

3 PROJECT DESCRIPTION

The following describes the proposed project that is the subject of analysis in this EIR, the *City of Live Oak 2030 General Plan* (2030 General Plan), including the location, history, and objectives of the proposed project and the relationship of the proposed project to related plans and regulations.

3.1 PROJECT LOCATION

Live Oak is located in northern Sutter County, west of the Feather River and just south of the Sutter-Butte County line. Live Oak is in the Sacramento Valley, which centers geographically on the Sacramento River.

Approximately 15 miles to the east of Live Oak are the Sierra Nevada foothills, and beyond that, the Sierra Nevada mountains. The Sutter Buttes, a small, isolated mountain range, is located approximately 5 miles to the southwest. Exhibit 3-1 illustrates the Project Site and Vicinity.

Live Oak is approximately 10 miles north-northwest of Yuba City and Marysville, and approximately 6 miles south-southeast of downtown Gridley. Other nearby cities include Biggs, Oroville, and Colusa. Live Oak's City limits and Sphere of Influence (SOI) do not adjoin any other city's jurisdiction.

The two major highways in the Sacramento Valley are Interstate 5 (I-5) and State Route (SR) 99, both of which run north and south through the length of the valley. I-5 is located approximately 25 miles west of Live Oak. SR 99 runs through the center of Live Oak in a north-to-south orientation. SR 70 also runs north-south on the eastern side of the Feather River, connecting Oroville and Marysville. There are many smaller east-west highways in the Sacramento Valley, including SR 20 and SR 162, which cross the valley to the south and north, respectively, of Live Oak. The Union Pacific Railroad (UPRR) runs north to south through the center of the City.

The City has a small remnant of a historic downtown along Broadway, south of Pennington Road, north of Elm Street, and one block west of Highway 99. Pre-World War II residential neighborhoods with grid street patterns are located directly east and west of the historic downtown. New residential projects have been constructed along the outskirts of the current City to the south, north, and west of the historic downtown and closer-in neighborhoods.

Commercial development is primarily focused along SR 99. There is little industrial development in the City presently, but what exists is mostly located along the railroad. Parks, schools, and other public and institutional uses are distributed throughout Live Oak. Outside the City limits, predominant land uses include orchards and rural-scale residences. A limited amount of farmland and several rural residences remains within City limits today.

Live Oak contains a number of important public facilities that serve the community. The Live Oak Unified School District consists of six facilities, including the Encinal Elementary School, Luther Elementary School, Live Oak Middle School, Live Oak High School, Valley Oak Continuation High School, and the Live Oak Alternative School. Live Oak City Hall, the Barber Branch of the Sutter County Library, the Live Oak Fire Station, and the Live Oak Sheriff's substation are all important public facilities located in the City. Multiple parks serve residents' recreational needs, including Live Oak Memorial Park, which features a variety of recreational facilities and a community pool. Two smaller parks, Oak Tree and Date Street parks, are located in central Live Oak. Pennington Ranch park is located in the western part of the City. Water, sewer, drainage, electric, natural gas, and communication lines crisscross the City and connect local residents and businesses with these services.

Recently, Live Oak has been among the fastest-growing cities in the area. It had a population of 4,320 in 1990, 6,229 in 2000, and 8,539 in 2008. Between 1990 and 2000 the City experienced an annual growth rate of just over 3.7%. Between 2000 and 2008 period the annual growth rate increased to approximately 4%. There are approximately 2,028 single-family dwelling units (including attached units), 242 multi-family units, and 142

mobile homes in the City as of January 1, 2008, according to estimates from the California Department of Finance.

The “project site,” as defined by CEQA, consists of the City of Live Oak’s Planning Area. The Planning Area includes all areas within the City limits, as well as areas of the City’s SOI for which land use designations are proposed. The Planning Area is a subset of the Live Oak General Plan Study Area, which includes all areas within the City’s current jurisdictional limits plus areas within the City’s current SOI, and areas south and west of the SOI that most affect, and would be most affected by General Plan implementation.

Exhibit 3-1 presents the City limits, SOI, Study Area, and Planning Area boundaries. Impact analyses are focused on the Planning Area, but background and setting information is often provided for the Study Area along with Planning Area data to provide a better idea of the environmental context.

The 2030 General Plan Update includes policy for development of a new growth area, as well as land use change and reinvestment within the existing developed City. New growth areas are adjacent to the present City limits and entirely within the City’s existing Sphere of Influence (see Exhibit 3-1).

3.2 PROJECT HISTORY

The current Live Oak General Plan (General Plan) was last comprehensively updated in 1994 and contains several elements:

- ▶ Circulation,
- ▶ Conservation,
- ▶ Housing (updated in 2009),
- ▶ Land Use,
- ▶ Noise,
- ▶ Open Space, and
- ▶ Safety.

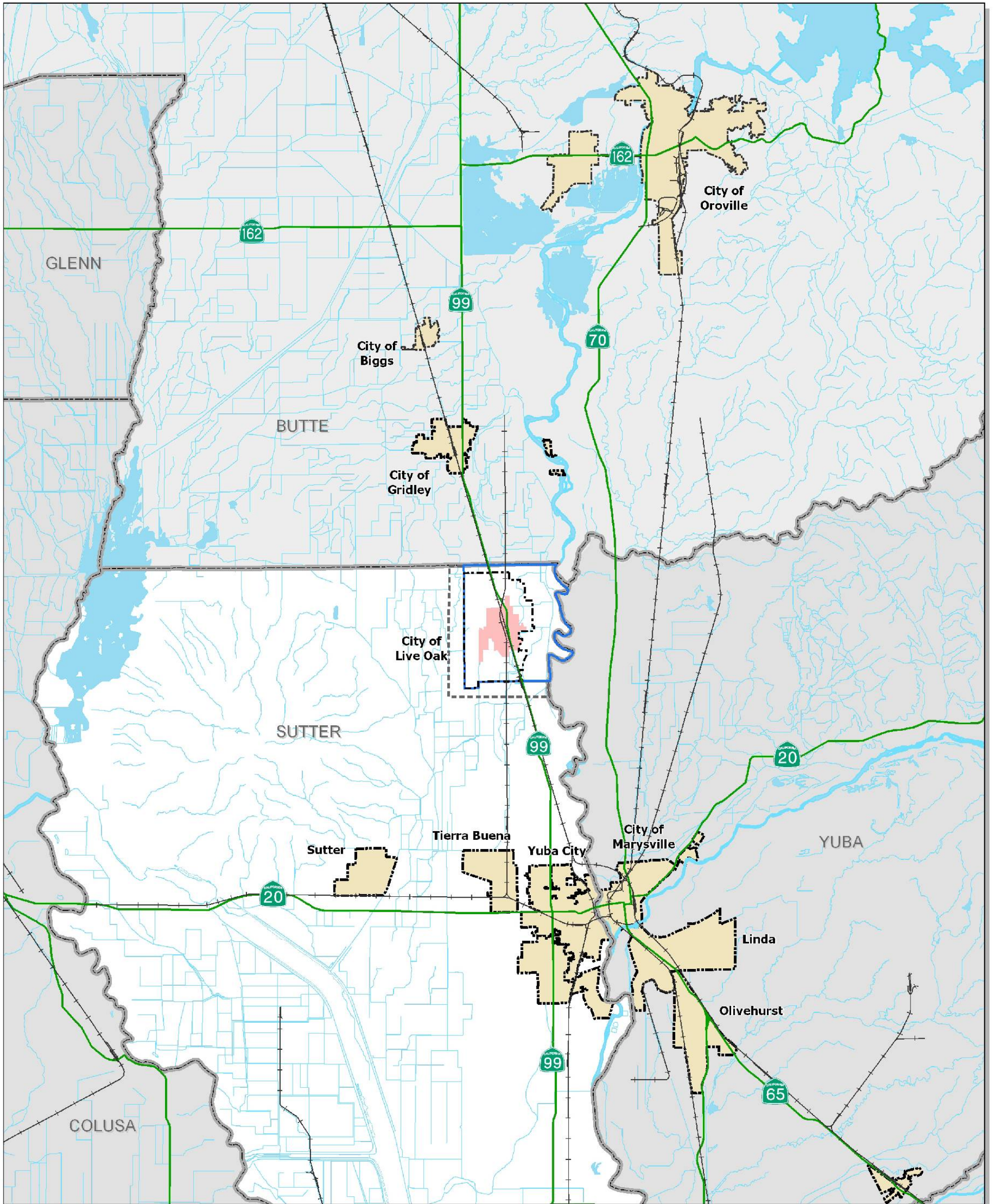
These existing elements were created through public input from residents and interest groups, and with analysis provided by the county departments and external consultants. Many of the elements are outdated and need extensive revision. The land use designations included in the 1994 General Plan include very large areas for industrial use adjacent to a then-anticipated Highway 99 bypass to be constructed along the western portion of Live Oak’s Planning Area. This bypass route is no longer being considered.

In the years since the existing General Plan elements were adopted, the City has seen significant changes that have affected and will continue to influence local planning considerations. The City identified at the beginning of the General Plan Update work program an interest in incorporating “smart growth” and livable cities principles. In response to such changes and state requirements, the City has prepared a comprehensive update – the 2030 General Plan.

3.3 PROJECT OBJECTIVES

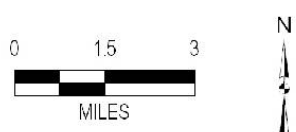
An EIR must provide a statement of project objectives (CEQA Guidelines Section 15124). This statement of objectives is used to guide the environmental impact analysis and to evaluate alternatives to the proposed project (the 2030 General Plan, in this case).

The 2030 General Plan proposes an update of the City’s existing General Plan elements. The updated General Plan has been significantly revised and reorganized. 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.



LEGEND

- Planning Area
- Sphere of Influence
- Study Area
- City of Live Oak
- City and Unincorporated Community Boundaries
- Sutter County
- Hydrology
- Railroads
- Major Roads



Base Map: CaSIL 2009

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**Exhibit 3-1
Local and Regional Vicinity**

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.

3.4 PROJECT SUMMARY

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.

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:

- ▶ **A vision for the future.** The General Plan illustrates the community's consensus vision for the type, amount, character, and location of development, as well as statements regarding the quality of life that should be provided locally.
- ▶ **Decision making guide.** The General Plan includes educational material and background information that provide a context for the policy guidance contained in the Plan. The General Plan provides continuity for

guiding and influencing the many public and private decisions that together influence the community's future, even as City leadership may change.

- ▶ **Legal requirement.** The General Plan has been prepared to fulfill the requirements of state law and guidelines adopted by the California Office of Planning and Research. State law not only requires adoption of the General Plan, but also that zoning, subdivision regulations, specific plans, capital improvement programs, and other local measures be consistent with the General Plan.

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.¹

3.4.1 GENERAL PLAN UPDATE PROCESS

The City initiated the General Plan update process in 2005. The City has solicited input from citizens, public agencies, and decision makers in this long-range planning process. This input has helped to identify important issues, propose solutions, and ultimately create a vision for the future of the City. Many of the issues identified during this outreach process relate to environmental topics that will be addressed in the Program EIR.

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

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

The background reports address:

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

¹ Please refer to the Governor's Office of Planning and Research General Plan Guidelines for more information.

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

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

- ▶ General Plan technical background reports,
- ▶ The General Plan Vision Statement and Guiding Principles,
- ▶ General Plan Land Use and Circulation Conceptual Alternatives,
- ▶ General Plan Preliminary Policies,
- ▶ Draft General Plan Update and Draft General Plan EIR,
- ▶ Infrastructure Master Plans,
- ▶ Housing Element Update,
- ▶ Downtown and Highway 99 Design Plan, and
- ▶ other technical and policy documents supporting the General Plan update.

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

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

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

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

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

VISION AND GUIDING PRINCIPLES

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

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

the Vision Statement and Guiding Principles were offered at public workshops and hearings throughout the General Plan Update process to help frame the discussion at hand.

Live Oak Vision Statement

Live Oak in 2030 has a unique, small-town character that continues to be the primary reason for its citizens' choice of residence. Live Oak has attractive and charming neighborhoods that each add to the whole community. There are pedestrian-friendly, neighborhood-scale shops and activity centers blended into both the City's older and newer neighborhoods. Live Oak is not the bedroom community it once was in danger of becoming. The City has encouraged economic development, including industrial, agricultural related, service sector, and professional offices. Now, instead of having to drive to another city for work, shopping, and entertainment, we can live, work, and play locally. Downtown Live Oak has been remade at the City's historic center, adding a variety of shopping, dining, and entertainment options. Downtown is the social and cultural heart of the community. The City's infrastructure, and public services and administration provide all of our citizens with safe and healthy neighborhoods, participation in local government decisions, and a high-quality living experience. Live Oak's historic core and new neighborhoods are safe and convenient for pedestrians and bicyclists, as well as drivers. Those who choose not to drive can easily walk, bicycle, or even use public transit to get to work, school, shopping, or a local park. Our streets are not merely corridors along which cars and trucks pass, but also pleasant public spaces that are landscaped, tree-lined, human-scaled places to be enjoyed by everyone.

Live Oak General Plan Update Guiding Principles

The Guiding Principles are shared community values that are to be used in achieving the City's Vision. If the Vision is the "ends," the Guiding Principles are the "means." The Vision, considered together with these Guiding Principles will be used to guide City staff in putting together draft General Plan elements.

Small-Town Character

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

Unique and High-Quality Design, Sense of Place

- ▶ The entire community benefits from high-quality, unique neighborhoods with tree-lined, pedestrian-friendly streets and a strong sense of place.
- ▶ Compact, functional, neighborhood-scale shops can be compatibly integrated into primarily residential neighborhoods to provide a range of goods and services within walking distance.
- ▶ High-quality, unique design that creates livable communities with a strong sense of place will make Live Oak more competitive economically as jobs and capital become more mobile.

- ▶ The Sutter Buttes are a globally unique natural feature, views of which should be provided and protected as the City grows.
- ▶ Maintaining and improving our urban tree canopy is important to our air quality, climate, aesthetic enjoyment, and overall quality of life.

Live, Work, and Play Locally

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

Downtown

- ▶ Downtown should be remade as the social, civic, cultural, and economic heart of our community.
- ▶ Downtown must not be left behind as the City grows.
- ▶ Commercial land uses in other parts of the City should be carefully planned so as to not duplicate the role of Downtown.
- ▶ Downtown should be safe and convenient for walking and biking, including east-west travel.
- ▶ The entire community will benefit from a vibrant, pedestrian-scaled downtown commercial center that reflects our community’s unique identity and small-town character.

Employment Opportunity

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

Infrastructure and Public Services

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

Pedestrian and Bicycle Safety and Convenience

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

GENERAL PLAN ALTERNATIVES

The Vision and Guiding Principles document was used to draft conceptual land use and circulation alternatives, which represent different paths to achieving the community's Vision. The land use and circulation alternatives also reflect environmental opportunities and constraints, the land economic context, public infrastructure and service analyses, and other pertinent information.

The alternatives were reviewed by the public, City Council, and Planning Commission, with the preferred alternative unanimously approved by the City Council, Planning Commission, and General Plan Steering Committee in March of 2006. The preferred land use alternative was re-affirmed by the City Council and Planning Commission in April of 2008.

3.4.2 GENERAL PLAN CONTENTS

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. Exhibit 3-2 depicts the proposed land use diagram. 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.

The plan establishes the following land use designations:

- ▶ **Low-Density Residential** – This use involves the development of single-family, detached homes, one to each lot. Densities for this use would range from two to six units per acre.
- ▶ **Smaller-Lot Residential** – This use involves the development of single-family detached residential units, zero-lot line single family detached units, and other single-family detached and attached residences. Densities for this use would range from four to 10 units per acre.
- ▶ **Medium-Density Residential** – This use involves single-family detached and attached residential units on smaller lots, townhomes, duplexes, triplexes, four-plexes, condominiums, and other more compact housing choices. Densities for this use would range from 8 to 15 units per acre.
- ▶ **Higher-Density Residential** – This involves small lot single-family residences, attached single-family residences, condominiums, apartments, and other housing types. Densities for this use range from 15 to 25 units per acre.
- ▶ **Civic** – This category includes schools, child care, agency offices and service centers, health clinics, fire stations, police stations, and infrastructure, as well as places of worship, community halls and centers, and other cultural and civic land uses.
- ▶ **Park** – This category would include active and passive parkland, linear parks, and associated recreational facilities and services. Land within this designation may also be used for stormwater management, natural areas, and buffering between incompatible uses. Open field portions of Parks may be designed to be used as stormwater detention basins directly following storm events and for recreation during dry periods.
- ▶ **Buffers** – This category identifies open space areas designed to separate potentially incompatible land uses and activities from SR 99 and the Union Pacific mainline railroad. The City's intent is to set back future

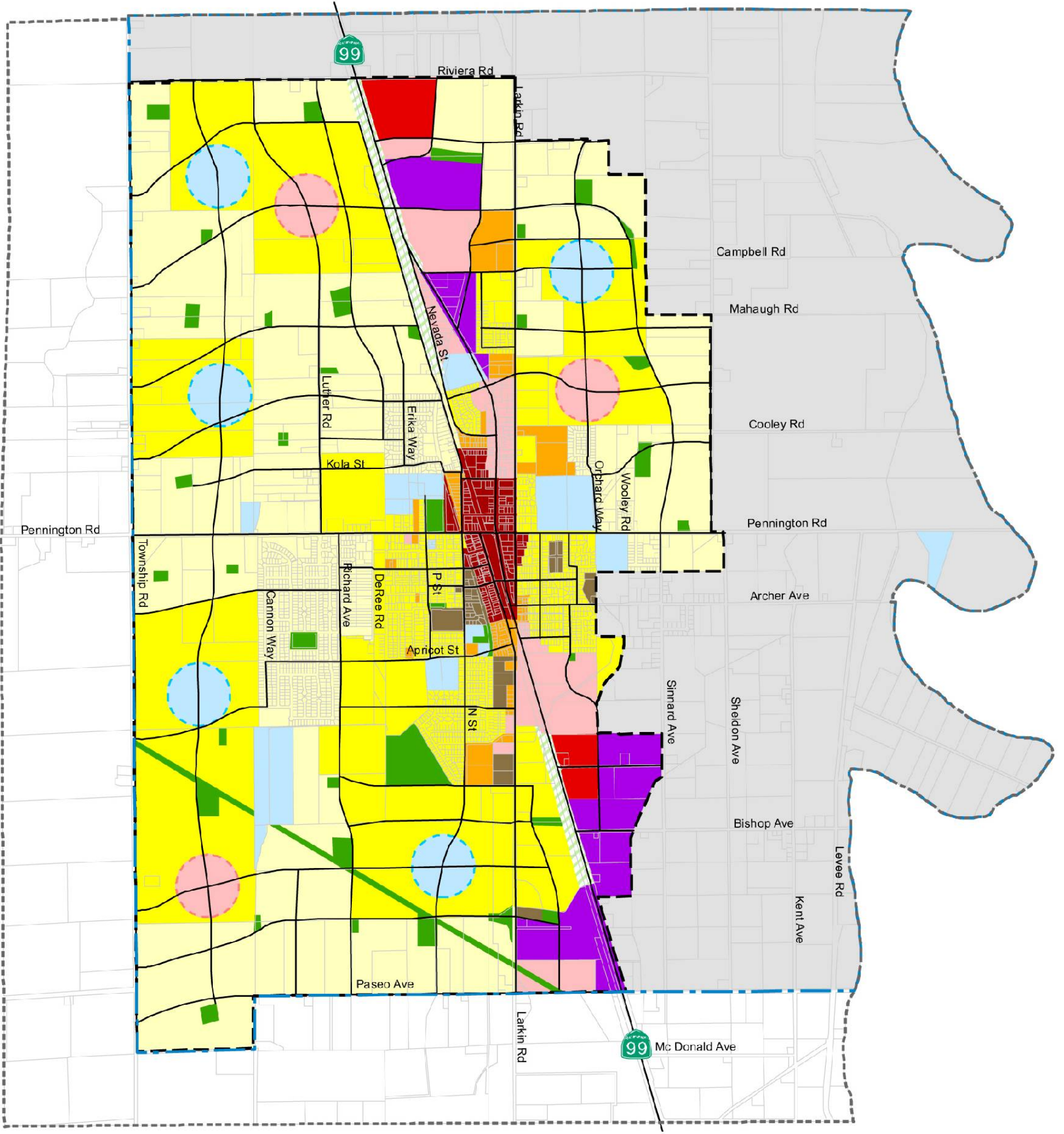
residential development from these sources of noise and air pollution. Buffer areas would include landscaping and earthen berms designed for noise attenuation, and could also include other compatible land uses, such as drainage swales, and community gardens.

- ▶ **Commercial - Mixed Use** – This designation would allow a range of commercial uses that are compatible with a mixed-used environment. It is assumed that up to 50% of the total square footage in this designation will be developed as residential units in a mixed residential-nonresidential setting.
- ▶ **Downtown - Mixed Use** – This designation would allow a range of commercial and residential uses compatible with a pedestrian-oriented downtown environment. The intent of this designation is to create a vibrant Downtown. It is expected that 10% of the total square footage in this designation will be developed as residential units in a mixed residential-nonresidential setting; the residential density range in this designation would be 18 to 25 units per acre.
- ▶ **Community Commercial** – This designation would allow retail, various commercial services, restaurant, entertainment, office uses, and other compatible uses. This designation could accommodate regional-serving retail or entertainment centers.
- ▶ **Employment** – This category would accommodate various non-retail commercial operations. Uses might include agricultural processing, offices, manufacturing, and other employment-generating land uses.
- ▶ **Reserve** – This area is not anticipated to be developed in the city through build-out of this General Plan (2030). When other planned development areas of the City approach build-out, the City will comprehensively plan the Urban Reserve area.
- ▶ **Neighborhood Center** – Neighborhood Center overlays will provide opportunities for smaller-scale neighborhood-serving commercial uses, civic buildings, a park, and medium- and higher-density residential uses.
- ▶ **Civic Center** – Civic Center overlays will provide opportunities for civic buildings, a park, and medium- and higher-density residential uses. It is intended that elementary schools serve as the primary civic use in such centers and that the park would be available for joint use by the school and community.

Key goals of the Land Use Element include:

- ▶ ensure orderly growth that provides homes and jobs for future residents;
- ▶ make improvements to existing developed areas as the city grows;
- ▶ provide a full-service community with a variety of employment, shopping, services, housing, and recreational opportunities;
- ▶ revitalize downtown with a variety of options for residents and visitors to gather, shop, eat, work, live, obtain commercial and public services, and recreate; and,
- ▶ establish environmentally and economically sustainable land-use patterns.

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



LEGEND

Boundaries

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

Land Use Designations

- Low-Density Residential
- Smaller-Lot Residential
- Medium-Density Residential
- Higher-Density Residential
- Commercial Mixed Use
- Downtown Mixed Use

- Community Commercial
- Park
- Civic
- Employment
- Urban Reserve
- Buffer

- Neighborhood Center
- Civic Center



**Exhibit 3-2
Land Use Diagram**



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

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 is presented in Exhibit 3-3. 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. Some of the key goals of this element include:

- ▶ develop a highly connected circulation system;
- ▶ improve the convenience and safety for multi-modal travel in existing development;
- ▶ ensure safe and convenient daily travel for pedestrians, bicyclists, transit users, and drivers as Live Oak grows;
- ▶ provide parking in a way that balances the needs of motorists, pedestrians, bicyclists, transit users, and community aesthetics;
- ▶ allow for efficient delivery of materials and shipment of products for Live Oak businesses without adversely affecting residents;
- ▶ provide convenient public transit service for Live Oak residents and businesses;
- ▶ redesign SR 99 within Live Oak to better meet local needs; and
- ▶ ensure seamless and effective transportation throughout the Planning Area and the surrounding region, including roads, rails, pedestrians, bicycles, and transit.

For more information on the proposed goals, policies, and implementation programs 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 achieve several key goals:

- ▶ provide connected streets with features and amenities that accommodate many travel modes;
- ▶ design streetscapes to create attractive and comfortable spaces for people;
- ▶ provide a visual environment at important gateways that gives visitors to Live Oak an immediate positive impression of the community;
- ▶ provide neighborhoods that foster a sense of community and support pedestrian activity;
- ▶ encourage quality single-family residential site design and architecture;
- ▶ encourage high-quality, multi-family residential site design and architecture;
- ▶ encourage neighborhood design that promotes safety and surveillance of public and semi-public spaces;

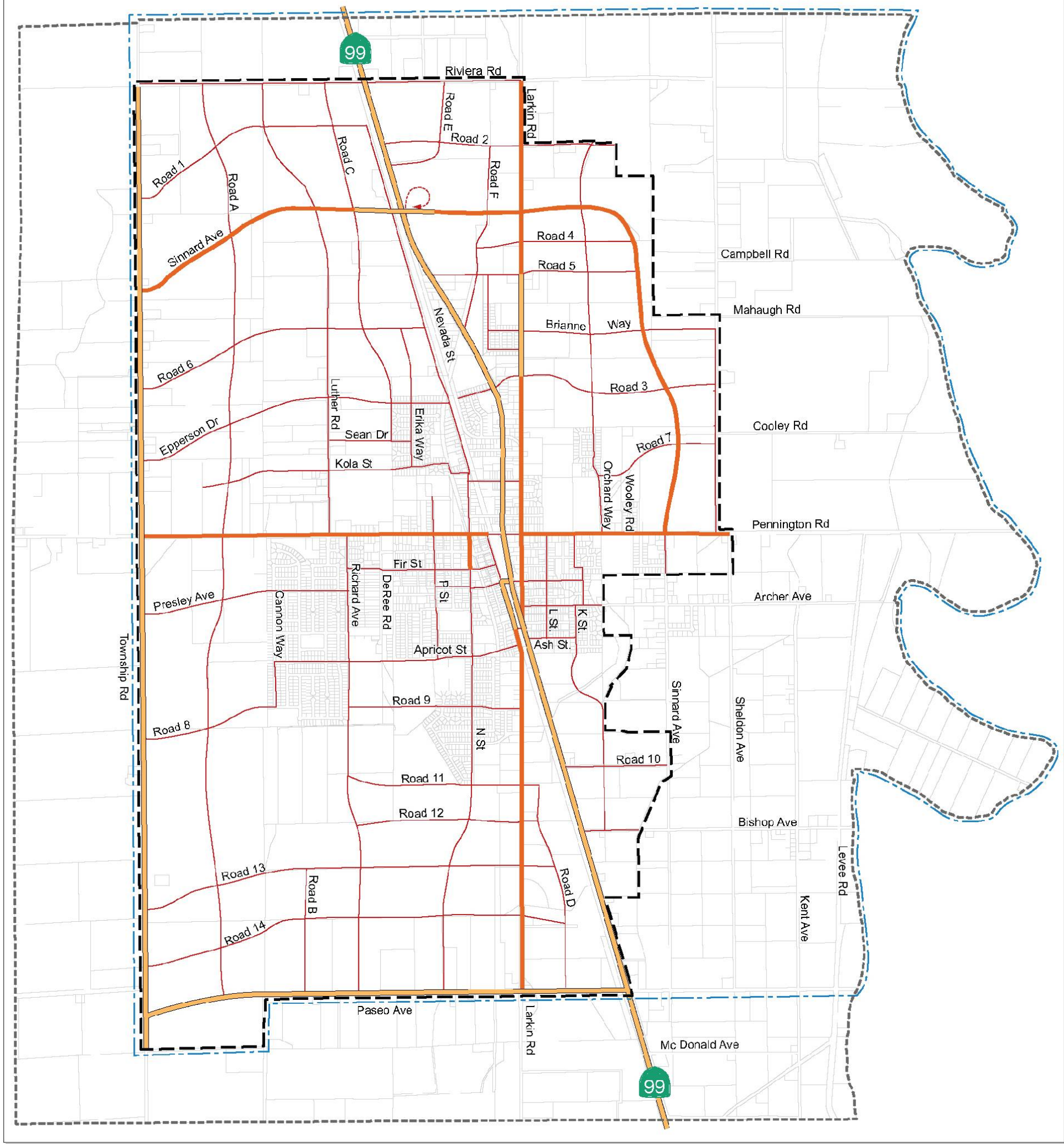
- ▶ promote Downtown as a vital, people-oriented place;
- ▶ preserve historic features so they can continue to add to the character of Downtown Live Oak;
- ▶ accommodate multiple travel modes in new and existing commercial centers;
- ▶ use site design and architecture of commercial projects and centers to enhance the character of the City;
- ▶ improve the Live Oak Boulevard/Highway 99 corridor and existing commercial areas to provide attractive focal points of community activity;
- ▶ ensure that new employment centers address the human scale; and
- ▶ incorporate Live Oak's natural amenities into the community's built environment.

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

CONSERVATION AND OPEN SPACE ELEMENT

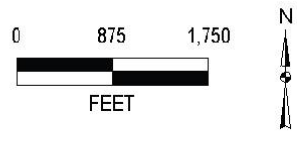
The Conservation and Open Space Element contains the City's strategy to support the conservation of natural resources, including the preservation of agricultural lands and the City's agricultural heritage, protection of air quality and water quality, and energy conservation. This element also addresses 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. This element, which addresses topics in two of the state-mandated elements, identifies policies and implementation measures to support several key goals:

- ▶ protect and enhance habitat suitable for special-status species that can occur in the Study Area;
- ▶ protect native oak and other large tree species occurring throughout the Study Area that provide valuable habitat for wildlife species and contribute to the historic and aesthetic character of the city;
- ▶ protect and enhance existing riparian habitat within the Study Area;
- ▶ plan and design the community to encourage walking, bicycling, and use of transit;
- ▶ use construction practices and operational strategies that minimize air pollution;
- ▶ prevent local exposure to harmful and hazardous air pollutants;
- ▶ identify, protect, and preserve Live Oak's prehistoric resources;
- ▶ identify, protect, and enhance Live Oak's historic resources and associations;
- ▶ pursue energy-efficient technology, best practices, and materials;
- ▶ support the use of renewable energy technologies within the City;
- ▶ preserve agricultural resources and support the practice of farming;
- ▶ protect soil and mineral resources in the Live Oak Study Area consistent with other environmental, social, and economic goals;



LEGEND

- | | |
|-------------------------------|-----------------------|
| Boundaries | Roadways |
| ----- Study Area | — Arterial/Highway 99 |
| ----- Planning Area | — Major Collector |
| - - - - - Sphere of Influence | — Minor Collector |
| — Parcels | |



**Exhibit 3-3
Circulation Diagram**

- ▶ maintain and improve groundwater and surface water quality; and
- ▶ ensure adequate and efficient long-term water supply.

For more information on the proposed goals, policies, and implementation programs 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.

Key goals of the element include:

- ▶ encourage development and redevelopment to create a vibrant commercial and civic center in the City’s downtown core area;
- ▶ promote retail development in appropriate locations in the city to provide the maximum feasible shopping opportunities for local residents, visitors, and travelers along SR 99;
- ▶ attract and develop new employment uses in Live Oak that can provide jobs for local workers, enhance the City’s tax base, and diversify the local economy;
- ▶ promote job opportunities in the community that provide sustainable career opportunities for local workers;
- ▶ foster growth and expansion among existing businesses in the community as a primary strategy for improving the economic health of the City; and
- ▶ attract and develop businesses that will enhance the tax base and provide a positive net fiscal impact for the community.

For more information on the proposed goals, policies, and implementation programs 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 includes the following key goals:

- ▶ provide a safe and reliable water supply and delivery system;
- ▶ ensure reliability of the City’s water supply through water conservation and an efficient water distribution system;
- ▶ use environmental best practices and provide cost effective wastewater collection, conveyance, and treatment systems to serve new and existing portions of the city;
- ▶ provide storm drainage systems that protect property and public safety and that prevent erosion and flooding;

- ▶ use best environmental practices in the City’s drainage systems to ensure water quality and take advantage of cost-saving multi-use opportunities;
- ▶ protect property and public health through adequate flood protection;
- ▶ support high-quality public schools to meet the needs of current and future Live Oak residents;
- ▶ develop library facilities and provide high-quality library services sufficient to accommodate current and future needs of all Live Oak residents;
- ▶ support law enforcement services that protect the health, safety, and welfare of Live Oak residents;
- ▶ support high-quality and efficient fire protection services for Live Oak residents and businesses;
- ▶ improve the level and quality of social services to address local needs;
- ▶ locate general government facilities where they are convenient to the community;
- ▶ provide high-quality solid waste collection services and make use of environmental best practices to reduce the city’s waste stream; and
- ▶ coordinate with adequate and efficient private utilities to meet the needs of Live Oak residents for natural gas, electricity, telecommunications, and other utility services.

For more information on the proposed goals, policies, and implementation programs 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. Goals in this Element include:

- ▶ providing a variety of parkland in the existing developed City to meet park standards;
- ▶ ensuring that accessible, high-quality parkland is planned and developed as the City grows;
- ▶ providing recreation facilities and programs to accommodate the needs of existing and future residents; and
- ▶ becoming a countywide or regional center for recreation.

For more information on the proposed goals, policies, and implementation programs 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. Key goals of this element include:

- ▶ design buildings to prevent property damage and injury from hazards,
- ▶ minimize the loss of life and damage to property caused by flood events,
- ▶ provide for adequate emergency response,
- ▶ protect the community from the harmful effects of hazardous materials, and
- ▶ improve community safety and reduce opportunities for criminal activity.

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

3.5 POPULATION, HOUSING, AND DEVELOPMENT ESTIMATES

Implementation of the 2030 General Plan would result in increased population, housing units, and commercial and industrial floor space within the Planning Area.

Existing land use conditions represent on-the-ground uses in 2008 (Table 3-1) as derived from Sutter County Assessor’s data, and City of Live Oak data, with some enhancements for vacant parcels based on interpretation of recent aerial photographs. 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.

Existing Land Use	Acres
Agriculture	2,766
Open Land	125
Civic/Public	151
Commercial	25
Industrial	35
Office	2
Multi-Family Residential	21
Duplex	12
Mobile Home	11
Single-Family Residential	485
Rural Residential	471
Park	6
Railroad	44
Vacant	72
Total	4,228

Source: Adapted by EDAW 2009

The population, housing and development estimates used in this EIR are based on the assumption that all developable property will be developed by 2030. These assumptions can be considered “worst reasonable case” assumptions in terms of total development, since it is unlikely that all developable property will be fully developed in 2030, as assumed for the purposes of this analysis.

Full buildout of the General Plan could result in:

- ▶ the construction of up to 18,000 additional housing units;
- ▶ total population of up to 53,000;
- ▶ the addition of up to 6.4 million square feet of building space in mixed-use development;
- ▶ the addition of up to 750,000 square feet of commercial development;
- ▶ the addition of up to 2.5 million square feet of building space devoted to employment and light industrial development; and
- ▶ parks, schools, open space for conservation, buffering and drainage, recreation, and other land uses.

Please refer to the 2030 General Plan for more detail regarding buildout assumptions.

3.6 RELATIONSHIP TO AREA AND REGIONAL PLANS

The 2030 General Plan has taken into consideration both the existing Sutter County General Plan and the information which has been developed during the ongoing Sutter County General Plan Update. The County’s existing land use diagram generally shows agricultural uses surrounding the City.

3.6.1 FEDERAL GOVERNMENT

Although no federal plans directly control local land use policies, a number of federal laws have significant impacts on land use decisions at the municipal and private levels. Examples of such regulations include the Endangered Species Act, Section 404 of the Clean Water Act, and in the case of federally funded transportation and infrastructure projects, the National Environmental Policy Act. Numerous agencies have jurisdiction and exert influence on local land use processes.

3.6.2 STATE GOVERNMENT

The State of California influences local policy decisions through a variety of regulations and procedures. Individual topic areas of this EIR will include a discussion of relevant state plans, policies, and regulations. However, only two agencies review and certify general plans. The California Department of Housing and Community Development assesses the contents of the City’s housing element. The Central Valley Flood Protection Board (CVFPB) has jurisdiction over flood control issues within the Sacramento-San Joaquin Drainage District, which includes the portions of the study area. The updated Safety Element is subject to review and comment by the CVFPB prior to adoption.

3.6.3 REGIONAL GOVERNMENT

A variety of state regulations are implemented through the regional planning and regulatory bodies. These include Clean Air Plans coordinated and enforced locally by the Feather River Air Quality Management District, water quality regulations enforced by the Central Valley Regional Water Quality Control Board, regional transportation

plans managed by the Sacramento Area Council of Governments (SACOG), which also has authority for the distribution of regional housing targets.

3.6.4 RELATIONSHIP TO LAFCO POLICY

One additional quasi-regional agency has influence on the City's land use decisions. The Sutter Local Agency Formation Commission (LAFCO) reviews and evaluates all proposals for the formation of special districts, incorporation of cities, annexation to special districts or cities and consolidation or merger of districts with cities.

As part of the General Plan update process, it is typical for cities to assess any changes to the SOI and land use designations required to meet the community's vision for the future. No changes to the City's SOI are proposed as part of this General Plan update.