



# 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).<sup>1</sup>

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.

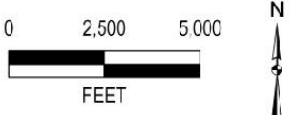
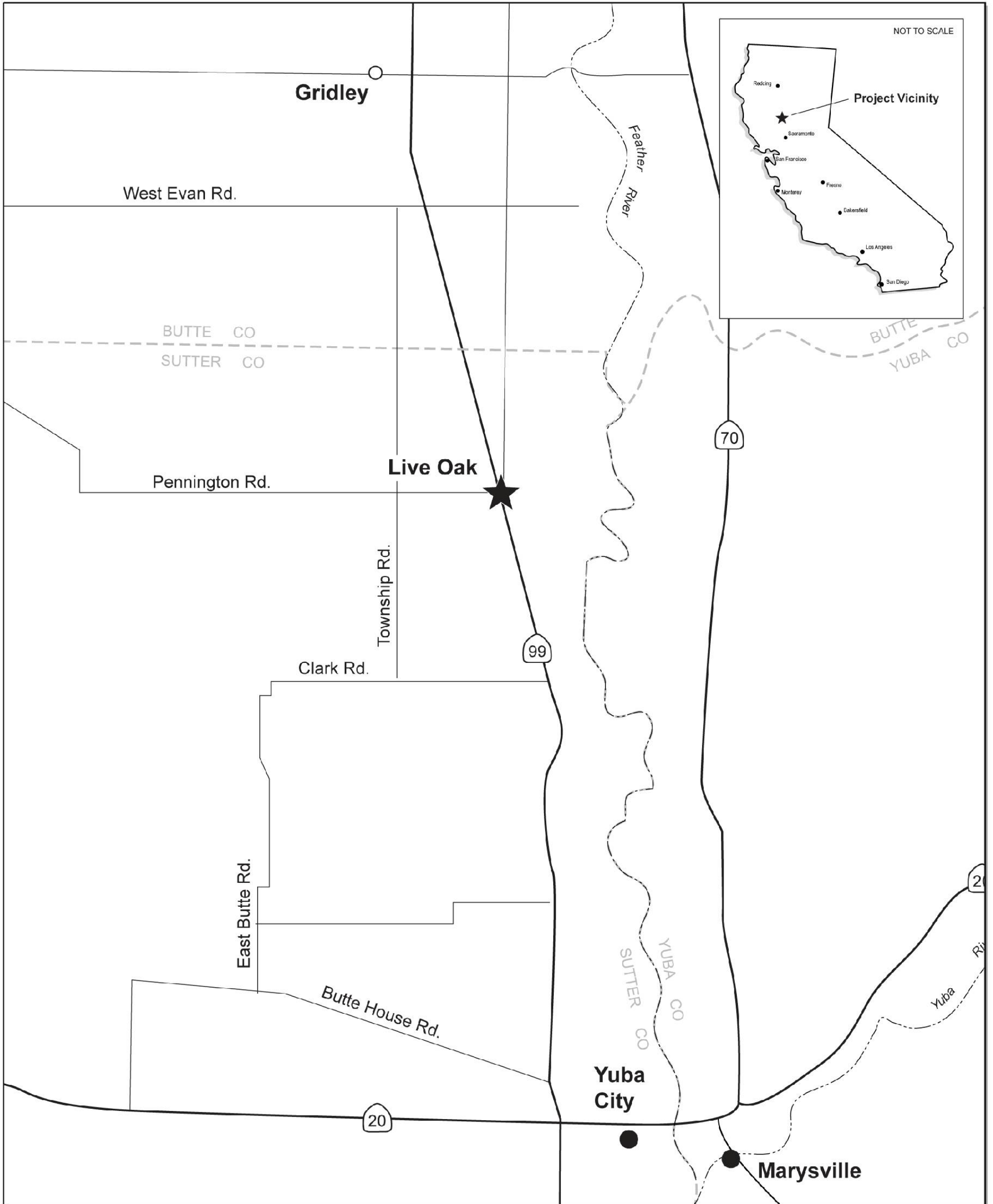
Habitats and land use types mapped within the Study Area include urban/developed, agricultural lands (i.e., orchard, cropland, pasture, irrigation channels), and riparian woodland including remnant Great Valley Cottonwood Riparian Forest and Great Valley Mixed Riparian Forest. Approximately 1,146 acres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

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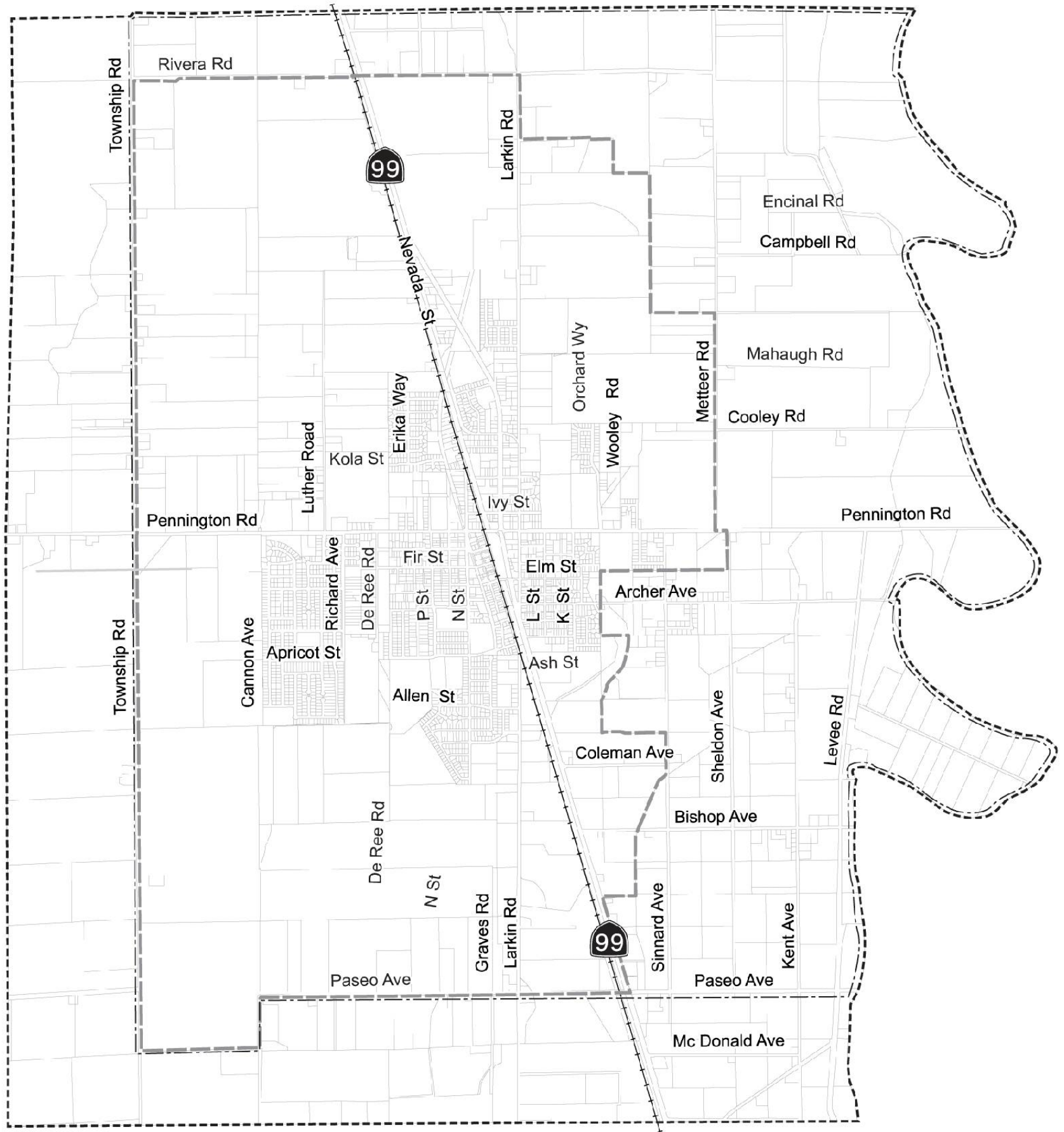
<sup>1</sup> The General Plan Study Area was drawn to represent the areas that most affect, and are most affected by the 2030 General Plan Update. The Study Area does not represent areas where the City intends to approve any land use change, and this area does not represent any other City policy. It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



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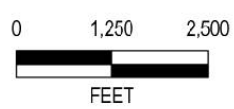
**Figure IN-1**  
**Local and Regional Vicinity**



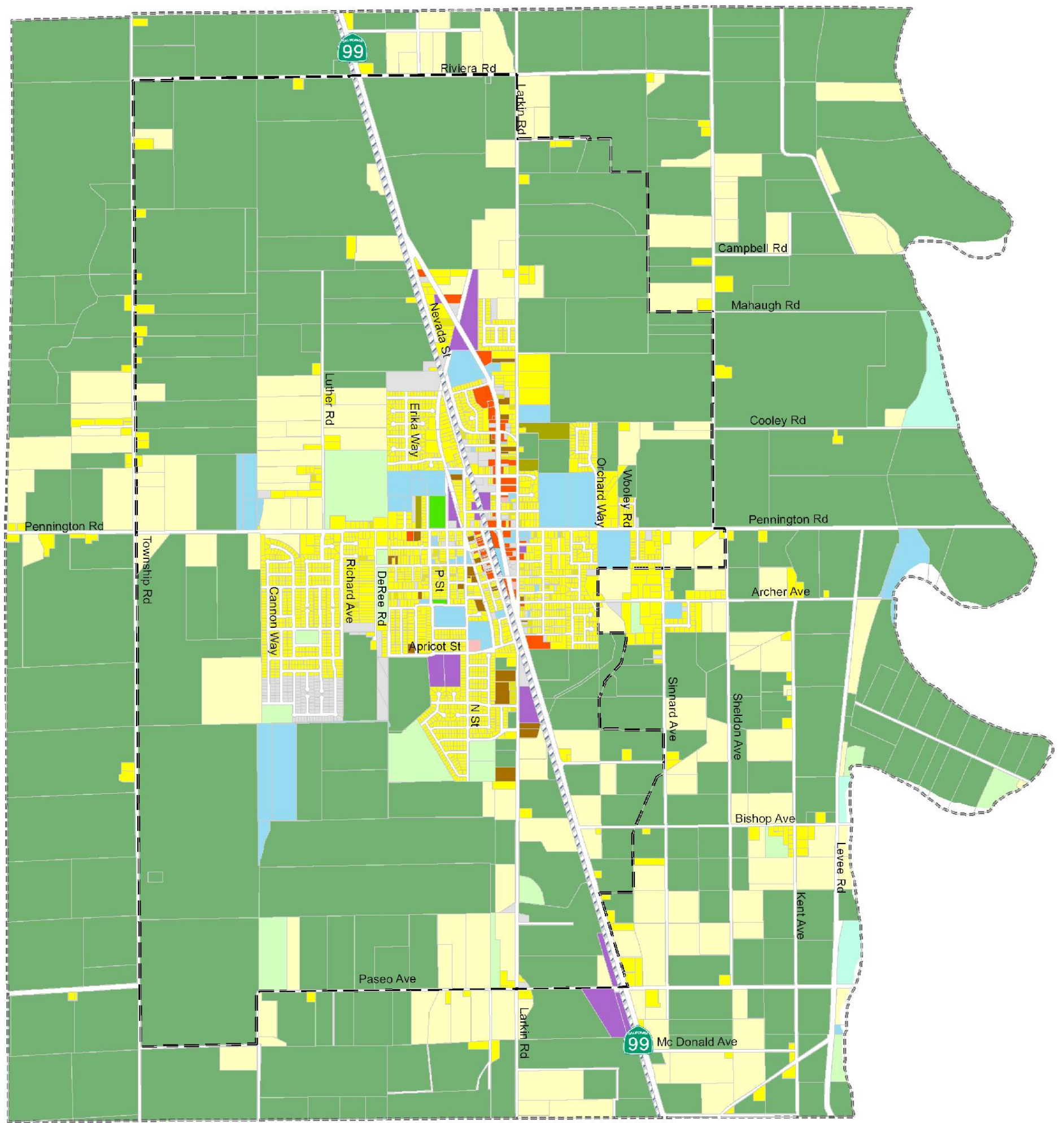
**LEGEND**

Boundaries

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

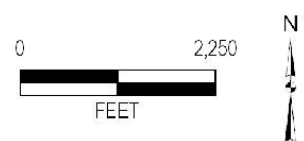


**Figure IN-2  
General Plan Boundaries**



**LEGEND**

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



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

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**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.

Imagine the Future...  
CITY OF LIVE OAK  
General Plan Update

CITY OF LIVE OAK  
COMMUNITY FESTIVAL  
WHAT IS THE FUTURE OF LIVE OAK?  
COME AND TELL US!

The City is updating its General Plan. The General Plan is the document regulating growth and development. We need you to help us find the right path to the future.

The Community Festival for the General Plan Update will be held on Tuesday, November 29th, 2005 from 4:30pm until 8:30pm. People can spend as much or as little time at this open-house style public outreach event. The Community Festival will be held at the Community Center, 10200 O Street.

Map labels: LUTHER, OAK STREET, GUM STREET, ESTERIL ROAD, COMMUNITY CENTER, LAYTON ROAD, LIVE OAK BOULEVARD, PENNINGTON ROAD.

**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.

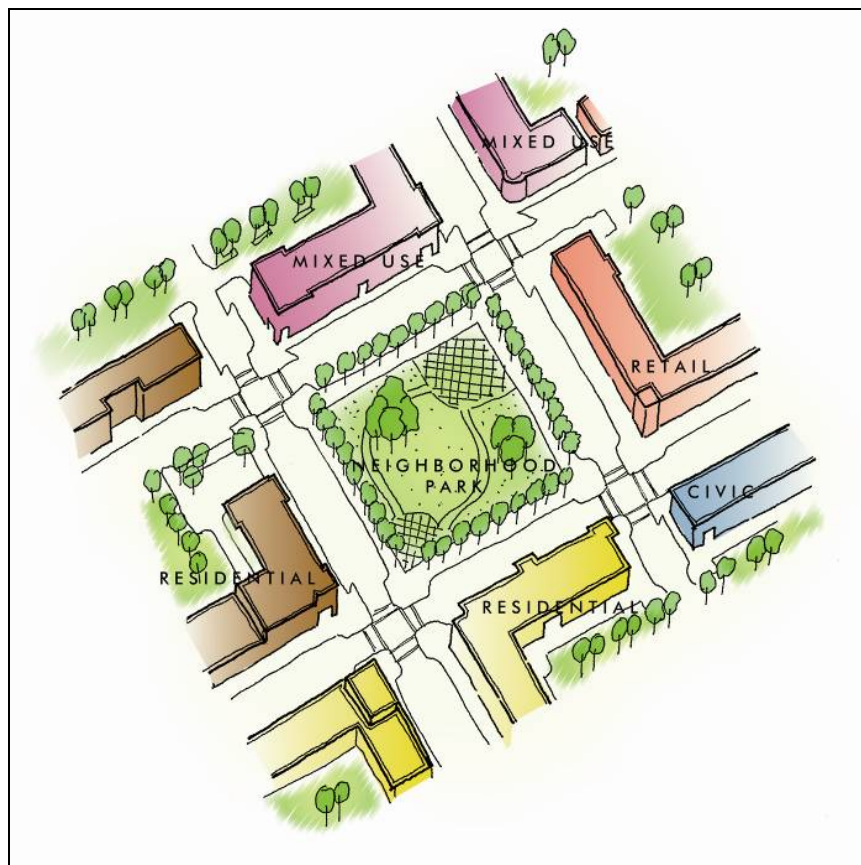
### NEIGHBORHOOD CENTER FOCUS

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**

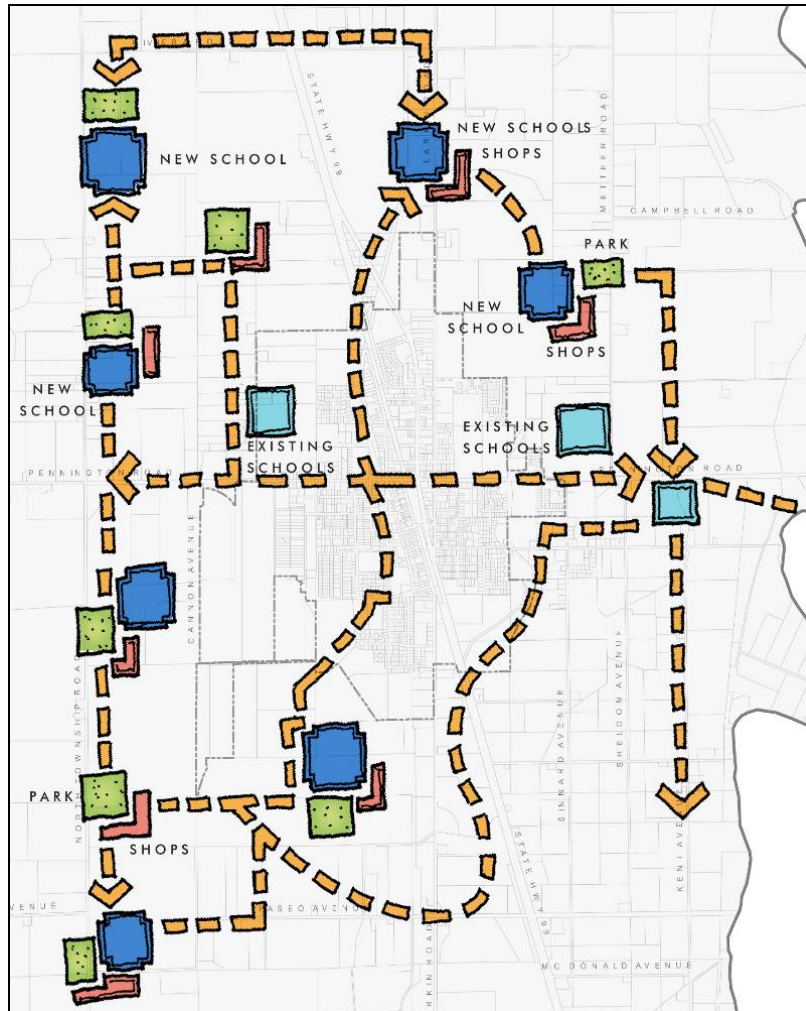
Live Oak should strive for a higher standard of public facilities and services for both new and older neighborhoods. New development will pay its fair share for the cost of public facilities and services required to meet standards contained in the General Plan and the City's master plans.

## **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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