

Pursuant to CGC §65000, each planning agency (city or county) is required to prepare and adopt a “comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgement bears relation to its planning.” A general plan describes the communities land use and development objectives, goals, policies, and implementation programs. The City of Live Oak conducted a comprehensive update of its general plan, which the City adopted in 2010. (City of Live Oak, 2010a) The Live Oak Land Use Diagram is shown in Figure 1 (Figure LU-5 in the Land Use Element).

Live Oak’s 2030 General Plan provides goals, policies, and implementation programs for development through 2030, and addresses the seven general plan elements required by law. These seven elements include land use, circulation (transportation and local public utilities and facilities), housing, conservation, open space, noise, and safety. The City’s 2030 General Plan also provides elements that address other local conditions, specifically community character and parks and recreation. The safety element requires policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. The City of Live Oak’s existing safety goals, policies, and implementation programs related to community flood protection and management are located in the 2030 General Plan Public Safety Element, the Public Utilities, Services, and Facilities Element, and the Conservation and Open Space Element. The SB 5 GPA will amend the City’s 2030 General Plan to incorporate SB 5 and other related flood management and protection bill requirements.

1.8 SB 5 SAFETY ELEMENT REQUIREMENTS

The Live Oak 2030 General Plan adopted in 2010 preceded the requirements of the SB 5 bills. The 2030 General Plan Safety Element includes the Safety Element requirements in effect at the time (GOV §65302(g) (1)); FEMA 100-year flood protection was the accepted flood protection standard:

A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The SB 5 bills provide detailed Safety Element requirements related to flood protection, including the addition of specific information, and for the establishment of goals, policies, and implementation measures that reflect current statewide flood protection strategies and feasible implementation measures. Live Oak’s 2030 General Plan needs to be amended to reflect the requirements of the SB 5 Bills.

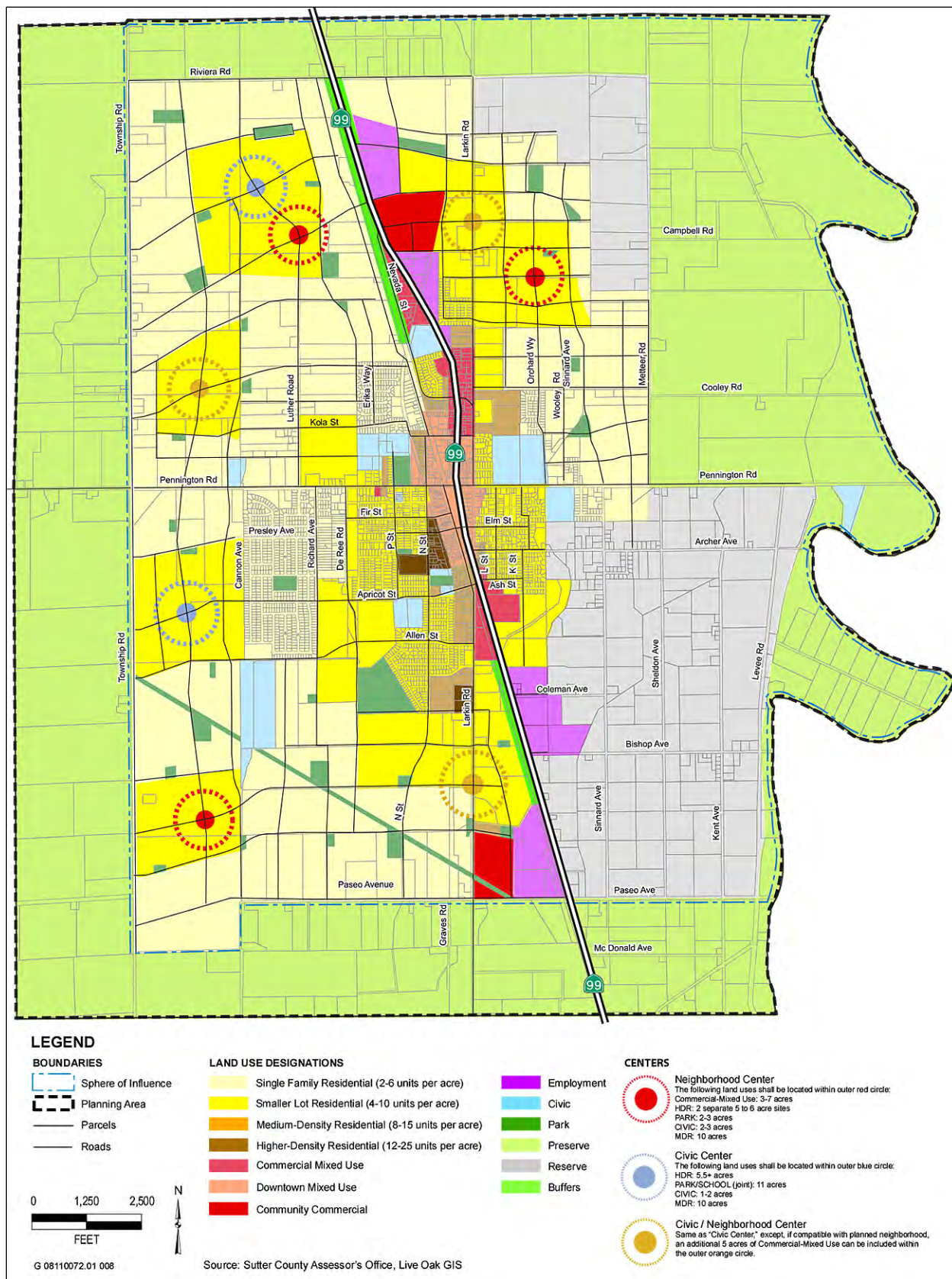


Figure 1 – Live Oak Land Use Diagram

California Government Code §65302(g) (2) states that the safety element, upon the next revision of the housing element on or after January 1, 2009, shall also do the following:

(A) Identify information regarding flood hazards, including, but not limited to, the following:

Flood hazard zones. As used in this subdivision, "flood hazard zone" means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency (FEMA). The identification of a flood hazard zone does not imply that areas outside the flood hazard zones or uses permitted within flood hazard zones will be free from flooding or flood damage.

(i) National Flood Insurance Program maps published by FEMA.

(ii) Information about flood hazards that is available from the United States Army Corps of Engineers.

(iii) Designated floodway maps that are available from the Central Valley Flood Protection Board.

(iv) Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services.

(v) Awareness Floodplain Mapping Program maps and 200-year flood plain maps that are or may be available from, or accepted by, the Department of Water Resources.

(vi) Maps of levee protection zones.

(vii) Areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls.

(viii) Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding.

(ix) Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.

(x) Local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services.

(B) Establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

(i) Avoiding or minimizing the risks of flooding to new development.

(ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.

(iii) Maintaining the structural and operational integrity of essential public facilities during flooding.

(iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities or identifying construction methods or other methods to minimize damage if these facilities are located in flood hazard zones.

(v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.

(C) Establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives established pursuant to subparagraph (B).

The Live Oak 2030 General contains information, goals, policies, and implementation programs related to the Safety Element requirements in three locations:

- ▶ Public Safety Element, Background and Context - Flood Hazards Section
- ▶ Public Utilities, Services, and Facilities Element, Drainage and Flood Protection Section
- ▶ Conservation and Open Space Element

The Conservation and Open Space Element provides limited information to flooding and flood control, peripherally identifying notable hydrologic features in and bordering the 2030 General Plan Area, as well as groundwater resources, and includes goals, policies and implementation programs for the protection of water resources. Detailed information related to flooding from the Sacramento River and its tributaries, including the Feather River, and flooding-related information required by the SB bills is not provided here.

1.9 GENERAL PLAN AMENDMENTS AGENCY CONSULTATION AND REVIEW

Government Codes §65302(g) (5) and 65302.7 require agency consultation and review. Prior to amending the safety element, cities and counties are required to consult with the CVFPB, the California Office of Emergency Services (Cal OES), and the California Geological Survey of the Department of Conservation. Cities and counties must also submit the draft safety element for review by CVFPB, and “every local agency that provides flood protection to the city or county.” For the City of Live Oak, this agency is the Sutter Butte Flood Control Agency (SBFCA) Documentation of the City’s consultation and agency review are found in Section 5.0.

1.10 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A general plan amendment is considered a “project” according to the California Environmental Quality Act (CEQA) Guidelines (Guidelines §15378(a)(1)), and its potential environmental effects of the proposed general plan amendment’s goals, policies, and implementation programs must be considered before the general plan amendment can be adopted. The City is using its certified 2030 General Plan environmental impact report (EIR) to address potential impacts or rule out effects if otherwise consistent with the general plan. Therefore, the City as the lead agency prepared an addendum to the 2030 General Plan EIR in conjunction with the SB 5 GPA. Prior to

adoption of the SB 5 GPA, and after the required agency review of the SB 5 GPA, the City Council will consider whether the amendment would have a significant effect on the environment, and consider adopting the 2030 General Plan EIR Addendum.

1.11 GENERAL PLAN AMENDMENT ADOPTION

The City of Live Oak will conduct public hearings for consideration of the SB 5 GPA before the Live Oak Planning Commission and City Council in October, 2016. Hearings will be noticed in accordance with the requirements of Government Code §65353 and §65091. After considering the Planning Commission's recommendations, the City Council will consider approving the SB 5 GPA, and certifying the 2030 General Plan EIR Addendum. The City Council is also anticipated to make findings that the City of Live Oak Title 17 Zoning Regulations (amended December 21, 2011) is consistent with the SB 5 GPA and a zoning update is not required, and that the SB 5 GPA is consistent with the existing 2030 General Plan.

2 REGIONAL HYDROLOGY AND FLOOD PROTECTION

The Sacramento River Basin is the largest river basin in California, covering approximately 27,000 square miles, and supplies water for much of California. Major water supplies in the region are provided through surface storage reservoirs. There are more than 40 major surface water reservoirs in the region. Sutter County, including the 2030 Live Oak General Plan Area, is within the Sacramento River Basin, situated between the Sacramento River on the west and the Feather River on the east. The 2030 General Plan Area and most of Sutter County are located within the Feather River watershed (See Figure 2). Flow in the lower Feather River above the 2030 General Plan Area is controlled mainly by releases from Lake Oroville, the second largest reservoir within the Sacramento River Basin.

The flood management system along the Sacramento River and its tributaries manages flood flows originating from the Sacramento River Basin. Major tributaries to the Sacramento River include the Feather, Yuba, Bear, and American Rivers, which discharge to the Sacramento River from the east. The primary tributary to the Sacramento River upstream of the Live Oak 2030 General Plan Area is the Feather River. The Feather River West Levee system protects the 326-square mile Sutter Basin area, within the larger Sacramento River Basin, which includes the Cities of Live Oak, Yuba City, Biggs, and Gridley.

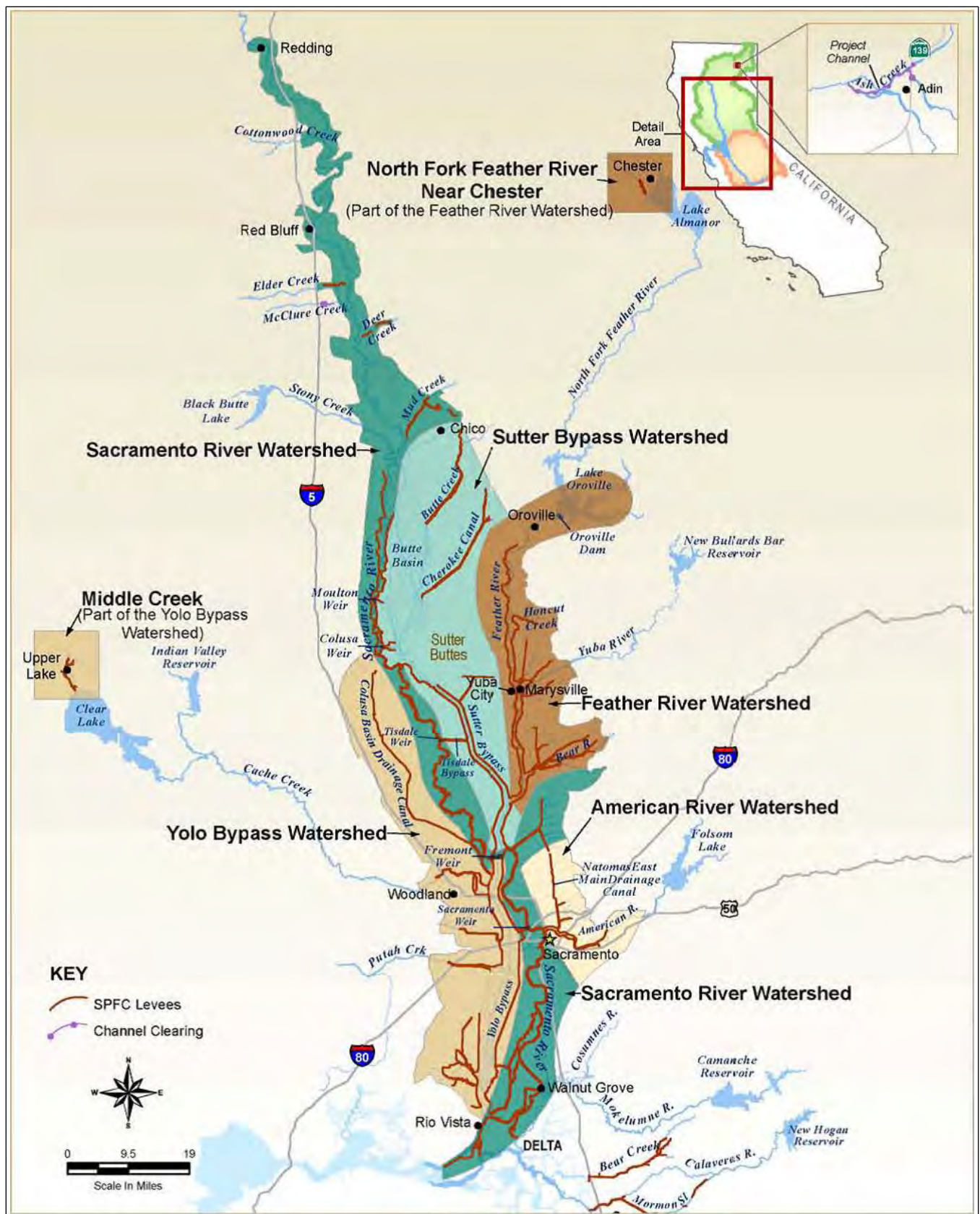
2.1 REGIONAL FLOODING AND FLOOD PROTECTION HISTORY

Initial local levee construction was based upon historical water levels. Competing levees on either side of the Feather River, as well as increased sedimentation from upstream hydraulic mining, constrained the flood carrying capacity of the river. As a result, the levees were overtopped, failed, and then rebuilt to a higher elevation. While the federal courts put an end to hydraulic mining, the California Debris Commission proposed a comprehensive plan consisting of levees, weirs, and bypasses to reduce the risk of flooding in the Sacramento Valley. In 1911, the State formally adopted the plan, and the California Reclamation Board (now known as the Central Valley Flood Protection Board or CVFPB) was empowered to approve plans for the construction of levees along the Sacramento River, its tributaries and within any of the overflow basins. The Sacramento River Flood Control Project (SRFCP), which encircles the Sacramento River Basin, was initially authorized by the Flood Control Act of 1917. Since then the United States Army Corps of Engineers (USACE), the State, and local communities continue to extend the system and improve the existing levees. In 1938, USACE rebuilt the Feather River West Bank Levees from Shanghai Bend to Yuba City in accordance with the established design criteria. (USACE, 2013)

The Sutter Basin topography provides for broad and shallow floodplains with a northeast to southwest flow toward the deeper southern basin. Since 1950, extensive flooding has occurred in the Sutter Basin during 19 events.² Past flooding events have caused loss of life and extensive economic damage. Two major flood events include the Christmas Flood in 1955 and the January 1997 Floods.

On December 23, 1955 and proceeded by abnormal and heavy rainfall, a break in the levee on the Feather River south of Yuba City occurred at about midnight. At the time, there was no upstream- dedicated flood storage at Oroville or New Bullards Bar Dams and Reservoirs because they had not been constructed yet.

² USACE, 2013



Source: CVFMPP, 2010

Figure 2 – Sacramento River Basin, 5 Major Watersheds with SPFC facilities

The cities of Linda, Oliverhurst, Yuba City, and Marysville were evacuated. The initial surge of water spread westerly through Gilsizer Slough to the Sutter Bypass and northerly into Yuba City. The bridge over the Feather River at 5th Street was washed-out and telephone service was lost south of Colusa Avenue. To the north, the water spread north of Colusa Avenue (Highway 20) in several areas. Within less than 24 hours, the heart of Sutter County was flooded from the Feather River on the east and south to the Sutter Bypass on the west and southwest. Nearly 100,000 acres were flooded and resulted in 38 deaths, injuries to 3,200 people, and nearly \$40 million in property damage. In 1997, a series of storms doubled the average snow pack in the Sierra Nevada Mountains. Eventual runoff from the snowpack was quickly filling several dams and Sutter County was notified about the potential for substantial uncontrolled releases into the river from the Oroville Dam, resulting in voluntary and mandatory evacuation for several areas in the County. A levee in the Sutter Bypass experienced a massive break. The City of Meridian was the hardest hit area in Sutter County with approximately 50 square miles under water. Virtually every facility was destroyed or damaged, including nearly 100 homes and a school, which was standing in four feet of water. No lives were lost, but the estimated financial losses to individuals and businesses were about \$18 million. Not including long-term damage to orchard trees, agricultural losses exceeded \$5 million, and losses to County public agencies amounted to approximately \$10 million. DWR's Regional Flood Atlas - Draft (DWR, 2013) contains a more detailed flood history of the Feather River Region area as a whole, as well as descriptions of individual events. In the City of Live Oak, there have been seven historical claims for flood losses totaling \$66,660. These were for pre-Flood Insurance Rate Map (FIRM) structures. National Insurance Program data indicates that there are no repetitive loss buildings in the City (County of Sutter, 2013a, b).

Geotechnical analysis and evaluation of past levee performance indicated that existing project levees within the Sutter Basin, which are part of the authorized SRFCP, did not meet USACE levee design criteria, and were at risk of breach failure at stages less than overtopping the levees. Because residents, businesses, and local governments within the Sutter Basin were acutely aware of the flood risks, they created the Sutter Butte Flood Control Agency (SBFCA) to address flood protection, as well as tax assessments specifically for reducing the flood risk. The SBFCA formally sought partnership in improving flood protection in the form of a continuing feasibility study with CVFPB and the federal government to address the flood risk. When USACE's Federal Pilot Program for planning modernization was initiated in 2011 to develop a new risk-informed planning process paradigm, both SBFCA and CVFPB readily supported and signed on to be part of the pilot program (USACE, 2013).

2.2 FLOOD PROTECTION FACILITIES

Federal agencies provide flood protection, primarily through the USACE, by evaluating flood risk and developing federal design standards for the construction of federally authorized flood control facilities such as reservoirs, bypasses and levees. Although the State has had a long-term partnership with the federal government, being the primary agency responsible for inspecting and maintaining the federally constructed flood control facilities, historically, the State did not have a major role in the planning, design standard development, or in flood protection facility construction, until the passage of the SB 5 bills.

2.2.1 UPSTREAM RESERVOIRS

The construction of large reservoirs on the Sacramento, Feather, and Yuba River offer flood risk reduction by regulating flood discharge flows. The Oroville Dam and Reservoir, built in 1967, and operated by the State of California, is a unit of the Feather River Project, which is part of the State Water Project. The State Water Project is a water storage and delivery system of reservoirs, aqueducts, powerplants, and pumping plants. The Oroville

Dam is located on the Feather River, a tributary of the Sacramento River, in the Feather River Canyon, about 6 miles upstream from the town of Oroville. The dam was built for multi-purpose functions: water supply, flood control, power generation, recreation, and conservation. The reservoir provides water supply to the areas adjacent to the Feather River, as well as additional water for diversions from Sacramento-San Joaquin Delta to areas in the San Joaquin Valley, San Francisco Bay Area, and Southern California. The 750,000 acre-feet flood control storage space in the Oroville Reservoir provides flood protection to the cities of Marysville, Yuba City, Oroville, and many smaller communities located in the floodplain, including Live Oak.

New Bullards Bar, built in 1969 and operated by the Yuba County Water Agency, is located on the Yuba River. It provides 170,000 acre-feet of flood control space. Operations at New Bullards Bar are coordinated with operations at Oroville to control flood flows on the Feather River. For both Oroville and New Bullards Bar, the flood control space was purchased under Section 7 of the Flood Control Act of 1944 (58 Stat. 890) by the federal government. Any encroachment into the flood control space must be released during the flood season, as defined by the water control operations manual.

Flood control operations for the Feather River (as defined in the Oroville and New Bullards Bar Water Control Manuals) require Feather River flows to not exceed 150,000 cubic feet per second (cfs) at Oroville, 180,000 cfs above Yuba River, and 300,000 cfs below Yuba River. Insofar as possible, the Feather River below Bear River must be limited to 320,000 cfs. During very large floods, releases greater than 150,000 cfs at Oroville may be required, as indicated by the emergency operations, in order to minimize uncontrolled spillway discharges.

Given the unregulated local flows in the Feather River and Yuba River drainage areas as well as the uncertainties associated with regulating for downstream controls, the State, in cooperation with

Yuba County Water Agency and USACE, has invested heavily in coordinating operations, including developing models, establishing off-site data servers, and holding annual mock operations scenarios. (USACE, 2013)

2.2.2 FEDERAL LEVEES

Federal levees are referred to as “project” levees and are built to comply with USACE guidelines. Flood management facilities protecting the City of Live Oak consist of federal project levees along the west side of the Feather River. The levees are a portion of the Sacramento River Flood Control Projects (SRFCP), which includes levees on the Sacramento River with adjacent reaches of its tributaries, including the Feather River, and distributaries. Construction of the SRFCP began in 1918 and continued for decades. The SRFCP includes most of the levees, weirs, control structures, bypass channels, and river channels that comprise the State Plan of Flood Control (SPFC). About 980 miles of levees were involved in the project. The State of California adopted and authorized the SRFCP in 1953 and assurances of co-operation were provided in the 1953 Memorandum of Understanding (MOU) (USACE and the California Reclamation Board, 1953). This MOU included levee construction standards for river project levees and bypass levees, and outlined maintenance responsibilities. The plan specified no differences in levee standards for urban versus agricultural levees. All levees on the Feather River within the Sutter Basin are part of the SRFCP that was constructed by USACE (CVFMPP, 2010).

2.2.3 STATE PLAN OF FLOOD CONTROL (SPFC) LEVEES

Under long-term federal-State agreements, the State commits to the maintenance of federally constructed flood protection facilities, which are part of the State Plan of Flood Control (SPFC). The SPFC by definition (CWC §9110(f)) consists of:

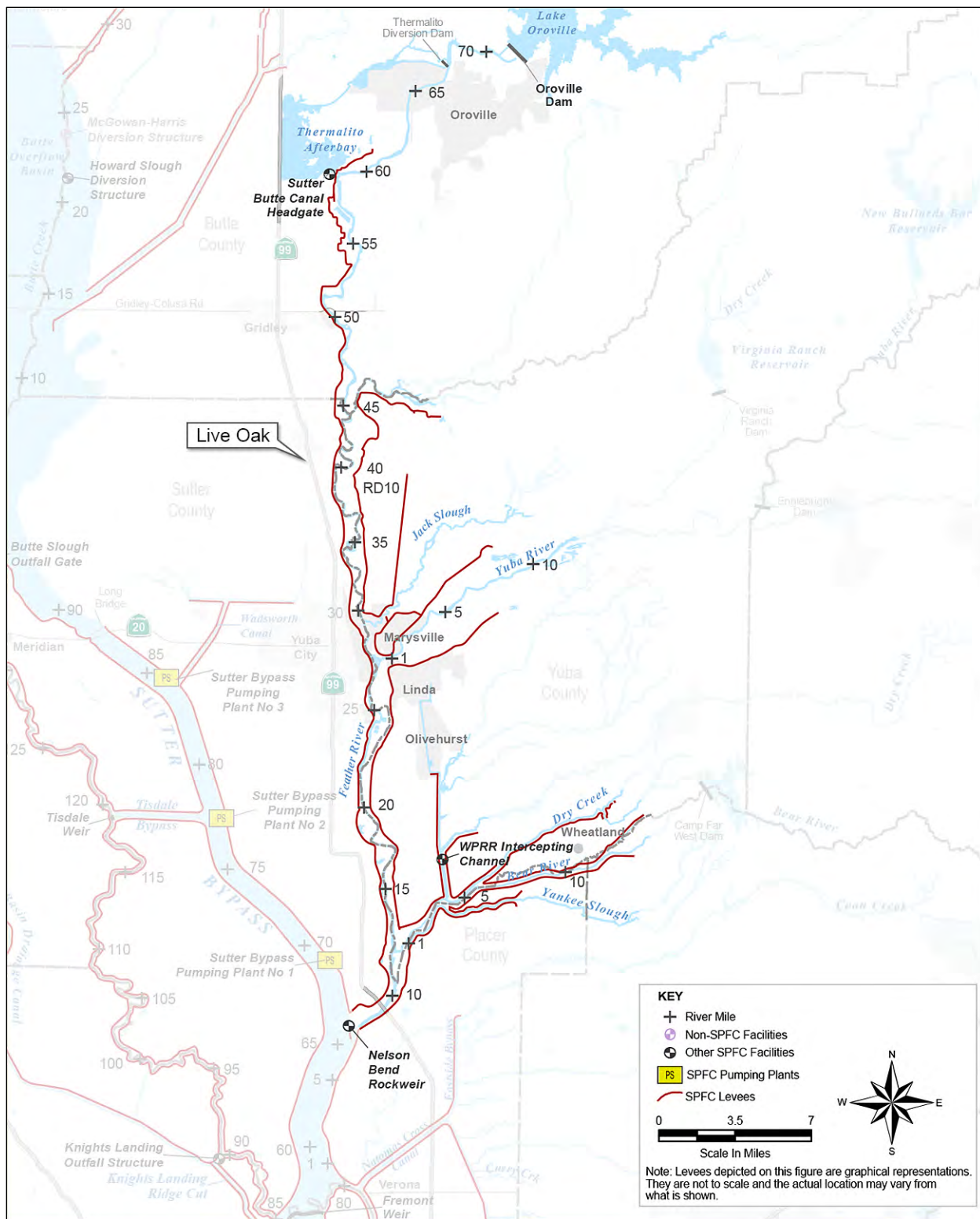
“the state and federal flood control works, lands, programs, plans, policies, conditions, and mode of maintenance and operations of the Sacramento Flood Control Project described in Section 8350, and of flood control projects in the Sacramento River and San Joaquin River watersheds for which the (state) has provided the assurances of non-federal cooperation to the United States, and those facilities identified in Section 8361.”

The State Plan of Flood Control facilities in the Feather River Watershed include levees as well as channels, weirs, and pumping plants. Figure 3 shows the SPFC facilities in the Feather River Watershed in relation to the City of Live Oak.

During the development of the Central Valley Flood Protection Plan (CVFPP), the areas protected by the facilities of the SPFC were organized into flood planning regions, including the Feather River Region, to account for variations in land use conditions, flood protection facilities and flood hazards. The Feather River Region includes areas protected by SPFC levees (project levees) near the Feather, Yuba, and Bear Rivers above Verona. This region’s land uses are primarily rural, but does include several urban areas, including Biggs, Gridley, Live Oak, Marysville, Yuba City, Olivehurst, and Linda (DWR, 2013a).

Levee maintenance work is delegated by the State to the local maintaining agencies (LMAs), which can be any city, county, district or other political subdivision of the State that is authorized to maintain levees.

Existing levees along the Feather River, Sutter Bypass, Cherokee Canal, and Wadsworth Canal, as well as the Butte Basin, are features of the SRFCP. The SRFCP is designed to keep flows from frequent flood events within the river, and convey and divert larger flood flows into the Yolo and Sutter bypass system. The Sutter Bypass borders the Sutter Basin on the southwest, receives flood flows from the Sacramento River, Feather River, and Butte Basin. The CVFPB is responsible for operations and maintenance of the SRFCP levees. Under the oversight of the CVFPB, which is staffed by DWR, the SRFCP levees within the Sutter Basin are maintained by three different local maintenance agencies: DWR, Sutter maintenance yard; Levee District 1; and Levee District 9. The levees are maintained in accordance with a Standard Operations and Maintenance Manual for the SRFCP prepared by USACE (USACE, 2013).



Source: CVFMPP, 2010

Figure 3 – Feather River Watershed, SPFC facilities

2.3 FEATHER RIVER WEST LEVEE PROJECT (FRWLP)

As mentioned earlier, residents, businesses, and local governments of Sutter Basin are keenly aware of flood risk, which led to creation of the SBFCA. The SBFCA is a joint powers agency formed in 2007 by the Counties of Butte and Sutter, the Cities of Biggs, Gridley, Live Oak, and Yuba City, and Levee Districts 1 and 9. The agency has the authority to finance and construct regional levee improvements. In 2007, SBFCA embarked on a comprehensive evaluation of the Feather River West Levee (FRWL) system to evaluate and identify the deficiencies, their magnitude and severity, and the remedial measures required to bring the FRWL system up to the current federal and state flood protections standards. SBFCA's goal is to achieve a minimum 200-year level of flood protection for urbanized and urbanizing areas within the Sutter Basin, as much of the County was considered vulnerable to flooding from levee failure.

While only the southwest portion of the Sutter Basin, including the southern portion of Yuba City, are susceptible to flooding from the Sutter Bypass, nearly the entire Basin, including Live Oak, is susceptible to flooding from the Feather River. The local Feather River Levee Project (FRWLP) involves the construction of slurry walls, stability berms, and seepage berms to remediate the identified geological problems, including under-seepage and embankment instability for about 41 miles of the existing Feather River project levees from the Thermalito Afterbay south to a point approximately 4 miles north of the Feather River-Sutter Bypass confluents. The FRWLP is a distinct project formulated independently and separate from the Federal Sutter Basin pilot project. The FRWLP is intended to advance the implementation of local flood risk-reduction measures in conjunction with implementation of a Federal Project. (USACE. 2013)

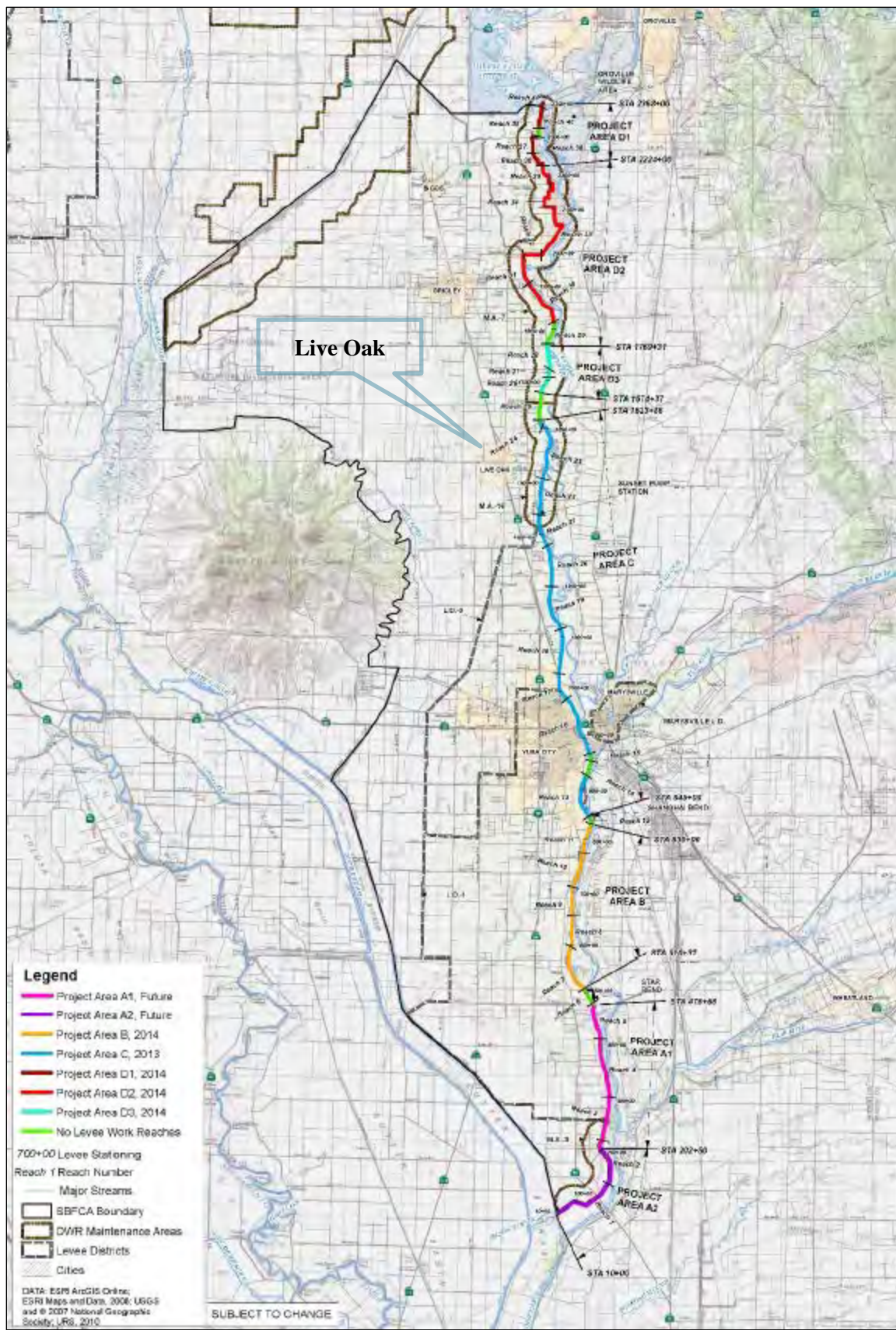
As a part of ongoing efforts to achieve a minimum 200-year level of flood protection for urban areas in the Sutter Basin, SBFCA divided the FRWL Project (FRWLP) into four project areas: Project Areas A, B, C, and D (See Figure 4). In 2013, the SBFCA first started construction on the required state 200-year flood protection improvements (Project Areas B, C, and D). Construction is expected to be completed in 2017. Planning work for Project Area A (south of Yuba City), is ongoing and the goal is to improve this reach to ensure the required 100-year protection for this section of the levee system. It is important to note that Reaches 26-28 (FRWL stationing 1674+37 thru 1769+31) are not being remediated to provide a 200-year level of protection since these levees are located on high ground and the 200-year water surface would not contribute to the Sutter Basin floodplain if these levees were removed³ (SBFCA, 2014a).

The 200-Year Post-Feather River West Levee Project Floodplain Mapping report (SFBCA, 2016) documents the development of the post-Feather River West Levee Project (FRWLP) 200-year floodplain maps. The study analyzed potential flooding under three scenarios: interior drainage problems, Sutter Bypass levee breaches, and Feather River Levee breaches south of Star Bend (outside of the FRWLP Areas B, C, and D). Interior drainage sources are localized flooding problems often caused by storm drain system overload, or an unusually heavy amount of rainfall. The Report presents the 200-year post-project floodplain extent based upon completion of the FRWLP improvements for Project Areas B, C, D, and the Star Bend setback, which runs from Thermalito Afterbay to south of Star Bend (River Mile 17.0; Levee STA 478+68). This Report did not analyze or address flood risk from the Cherokee Canal or Butte Sink. The Cherokee Canal is a component of the SPFC that diverts excess floodwater originating in the foothills northeast of the Thermalito Afterbay. Cherokee Canal is a channelized portion of Dry Creek that flows southwesterly from central Butte County to the Butte Sink. The

³ Sutter Butte Main Canal: Investigation Regarding Inflow from a Feather River West Levee Breach, PBI, 2011

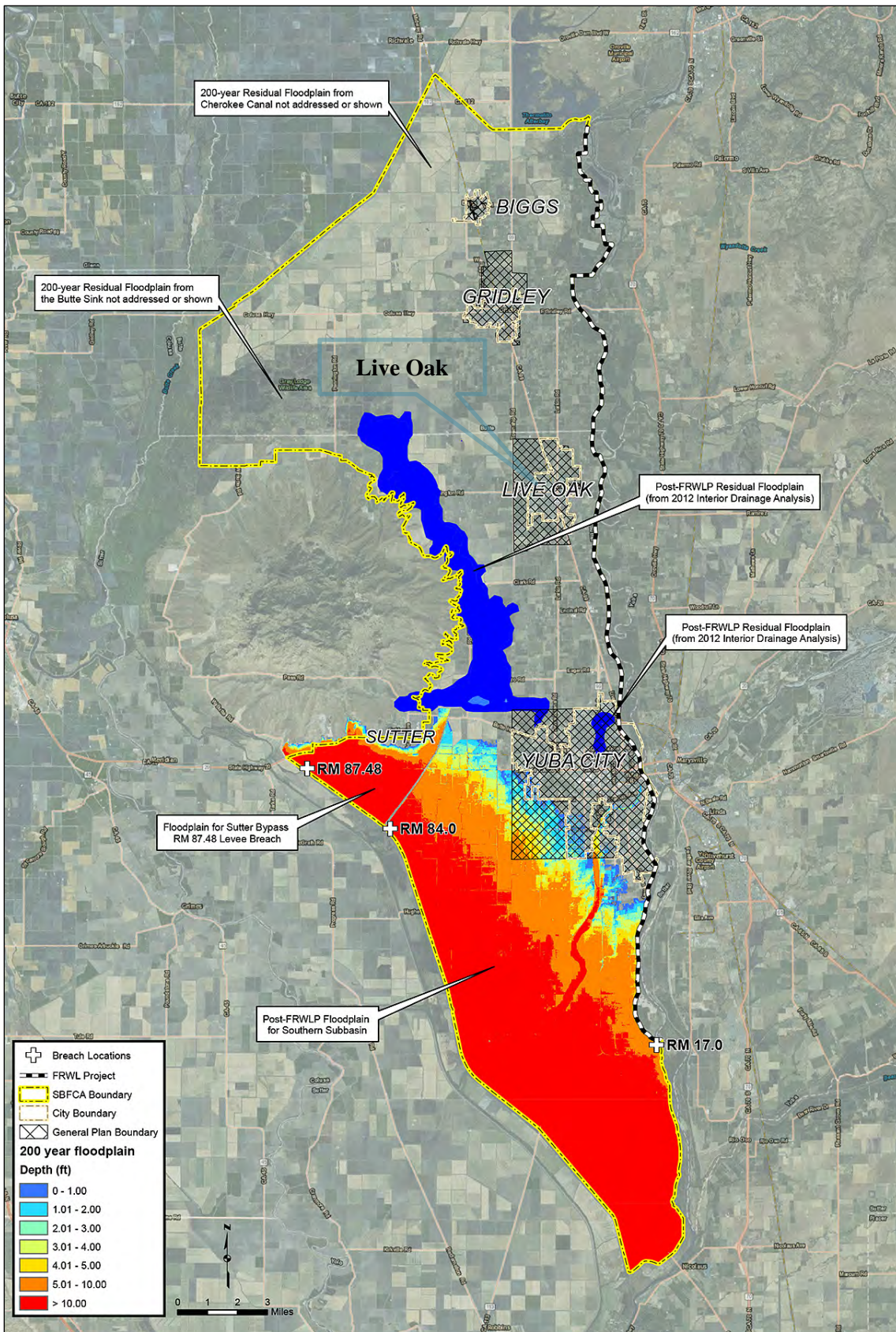
Cherokee Canal and Butte Sink are located in the furthest northwest region of the Sutter Basin and are primarily in FEMA Zone A (inundated by 100-year flooding; FEMA base flood elevations [BFEs] have not been determined). However, available FEMA 100-year mapping and 200-year mapping produced by the San Joaquin River Basins Comprehensive Study (USACE, 2002), available on DWR Best Available Maps (BAM) website (<http://gis.bam.water.ca.gov/bam/>) show that flooding from these sources are outside the reach of the Live Oak 2030 General Plan area.

In total, the comprehensive 200-year post-FRWLP floodplain map incorporates potential 200-year flooding of the Sutter Basin under each of the above noted scenarios. The resulting 200-year post-floodplain map for the entire Sutter Basin highlighting depths greater than 3-feet is shown in Figure 5. As shown in Figure 5, under the above flooding scenarios and with completion of the FRWLP, it is unlikely that 200-year flooding would reach the Live Oak 2030 General Plan Area.



Source: SBFCA, 2016

Figure 4 – FRWLP Construction Phasing Plan



Source: SFBFA and Peterson.Brustad, Inc., 2016

Figure 5 – Sutter Basin 200-Year Post- FRWLP Project Residual Floodplain Depths

3 FLOODING IN THE CITY OF LIVE OAK

High-intensity rainfall is the primary cause of localized flooding. Flooding from weather events frequently occurs in developed or urbanized areas with large amounts of impervious surfaces or in areas that have inadequate storm drainage systems. Riverine flooding occurs during or after prolonged periods of rainfall, or if rain events and snowmelt are combined. The Feather River, which forms the eastern border of the 2030 General Plan Area, consists of a large watershed that stretches to the Sierra Crest. The city's location in the lower portions of the Feather River Watershed exposes the community to substantial risk from riverine flooding.

Additionally, riverine flooding can overwhelm the integrity of the local or regional levee system. Levee failure can result if water overtops a levee, if high river levels saturate the levee banks, or if the levee itself is structurally defective. Levee failure can occur very rapidly with little warning. Once a levee is breached, floodwaters can inundate large low-lying areas. Levee overtopping or failure could cause catastrophic flooding in the 2030 General Plan Area. However, as noted in the above section (Sutter Butte Flood Control Agency), the goal of the Feather River West Bank Levee Project improvements is to protect the Sutter Basin, including the Live Oak 2030 General Plan Area, by providing 200-year flood protection.

Dam failure occurs when a dam is not structurally sound or is unable to withstand damages resulting from seismic activity. The degree and speed of dam failure depends on the dam's structural characteristics. The Planning Area is susceptible to a variety of dam failure hazards. Due to the relatively flat topography surrounding the City, dam failure would result in sheet flow. This is opposed to the "bowl effect" of the southern portions of the County. As shown in a later section (3.1.3 – Local Flood Hazard Areas) of this document, the City of Live Oak should have ample warning time to prepare evacuation.

3.1 LOCAL FLOOD PROTECTION

The Live Oak 2030 General Plan area is relatively flat due to its location in the Sacramento Valley, near the Feather River. The drainage pattern of the city is split into two drainage sheds. The majority of the land west of the Southern Pacific Railroad drains south to Reclamation District (RD) No. 777 drainage canal Lateral No. 1. The land east of the railroad drains south and is collected in Live Oak Slough, which is the main canal for Reclamation District (RD) 777. Live Oak is susceptible to localized flooding by Live Oak Slough, which runs along the east side of the City. These channels drain into the East Intercepting Canal or the West Intercepting Canal, which drain in the Wadsworth Canal, a levee channel that flows into the Sutter Bypass channel. The West and East Intercepting canals and the Wadsworth Canal are owned, operated, and maintained by DWR.

3.1.1 RECLAMATION DISTRICT No. 777 (RD 777)

RD 777 provides drainage to most of the Live Oak General Plan Area. The District operates laterals 1, 2, 6, 6A, 14, and the Main Canal (Live Oak Slough) in the area in and around the Planning Area. The original RD 777 drainage channel capacities were documented in a 1921 letter to the RD 777 Board of Trustees. The drainage channels were sized to provide a capacity of 15 cubic feet per second (cfs) per square mile of tributary area. This flow rate was based on a daily runoff value of 0.5 inches (RD 777 2006: 3-1).

3.1.2 RECLAMATION DISTRICT 2056 (RD 2056)

RD 2056 provides storm drainage to an area in the northwestern portion of Live Oak’s 2030 General Plan Area. The original RD 2056 drainage channel capacities were sized to provide a capacity of 15 cfs per square mile of tributary area, based on a daily runoff of 0.5 inches. Drainage facilities would be designed to accommodate the runoff from the full buildout of the Live Oak 2030 General Plan (City of Live Oak 2006c: 22).

3.1.3 LOCAL FLOOD HAZARD AREAS

As noted in Section 2.2, SB 5 affected cities are required to include information related to flooding in their general plan Safety Element. Required flood hazard information and maps include information from USACE, and maps identifying CVFPB floodways, dam failure inundation, Awareness Floodplains, DWR 200-year designated floodplains, Levee Protection Flood Zones, and areas potentially subject to flooding in the event of a failure of levees and floodwalls. Although some of the required information overlaps or is superseded by more recent or accurate information, all required information and maps are included and/ or addressed, as follows:

1. **Flood Hazard Zones** – defined in SB 5 as “an area subject to flooding that is delineated as either a special hazard areas or an area of moderate or minimal hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency [FEMA].”

Flood Insurance Rate Maps (FIRMS) for the City of Live Oak and the Planning Area include FIRM Panel 0603940030B and 0603940035B issued by the FEMA. Panel 0603930030B map is not printed by FEMA as the area is Zoned X, which FEMA defines as having minimal flooding hazards. These areas are deemed protected from the one percent annual (100-year) chance flood by levee, dirt, or other structures that are subject to possible failure or overtopping during larger floods. Referencing FIRM Panel 0603940035B (Panel 35 of 325), the area surrounding the City limits of Live Oak (Planning Area) is in Zone X500, which is a 0.2 percent annual (500-year) chance flood event floodplain. FIRM Panel 0603950001c shows a small area in the Live Oak 2030 General Plan Area is susceptible to flooding (Zone A). Zone A is defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined. As discussed in Section 3.1 of this document, this area is susceptible to localized flooding from the Live Oak Slough. FEMA floodplain mapping is also shown in the Feather River Regional Flood Atlas-Draft, Map 16.

In January 2014, the City of Live Oak received a Letter of Map Revision (LOMR) from FEMA with an annotated FIRM panel map, which revises the small area in the City’s Plan Area that is susceptible to localized flooding from Zone A to “Contained” (in storm drain), and indicates incorporation of the modification. However, per FEMA, the FIRM panel map will not be physically revised until changes warrant physical revision and republication in the future. Figure 6 (Figure Safety-1 in Public Safety Element) shows the FEMA 100- and 500-year floodplain maps, combined, and has been updated to reflect the LOMR.

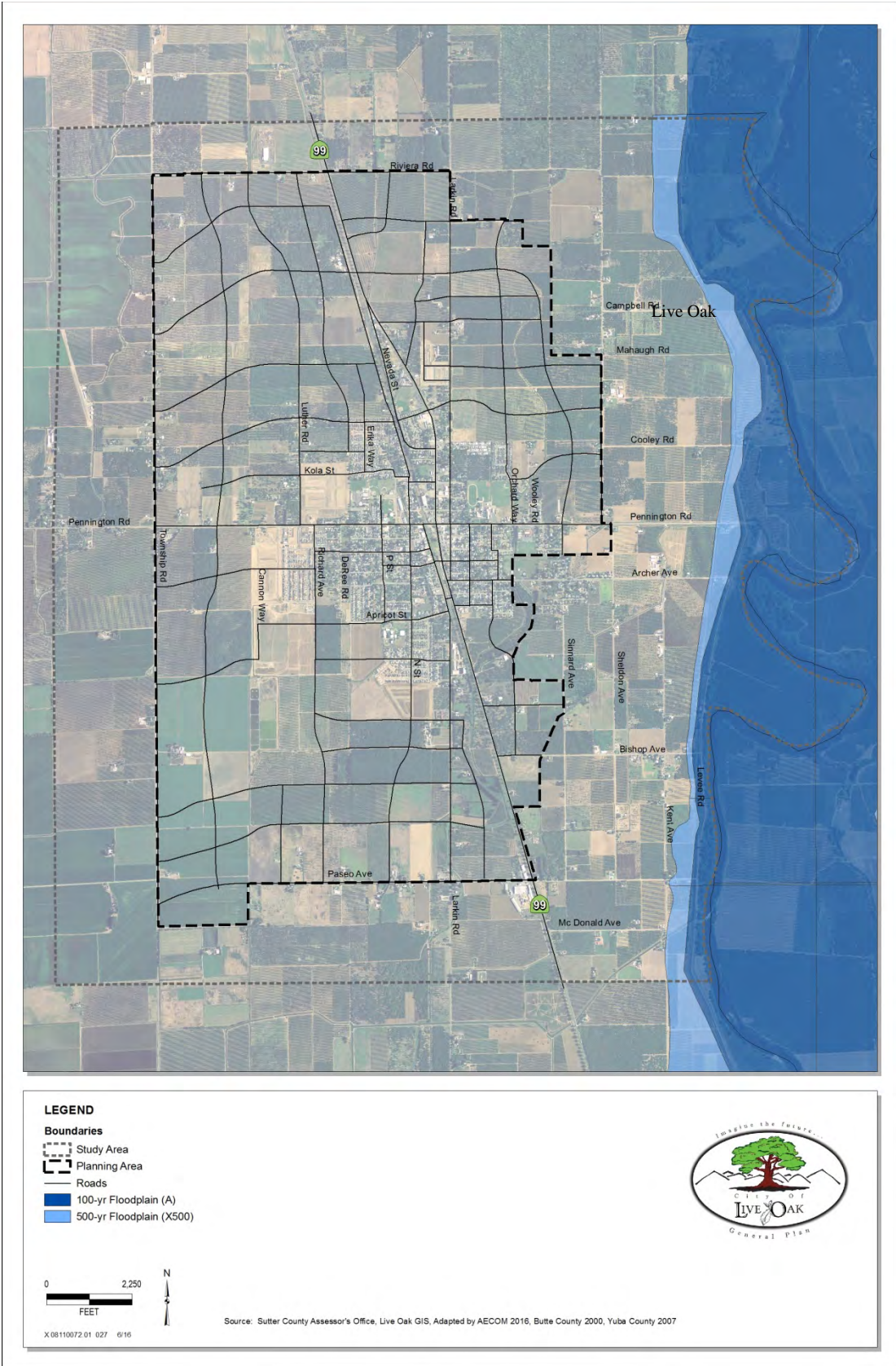
2. **United States Army Corps of Engineers (USACE) Information** – The USACE was responsible for preparing the Sacramento and San Joaquin River Basins Comprehensive Study (SSJRBCS) after the floods of 1997. In addition to a post-1997 flood risk and damage assessment, the SSJRBCS (USACE, 2002) addresses the entire Central Valley flood control system, plan development for flood control and environmental restoration, and hydrologic/hydraulic modeling of the system including reservoir operations. Among other things, the SSJRBCS includes mapping of the 100-year floodplain and of the 200-year and 500-year floodplains. The SSJRCS maps are posted and available for review on the DWR Best Available Mapping web site : http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/best_available_maps/

USACE also initiated the Sutter Basin Pilot Feasibility Study (SBPFS) in 2000 at the request of Sutter County through the California Central Valley Flood Protection Board (formerly the California Reclamation Board). The SBPFS Final Report (USACE, 2013) addressed the flood risk in the Sutter Basin in Sutter and Butte

Counties, including assessing the risk for flooding; describes a range of alternatives formulated to reduce flood risk; and identifies a Tentatively Selected Plan (TSP) for implementation. The SBPFS Final Report-Final Environmental Impact Report/Supplemental Environmental Impact Statement can be found at: http://www.spk.usace.army.mil/Portals/12/documents/civil_works/Sutter/Final_Report/SutterPilotFeasibilityReport_FEIR-SEIS.pdf

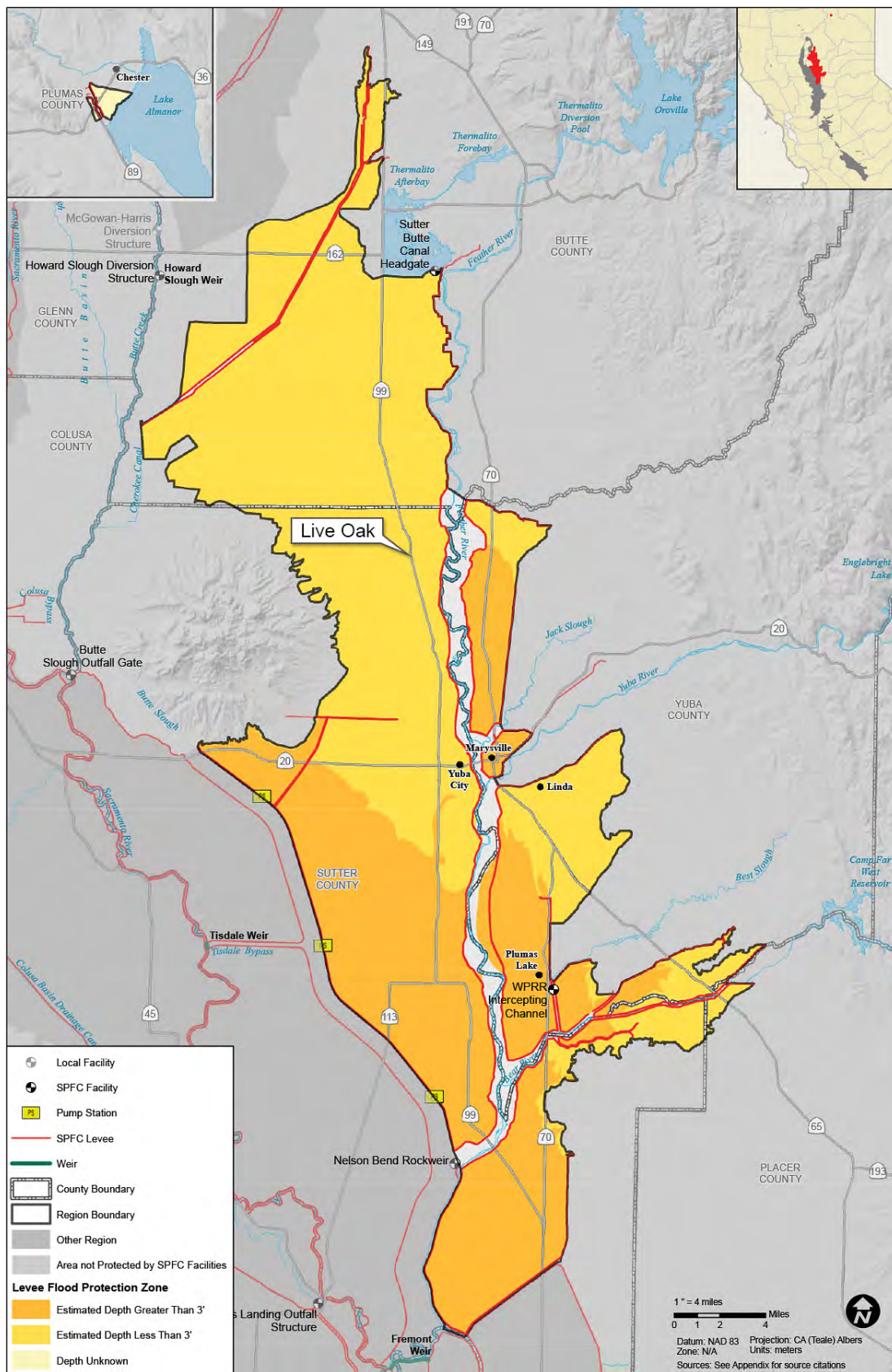
More recent and locally-accurate 200-year floodplain maps have been developed for the Sutter Basin (SBFCA, 2016). Subsequent to the request for the Feasibility Study, the SBFCA and the State proposed to implement the Feather River West Levee Project (FRWLP), which is similar to the Feasibility Study. SBFCA requested and received approval under 33 United States Code Section 408 for certain levee improvement work in the SBPFS study area. SBFCA's stated intent was to begin construction on the FRWLP to address the most critical sections of the existing levee and thereby advancing construction of the federal project expected to result from the SBPFS. Construction began on the FRWLP in 2013. The 200-Year Post-Feather River West Levee Project Floodplain Mapping (SBFCA, 2016) was developed to show the floodplain extents based upon completion of the FRWLP 200-year flood protection improvements (See Figure 5).

3. **CVFPB Designated Floodway Maps** – Floodways refer to channel of the stream and the reasonably required portion of the adjoining floodplain for flood passage, and is the primary non-structural flood management program employed through the CVFPB (CVFMPP, 2010). The CVFPB has the authority to designate floodways as a means to manage land use in these floodways to maintain adequate flood passage capacity. Available CVFPB designated floodway maps are posted on the CVFPB website: <http://www.cvfpb.ca.gov/maps/>. Review of the website confirms that the CVFPB has not designated any floodways in or adjacent to the City of Live Oak.
4. **Levee Flood Protection Zones (LFPZs)** – LFPZs estimate the maximum area that may be inundated if a project levee were to fail when water surface elevation is at the top of a project levee. LFPZs describe areas that would be flooded to more than three feet in depth, and areas that would be flooded to a depth of less than 3 feet, if the river water level contained by a SPFC levee is at the top then released because of levee failure. DWR is required to develop these maps to estimate the maximum potential for flooding due to levee failure. The LFPZ inundation areas in Live Oak are shown on Figure 7 (Map 3 of the Feather River Atlas – Draft (DWR, 2013) and available online at <http://gis.lfpz.water.ca.gov/lfpz/>). As noted by DWR, lands not in a LFPZ are not invulnerable to flood risk as some may also experience flooding from other sources.
5. **Areas Subject to Inundation in the Event of Failure of Project or Non-Project Levees or Floodwalls** – The maximum potential flooding from failure of project levees is described by LFPZs. Areas subject to potential inundation as a result of levee failure of project levees are also described by the FEMA Flood Insurance Rate Maps and floodplain mapping in both the USACE Sacramento-San Joaquin River Basins Comprehensive Study and the Sutter Basin Pilot Feasibility Final Report – FEIR/SEIS. As mentioned earlier, the 200-Year Post -Feather River West Levee Project Floodplain Mapping (SBFCA, 2016) shows floodplain extents based upon completion of the FRWLP 200-year flood protection improvements.
6. **Awareness Floodplain Mapping Program** – DWR established the Awareness Floodplain Mapping project to identify flood hazard areas that may not otherwise be mapped, e.g. under the FEMA National Flood Insurance Program (NFIP), and to provide communities with an additional tool for understanding potential flood hazards. The DRW Awareness Floodplain Maps can be found at http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/. The website states there are no completed studies or Awareness Floodplain Maps available for Sutter County. However, there is a discrepancy as the DWR Best Available Mapping (http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/best_available_maps/) shows an Awareness Map floodplain along the Live Oak Slough, which is described in Section 3.1.



Source: City of Live Oak 2030 General Plan

Figure 6 – Floodplain Map



Source: DWR, 2013

Figure 7 – Feather River Levee Flood Protection Zones

7. **Dam Failure Inundation Maps** – Flood inundation maps prepared by DWR indicate that the 2030 General Plan Area and much of the surrounding area is within the flood hazard zone for the Oroville and Thermalito Afterbay dams. An evacuation plan is integrated into the Sutter County Office of Emergency Management, Emergency Operations Plan (2015).

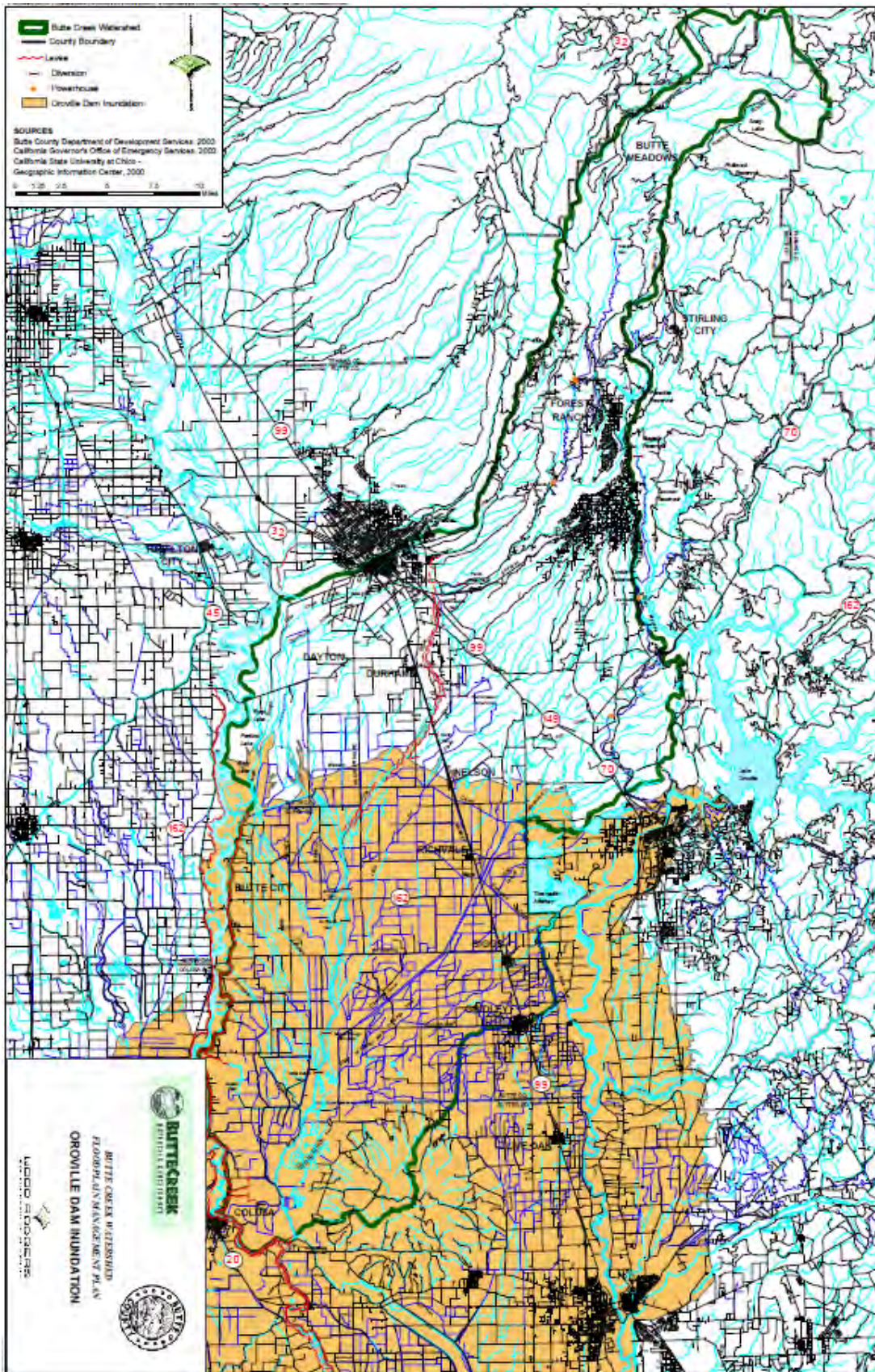
Dam inundation mapping procedures (19 CCR §2575) are required by the State Office of Emergency Services (OES) for all dams where human life is potentially endangered by dam flooding inundation. The Sutter County OES provides for the development, establishment, and maintenance of programs and procedures to help protect the lives and property of Sutter County residents from the effects of natural disasters, including floods from dam failures. The County OES works with the County and individual city departments with disaster exercises and evacuation preparations. Sutter County utilizes three emergency activation phases in its flood warning system (City of Live Oak, 2010b).

The City of Live Oak planning area is subject to inundation from Oroville and Thermalito Afterbay Dams in the event of dam failure (County of Sutter Emergency Operations Plan, Annex 5, Floods and Dam Failure, 2015). Oroville Dam is on the Feather River, approximately 20 miles northeast of Live Oak. Live Oak is downstream from this dam. Lake Oroville is the widened section of the river held back by the dam. Lake Oroville has a capacity of 3.5 million acre-feet. Regulated flood releases from the Oroville Dam are 150,000 cfs. Channel capacity of the regulated Feather River channel downstream ranges from 210,000 to 320,000 cfs. Figure 8 shows Oroville Dam inundation in the event of dam failure. Limited development is happening in the City. While future development may place more structures in the dam inundation areas, due to the low risk of dam failure, development will be allowed in all these areas. Additionally, as noted in the County’s Emergency Operations Plan, the City of Live Oak should have ample warning time to prepare evacuation in the event of dam failure.

- Estimated Flood Arrival Times for Oroville Dam Failure (reported by DWR):
Location Main Channel Flood Wave: City of Live Oak - 4.3 hours
Total Inundation Time: City of Live Oak - 11.3 hours
- Estimated Flood Arrival Times for Thermalito Afterbay Dam Failure (reported by DWR):
Location Main Channel Flood Wave: City of Live Oak - 12.4 hours
Total Inundation Time: City of Live Oak - 15.5 hours

The Oroville and Thermalito Afterbay dams have been constructed and are maintained consistent with California Water Code Division 3, which has regulatory jurisdiction over the dams and contains specific requirements for maintenance and operations, emergency work, investigations and studies (Part 1, Chapter 4), repairs and alterations (Part 1, Chapter 5) and inspections and approvals (Part 1, Chapter 7). State Law requires that dams be evaluated regularly to verify their structural integrity, including resistance to earthquake damage.

Although unlikely, failure of a dam would release stored water that could inundate downstream areas and result in loss of life, damage to property, displacement of residents and damage to water resource and other infrastructure. However, there is no substantial evidence to suggest that dam failure is likely.



Source: Butte County, 2005

Figure 8 – Oroville Dam Inundation

3.2 EXPOSURE TO FLOODING: POPULATION, ESSENTIAL FACILITIES, REAL PROPERTY, PLANNED GROWTH

The California Flood Future report (DWR, 2013) provides a look at the statewide exposure to flood risk, identifies and addresses the barriers to improved flood management, and encourages land use plan practices that reduce the consequences of flooding. The current SPFC system protects a population of over one-million people and many billions of dollars in public and private assets currently located within floodplains. These at-risk assets include major freeways, railroads, airports, water supply systems, utilities, and other public and private infrastructure of national, regional and statewide importance.

Potential flooding involves significant risks to lives and property in the City of Live Oak, including potential loss of life and injury, damage to and destruction of buildings, permanent or temporary loss of utility services, damage to transportation infrastructure, and interruption in the delivery of goods and services, as well as general social and economic impacts on the community. As identified in the Sutter County Local Hazard Mitigation Plan (LHMP), critical facilities in Live Oak include at risk population facilities, including schools, congregate care facilities, and essential service facilities. Essential service facilities in Live Oak include evacuation shelters, fire station, police/sheriff's office, medical health facility, wastewater treatment facility, and government, water supply, stormwater, and waste water facilities (Sutter County, 2013a). Based on recent analysis, the Feather River West Levee Project improvements will provide 200-year flood protection for population and assets within the City of Live Oak.

3.3 EMERGENCY RESPONSE

Emergency response to flooding and flooding threats is primarily the responsibility of local agencies including the City of Live Oak, the Sutter County Fire Department, Sutter County Sheriff's Office, and the Sutter County Office of Emergency Services. The State of California and the federal government serve a larger coordinating role in emergency response planning, financing, and logistical support; these agencies have established uniform Incident Command Systems, which are the basis for County, City, and other agency emergency action plans.

One of the goals of the Sutter County LHMP includes improving community awareness, education, and preparedness for hazards that threaten the County's communities. This awareness includes information regarding evacuation and sheltering options, during and after a disaster event. Appendix F of the Sutter County LHMP specifically addresses risk assessment and mitigation related to localized flooding. Annex A (City of Live Oak) of the Sutter County LHMP details the hazard mitigation planning elements specific to Live Oak, with a focus on providing additional detail on the risk assessment and mitigation strategy for the community. The Sutter County LHMP along with Annex A functions as the City of Live Oak's Flood Safety Plan, and addresses planned responses to emergencies affecting the City.

The Sutter County LHMP also references the Sutter County Emergency Operations Plan (2015), which addresses in detail the planned response to emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Sutter County. The Emergency Plan has been developed to provide a comprehensive (multi-use) emergency management program for Sutter County; it is designed to establish the framework for implementation of the California Standardized Emergency Management System (SES) for Sutter County, a political subdivision of the State of California, located within Mutual Aid Region III (as designated by the Governor's Office of Emergency Services). Further, the Emergency Plan and its associated

annexes meet those conditions of emergency management and the basic tenets of Incident Command System (ICS) required by the National Incident Management System (NIMS). The purpose of both is to provide uniform incident management organization and procedures that can be used effectively and simultaneously by public safety agencies at all levels of government, including local agencies in Sutter County. The Emergency Plan is intended to facilitate multi-agency and multi-jurisdictional emergency operations coordination, particularly between Sutter County and local governments, including special districts and state agencies. (County of Sutter, 2013a)

The potential for emergencies related to geologic hazards, flood, fire, and hazardous materials requires the City to have a planned evacuation route. In the event of a flooding incident or threatened incident, the City of Live Oak plays a key role in response together with the Sutter County Sheriff's Office and the Sutter County Fire Department. The Sutter County Emergency Operations Plan designates planned evacuation routes. State Route (SR) 99 is the primary evacuation route for hazard events affecting the Live Oak Planning Area (See Figure SAFETY-2 in the Public Safety Element).

3.4 OTHER NON-STRUCTURAL FLOOD MANAGEMENT STRATEGIES

In addition to the provision of flood protection structures and emergency response planning, several other agencies regulate floodplain areas and/or resources commonly found within these areas to provide flood management resources for the prevention and preparation for flood events. These resources include flood-related information, mapping and plans, establishment of standards and criteria, inspection, maintenance, and improvement of existing facilities and planning to minimize flood exposure.

3.4.1 LEVEE MAINTENANCE

Under the oversight of the CVFPB, the SRFCP levees within the Sutter Basin are maintained by three different local maintenance agencies: DWR, Sutter maintenance yard; Levee District 1; and Levee District 9. These agencies have primary responsibility for operating, inspecting, and correcting problems with SPFC levees and other structures near the City's General Plan area. The levees are maintained in accordance with a Standard Operations and Maintenance Manual for the SRFCP prepared by USACE.

3.4.2 EXPOSURE REDUCTION

The City of Live Oak reduces flood risk exposure primarily through its land use planning and zoning authority; the zoning code is the primary implementing mechanism of the General Plan. Unlike the General Plan, which provides long-range, comprehensive general policies for the general direction of land use in the City, the Zoning Code provides more specific description of the types of uses that are allowed in certain areas, development standards (e.g. setbacks, building heights, lot coverage) and other detailed guidance for property development. The zoning code is required to be consistent with the General Plan.

Live Oak discourages urban development in 100-year floodplain areas. The City's floodplain ordinance (Chapter 15.21 of the City's Municipal Code) prohibits development in the floodplain unless stringent guidelines are met. Existing 2030 General Plan goals, policies and implementation measures do not include the ULOP 200-year flood protection standard. As an SB 5 affected city, adoption of the SB 5 GPA will be the City's first step in incorporating goals and policies that support this new standard.

The City also reduces exposure to flood risk through its participation in the FEMA NFIP, which promotes reduced flood insurance premiums for development that is not located within the 100-year floodplain. This benefit indirectly effects floodplain management by encouraging development outside the 100-year floodplain. The management program objective is to protect people and property within the City. As a participant NFIP, the City of Live Oak has administered floodplain management regulations that meet the minimum requirements of the NFIP. The City of Live Oak will continue to comply with the requirements of the NFIP in the future.

Ongoing development has occurred within the City over the last few years, and additional growth of the city is anticipated in the City's revised General Plan, particularly in/around the southwest, northwest, and northeast quadrants of the City. A critical element in planning for the City's new growth is determining infrastructure needs and funding mechanisms to pay for the required infrastructure. Development of agricultural land results in construction of buildings and pavement, which greatly increases the runoff rate and total volume of runoff. Consequently, new drainage facilities, including storm drain collection systems, open channels, detention basins, and pump stations, are needed to manage the increased runoff and to prevent flooding.

There are two primary sources of stormwater runoff that are of concern to the City: regional runoff, which originates outside the City and runoff from properties located inside the City. The City owns and maintains storm drainpipe systems, detention basins, and pump stations to provide drainage and prevent flooding within the City and convey runoff to the Reclamation District 777 (RD 777) open channel drainage system. At buildout of the City of Live Oak 2030 General Plan, the northwest corner of the City will be within RD 2056 service area. Minor street flooding occurs, although infrequently, in the City of Live Oak. Many of the road and streets within the City of Live Oak were constructed without curbs and gutters, which contributes to minor nuisance ponding of storm water. In the 2011 Live Oak Drainage Study, an analysis of existing drainage infrastructure was performed resulting in 10-year storm depths in some areas up to 1-foot or less. Many homes in Live Oak are built on raised foundations, so flooding depths of less than 1-foot may not actually enter the homes. A 100-year analysis resulted in flooding in some areas of up to 1-foot or 2-feet deep. Future development in the City will add more impervious surfaces and need to drain those waters. The City has a track record of addressing localized flooding in the past, and will continue those efforts in the future (County of Sutter, 2013b).

3.4.3 STANDARDS AND CRITERIA

With the passage of the SB 5 Bills, the State has assumed a more active role in flood management. The State's involvement now includes: collecting and disseminating floodplain mapping and other information, developing an inventory of State Plan of Flood Control facilities, establishing the 200-year flood protection standard for urban areas (ULOP), establishing the Urban Levee Design Criteria (ULDC); and requiring local governments to either provide 200-year flood protection or cease urban development in flood-prone areas until it has made "adequate progress" toward 200-year flood protection by 2025.

3.4.4 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

On April 1, 1979, then President Jimmy Carter signed the executive order that created FEMA. FEMA coordinates the federal government's role in preventing or mitigating for the effects of, and preparing and responding to domestic natural and man-made disasters that overwhelm the resources of local and state authorities. FEMA provides a wide range of emergency assistance, including response to flood emergencies. FEMA is also the primary federal agency for floodplain mapping and management. FEMA administers the

National Flood Insurance Program (NFIP). As a means to encourage communities to adopt and enforce floodplain management regulations, the NFIP subsidizes flood insurance for property owners within a NFIP participating community if the community regulates land use and development in accordance with FEMA standards. These standards are based partly on the designation of floodplain areas in FEMA-prepared Flood Insurance Rate Maps (FIRMs). FIRMs are updated periodically to reflect the level of flood protection provided in flood-prone areas as well as changing conditions such as land use, water flow, levee condition, and drainage patterns. The FIRMs are considered the “regulatory floodplain” from a federal and local perspective, and considered the “base flood plain” by the USACE.

The design and condition of levees are key elements of FIRM mapping. Under and through seepage problems have resulted in major levee failures in Yuba City in 1955 and 1997. As a result, the levees did not provide 100-year flood protection as required by FEMA, or the State’s requirement for 200-year flood protection for urban and urbanizing areas. The Feather River West Levee Project (FRWLP) anticipated to be completed in 2017, will rehabilitate 44 miles of levees along the west bank of the Feather River, from Thermalito Afterbay south to the Sutter Bypass, addressing underseepage and through seepage which is caused by water pressure and velocity both under and through the levees. The project provides 200-year level of flood protection for the City of Live Oak 2030 General Plan Area (County of Sutter, 2013b).

3.4.5 U.S. ARMY CORPS OF ENGINEERS (USACE)

USACE has approximately 37,000 dedicated civilians and soldiers delivering engineering services. The USACE is primarily responsible for planning, designing, and constructing federally authorized flood management facilities, as well as analysis of flood risk and flood protection improvement feasibility and operation of flood control reservoirs and other facilities. These responsibilities include analysis, engineering, construction and inspection of federal levees.

The USACE develops and adopts levee and other flood protection standards in cooperation with the State. The USACE is responsible for implementing most federally-authorized flood control projects, in partnership with State and local agencies. These projects are constructed under agreements where the State of California, through DWR and the CVFPB, and with the local maintaining agencies, assumes liability and principal maintenance responsibility for facilities constructed by the USACE. All of the levees providing flood protection in the vicinity of Live Oak are federal project levees. Any modification of an existing federal flood management project requires approval from USACE under 33 USC 408.

USACE conducts routine annual levee inspections and more-detailed periodic 5-year inspection to determine whether federal maintenance standards are met. In 2000, USACE initiated the Sutter Basin Pilot Feasibility Study (SBPFS) at the request of Sutter County through the CCVFPB. SBPFS became a joint non-federal sponsor with the CVFPB of the Feasibility Study. The SBPFS Final Report assesses the risk of flooding in the Sutter Basin, describes the range of alternatives formulated to reduce flood risk, and identifies a Tentatively Selected Plan (TSP) for implementation. The TSP consists of levee improvements to existing levees of the Sacramento River Flood Control Project, extending along approximately 41 miles of the Feather River. Prior to completion of the SBPFS and Final Draft Report (2013), the SBPFS and the State proposed to implement the Feather River West Levee Project (FRWLP), which is similar to the Study, with a goal of 200-year flood protection. FRWLP construction began in 2013.

3.4.6 CALIFORNIA DEPARTMENT OF WATER RESOURCES (DWR)

DWR's primary responsibility is for managing and protecting California's water. In cooperation with other agencies, DWR works to protect people, and protect, restore, and enhance the natural and human environments. To that end, DWR has broad range of water-related responsibilities. In addition to oversight and inspection of the SPFC facilities, including the Feather River levees, DWR oversees LMA activities. As mentioned earlier, levee maintenance is delated to LMAs. In the Sutter Basin, the LMAs include the Sutter maintenance yard; Levee District 1; and Levee District 9. DWR administers State-funding programs to assist LMAs with levee maintenance and improvements. Additionally, DWR serves as the States National Flood Insurance Program (NFIP) Coordinating Office for FEMA.

The SB 5 increased the flood protection standard to a 1-in 200-year flood event (ULOP), and because DWR provides flood-related technical, financial, and emergency response assistance to local agencies, DWRs role expanded under the SB 5 bills. DWR activities related to flood protection are coordinated through FloodSAFE. Launched in 2006, and recognizing that addressing flood damage statewide will take decades, FloodSAFE California is a long-term strategic initiative to reduce flood risk, with an emphasis on the Central Valley and the Delta. Communities and resources in these areas face high risk of catastrophic damage. As the State's principal flood management agency, the California Legislature assigned the State's initial 200-year flood protection strategy to DWR and the Central Valley Flood Protection Board, which is staffed by DWR. Pursuant to the SB 5 bills, initial efforts include publication of floodplain mapping, preparation of the CVFPP, and definition of urban flood protection and levee standard. FloodSAFE is also an important component of DWR's Integrated Water Management Plan, which is designed to achieve a sustainable, robust, and resilient flood and water management system.

The new requirements triggered the need for substantial additional technical evaluation, public information and planning, engineering and financing for necessary improvements. The DWR efforts under FloodSAFE, include:

- ▶ preparing the first inventory of SPFC facilities, which are identified in the State Plan of Flood Control Descriptive Document (CVFMPP, 2010).
- ▶ conducting urban levee evaluation (ULEs) and non-urban levee evaluation (NULEs) for hidden defects. ULE and NULEs programs determine if project and non-project levees meet levee design standards, and needed remedial measures to meet these standards. These programs provide a more detailed evaluation of local flood protection systems.
- ▶ developing Urban Levee Design Criteria (ULDC), which provides guidance for design, evaluation, operation, and maintenance of levees and floodwalls in urban and urbanizing areas. (DWR, 2012)
- ▶ developing Urban Level of Protection (ULOP) Criteria, which aids local governments in interpreting the SB 5, and related flood protection bill requirements. The ULOP provides minimum criteria for determining the applicability of the SB 5 bills to local government land-use decisions and the required findings, including supporting evidence, to permit future development in floodplain areas.
- ▶ providing Best Available Mapping (BAM), which is a compilation of "best" available mapping of flood risk and exposure, based on existing information. These maps provide initial assistance for flood protection planning and will be updated with more detailed information at a later time. Current mapping includes FEMA

Digital FIRM (DFIRM) maps, LFPZ maps, maps of federal and non-federal project levees, USACE floodplain mapping and Awareness Floodplain Maps.

- ▶ creating the California Levee Database, which has locational information for more than 10,000 miles of levees and flood control structures throughout California. In partnership with FEMA, DWR starting assembling levee ownership and risk factor information while ensuring compatibility and coordination with similar federal (i.e. USACE) efforts.
- ▶ funding the development of the RFMPs, which details DWR's vision for local flood management, and that it will use for future DWR studies. RFMPs include flood hazard identification, risk analysis, review of existing protection measures, identification of potential projects and funding, evaluation of system resiliency, and compatibility with State goals and Integrated Regional Water Management Plans (IRWMP). The Sutter Butte Flood Control Agency (SBFCA) completed a draft RFMP for the Feather River Region, which includes Live Oak. The RFMP is an important resource for this General Plan Amendment.

3.4.7 CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (CAL OES)

The California Governor's Office of Emergency Services (Cal OES) is responsible for overseeing and coordinating State emergency preparedness, response, recovery, and homeland security activities. When areas within California are affected by disaster that affect public safety, Cal OES dispatches team members to work with local leaders and first responders. The goal of the agency is to protect lives and property, and recovery from both natural and man-made disasters, including wild land fires, earthquakes, storms, droughts, terrorism, hazardous material spills, and flooding. Cal OES develops emergency response plans such as the State Emergency Management System (SEMS). Cal OES coordinates with regional OESs to ensure consistent delivery of emergency services. In California, dams are regulated by DWR, Division of Safety of Dams (DSOD). Inundation maps are a crucial part of a comprehensive emergency action planning (EAP). DSOD determines the hazard classification of a dam based on potential consequences. EAPs and inundation mapping of High Hazard Potential (HHP) dams are under the jurisdiction of CAL OES Dam Safety Program within the Hazard Mitigation Division. Additionally, the California Dam Safety Act requires dam owners to submit maps of potential inundation from dam failure to Cal OES, which in turn makes these maps available to the county OES and other local emergency preparedness agencies.

3.4.8 SUTTER COUNTY

As a jurisdiction participating in the NFIP, Sutter County is responsible for implementing FEMA floodplain management regulations in the unincorporated area.

The Sutter County Office of Emergency Management (OEM) serves many of the same functions as the California OES but is responsible for overall coordination of local emergency planning and response, including planning and response to flooding events. The County OEM is responsible for planning, response, and recovery activities associated with natural or man-made emergencies and disasters, including flooding events, throughout the County and coordination of those activities with local agencies, the California Emergency Management Agency (CalEMA) and FEMA. The County OEM has prepared and makes available to the public a range of flood protection materials. The County also prepared the County Emergency Operations Plan (EOP) that address the planned response to emergency situations in or affecting the County. The EOP and its associated annexes, is

intended to facilitate multi-agency and multi-jurisdictional coordination, particularly between Sutter County and local governments, including special districts and state agencies, in emergency operations. It is designed to establish a framework for implementation of the California Standardized Emergency Management System (SEMS) for the County, a political subdivision of the State of California, located within Mutual Aid Region III (as designated by the Governor's Office of Emergency Services). The EOP Floods and Dam Failure Annex (Annex 5) addresses localized flooding, slow-rise flooding associated with levee system failure, and flooding caused by catastrophic failure of one or more dams in the region. The Annex also provides information and guidance for the Emergency Operation Team during a flooding disaster/emergency. EOP Evacuation and Mass Care/Shelter Annex (Annex 9) was written to augment existing checklists and Standard Operating Procedures (SOP) currently in place. The ultimate decision to evacuate an area is usually left to the elected officials in charge of that jurisdictional unit, who are advised by the local Emergency Operations Director. The Annex identifies general procedures for evacuation and shelter.

3.4.9 SUTTER BUTTE FLOOD CONTROL AGENCY (SBFCA)

As mentioned earlier in this document, the SBFCA is a joint powers agency formed in 2007 by the counties of Butte and Sutter; the cities of Live Oak, Gridley, Biggs, Yuba City; and the Levee Districts 1 and 9. SBFCA plans, designs and co-ordinates regional flood control improvements to protect lives and property in the Sutter Basin. Funded by DWR, the SBFCA in partnership with DWR, Yuba County Water Agency (YCWA), Three Rivers Levee Improvement Authority (TRLIA), and Marysville Levee Commission developed the Feather River Regional Flood Management Plan (2014). The Plan aligns the Feather River Region's flood management priorities with the CVFPP in managing flood risk in the Sacramento River and the San Joaquin River. The CVFPP provides a broad vision to help guide regional and State-level financing plans for system-wide improvements. The regional planning effort has been divided into six regions, including the Feather River Region. The Regional Flood Management Plans (RFMP) brings the CVFPP to fruition by further providing a level of detail that was needed to clearly define local and regional flood management needs. The purpose of RFMP is to clearly establish regional flood management priorities and facilitate future funding and implementation of flood-risk reduction projects.

The primary regional goal of the CVFPP is to improve flood risk management in reducing the chance of flooding and damages once flooding occurs, and improve public safety, preparedness, and emergency response. Secondary goals include improving operations and maintenance of flood management systems, integrating the recovery and restoration of key ecosystem functions into the flood management system, improving institutional support, and promoting multi-benefit projects. The Feather Region RFMP are consistent with these broader goals. The Feather River Management Plan specific objectives include:

- ▶ Urban and Urbanizing - Provide 200-year flood protection for urban and urbanizing areas of the region, including Marysville, Yuba City, portions of Sutter, RD 784 and Wheatland.
- ▶ Small Communities - Provide 100-year flood protection for the small communities in the region, including Rio Oso and Nicolaus.
- ▶ Rural Agricultural Areas - Improve flood protection for the rural agricultural areas within the region.

- ▶ Flood System Sustainability - Improve the flexibility and sustainability of the regional flood management system in light of climate change and regulatory constraints by reducing the costs and increasing the effectiveness of levee maintaining agencies.
- ▶ Agricultural Sustainability - Support and strengthen the regional economy, primarily founded on highly productive farmland; achieve wildlife habitat objectives through preservation and/or modification of current agricultural practices to the extent feasible; and modify State and federal floodplain regulations to help sustain agricultural uses of regional floodplain.
- ▶ Multiple Objectives - Incorporate multiple objectives such as environmental restoration, agricultural enhancement, improved water quality, open space, energy production, and recreation, to the extent compatible with existing land uses and supported by affected landowners.
- ▶ State Systemwide Investment Approach (SSIA) and Regional Projects - Describe opportunities to link SSIA to regional projects and/or objectives. Accordingly, describe challenges of these linkages.

4 FLOOD PROTECTION GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

As described in the SB 5 Bills, the Safety Element shall establish goals, policies and objectives “for the protection of lives and property that will reduce the risk of flood damage.” As described in more detail in

AB 162, the Safety Element shall:

“establish a set of comprehensive goals, policies, and objectives based on the information identified pursuant to subparagraph (A), for the protection of the community from the unreasonable risks of flooding, including, but not limited to:

- (i) Avoiding or minimizing the risks of flooding to new development.
- (ii) Evaluating whether new development should be located in flood hazard zones, and identifying construction methods or other methods to minimize damage if new development is located in flood hazard zones.
- (iii) Maintaining the structural and operational integrity of essential public facilities during flooding.
- (iv) Locating, when feasible, new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.
- (v) Establishing cooperative working relationships among public agencies with responsibility for flood protection.”

The 2030 General Plan Public Safety Element, Public Utilities, Services and Facilities Element, and the Conservation and Open Space Element include goals, policies, and implementation programs that meet the Safety Element requirements related to flood protection and management. These goals, policies, and implementation programs, with the addition of the proposed amended Safety Element policies PS-3.6 and PS-3.7, meet the SB 5 and AB 162 requirements. The proposed amended Safety Element policies PS-3.6 and PS-3.7 are shown below in underline. The applicable goals, policies, and implementation programs are listed below:

Public Safety Element:

Goal PS-2: Minimize the loss of life and damage to property caused by flood events.

- ▶ Policy PS-2.1: The City will coordinate with the Sutter Butte Flood Control Agency to ensure that flood control facilities protecting Live Oak’s Planning Area from flood risks to the City are well maintained and capable of protecting existing and proposed structures from flooding, in accordance with state law.

- ▶ Policy PS-2.2: The City will regulate development within floodplains according to state and federal requirements to minimize human and environmental risks and maintain the City’s eligibility under the National Flood Insurance Program.
- ▶ Policy PS-2.3: The City will require evaluation of potential flood hazards before approving development projects.
- ▶ Policy PS-2.4: The City will require applicants for development to submit drainage studies that adhere to City stormwater design requirements and incorporate measures from the City’s master drainage plan to prevent on- or off-site flooding.
- ▶ Policy PS-2.5: New development shall be required to be consistent with regional flood control improvement efforts. New development shall contribute on a fair-share basis to regional solutions to improve flood protection to meet state and federal standards.
- ▶ Policy PS-2.6: The City will use the most current flood hazard and floodplain information from state and federal agencies (such as the State Department of Water Resources, the Federal Emergency Management Agency, and the Army Corps of Engineers) as a basis for project review and to guide development in accordance with federal and state regulations.
- ▶ Policy PS-2.7: As feasible, new development should incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff (and therefore flooding).
- ▶ Policy PS-2.8: If any project, including the modification of an existing project, falls within the jurisdiction regulated by the Central Valley Flood Protection Board (CVFPB) (e.g., levees, regulated streams, and designated floodways), the city must apply for an encroachment permit from the CVFPB.

Goal PS-3: Provide for adequate emergency response

- ▶ Policy PS-3.1: The City shall maintain and update the City’s emergency response plan as needed and ensure ongoing consistency with the General Plan.
- ▶ Policy PS-3.4: The City will coordinate with the County Office of Emergency Services to identify and establish evacuation routes and operation plans to be used in case of dam failure, flood disaster, and fire. The City will provide relevant outreach to residents and businesses regarding evacuation routes for each hazard type.
- ▶ Policy PS-3.6: As feasible, locate new essential facilities outside of flood hazard zones, including hospitals and healthcare facilities, emergency shelters, fire stations, emergency response centers and emergency communication facilities.
- ▶ Policy PS-3.7: Essential facilities that must be located within flood hazard zones should incorporate feasible site design or building construction features that will minimize flood damage and increase functionality during flooding events.
- ▶ Implementation Program PS-1: The City will continue its participation with the regional flood protection joint powers authority addressing the assessment and improvement of levees on the west side of the Feather River

to meet federal and state standards. The City will implement development impact fees to provide for necessary levee studies and improvement programs in coordination with the regional flood control joint powers authority. The City will proactively identify and take advantage of federal, state, and regional funding that may be available for use in flood protection improvements.

- ▶ Implementation Program PS-3: Consistent with state law, the City will consult with the Central Valley Flood Protection Board and local flood protection agencies serving the Planning Area, to obtain updated floodway and floodplain maps, data, and policies. When this information is available, if necessary, the City will update the General Plan and revise all applicable development standards, including the zoning code. Subdivision approvals, development agreements, permits, and other City entitlements will incorporate these revised City policies and regulations.
- ▶ Implementation Program PS-4: If necessary, the City will update the General Plan to incorporate 200-year floodplain mapping from the California Department of Water Resources and Central Valley Flood Protection Board, once available.
- ▶ Implementation Program PS-5: In review of new development projects, require disclosure of risk where proposed development would occur in flood risk areas. This disclosure may include notifying new residents in these areas and encouraging purchase of appropriate insurance.

Public Utilities, Services, and Facilities

Goal PUBLIC-4: Provide storm drainage systems that protect property and public safety and that prevent erosion and flooding.

- ▶ Policy Public-4.9: The City will include in the drainage master plan and capital improvements planning a program to repair canal levees, where necessary, to prevent overtopping during storm events.

Goal PUBLIC-6: Protect property and public health through adequate flood protection.

- ▶ Policy PUBLIC-6.1: The City will coordinate with ongoing regional efforts to verify and improve flood protection for the Planning Area, consistent with state and federal regulations.
- ▶ Policy PUBLIC-6.2: The City will assess fees for new development on a fair-share basis to fund regional flood protection improvements needed to meet state and federal standards.
- ▶ Policy PUBLIC-6.3: The City will proactively identify and take advantage of regional, state, and federal funding that may be available for use in flood protection improvements.
- ▶ Implementation Program Public-6.1: The City will continue its participation with the regional flood protection joint powers authority addressing the assessment and improvement of levees on the west side of the Feather River to meet state and federal standards.

Conservation and Open Space Element:

Goal WATER-1: Maintain and improve groundwater and surface water quality.

- ▶ Policy Water-1.3: The City will require developments to use best management and design practices to reduce stormwater runoff levels, improve infiltration to replenish groundwater sources, and reduce pollutants close to their source. The City will require new development to use permeable surfaces for hardscape wherever possible. Impervious surfaces such as driveways, streets, and parking lots should be interspersed with vegetated areas that allow for infiltration of stormwater. LID techniques, such as rain gardens, filter strips, swales, and other natural drainage strategies, should be used to absorb stormwater, reduce polluted urban runoff, recharge groundwater, and reduce flooding.

5 SAFETY ELEMENT CONSULTATION LETTERS AND RESPONSES



May 11, 2016

Central Valley Flood Protection Board
3310 El Camino Avenue, Room 151
Sacramento, CA 95821
Attn: Leslie Gallagher, Acting Executive Officer

Subject: Amendment of the Live Oak General Plan Safety Element in accordance with SB 5 and AB 162, 200-Year Floodplain Requirements

Ms. Gallagher:

The City of Live Oak has begun the process of amending the Safety Element of its 2030 General Plan in order to comply with the requirements of Senate Bill 5 and Assembly Bill 162 (2007). As required by Government Code Section 65302(g)(5), the City is required to consult with the Central Valley Flood Protection Board regarding the general plan amendment and to obtain any information that the City should consider incorporating into the general plan amendment. The City is amending its Safety Element in accordance with the California Department of Water Resources publications, *Implementing California Flood Legislation into Local Land Use Planning: A Handbook for Local Communities* (October 2010) and *Guidance on General Plan Amendments for Addressing Flood Risk* (September 2014).

Once the draft Safety Element amendment is complete, the City will submit it to your agency for review 90 days prior to amendment adoption, in accordance with Government Code Section 65302.7.

Please provide us at your earliest convenience any information that would be relevant to City's general plan amendment process. If you have any questions or need additional information, please contact June Cowles, City of Live Oak Contract Planner at 530-695-2112 or by e-mail at jcowles@mbakerintl.com.

Thank you,

June Cowles
City Contract Planner

cc: Matthew Hertel, AECOM
Jim Goodwin, City Manager

City Hall: 530-695-2112 Fax: 530-695-2595 9955 Live Oak Blvd., Live Oak, CA 95053
www.liveoakcity.org

From: [Cowles, June](#)
To: [Herdol, Matthew](#)
Subject: Fwd: General Plan Safety Element Review for Live Oak
Date: Wednesday, May 18, 2016 11:11:32 AM
Attachments: [Safety Element Review Crosswalk_SEPT 2014_V2.doc](#)
[Live Oak City - Amendment of the Live Oak General Plan Safety Element in....pdf](#)

Matt, please see below.
Sent from my Verizon Wireless 4G LTE DROID

----- Original Message -----

Subject: General Plan Safety Element Review for Live Oak
From: "Porbaha, Mohammad Ali@DWR" <Mohammad.Porbaha@water.ca.gov>
To: "Cowles, June" <JCowles@mbakerintl.com>
CC: "Butler, Eric@DWR" <Eric.Butler@water.ca.gov>

To: June Cowles, Live Oak City Contract Planner
From : Central Valley Flood Protection Board (CVFPB)

This message is to acknowledge receipt of your May 11, 2016 letter to the CVFPB regarding your desire to submit an application for review of amendments to the Live Oak General Plan Safety Element.

- Attached is a revised version of the Safety Element Review Crosswalk. Please make sure the second and the third columns are well populated and well justified.
- Please make sure all figures/maps have labels, date and reference the data source.
- Please submit one hard copy of the revised amendments (with track changes, if possible), a cover letter and the digital version of all materials (including the crosswalk) using a portable device.

Let me know, if you have any questions. Thanks.

ALI

ALI PORBAHA (916) 574-2378	Central Valley Flood Protection Board 3310 El Camino Avenue, Suite 151 Sacramento, CA 95821
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May 11, 2016

California Office of Emergency Services
3650 Schriever Avenue
Mather, CA 95655
Attn: Mark Ghilarducci, Director

Subject: Amendment of the Live Oak General Plan Safety Element in accordance with SB 5 and AB 162,
200-Year Floodplain Requirements

Mr. Ghilarducci:

The City of Live Oak has begun the process of amending the Safety Element of its 2030 General Plan in order to comply with the requirements of Senate Bill 5 and Assembly Bill 162 (2007). As required by Government Code Section 65302(g)(5), the City is writing to consult with the California Office of Emergency Services regarding the general plan amendment and to obtain any information that the City should consider incorporating into the general plan amendment. **The City specifically requests that your agency provide dam failure inundation maps for areas in proximity to the City of Live Oak (i.e. Oroville, Afterbay).**

The City is amending its Safety Element in accordance with the California Department of Water Resources publications, *Implementing California Flood Legislation into Local Land Use Planning: A Handbook for Local Communities* (October 2010) and *Guidance on General Plan Amendments for Addressing Flood Risk* (September 2014).

Please provide us at your earliest convenience any information that would be relevant to City's general plan amendment process. If you have any questions or need additional information, please contact June Cowles, City of Live Oak Contract Planner at 530-695-2112 or by e-mail at jcowles@mbakerintl.com.

Thank you,

June Cowles
City Contract Planner

cc; Matthew Hertel, AECOM
Jim Goodwin, City Manager

City Hall: 530-695-2112 Fax: 530-695-2595 9955 Live Oak Blvd., Live Oak, CA 95953
www.liveoakcity.org



May 11, 2016

California Geological Survey of the Department of Conservation
801 K Street, MS 12-30
Sacramento, CA 95814

Subject: Amendment of the Live Oak General Plan Safety Element in accordance with SB 5 and AB 162,
200-Year Floodplain Requirements

To Whom it May Concern:

The City of Live Oak has begun the process of amending the Safety Element of its 2030 General Plan in order to comply with the requirements of Senate Bill 5 and Assembly Bill 162 (2007). As required by Government Code Section 65302(g)(5), the City is writing to consult with the California Geological Survey of the Department of Conservation regarding the general plan amendment and to obtain any information that the City should consider incorporating into the general plan amendment.

The City is amending its Safety Element in accordance with the California Department of Water Resources publications, *Implementing California Flood Legislation into Local Land Use Planning: A Handbook for Local Communities* (October 2010) and *Guidance on General Plan Amendments for Addressing Flood Risk* (September 2014).

Please provide us at your earliest convenience any information that would be relevant to City's general plan amendment process. If you have any questions or need additional information, please contact June Cowles, City of Live Oak Contract Planner at 530-695-2112 or by e-mail at jcowles@mbakerintl.com.

Thank you,

June Cowles
City Contract Planner

cc; Matthew Hertel, AECOM
Jim Goodwin, City Manager

City Hall: 530-695-2112 Fax: 530-695-2595 9955 Live Oak Blvd., Live Oak, CA 95953
www.liveoakcity.org

Reynolds, Lisa

From: Hertel, Matthew
Sent: Friday, May 06, 2016 12:48 PM
To: m.inamine@sutterbutteflood.org
Cc: June Cowles (jcowles@pmcworld.com); Jim Goodwin (citymgr@liveoakcity.org)
Subject: City of Live Oak - Amendment of the Live Oak General Plan Safety Element in accordance with SB 5 and AB 162, 200-Year Floodplain Requirements

Categories: Active

Good Afternoon Mr. Inamine,

The City of Live Oak has begun the process of amending the Safety Element of its 2030 General Plan in order to comply with the requirements of Senate Bill 5 and Assembly Bill 162 (2007). The City is amending its Safety Element in accordance with the California Department of Water Resources publications, *Implementing California Flood Legislation into Local Land Use Planning: A Handbook for Local Communities* (October 2010) and *Guidance on General Plan Amendments for Addressing Flood Risk* (September 2014).

The City has received the 200-Year Post-Feather River West Levee Project Floodplain Mapping, and we will be incorporating this information into the safety element amendment.

Please provide any additional information that the City should consider incorporating into the general plan amendment. Specific data needs include:

- Historical data on flooding including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding. A similar request will be sent to DWR.
- Dam failure inundation maps for areas in proximity to the City of Live Oak (i.e. Oroville, Afterbay). A similar request will be sent to the California Office of Emergency Services.

Once the draft Safety Element amendment is complete, the City will submit it to your agency for review 90 days prior to amendment adoption in accordance with Government Code Section 65302.7.

Thank you for your time.

Matt Hertel, AICP
Senior Planner | Project Manager
Design + Planning | Community Engagement
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M 978-870-8305
matt.hertel@aecom.com

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