

2 EXECUTIVE SUMMARY

2.1 INTRODUCTION

This environmental impact report (EIR) evaluates the impacts of the *City of Live Oak 2030 General Plan* (2030 General Plan).

The 2030 General Plan includes an update to the current General Plan, last comprehensively updated in 1994, as well as additional chapters (also called “Elements”) addressing issues not previously covered by the current General Plan. This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000–21178.1), the State CEQA Guidelines (14 California Code of Regulations, Title 14, Sections 1500–15387), and relevant court decisions.

As stated in Section 15123(a) of the State CEQA Guidelines, “[a]n EIR shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical.” This executive summary of the DEIR includes:

1. a summary description of the proposed project (i.e., the 2030 General Plan);
2. a synopsis of environmental impacts and recommended mitigation measures (see Table 2-1 at the end of this chapter);
3. identification of the alternatives evaluated; and
4. a discussion of the areas of controversy associated with the 2030 General Plan.

2.2 TYPE OF EIR

The 2030 General Plan EIR is a program EIR, as described under the CEQA and the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Sections 15000 et seq. [14 CCR 15000 et seq.).

According to the State CEQA Guidelines (Section 15168[a]), a state or local agency should prepare a program EIR, rather than a project EIR, when the lead agency proposes the following:

- ▶ a series of related actions that are linked geographically;
- ▶ logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or
- ▶ individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

A program EIR “may be prepared on a series of actions that can be characterized as one large project and are related...in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program” (State CEQA Guidelines Section 15168[a][3]). In this case, the program EIR will address the 2030 General Plan, which is the proposed “project,” as defined by CEQA. This program EIR considers a series of actions related to implementation of the 2030 General Plan.

As a program EIR, this document focuses on the overall effect of the 2030 General Plan. The analyses in this EIR do not examine the effects of site-specific projects that may occur within the overall umbrella of this program in the future. The nature of general plans is such that many proposed policies are intended to be general, with details

to be worked out during implementation. As a result, many of the impacts and mitigation measures in this EIR can be described only in general or qualitative terms. This EIR does, however, quantify impacts related to transportation, drainage, air quality, noise, and other topics, making reasonable assumptions as to the amount, type, and character of land use change under the General Plan.

2.3 PROJECT OBJECTIVES

An EIR must provide a statement of project objectives (CEQA Guidelines Section 15124). This statement of objectives is used to guide the environmental impact analysis and to evaluate alternatives to the proposed project (the 2030 General Plan, in this case). The overarching purpose of the updated plan is to provide policy guidelines for future development and conservation in the City of Live Oak and its Planning Area, and to adapt to issues that have emerged since the creation of the previously written elements.

Objectives for the 2030 General Plan are based primarily on the General Plan Vision Statement and Guiding Principles document. This document was developed through public outreach and decision maker interaction, focusing on key themes that emerged during development of the General Plan. The objectives of the project for the purpose of CEQA review are:

- ▶ Objective 1: Provide policy guidelines for future development and conservation in the City of Live Oak, including the City's Planning Area.
- ▶ Objective 2: The City's new growth areas should be oriented around civic and neighborhood centers, each with a mix of uses to meet local needs.
- ▶ Objective 3: Commercial uses should be integrated into the City's neighborhoods and easily accessible to residents.
- ▶ Objective 4: Downtown Live Oak should be remade as the City's social, civic, and economic heart.
- ▶ Objective 5: Parks, schools, shops, and other destinations should be located and designed to be accessible by pedestrians, bicyclists, and transit users, as well as drivers.
- ▶ Objective 6: Include a variety of types and sizes of housing dispersed through the City, including housing to meet the needs of senior citizens and new families.
- ▶ Objective 7: Economic opportunities should expand along with population, with job opportunities appropriate to the skill sets of Live Oak's residents.
- ▶ Objective 8: New development should compensate the City and other public service providers for the cost of providing public facilities, infrastructure, and services. Existing residents should not pay for the cost of new or expanded facilities to serve new development projects.
- ▶ Objective 9: Provide adequate public safety, fire, emergency response, and other public services.
- ▶ Objective 10: Proactively plan and guide the long-term growth of the City through 2030.

2.4 PROJECT CHARACTERISTICS

The General Plan is the City's overarching policy and planning document. The General Plan indicates Live Oak's long-range objectives for physical development and conservation within the City. The General Plan provides decision makers, City staff, property owners, interested property developers and builders, and the public-at-large with the City's policy direction for managing land use change. The General Plan is comprehensive in scope,

addressing land use, transportation, housing, conservation of resources, economic development, public facilities and infrastructure, public safety, and open space, among many other subjects.

2.4.1 TOPICS DISCUSSED IN THE 2030 GENERAL PLAN

California planning law requires cities and counties to prepare and adopt a “comprehensive, long-range general plan” to guide development (Government Code Section 65300). In order to successfully guide long-range development, the General Plan requires a complex set of analyses, comprehensive public outreach and input, and public policy for a vast range of topic areas. The General Plan has several basic functions, including (1) establishing and documenting the community’s vision for the future; (2) decision making guide; and (3) meet state legal requirements.

State law specifies the content of general plans. Current law requires seven mandated elements:

- ▶ land use,
- ▶ circulation,
- ▶ housing,
- ▶ conservation,
- ▶ open space,
- ▶ noise, and
- ▶ safety.

The 2030 General Plan is organized into 10 elements: Land Use; Circulation; Community Character; Conservation and Open Space; Economic Development; Public Utilities; Services and Facilities; Parks and Recreation; Safety; Noise; and Housing. The 10 elements address required general plan topics as specified by State law (Government Code Section 65302). However, the City has chosen to group topics differently than provided by state law, which is permitted by the California Government Code.

The 2030 General Plan includes both the seven mandatory elements specified in State law (two of the mandatory elements, Conservation and Open Space, have been combined) and four optional elements. Optional elements are noted in the following description of each element of the 2030 General Plan. Each element includes sections presenting pertinent goals, policies, and implementation strategies. Goals are statements of the desired future, policies are a decision making guide for the City, and implementation programs are action programs that the City will undertake during the General Plan time horizon (present through 2030).

A brief discussion of the policy content and direction provided by each chapter of the 2030 General Plan follows.

LAND USE ELEMENT

The Land Use Element addresses the physical distribution of land uses within the City of Live Oak and its Planning Area. The chapter describes the general development strategy for the City, and includes land use designations to accommodate the City’s projected growth through 2030.

Determining the future location, type, and intensity of new development and reuse projects, and establishing the desired mix and relationship between such projects are key objectives of this Element. The 2030 General Plan establishes land use designations to identify the types and nature of development permitted, providing a mix of land uses, a suitable inventory of housing for a range of income groups, a robust commercial and employment base, sufficient open space and recreational opportunities, adequate public facilities and services, and high-quality lifestyles for both residents and visitors to enjoy.

For information on the proposed land use goals, policies, and implementation strategies and the Land use Diagram, please refer to the 2030 General Plan document (under separate cover).

CIRCULATION ELEMENT

The Circulation Element sets forth the policy framework for circulation and transportation within the City of Live Oak. This Element would guide new investment choices within the City and assist in determining the role of new development in addressing future circulation issues. The chapter contains policies and standards for roads and streets, level of service, pedestrian and bicycle facilities, public transportation, the movement of goods and materials, and the relationship of the City's roads and streets to the Union Pacific Railroad. The Circulation Diagram 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.

For information on the proposed goals, policies, and implementation strategies related to circulation, please refer to the 2030 General Plan document.

COMMUNITY CHARACTER ELEMENT

The Community Character and Design Element addresses the aesthetic character of the City of Live Oak. This optional element identifies policies and implementation measures to ensure high-quality community design. This relates to connected street patterns, the quality of streetscapes, visual environment at important community gateways, thoughtful site planning, neighborhood design that allows for casual surveillance, design for the downtown core area, and other important topics.

For information on the proposed goals, policies, and implementation strategies related to community character, please refer to the 2030 General Plan document.

CONSERVATION AND OPEN SPACE ELEMENT

The Conservation and Open Space Element contains the City's strategy to support the conservation of natural resources, including the preservation of agricultural lands and the City's agricultural heritage, protection of air quality and water quality, and energy conservation. This element also addresses the quality and quantity of open space in the City of Live Oak, addresses land areas which should not be intensely developed with structures and urban uses because of natural characteristics, resource production activities, recreational uses, public hazards, or health impacts.

For information on the proposed goals, policies, and implementation strategies related to conservation and open space, please refer to the 2030 General Plan document.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element of the General Plan focuses on job creation and economic development in Live Oak. This optional element identifies policies and implementation measures to support the City's economic goals. Key themes of the element include improving the City's jobs-housing balance, addressing high unemployment among residents, capitalizing on the City's location on SR 99 and the Union Pacific mainline, increasing commercial activity in the City (including revitalization of the downtown core), and improving the City's fiscal condition.

For information on the proposed goals, policies, and implementation strategies related to open space, please refer to the 2030 General Plan document.

PUBLIC UTILITIES, SERVICES, AND FACILITIES ELEMENT

The Public Utilities, Services, and Facilities Element outlines the City’s policies for service provision. This optional element addresses water supply, wastewater services, drainage systems, flood protection, schools, library services, fire protection, law enforcement, social services, government facilities, solid waste, and private utilities.

For information on the proposed goals, policies, and implementation strategies related to public facilities and services, please refer to the 2030 General Plan document.

PARKS AND RECREATION

The Parks and Recreation Element describes the park standards, policies, and implementation programs that ensure that the City’s park and recreational needs are met in the future. This Element establishes the City’s park types and standards, as well as the proposed location and distribution of parkland.

For information on the proposed goals, policies, and implementation strategies related to parks and recreation, please refer to the 2030 General Plan document.

SAFETY ELEMENT

The Safety Element of the General Plan includes goals and policies related to flood safety, seismic safety and land stability, fire, hazardous materials, and disaster preparedness.

For information on the proposed goals, policies, and implementation strategies related to safety, please refer to the 2030 General Plan document.

NOISE ELEMENT

The Noise Element contains strategies to prevent excessive noise impacts, while still allowing adequate opportunities for development of commercial and industrial uses and transportation infrastructure.

For information on the proposed goals, policies, and implementation strategies related to noise, please refer to the 2030 General Plan document.

HOUSING ELEMENT

The Housing Element provides the City’s coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing. The Housing Element identifies strategies and programs that focus on:

- ▶ Match housing supply with need;
- ▶ Maximize housing choice throughout the community;
- ▶ Assist in the provision of affordable housing;
- ▶ Remove governmental and other constraints to housing investment; and
- ▶ Promote fair and equal housing opportunities.

For information on the proposed goals, policies, and implementation strategies related to housing, please refer to the Housing Element (under separate cover).

2.4.2 BUILDOUT ASSUMPTIONS

Implementation of the 2030 General Plan would result in increased population, the number of housing units, and commercial and industrial floor area within the Planning Area. Existing land use conditions represent on-the-

ground uses, with some enhancements for vacant parcels based on interpretation of recent aerial photographs and site visits. This EIR uses the existing land use conditions data as a baseline from which to determine environmental impacts of the 2030 General Plan and its alternatives.

The buildout estimates included in the General Plan and incorporated in this EIR are not population and employment projections or estimates. They are not forecasts of future development activity. These buildout assumptions are a conservative estimate of the total development capacity within the Planning Area if all parcels were fully developed consistent with the General Plan. Implementation of the 2030 General Plan, if all parcels were fully developed, could accommodate a total population of between 45,000 and 53,000 people, 15,000 to 18,000 new housing units, and 13,700 to 16,800 new jobs by 2030.

2.5 ALTERNATIVES

Section 15126.6(a) of the State CEQA Guidelines requires EIRs to describe "... a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.

Chapter 5 of this EIR, "Alternatives to the Proposed Project," provides a comparative analysis between the 2030 General Plan and three alternatives. One of these alternatives, as required under CEQA, is a no project alternative (buildout of the 1994 General Plan). Alternatives analyzed include:

- ▶ **Alternative 1. No Project: Buildout of the Existing General Plan.** This alternative assumes that the 2030 General Plan would not be implemented and that the City would build out as indicated by the existing (pre-update) 1994 General Plan.
- ▶ **Alternative 2. Reduced Footprint, Similar Density.** Relative to the 2030 General Plan, this alternative would have a smaller overall development footprint and would assume roughly the same gross density as the 2030 General Plan. At buildout, Alternative 2 would have a lower level of development than would be accommodated under the 2030 General Plan.
- ▶ **Alternative 3. Reduced Footprint, Increased Density.** Relative to the 2030 General Plan, this alternative reduces the overall footprint of development, but increases the density of the development that does occur, with relatively more land in higher-density and medium-density residential designations, compared to the 2030 General Plan. The total buildout would be less than the 2030 General Plan, but closer to those totals than Alternative 1 or 2.

2.5.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of the alternatives to the 2030 General Plan, CEQA requires that an "environmentally superior" alternative among the alternatives considered be selected and that the reasons for such selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the fewest or least severe adverse impacts. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (State CEQA Guidelines Section 15126.6[e]).

For the purposes of this EIR, Alternative 2 is considered environmentally superior. Although no significant impacts of the proposed project would be reduced below the level of significance in Alternative 2, this alternative would result in reductions to impacts in the greatest number of topic areas compared to the 2030 General Plan.

2.5.4 ALTERNATIVES AND PROJECT OBJECTIVES

The project objectives, for the purposes of this EIR, are contained in Chapter 3, “Project Description.” Although each alternative could fulfill most of the project objectives, no alternative fulfills all of the project objectives, unlike the 2030 General Plan.

2.6 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Chapter 4 of this EIR evaluates in detail the environmental impacts that would result from implementation of the 2030 General Plan and sets forth mitigation measures (and mitigating policies and programs of the 2030 General Plan) that would avoid or reduce environmental impacts.

Chapter 6 evaluates potential cumulative impacts associated with the 2030 General Plan. Table 2-1 (at the end of this chapter) lists each of the environmental impacts of the 2030 General Plan, then presents the level of significance of each impact before mitigation, mitigation measures for significant and potentially significant impacts, and the level of significance of each impact after mitigation. It also lists the significant cumulative effects to which the 2030 General Plan would contribute. A discussion of significant and unavoidable impacts is provided in Chapter 6 of this EIR.

2.7 AREAS OF CONTROVERSY AND SUBSEQUENT ACTIONS REQUIRED

Section 15123 of the State CEQA Guidelines requires that a summary of an EIR identify areas of controversy known to the lead agency, including issues raised by agencies and the public. During the public comment period for the Notice of Preparation, comment letters were received regarding the 2030 General Plan. Appendix A of this DEIR includes the notice of preparation and comments received in writing.

In general, areas of potential controversy known to the City include methods for transportation analysis and ensuring compliance with flood regulations and other regulations designed to avoid hazards. These issues were considered in the preparation of this DEIR and, where appropriate, are addressed in the environmental impact analyses presented in Chapter 4.

The only discretionary action anticipated to be taken by the City involves adoption of the 2030 General Plan itself. However, adoption of the Plan will guide changes to the City’s Municipal Code. It is possible that changes could be made to other existing City plans and programs as well, depending on the final adopted provisions of the 2030 General Plan. Further actions or procedures required to allow implementation of the 2030 General could include the processing of specific plans, tentative maps, site design plans, corridor plans, building permits, and/or grading permits. These actions would occur as part of future development project proposals, which would also be subject to CEQA requirements.

Various other federal, state, regional, and local plans and other laws will affect the land use and development consistent with the 2030 General Plan. In some cases, compliance with these plans and/or laws will provide additional reduction of the impacts of future land uses and development. In other cases, these plans and/or laws may preempt City jurisdiction, resulting in environmental impacts that may not occur in their absence. This EIR identifies applicable laws, plans, regulations, and policies of other agencies that would have bearing on the implementation of the General Plan, where related to environmental issues.

2.8 AVAILABILITY OF THE DRAFT EIR FOR REVIEW AND COMMENT

Copies of the 2030 General Plan and this DEIR are available through the City of Live Oak Planning Department. The City will circulate the document widely to public agencies, other public and private organizations, property owners, developers, and other interested individuals. Information on the General Plan and EIR is also available on the City's web site (<<http://www.liveoakcity.org>>).

Comments on the DEIR may be submitted in writing or via email to the Planning Department:

City of Live Oak Planning Department
Attn: Mr. Tom Lando
9955 Live Oak Boulevard
Live Oak, CA 95953

E-mail to: <tlando@landoandassociates.com>

To keep the document succinct and useful as a decision-making tool, the State CEQA Guidelines charge that an EIR focus on a project's significant environmental impacts and not address every imaginable less-than-significant effect. Comments should be focused on the adequacy and completeness of the DEIR, or should address questions about the environmental consequences of project implementation. In this case, "adequacy" is defined as the thoroughness of the EIR in addressing significant environmental effects, identifying mitigation measures for those impacts, and supplying enough information for public officials to make decisions about the merits of the project.

After the close of the public review period, a Final Environmental Impact Report (FEIR) is prepared, containing all the comments received by the City during the public review period and responses to those comments. This document will be made available to public agencies and the general public so those parties can review the FEIR before the City certifies it as complete.

Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.1 Land Use			
4.1-1: Disrupt or Divide an Established Community. Implementation of the proposed 2030 General Plan would result in changes to existing land uses and extend development and associated infrastructure into areas that are currently undeveloped. Although this would be unlikely to result in the division of any existing community, the goals, policies, and plans included in the proposed General Plan would prevent division of communities in the future.	LTS	None required	N/A
4.1-2: Conflict with Other Plans. The goals, policies, and implementation programs proposed in the 2030 General Plan would not conflict with other applicant land use plans, policies, or agency regulation with jurisdiction over the project.	LTS	None required	N/A
4.1-3: Inducement of Population Growth. Implementation of the 2030 General Plan would accommodate population growth in the City and its Planning Area. However, Live Oak has accommodated a balance in residential, commercial, employment, civic, recreational, and open space uses. The revision of land use policies in and of itself would not induce development other than that planned in Live Oak and comprehensively addressed in this EIR.	LTS	None required	N/A
4.2 Traffic and Transportation			
4.2-1: Degradation of City Roadway Levels of Service. With implementation of the 2030 General Plan, operation of City roadways currently operating at LOS D or better would degrade to LOS E or LOS F.	LTS	None required	N/A
4.2-2: Degradation of Highway Levels of Service. With implementation of the 2030 General Plan, operation of four SR 99 segments would operate at LOS F.	S	None available beyond General Plan policies and implementation programs.	SU

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.2-3: Degradation of Regional Roadway Levels of Service. Implementation of the 2030 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.	S	None available beyond General Plan policies and implementation programs.	SU
4.2-4: Level of Service at Intersections. Implementation of the 2030 General Plan would contribute traffic to intersections that would operate in excess of acceptable LOS.	S	None available beyond General Plan policies and implementation programs.	SU
4.2-5: Introducing Traffic Hazards. Implementation of the 2030 General Plan would add multi-modal trips to the existing and planned transportation network. If not properly designed, certain aspects of the General Plan could introduce traffic hazards. However, policies of the General Plan and the City’s standards would ensure adequate emergency access and avoid introducing substantial traffic hazards.	LTS	None required	N/A
4.3 Air Quality			
4.3-1: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors. Emissions of Criteria Air Pollutants and precursors during construction of the 2030 General Plan would exceed FRAQMD’s significance thresholds of 25 lb/day for ROG and NO _x and 80 lb/day for PM ₁₀ . Policies contained in the 2030 General Plan would support compliance with FRAQMD-recommended standard construction mitigation practices. This would appreciably reduce construction-generated air pollutant emissions from buildout of the 2030 General Plan. However, due to the large amount of total development proposed over the buildout period, construction-generated emissions of criteria air pollutants and precursors is considered substantial, and could violate an ambient air quality standard, contribute substantially to an existing or predicted air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations.	S	None available beyond General Plan policies and implementation programs.	SU

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.3-2: Consistency with Air Quality Planning Efforts. Future development in Live Oak would generate emissions of criteria air pollutants (PM₁₀ and PM_{2.5}) and ozone precursors, both of which affect regional air quality. The 2030 General Plan would result in fewer emissions of criteria pollutants and precursors per capita than under the 1994 General Plan, and would accommodate growth in a more emissions-efficient manner. However, anticipated population and development consistent with the 2030 General Plan could lead to operational (mobile-source and area-source) emissions that are not accounted for in the current applicable air quality plan and would exceed FRAQMD thresholds.</p>	S	None available beyond General Plan policies and implementation programs.	SU
<p>4.3-3: Generation of Long-Term Operational, Regional Emissions of Criteria Air Pollutants and Precursors. Long-term operational activities consistent with the 2030 General Plan would result in lower emissions of criteria air pollutants and precursors per capita than under the 1994 General Plan. However, emissions associated with the 2030 General Plan would result in emissions of ROG, NO_x, and PM₁₀ that exceed FRAQMD's significance thresholds of 25, 25, and 80 lb/day, respectively. Thus, operational emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation and/or expose sensitive receptors to substantial pollutant concentrations.</p>	S	None available beyond General Plan policies and implementation programs.	SU
<p>4.3-4: Generation of Long-Term, Operational, Local Mobile-Source Emissions of CO. Local mobile-source emissions of CO would not be expected to substantially contribute to emissions concentrations that would exceed the 1-hour ambient air quality standard of 20 ppm or the 8-hour standard of 9 ppm.</p>	LTS	None required	N/A

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4.3-5: Exposure of Sensitive Receptors to Emissions of Toxic Air Contaminants. With implementation of the 2030 General Plan, proposed sensitive land uses and TAC sources would be adequately sited to minimize exposure to substantial concentrations of TACs.	LTS	None required	N/A
4.3-6: Exposure of Sensitive Receptors to Emissions of Odors. Implementation of the 2030 General Plan could result in the exposure of sensitive receptors to emissions of objectionable odors.	LTS	None required	N/A
4.4 Noise			
4.4-1: Traffic Noise Levels. Traffic generated by land uses accommodated under the General Plan would increase noise levels along transportation routes. Land uses are located along transportation routes in the City such that noise from transportation operations may be perceptible. Noise associated with vehicular transportation routes, however, is not expected to exceed local standards.	LTS	None required.	N/A
4.4-2: Railroad Noise Levels. Exposure to railroad noise could exceed local standards.	S	None available beyond General Plan policies and implementation programs.	SU
4.4-3: Expose Noise Sensitive Receptors to Construction Noise Levels Exceeding City of Live Oak Standards. Short-term construction source noise levels could exceed the applicable City standards at nearby noise-sensitive receptors. In addition, if construction activities were to occur during more noise-sensitive hours, construction source noise levels could also result in annoyance and/or sleep disruption to occupants of existing and proposed noise-sensitive land uses and create a substantial temporary increase in ambient noise levels. However, with the application of the Municipal Code and Noise Element policy.	LTS	None required.	N/A

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4.4-4: Expose Noise Sensitive Receptors to Stationary and Area-Source Noise Levels Exceeding City of Live Oak Standards. Long-term 2030 General Plan buildout of stationary- and area- source noise levels would not exceed applicable standards.	LTS	None required.	N/A
4.4-5: Agricultural Activities. Noise sensitive land uses proposed at the edge of the Planning Area could be exposed to noise from operation of heavy-duty agricultural equipment. Agricultural buffers are required and given the typical noise levels and exposure periods associated with operation of agricultural equipment, this noise exposure is not expected to exceed local standards.	LTS	None required.	N/A
4.4-6: Vibration Levels. Short-term project-generated 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 of 80 vibration decibels (VdB) with respect to human response for residential uses (i.e., annoyance) at vibration-sensitive land uses. With implementation of General Plan policy, however, impacts would be less than significant.	LTS	None required.	N/A
4.5 Hydrology and Water Resources			
4.5-1: Violation of Water Quality Standards. Development anticipated under the 2030 General Plan would result in additional discharges of pollutants to receiving water bodies from nonpoint sources. Such pollutants would result in adverse changes to the water quality of local water bodies. However, with adoption and implementation of the proposed goals, policies, and programs in the 2030 General Plan, combined with current land use, stormwater, grading, and erosion control regulations.	LTS	None required.	N/A

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<p>4.5-2: On-Site and Downstream Erosion and Sedimentation. Development and land use changes consistent with the 2030 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. Sedimentation, in turn, could increase the rate of deposition in natural receiving waters and reduce conveyance capacities, resulting in an increased risk of flooding. Erosion of upstream areas and related downstream sedimentation typically leads to adverse changes to water quality and hydrology. However, with adoption and implementation of the proposed policies and programs in the 2030 General Plan, combined with current grading, erosion, and flood control regulations.</p>	LTS	None required.	N/A
<p>4.5-3: Construction-Related Water Quality Impacts. Construction and grading activities during development consistent with the 2030 General Plan could result in soil erosion and stormwater discharges of suspended solids and increased turbidity. Such activities could mobilize other pollutants from project construction sites as contaminated runoff to on-site and ultimately off-site drainage channels. Many construction-related wastes have the potential to degrade existing water quality. Project construction activities that are implemented without mitigation could violate water quality standards or cause direct harm to aquatic organisms. However, with implementation of existing regulations and water quality policies and programs contained in the 2030 General Plan.</p>	LTS	None required.	N/A

<p align="center">Table 2-1 Summary of Project Impacts and Mitigation Measures</p>			
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<p>4.5-4: Interference with Groundwater Recharge or Substantial Depletion of Groundwater Supplies. Development and land use changes consistent with the 2030 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, with implementation of the proposed goal, policies, and programs in the 2030 General Plan.</p>	LTS	None required.	N/A
<p>4.5-5: Exposure of People or Structures to Flood Hazards from Increased Stormwater Runoff. Development and land use changes consistent with the 2030 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 the proposed policies and programs in the 2030 General Plan, combined with enforcement of existing flood control regulations would reduce this impact to a less-than-significant level.</p>	LTS	None required.	N/A
<p>4.5-6: Potential for Failure of a Levee. When levees fail, people and structures are exposed to inundation, and death, injury, or loss of property could result. The Feather River Levee system protects the Sutter Basin area, which includes much of eastern Sutter County, including the Planning Area, Yuba City to the south, and Gridley to the north (in Butte County). Levees can fail because of earthquake-induced slumping, landslides, liquefaction, overtopping, and high volume flows. Implementation of the proposed policies and programs in the 2030 General Plan, combined with other relevant state and local regulations, would reduce the potential for effects on the Planning Area from levee failure.</p>	LTS	None required.	N/A

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.5-7: Potential for Failure of a Dam. The Sutter County Emergency Operations Plan has identified 10 dams where dam inundation has the potential to result in the loss of life and property in Sutter County. Two of these dams, Oroville and Thermalito Afterbay, would affect the Planning Area in the unlikely event of dam failure. Implementation of the proposed policies and programs in the 2030 General Plan, combined with other relevant state and local regulations, would minimize the potential for effects from dam failure.	LTS	None required.	N/A
4.6 Biological Resources			
4.6-1: Impacts to special-status plant species. Four special-status plant species: fox sedge, rose-mallow, Sanford’s arrowhead, and Columbian watermeal, could occur along ditches, irrigation canals, and waterways in the Planning Area. Implementation of the General Plan update could result in loss or degradation of existing populations or of suitable habitat for these species as described below.	LTS	None required.	N/A
4.6-2: Impacts to special-status wildlife and fish species. The Planning Area contains habitat for 23 special-status wildlife and fish species. Special-status species could occur in agricultural, riparian, and ruderal, habitat throughout the Planning Area. Implementation of the 2030 General Plan could result in loss or degradation of existing populations or of suitable habitat for these species.	LTS	None required.	N/A
4.6-3: Loss of Native Trees and/or Heritage Trees. Construction of infrastructure, roadways, or developments associated with General Plan buildout could result in adverse effects on native trees and/or large heritage trees, which provide both aesthetic and wildlife value.	LTS	None required.	N/A

Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.6-4: Loss and Degradation of Federally and State Protected Wetlands, and/or Riparian Vegetation. Construction of infrastructure, roadways, or developments resulting from General Plan buildout could result in adverse effects on federally protected wetlands and other sensitive habitat types.</p>	LTS	None required.	N/A
4.7 Geology and Soils			
<p>4.7-1: Potential for Exposure to Seismic Ground Shaking. Buildout of the 2030 General Plan would not result in development of areas prone to strong seismic ground shaking. Implementation of policies and programs in the 2030 General Plan and existing regulations would implement best practices to reduce the potential for substantial adverse effects due to exposure to seismic ground shaking.</p>	LTS	None required.	N/A
<p>4.7-2: Potential for Seismic Ground Failure. Buildout of the 2030 General Plan would result in development of areas with moderate potential for seismic-related ground failure, including liquefaction. Implementation of policies and programs in the 2030 General Plan and existing regulations would implement best practices to reduce the potential for substantial adverse effects due to exposure to seismic ground failure.</p>	LTS	None required.	N/A
<p>4.7-3: Soil Erosion or Loss of Topsoil. Buildout of the 2030 General Plan would result in substantial soil erosion or the loss of topsoil. 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.</p>	LTS	None required.	N/A
<p>4.7-4: Potential for Unstable Soils. Buildout of the 2030 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, potentially resulting in on- or off-site lateral spreading, subsidence, liquefaction, or collapse. Implementation of policies and programs in the 2030 General</p>	LTS	None required.	N/A

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Plan and existing regulations would prevent damage from unstable soils.			
4.7-5: Construction in Areas with Expansive Soils. Buildout of the 2030 General Plan would result in construction of occupied structures in areas with expansive soils.	LTS	None required.	N/A
4.7-6: Possible Damage to Unknown, Potentially Unique Paleontological Resources during Earthmoving Activities. Construction activities could disturb previously unknown paleontological resources at the project site and along the alignments of the off-site elements.	LTS	None required.	N/A
4.8 Agricultural Resources			
4.8-1: Loss of Important Farmland. Buildout of the 2030 General Plan would result in the conversion of Important Farmland to nonagricultural uses. Approximately 3,433 acres of Important Farmland in the Planning Area could be converted to urban uses.	S	None available beyond General Plan policies and implementation programs.	SU
4.8-2: Changes Which Could Result in Conversion of Farmland. The City’s Planning Area includes a large amount of agricultural land with non-agricultural land use designations. Future development within this area could result in the conversion adjacent farmland properties.	S	None available beyond General Plan policies and implementation programs.	SU
4.9 Public Services and Facilities			
4.9-1: Demand for Additional Fire Protection Facilities. Implementation of the 2030 General Plan would increase result in an increase in population in the City of Live Oak and increase the demand for fire protection services, which would result in the need for additional and/or expanded fire protection facilities.	LTS	None required.	N/A

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.9-2: Demand for Additional Police Protection Facilities. Implementation of the 2030 General Plan would result in an increase in population in the City of Live Oak and increase the demand for police protection services, which would result in the need for additional and/or expanded police protection facilities.	LTS	None required.	N/A
4.9-3: Demand for Additional School Facilities. Implementation of the 2030 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, which would result in the need for additional and/or expanded school facilities.	LTS	None required.	N/A
4.9-4: Need for New or Expanded Parks and/or Recreation Facilities. Implementation of the 2030 General Plan would result in an increase in population in the City of Live Oak, which would result in an increase in demand for parks and recreation services, which would result in the need for additional and/or expanded parks and recreation facilities.	LTS	None required.	N/A
4.9-5: Physical Deterioration of Existing Parks and Recreation Facilities due to Increased Use by New Residents. Population increases resulting from implementation of the 2030 General Plan would result in increased demand on existing City park facilities, which could lead to the accelerated deterioration of these facilities if not properly maintained. However, the City’s 2030 General Plan includes policies to match future parkland with future population growth to avoid this impact.	LTS	None required.	N/A
4.9-6: Increased Demand for Library Services. Implementation of the 2030 General Plan would generate new population in Live Oak, which would create an increase in demand for library services, which could potentially result in the need for new or expanded library facilities.	LTS	None required.	N/A

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.10 Public Utilities			
4.10-1: New Water Facilities. Implementation of the 2030 General Plan would result in population growth that would require the construction of new water supply and distribution facilities, such as groundwater wells. Construction of these facilities could potentially result in adverse impacts on the physical environment.	LTS	None required.	N/A
4.10-2: Sufficient Water Supply Available to Serve City Residents at Buildout. The City of Live Oak would need additional water supplies to meet the demand that would be created by buildout of the 2030 General Plan.	LTS	None required.	N/A
4.10-3: Exceed Wastewater Treatment Requirements of the Central Valley Regional Water Quality Control Board (CVRWQCB). The 2030 General Plan would require upgrades to wastewater treatment infrastructure; however, the upgrades would not exceed any wastewater treatment requirements of either the CVRWQCB or the State.	LTS	None required.	N/A
4.10-4: New or Expanded Wastewater Collection, Conveyance, and Treatment Facilities. Implementation of the 2030 General Plan would accommodate land use change that increase demand for wastewater collection, conveyance, and treatment facilities. It is anticipated that land use change under the 2030 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 such facilities could have adverse effects on the physical environment.	LTS	None required.	N/A
4.10-5: Require the Construction of New or Expanded Stormwater Drainage Facilities. The City would need to provide new and expanded stormwater drainage facilities in order to accommodate growth anticipated under the 2030	LTS	None required.	N/A

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
General Plan. Construction of such facilities could result in significant adverse environmental affects.			
4.10-6: Increased Demand for Landfill Capacity to Accommodate Solid Waste Disposal Needs and Compliance with Solid Waste Regulations. Implementation of the 2030 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.	LTS	None required.	N/A
4.10-7: Increased Demand for Private Utility Services. Implementation of the 2030 General Plan would accommodate land use change, which would increase local demand for electricity, natural gas, and telecommunication services. The extension of these private utility services could potentially result in the need for the development of new or expanded facilities, the construction of which could possibly result in adverse impacts on the physical environment.	LTS	None required.	N/A
4.11 Cultural Resources			
4.11-1: Changes to the historic character of Live Oak. Proposed land uses and infill development envisioned by the 2030 General Plan could result in changes that could affect historic structures, historic districts, or the historic character of Live Oak. However, the 2030 General Plan contains goals, policies, and implementation programs that would ensure that the context of historic features is considered in future development.	LTS	None required.	N/A
4.11-2: Destruction of or Damage to Known Cultural Resources. A total of 16 significant or potentially significant cultural resources have been identified in the Planning Area. These include buildings in the historic district, residences, a canal, a cemetery, railroad tracks, a bridge and the row of palm trees along Broadway. However, the 2030 General Plan contains goals and policies which would ensure that potential	LTS	None required.	N/A

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Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
historic features were assessed for their significance in advance of future development. Impacts to these resources which could affect their potential historic significance could then be mitigated.			
4.11-3: Destruction of or Damage to As-Yet-Unknown Cultural Resources. Individual development projects within the Planning Area would involve grading, excavation or other ground-disturbing activities which could disturb or damage any as-yet-undiscovered archaeological resources or human remains.	LTS	None required.	N/A
4.11-4: Discovery of Human Remains. The general project vicinity is known to have been heavily utilized by Native American groups prehistorically; in addition, Live Oak was settled by European immigrants by the mid-19th century. While some burial ground locations (generally from the historic era) are known, there is the possibility that ground disturbing activities in the general plan update area could encounter prehistoric or historic human remains.	LTS	None required.	N/A
4.12 Visual Resources			
4.12-1: Adverse Impacts on a Scenic Vista. Implementation of the 2030 General Plan would result in new urban development that would permanently alter and block some views of the Sutter Buttes, the Live Oak area's single most prominent visual resource, as well as views of agricultural lands.	S	None available beyond General Plan policies and implementation programs.	SU
4.12-2: Degradation of Visual Character. Implementation of the 2030 General Plan would result in urban development that would substantially alter the current visual character present within and surrounding the City of Live Oak.	S	None available beyond General Plan policies and implementation programs.	SU

Table 2-1 Summary of Project Impacts and Mitigation Measures			
Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
4.12-3: New Source of Light and Glare. Implementation of the 2030 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.	S	None available beyond General Plan policies and implementation programs.	SU
4.13 Energy			
4.13-1: Implementation of the General Plan would allow for a large amount of urban development, which would increase the demand and consumption of energy. However, the General Plan includes policies intended to establish efficient land use patterns and efficient use of energy in areas of land use change.	LTS	None required.	N/A
4.14 Climate Change			
4.14-1: Increases in Greenhouse Gas Emissions. Project-generated GHG emissions would not be anticipated to conflict with AB 32 (i.e., an agency-adopted regulation for the purpose of reducing GHG emissions) due to the 2030 General Plan’s policies and programs designed to reduce GHG emissions. In addition, the 2030 General Plan would accommodate growth in a more GHG-efficient manner than would buildout of the existing 1994 General Plan (i.e., the No Project Alternative). However, buildout of the 2030 General Plan would result in substantially higher GHG emissions compared with existing levels. Climate change attributable to human-caused GHG emissions is a significant cumulative impact. Projected 2030 General Plan GHG mass emissions could be cumulatively considerable when compared to existing mass emissions in the Planning Area.	S	None available beyond General Plan policies and implementation programs.	SU
4.14-2: Impacts of Climate Change on Live Oak. Climate change is expected to result in a variety of effects that could potentially impact the vicinity of Live Oak: alterations to agricultural production, changes to terrestrial and aquatic ecosystems, increased energy demand, decreased water supply,	LTS	None required.	N/A

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Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
increased risk of flooding, and increased frequency and intensity of wildfire. Substantial negative effects on residents, resources, structures, and the economy could result. However, substantial impacts either would not be anticipated to affect the Live Oak Planning Area or policies and programs included in the 2030 General Plan would reduce or avoid substantial adverse impacts.			
4.15 Hazards and Hazardous Materials			
4.15-1: Routine Transport, Use, or Disposal of Hazardous Materials. Future population growth during buildout of the 2030 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. Implementation of proposed 2030 General Plan policies, in combination with existing regulations, would reduce the potential impacts related to the routine transportation of hazardous materials.	LTS	None required.	N/A
4.15-2: Interference with an Adopted Emergency-Response Plan. Implementation of the proposed 2030 General Plan would create additional traffic and residences requiring evacuation in case of an emergency. Implementation of proposed policies would ensure conformance with countywide emergency-response programs and continued cooperation with emergency-response service providers.	LTS	None required.	N/A

**Table 2-1
Summary of Project Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>4.15-3: Public Health Hazards from Project Development on a Known Hazardous Materials Site Compiled Pursuant to Government Code Section 65962.5. Several sites within the Planning Area are listed on the Cortese List as known hazardous materials sites. Implementation of the proposed project could expose construction workers to hazardous materials from these sites during construction activities, and hazardous materials on-site could create an environmental or health hazard if left in place.</p>	LTS	None required.	N/A
<p>4.15-4: Emission or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School. Implementation of the 2030 General Plan could result in development of uses that would emit or handle hazardous waste in proximity to new or existing.</p>	LTS	None required.	N/A

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