

## **4.1 LAND USE, POPULATION, AND HOUSING**

This section contains an analysis of the impacts the 2030 General Plan related to land use, population, and housing.

### **4.1.1 REGULATORY SETTING**

#### **FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS**

No federal plans, policies, regulations, or laws related to land use are applicable to the proposed project.

#### **STATE PLANS, POLICIES, REGULATIONS, AND LAWS**

##### **Planning Law**

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

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

A general plan must contain development policies, diagrams, and text that describe objectives, principles, standards, and plan proposals. According to the Governor’s Office of Planning and Research’s (OPR) guidelines regarding general plans, topics from different elements may be combined, but all must be addressed within the general plan.<sup>1</sup>

##### **State Housing Element Requirements**

Article 10.6 of the California Government Code outlines the State’s Housing Element requirements. The Housing Element must analyze existing and projected housing needs, examine special housing needs within the population, evaluate the effectiveness of current goals and policies, identify governmental and other constraints, determine compliance with other housing laws, and identify opportunities to incorporate energy conservation into the housing stock. The element must also establish goals, policies and programs to maintain, enhance, and develop housing.

##### **California Relocation Law**

The California Relocation Law, California Public Resources Code Section 7260(b), requires the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity. The law requires agencies to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that is to be displaced by a public project.

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<sup>1</sup> Please refer to the Governor’s Office of Planning and Research General Plan Guidelines for more information.

## **REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES**

### **Sacramento Area Council of Governments (SACOG)**

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county greater Sacramento region, including El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties, as well as the region's incorporated cities. SACOG provides planning for transportation and other regional issues, including the distribution of affordable housing, bicycle networks, air quality issues, airport land uses, and public transit. SACOG works closely with the local governments in the region to develop the Blueprint Project, which promotes smart growth principles for land development and transportation projects within the region.

### **Sutter County**

#### ***Sutter County General Plan***

The Sutter County General Plan, adopted in 1996, provides a comprehensive guide for land use and future growth within the unincorporated areas of Sutter County, including goals and policies intended to help the County achieve its vision for the future. The Sutter County General Plan includes lands that are located outside of Live Oak's City limits, but within the Planning Area. The City may annex these lands at some point in the future, at which point, they would no longer be governed by the County's General Plan. The current Sutter County land use diagram shows that areas outside of the City limits but within the Planning Area are designated primarily as Agriculture – 20 Acre Minimum Parcel Size. There is an area designated Low Density Residential where the City's Land Use Diagram has designated Urban Reserve, and a small area designated Industrial along SR 99 south of the existing city. As of the writing of this document, Sutter County is in the process of updating its General Plan.

#### ***Sutter County Local Agency Formation Commission***

The Sutter County Local Agency Formation Commission (LAFCO) is responsible for the oversight and approval of annexations, land detachments, and establishment of cities, special districts, and spheres of influence within Sutter County. The provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 set forth procedures for LAFCOs throughout the state to review annexation applications. The Act was adopted to:

- ▶ encourage orderly development;
- ▶ ensure that populations receive efficient and high quality governmental services; and
- ▶ guide development away from open space and prime agricultural lands, unless such action promotes planned, orderly, and efficient development.

Sutter County LAFCO must adhere to adopted guidelines pursuant to State law in its review of future City annexations. Responsibilities of the Sutter County LAFCO include annexations and detachments of land to cities or special districts, the formation and dissolution of governmental agencies including cities and districts and the establishment of spheres of influence which identify the probable future boundaries of governmental agencies.

Live Oak's General Plan does not propose land use change for any areas outside the existing Sphere of Influence. However, LAFCO review and approval will be required for annexations to the City during buildout of the General Plan.

## **City of Live Oak**

### ***Live Oak General Plan***

All cities and counties in California are required to adopt a “comprehensive, long-term general plan for [their] physical development” (Government Code, Section 65300). General plans provide direction for land use change and natural resource conservation over a planning horizon that is generally between 20 and 30 years long. The City’s existing General Plan was last comprehensively adopted in 1994. The General Plan contains goals, policies, and implementation programs that have guided development and land use within the City since then.

### ***Live Oak Municipal Code***

Live Oak’s Municipal Code contains several sections that implement and guide land use change, including Title 16, which controls the subdivision of property, Title 15, which addresses design review and Title 17, which addresses zoning.

The Live Oak Zoning Ordinance is the primary implementing mechanism of the General Plan. Unlike the General Plan, which provides long-range, comprehensive general policies for the general direction of land use in the city, the Zoning Ordinance provides more specific descriptions of the types of uses that are allowed in certain areas, setbacks, building heights, and other detailed guidance. The Zoning Ordinance is required to be consistent with the General Plan.

## **4.1.2 ENVIRONMENTAL SETTING**

The City of Live Oak is located in the northern portion of Sutter County, approximately 10 miles north of Yuba City and 6 miles south of the City of Gridley along State Route 99 (SR) 99. The City’s Planning Area is depicted on Exhibit 3-2, and includes the area within the City limits, and the portion of the Sphere of Influence (SOI) for which the City has proposed land use designations. The Study Area includes the areas within the City’s current boundary, the SOI, and areas located outside of the SOI to the west and south that could potentially be affected by land use changes in the City. The Feather River is located adjacent to the Study Area’s eastern extent. The Study Area’s northern boundary abuts the Sutter-Butte County line. SR 99 bisects the city into western and eastern portions. The Union Pacific Railroad (UPRR) runs generally parallel to SR 99, and also creates a physical barrier that divides the city.

### **EXISTING LAND USES**

The incorporated City comprises approximately 1,165 acres of land area (approximately 2 square miles), while the Planning Area covers approximately 4,228 acres (approximately 6.6 square miles). Overall, Sutter County covers more than 388,000 acres (607 square miles) (Sutter County 2008).

The most prevalent land use within the City of Live Oak is single family homes; however, for the entire Planning Area, the dominant land use is for agriculture, which occupies nearly 2,800 acres (65%) of the Planning Area. Following agricultural uses, other major land uses in the Planning Area are single-family residential and rural residential uses, with both occupying approximately 11% of the Planning Area. This is followed by civic/public uses, which include places of worship, government agency property, medical facilities, cemeteries, and other land uses that have some kind of public use or benefit (4%), open land (3%), and vacant land (2%). The remaining land uses, such as multiple family residential, office, commercial, industrial, etc., all occupy 1% or less of the entire Planning Area.

The acreages and percentages of each of these land uses within the City of Live Oak and the Planning Area are listed below in Table 4.1-1. Please refer to the Background Report prepared for this General Plan update for more detailed information regarding land uses within the Live Oak Planning Area.

## POPULATION

The population in Live Oak increased substantially between 1950 and 2000, from 1,770 to 6,229 people, respectively. This represents an increase of more than 350 percent in 50 years. By January 2009, the population increased to 8,571 people, an increase of more than 37 percent in just nine years. Although this is a large percentage increase, it is consistent with the population growth trends the City has experienced since the 1990s, as shown below in Table 4.1-2.

Land Use Categories	Total Acres	Percentage of Total
Single-Family Residential	485	11%
Multi-Family Residential	21	<1%
Duplex	12	<1%
Rural Residential	471	11%
Mobile Home	11	<1%
Office	2	<1%
Commercial	25	<1%
Industrial	35	<1%
Civic / Public	151	4%
Park	6	<1%
Railroad	44	1%
Agriculture	2,766	65%
Vacant	72	2%
Open Land	125	3%
<b>Grand Total</b>	<b>4,228</b>	<b>100%</b>

Source: City of Live Oak 2009

Year	1950	1960	1970	1980	1990	2000	2009
Population	1,770	2,276	2,645	3,103	4,320	6,229	8,571
# Increase from Previous Decade	-	506	369	458	1,217	1,909	2,342
% Increase from Previous Decade	-	28.59%	16.21%	17.32%	39.22%	44.19%	37.60%

Sources: U.S. Census Bureau 2000; California Department of Finance 2009

Overall, with the 2009 population and 1,006 acres of land in the City, this constitutes an average density of approximately 8.5 persons per acre. The City's average household size was 3.54 persons per household, compared to 2.95 in Sutter County and 2.94 for the state as a whole. The City's average household size has been increasing substantially since the 1970s.

## HOUSING

In 2009, there were an estimated 2,429 housing units in the City of Live Oak. Table 4.1-3 shows estimates for the number of housing units within the City from 1970 to 2009, along with average growth rates.

Year	1970	1980	1990	2000	2009
Housing Units	868	1,068	1,423	1,858	2,429
% Change from Previous Decade/Year	--	23	33.2	30.6	30.7

Source: U.S. Census Bureau, 1970, 1980, 1990; California Department of Finance 2000, 2009.

As shown in the table, Live Oak's housing stock has increased by 30.7 percent since 2000, with most growth occurring in the period between 2000 and 2006. This rate is generally consistent with the growth rates that have occurred in the City since the 1980s. Live Oak's annual average growth rate in the number of housing units between 1980 and 1990 was 3.2 percent, while average population growth for the same period was 3.7 percent. Between 1990 and 2000, the average annual growth rate in the number of housing units was 3.0 percent compared to 4.2 percent for the City's population. The trend of higher population growth compared to growth in housing units continued between 2000 and 2008; 3.8 percent to 4.6 percent. This consistent trend in higher population growth than growth in the housing stock is consistent with the previously reported growth in household size and the increase in the number of large families.

Table 4.1-4 illustrates the composition of Live Oak's housing units from 1970 to 2008. The number of single-family units has steadily increased since the 1970s. The number of multifamily units has not increased at the same rate, and the number of units in apartment buildings (5+ units) has remained roughly constant for the last 20 years. The number of single-family units grew by 554 units between 2000 and 2008, while the number of multifamily units decreased by 2 units.

Year	Total	Single Family	2-4 Units	5+ Units	Mobile Homes
1970	868	745	64	25	27
1980	1,068	837	95	40	96
1990	1,423	1,072	128	104	106
2000	1,858	1,475	134	106	143
2008	2,412	2,028	138	104	142

Source: U.S. Census Bureau, 1970, 1980, 1990; California Department of Finance 2000, 2008

## Regional Housing Need Assessment

Government Code Section 65584 requires designated regional agencies or councils of government to prepare regional housing needs plans. SACOG is the agency that develops the regional housing strategy for Sutter County and its incorporated cities. The Regional Housing Need Assessment (RHNA) determines potential locations for future housing stock based on projected population growth, employment trends, and development suitability. The RHNA also designates the number of housing units that that should be accommodated by local governments at different affordability levels to ensure that all jurisdictions provide a fair share toward the region's affordable

housing need. The RHNA adopted in February 2008 allocated the need for a total of 625 housing units in Live Oak to be built between January 2006 and June 2013. Table 4.1-5 below shows the City’s RHNA by income level.

<b>Table 4.1-5 Housing Unit Allocation for the City of Live Oak</b>	
Household Income Level	Housing Units
Extremely Low Income (<30 percent of the Area Median Income [AMI])	70
Very Low (31–50 percent AMI)	70
Low (51–80 percent AMI)	104
Moderate (81–120 percent AMI)	141
Above Moderate (>120 percent AMI)	240
<b>Total</b>	<b>625</b>
Source: SACOG RHNA, 2007.	
Note: The breakdown in housing units between Extremely Low Income (ELI) and Very Low Income (VLI) is not part of the RHNA directly, but rather is directed by separate state law that requires ELI to be addressed and allows cities and counties to assume that 50% of VLI allocation is for ELI.	

## Housing Element

The Live Oak City Council adopted the 2006–2013 Housing Element in June of 2009. The Housing Element establishes the City’s goals, policies, and programs for housing through 2013, focusing on the following:

- ▶ promote the development of new housing for residents of all income levels, including extremely-low, very-low, low-, and moderate income groups;
- ▶ promote the development of affordable housing by removing governmental constraints and seeking funding for such projects;
- ▶ encourage the preservation of existing housing, including “at-risk” housing;
- ▶ promote equal opportunity housing throughout the City; and
- ▶ promote the conservation of natural resources and energy in housing production.

### 4.1.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

#### THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, a land use, population, or housing impact is considered significant if the proposed project would:

- ▶ physically disrupt or divide an established community;
- ▶ conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;

- ▶ conflict with any applicable habitat conservation plan or natural community conservation plan;
- ▶ induce substantial population growth in an area, either directly or indirectly; or
- ▶ displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

The General Plan does not require land use change and does not include any infrastructure planning elements that would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Although some changes, such as allowing mixed uses in the downtown area, would result in changes to land uses in that area, the General Plan does not propose any changes that would require the removal or displacement of existing housing. This topic will not be discussed further in the EIR.

Increases in population, housing, and employment are generally considered to be social or economic effects, as opposed to physical effects, which are the focus of CEQA analysis. There are circumstances where social and economic changes could indirectly cause physical environmental impacts or result in changes to environmental resources, such as air quality, traffic, noise levels, etc. In other situations, lead agencies may evaluate social or economic change related to a physical change may be considered in determining whether the physical change is significant. Please refer to Section 15131 of the CEQA Guidelines for more detail. Although the 2030 General Plan would accommodate population and employment growth within Live Oak, this in and of itself, is not an environmental impact. Physical impacts related to population growth, employment growth, and other changes related to the General Plan are addressed in detail throughout the topic-specific chapters of this EIR. Please refer to Section 6.0 of this EIR, which discusses growth-inducing impacts. Impacts related to population growth will not be discussed further in this section.

## IMPACT ANALYSIS

**IMPACT 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. This impact would be **less than significant**.*

The 2030 General Plan is a policy-level document designed to provide a long-range guide for overall growth and development in the city. The General Plan is designed to establish a future vision for the distribution and layout of land uses in the City of Live Oak.

The proposed 2030 General Plan includes some changes to land use designations within the existing developed city, as well as within planned new growth areas. For example, the 2030 General Plan includes a new land use designation called “Downtown Mixed Use,” to be applied to a focused area in the City core. The range of uses allowed under the Downtown Mixed Use designation are the same land uses that occur in this area today. In general, the 2030 General Plan does not identify revisions to land use designations that would allow land uses that are fundamentally different from existing land uses (except in new growth areas). The 2030 General Plan would accommodate development in some rural density residential areas of the City. The 2030 General Plan could accommodate other land use change within the existing City that could increase the overall density or intensity of development. However, the City’s Land Use Diagram and narrative policies throughout the General Plan were developed, in part, to ensure that land use change is orderly and considers impacts to existing developed portions of the City. The General Plan does not require land use change and does not include any infrastructure planning elements that would divide any established communities.

Land use changes outside of the current city limit within the Planning Area would primarily change from agricultural uses to a mix of urban uses. There is no established community in new growth areas that would be divided by land use change anticipated under the 2030 General Plan.

The City of Live Oak is currently divided into eastern and western portions by SR 99 and the UPRR. Many of the proposed land use changes would actually aid in connecting these two portions of the city. In fact, overall, policy and land use diagram changes promote connectivity throughout the City, including promoting infill development of underutilized land that may currently create divisions in neighborhoods, as well as promoting efficient circulation patterns.

## Conclusion

The 2030 General Plan is designed to minimize impacts to existing developed portions of the community. Buildout of the General Plan would result in the development of new residential, commercial, employment, and public uses and would extend infrastructure into areas outside the existing City, but development would occur in an orderly fashion. Existing neighborhoods and communities in the city would not be divided or disrupted with implementation of the General Plan. The impact is considered **less than significant**.

## Mitigation Measure

No mitigation beyond the 2030 General Plan policies and programs is required.

**IMPACT 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. This impact would be less than significant.*

The State CEQA Guidelines Section 15125(d) requires that an EIR analyze the potential for inconsistencies between the project, in this case implementation of the General Plan Update, and other relevant plans, programs, regulations, and agencies with some authority over the project. However, it should be noted that the General Plan was designed to be consistent with a number of relevant plans and policies. Land use and other plans, regulations, and programs that are relevant to lands within the City of Live Oak's SOI are listed below, along with an evaluation of their consistency with the proposed General Plan.

There are no habitat conservation plans or natural community conservation plans which cover the project site; the Yuba-Sutter Natural Community Conservation Plan / Habitat Conservation Plan (NCCP/HCP) is under development, but has not been adopted.

## Sutter County General Plan

The Sutter County General Plan has jurisdiction over the unincorporated lands within Sutter County, which includes lands within the City of Live Oak's SOI, located outside of the incorporated City. Sutter County is currently in the process of updating its General Plan, which would include proposed land use designations for lands located within Live Oak's SOI. However, once lands are annexed, the City would have jurisdiction, and the Live Oak General Plan would apply.

## Sutter Local Agency Formation Commission

Sutter Local Agency Formation Commission (Sutter LAFCO) is responsible for annexations and detachments of lands to cities and special districts, as well as the formation and dissolution of cities, special districts, and spheres of influence (Sutter LAFCO 2008). Future annexation of lands within Live Oak's SOI into the City's jurisdiction would need to be approved by Sutter LAFCO. The City is required to work with LAFCO during the annexation process to ensure that municipal services are provided to newly annexed areas. This would ensure consistency



with LAFCO policies. In addition to the requirement for LAFCO approval of annexations and boundary changes, the following policies would further ensure the City's coordination with Sutter LAFCO during future annexations:

- ▶ **Policy LU-1.2:** The City will favor single annexation proposals involving relatively large land areas that can be developed in a coordinated fashion.
- ▶ **Policy LU-1.3:** Incremental, multiple annexations involving smaller areas of land will not be prohibited, although in such cases, the City will encourage that adjacent properties be annexed concurrently through collaboration with other property owners.

## **Sacramento Area Council of Governments Blueprint**

The Sacramento Area Council of Governments (SACOG) Preferred Blueprint Scenario, referred to as the Blueprint, is a voluntary framework for regional transportation and land use planning that was developed to aid the jurisdictions in the six-county greater Sacramento area in guiding development through 2050. Conformity with the Blueprint is not required, but it provides suggestions for how participating cities and counties can grow using seven smart growth principles, which are:

1. Provide a variety of transportation choices;
2. Offer housing choices and opportunities;
3. Take advantage of compact development;
4. Use existing assets;
5. Mixed land uses;
6. Preserve open space, farmland, and natural beauty through natural resources; and
7. Encourage distinctive, attractive communities with quality design (SACOG 2008a).

The Blueprint is meant to serve as a general guide for regional development using these principles and is not intended to be implemented on a parcel-by-parcel level.

The proposed General Plan includes numerous goals, policies, and programs that promote Blueprint principles, including the promotion of more public transportation and use of bicycles and non-motorized forms of transportation; providing many types of housing to meet the needs of all residents, rather than focusing solely on single-family, large-lot, detached residential development; promoting more compact development near neighborhood and civic centers, as well as near the downtown core area; redevelopment of vacant or underutilized parcels and using existing roadway systems, and public facilities; creating neighborhood and civic centers with mixed uses to provide neighborhood services to residential areas; and providing guidance in the Community Character Element to ensure quality design. Goals and policies that promote the seven smart growth principles of the Blueprint are found throughout the 2030 General Plan. Following is a sampling of some of the more specific and relevant goals and policies:

- ▶ **Policy LU-1.5:** Development shall not occur within the Urban Reserve area until the City conducts a comprehensive planning and environmental review.
- ▶ **Policy LU-2.1:** The City will encourage the redevelopment of vacant and underutilized properties within the City.
- ▶ **Policy LU-2.2:** The City will encourage infill development, which is defined as development that has access to water and wastewater infrastructure in adjacent existing streets, by:
  - analyzing infrastructure deficiencies in the existing City;
  - identifying infrastructure investment priorities needed to encourage reinvestment in the existing city;

- coordinating infill infrastructure priorities with redevelopment planning and capital improvements planning; and
  - exploring opportunities to provide incentives for infill development, such as lower impact fees.
- ▶ **Policy LU-3.3:** New residential development shall provide for a broad range of housing types, including multi-family housing, attached single-family housing, small-lot single family detached housing, and larger-lot single-family detached housing in order to meet the needs of a diverse labor force and to improve the City's ability to attract future employers.
  - ▶ **Policy LU-3.4:** A variety of housing sizes targeting different income and age groups should be encouraged in each neighborhood.
  - ▶ **Policy LU-3.5:** Developments in areas designated for single-family development should provide a variety of lot sizes, while still accommodating production home development.
  - ▶ **Policy LU-3.6:** Development in the downtown core area and in Neighborhood Centers should include a mix of office, retail, and commercial and public services.
  - ▶ **Policy LU-4.1:** The City will encourage mixed-use development in the downtown core area, with design elements intended to provide a comfortable and safe pedestrian environment.
  - ▶ **Policy LU-4.2:** The City will encourage and provide incentives for redevelopment of the downtown core area with high-activity uses such as retail, public services, parks, professional offices, and high-density residential development.
  - ▶ **Policy LU-4.6:** The City will encourage affordable housing development around the downtown core area and in Centers, where people without a car can access services.
  - ▶ **Policy LU-5.1:** Neighborhood Centers and Civic Centers will include higher-activity land uses, such as neighborhood retail and commercial services, offices, parks, civic buildings, schools, and higher-density housing, in order to accommodate walking, bicycling, and viable transit provision.
  - ▶ **Policy LU-5.2:** The City will promote redevelopment of already-developed areas, such as downtown and properties along SR 99, where there is existing infrastructure, and where development can be accommodated without losing agricultural land to urban use.
  - ▶ **Policy LU-5.3:** New developments shall be designed to be compact and make efficient use of land in order to reduce up-front and ongoing infrastructure and service costs, minimize environmental impacts, and enhance the livability of the community. This may include, but will not necessarily be limited to:
    - The amount of land required to meet parking, internal circulation, and delivery/loading needs should be minimized.
    - Land uses with different parking needs at different times of day should locate close to one another in Neighborhood Centers to reduce land used for parking.
    - Two-story construction of public and private buildings, including schools, and smaller, neighborhood-oriented school sites should be encouraged, where feasible.
    - Buildings in new developments should be built close to the sidewalk and front property line, where feasible.

- New development shall contribute toward meeting areawide drainage needs in public rights-of-way and neighborhood and community parks, to reduce the amount of land that must be devoted to stormwater management.
  - New development (public and private) should use Low Impact Development stormwater management methods, so that less land is needed for drainage conveyance and detention.
  - The City will promote joint-use of lands and facilities for multiple public purposes, to promote land efficiency, including joint-use of drainage corridors for linear parkland, joint-use of neighborhood parks and libraries for school and community use, joint-use of land and facilities for law enforcement/fire/civic uses, and other joint-use opportunities, as feasible.
- ▶ **Policy CIRC-1.1:** New development shall provide highly connected street and pedestrian/bicycle networks, with many connections between neighborhoods, between new neighborhoods and older neighborhoods, and between Neighborhood and Civic Centers and the surrounding neighborhood.
  - ▶ **Policy CIRC-2.1:** The City will seek funding for, and include pedestrian and bicycle improvements in Capital Improvements Planning, as feasible. Such improvements will include, but are not limited to:
    - construction of sidewalks where they do not currently exist,
    - widening of sidewalks in high pedestrian traffic areas,
    - installation of bike paths and lanes, and
    - improved crossings for bicycle/pedestrian-related intersections.
  - ▶ **Policy DESIGN-4.1:** Residential sites and building frontages should create an attractive, pedestrian-friendly environment along neighborhood streets.
  - ▶ **Policy Biological-3.1:** Where feasible, the City will require that new developments avoid the conversion of existing riparian habitat and require that an adequate buffer of the associated riparian areas be established to protect this resource. Where feasible, the riparian buffers shall be incorporated into open space corridors, public landscapes, and parks.
  - ▶ **Policy Biological-3.2:** The City will take advantage of opportunities to enhance and restore existing riparian areas along Live Oak Slough and other drainage canals. Where feasible, these resources shall be incorporated into open space corridors, public landscapes, and park during the preparation of the Parks and Recreation Master Plan.
  - ▶ **Policy Agriculture-1.1:** Preserve agricultural enterprises by supporting right-to-farm policies.
  - ▶ **Policy Agriculture-1.2:** Ensure that residential development in the City is located and designed to be compatible with adjacent, ongoing agricultural activities.

### ***Housing Element***

- ▶ **Policy A.1:** Ensure that Live Oak has sufficient land with appropriate zoning to accommodate the City's obligation to provide its share of the regional housing needs, including accommodations for affordable housing to extremely low, very low, low, and moderate- income households.
- ▶ **Policy A.2:** Ensure that future sites designated for higher-density housing are located near community services, schools, and public transportation.
- ▶ **Policy A.3:** Identify whether there are any vacant or underutilized parcels that could accommodate the development of multi-family housing. Encourage the development of these parcels for affordable housing.

- ▶ **Policy B.1:** Facilitate and encourage the construction of a variety of housing types to provide alternatives to single family housing, provide housing for all income levels, and address special housing needs.
- ▶ **Policy B.2:** Encourage the development of "move-up" housing to provide opportunities for residents to trade up to housing with more amenities without the need to relocate outside the City of Live Oak.
- ▶ **Policy B.3:** Encourage the construction of new homes that vary in cost, size, and design to meet the needs of existing and future residents of all income levels. Promote balanced distribution of housing that is affordable to lower and moderate income households rather than concentrating such housing in a single location.

As demonstrated by the listed policies, the intent of the proposed General Plan is consistent with smart growth principles on which the Blueprint is based.

However, another important component of the Blueprint was a preferred regional land use scenario, which describes the amount of job growth and population growth in each member jurisdiction in the region. The 2030 General Plan could potentially accommodate substantially greater population and employment growth than included for Live Oak in the Blueprint Preferred Scenario.<sup>2</sup> This EIR address comprehensively the impacts of all growth potentially accommodated under the 2030 General Plan. The SACOG Blueprint is not an adopted plan or regulation with jurisdiction over elements of the General Plan.

### ***Metropolitan Transportation Plan***

In 2008, SACOG approved the Metropolitan Transportation Plan (MTP) 2035 for the six-county region. The MTP is a 28-year plan for transportation improvements needed in the region to accommodate projected population and economic growth (SACOG 2008b). The MTP makes connections between transportation needs, land use, and air quality on a regional level, and provide guidance for cooperative planning between different local jurisdictions. The proposed General Plan uses the same basic principles outlined in the MTP for regional transportation planning. The following policies from the proposed General Plan demonstrate consistency with the MTP.

- ▶ **Policy CIRC-8.1:** The City will consult with other local and regional transportation planning agencies, including Sutter County, Butte County, Caltrans, and the Sacramento Area Council of Governments, to ensure consistency among agencies' transportation systems and plans.
- ▶ **Policy CIRC-8.2:** The City will integrate local transportation planning with regional transportation planning and provide direction to the state and SACOG regarding community preferences for the design of regional transportation routes within Live Oak.

### ***Live Oak Zoning Ordinance***

The City's Zoning Ordinance describes the permitted land uses and development standards for each of the designated zoning districts in the City on a parcel-by-parcel basis. The Zoning Ordinance is subordinate to the General Plan and will be updated to reflect the changes made to the General Plan land use designations. In particular, the draft Land Use Element contains several implementation programs requiring the City to update its Zoning Ordinance, which further ensure consistency. These programs are listed below:

- ▶ **Implementation Program LU-1.1:** The City's zoning, subdivision, and other aspects of the City's Municipal Code will be revised following this General Plan update. As a part of these revisions, the City will specify the process for development of the Neighborhood Centers and Civic Centers (Centers). The City will create two or more zoning districts for Neighborhood Centers and Civic Centers. Projects within properties that have a Center will be required to show the required range of land uses on submitted plans and/or proposed

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<sup>2</sup> Please see SACOG's website [http://www.sacregionblueprint.org/sacregionblueprint/the\\_project/stats/counties/sutter/live%20oak.pdf](http://www.sacregionblueprint.org/sacregionblueprint/the_project/stats/counties/sutter/live%20oak.pdf) for more information.

subdivision maps. Uses consistent with the Small Lot Residential land use designation are allowed for land not covered by the specified Center land uses. Consultation with the Live Oak Unified School District will also be required during the entitlement process for Civic Centers, which are identified as locations for joint-use schools and neighborhood parks.

- ▶ **Implementation Program LU-3.2:** Following the 2030 General Plan update, the City will comprehensively update the Zoning Code. The Code will be revised to ensure consistency with the Land Use Element's land use designations, the Community Character and Design Element's aesthetic policies, as well as the balance of the General Plan. As a part of these revisions, the City will provide land with zoning, as needed, to comply with lower-income regional housing allocations from the Sacramento Area Council of Governments and pursuant to state housing law.
- ▶ **Implementation Program LU-4.2:** The City will update the Zoning Code comprehensively following the 2030 General Plan update. As a part of these revisions, the City will identify flexibility in development standards in the downtown core area needed to encourage full redevelopment of targeted revitalization areas. For example, the City will reduce or eliminate off-street parking requirements, open-space requirements, off-street loading area requirements, and also will eliminate minimum parcel sizes and make other changes that may be needed to induce downtown development.

## Conclusion

The plan consistency analysis described above did not identify any inconsistencies between the 2030 General Plan and other relevant plans, programs, and regulations with jurisdiction over components of the 2030 General Plan that would result in adverse physical effects under CEQA. Therefore, this impact would be **less than significant**.

## Mitigation Measure

No mitigation beyond the 2030 General Plan policies and programs is required.

**IMPACT 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. The impact is **less than significant**.*

The proposed project's purpose is to provide a framework governing orderly future growth in the City of Live Oak and its Planning Area. The 2030 General Plan is intended to accommodate long-range population and employment growth and conservation. Future population estimates were coordinated with land designated for industrial and commercial uses to provide local services, retail, and other nonresidential and employment-generating land uses. Local economic development may induce local population growth, but this is taken into account in the context of the City's General Plan Land Use Element. Local land uses were assigned to improve the balance of local population and employment.

## Sacramento Area Council of Governments Forecast

As part of its responsibility for regional and transportation planning throughout the six-county Sacramento Area, SACOG develops population, housing, and employment projections to assist in determining where growth is anticipated to occur. At this time, SACOG has developed projections through the year 2035, and according to these projections, the City's population is expected to increase to 12,841 by 2035. Employment is expected to increase to 3,161 jobs in the City. SACOG's 2035 projections include a total of 4,747 households (SACOG 2007).

According to the Land Use Element, 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. 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. This is a very conservative estimate since it is very unlikely that there would be zero vacant or underutilized parcels at buildout.

## **Conclusion**

The purpose of the 2030 General Plan is to provide a framework for the orderly growth within the City of Live Oak and its Planning Area through the year 2030. The General Plan would accommodate a substantially higher population than is projected in the SACOG regional population forecast. However, land uses are balanced to avoid growth inducement in other areas. The City's revised land use policies would reduce the potential to induce growth not accounted for in the 2030 General Plan and this EIR. The impact is **less than significant**.