5 ALTERNATIVES TO THE PROPOSED PROJECT

5.1 INTRODUCTION

Section 15126.6(a) of the State CEQA Guidelines requires EIRs to describe "… a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives."

An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.

The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason. Section 15126.6(b) describes the purpose of the alternatives analysis as follows:

> Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

The State CEQA Guidelines suggest that alternatives should be compared to the proposed project's environmental impacts, and that the "no project" alternative be considered (State CEQA Guidelines Section 15126.6[e]). In defining "feasibility" (e.g., "… feasibly attain most of the basic objectives of the project …"). State CEQA Guidelines Section 15126.6(f)(1) states, in part:

> Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). No one of these factors establishes a fixed limit on the scope of reasonable alternatives.

In determining what alternatives should be considered in the EIR, it is important to acknowledge the objectives of the project, the project's significant effects, and unique project considerations. These factors are crucial to the development of alternatives that meet the criteria specified in Section 15126.6(a) of the State CEQA Guidelines.

For the purposes of this EIR, the "project," as described in the various CEQA guidance summarized above, is the 2030 General Plan. Please see Section 3.3 in Chapter 3, "Project Description," for the objectives of the *City of Live Oak 2030 General Plan* (2030 General Plan).

5.2 ALTERNATIVES EVALUATED IN THIS EIR

Project alternatives are intended to reduce or eliminate the potentially significant adverse environmental effects of the 2030 General Plan, while attempting to meet most of the project objectives, as stated in Chapter 3, "Project Description."

An EIR is required to contain a discussion of a reasonable range of alternatives to the project, or to the location of the project, that could feasibly attain the basic objectives of the project (State CEQA Guidelines Section 15126.6[a]). The comparative merits of the alternatives should also be presented. In addition to the guidance described in Section 5.1 above, CEQA provides the following guidelines for considering alternatives to the project:

- If an alternative would cause one or more significant environmental effects in addition to those that would be caused by the project, the significant effects of the alternatives shall be discussed, but in less detail than the significant effects of the project. (State CEQA Guidelines Section 15126.6[d])

- The "no project" alternative shall be evaluated. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. (State CEQA Guidelines Section 15126.6[e])

- The range of alternatives required by an EIR is governed by the "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation. An EIR need not consider an alternative whose effect cannot be ascertained and whose implementation is remote and speculative. (State CEQA Guidelines Section 15126.6[f])

5.2.1 GENERAL PLAN ALTERNATIVES

The City considered a range of land use alternatives for the 2030 General Plan. This process touched on many environmental, social, and economic issues. The previous public discussion of 2030 General Plan alternatives is distinct from the alternatives analysis presented in this EIR, although there may be overlap with certain concepts presented earlier. The General Plan alternatives had many similarities, based on the high degree of consensus for planning principles expressed during public outreach event and decision maker interaction. For example, both alternatives would include mixed-use neighborhood centers in new neighborhoods where higher-density housing and destination land uses would be focused. Both alternatives envision the remaking of downtown Live Oak as the community's center of economic, social, and cultural exchange. In general, Alternative 1 had somewhat lower densities and more of an outward (as opposed to inward) focus compared to Alternative 2. Alternative 2 was unanimously selected as the preferred alternative in a March 2006 joint meeting of the City Council, Planning Commission, and General Plan Advisory Committee and was used extensively in drafting the General Plan.

5.2.2 GENERAL PLAN EIR ALTERNATIVES

The focus for alternatives analysis in this EIR is distinct from the earlier General Plan land use alternatives process. For this EIR, the City elected to examine the impacts of three alternatives to compare with the 2030 General Plan. Please refer to Exhibit 3-2 in the Project Description section of this EIR (Section 3) for the 2030 General Plan Land Use Diagram.

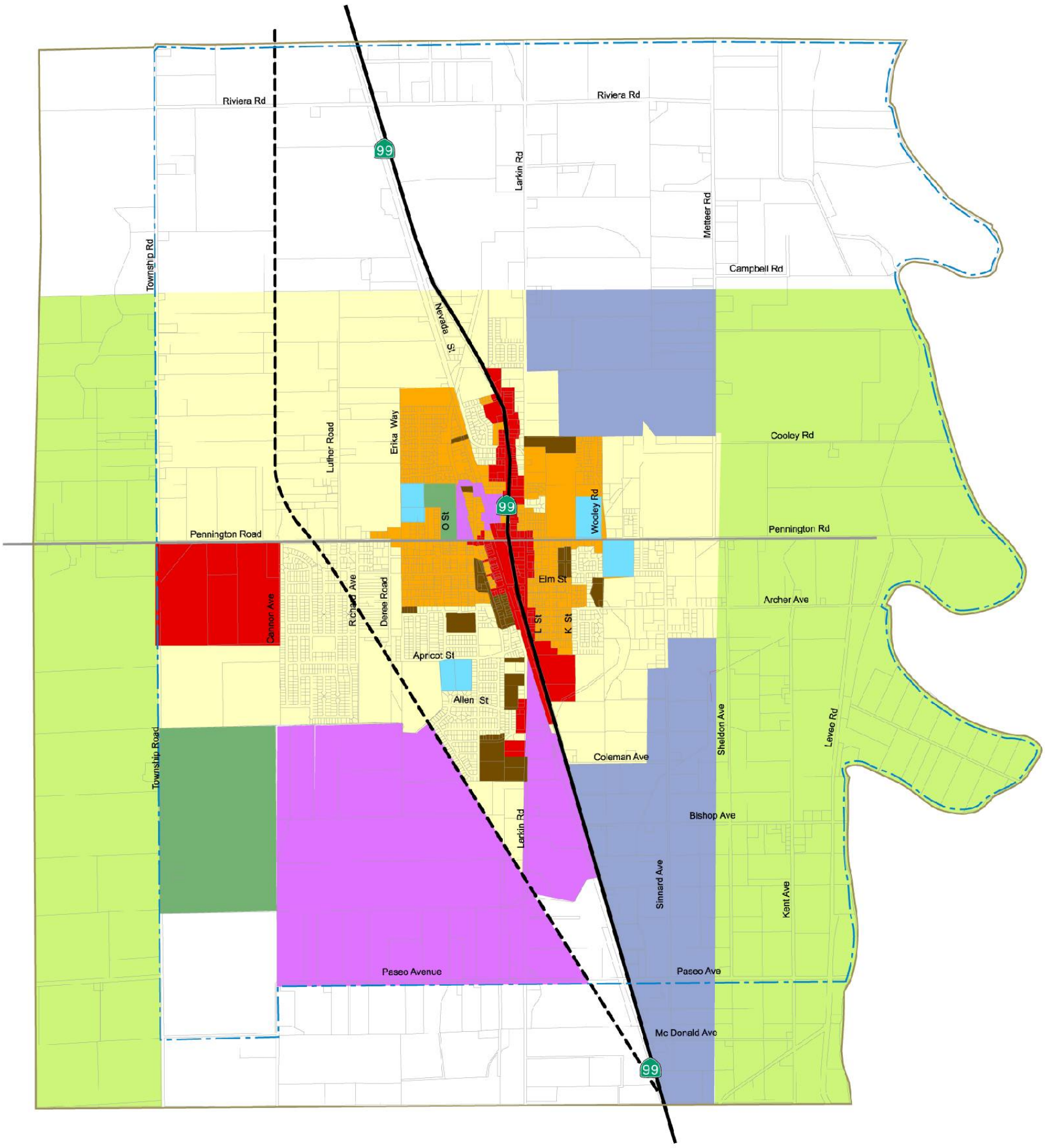
- **Alternative 1. No Project: Buildout of the Existing General Plan.** This alternative assumes that the 2030 General Plan would not be implemented and that the City would build out as indicated by the existing (pre-update) 1994 General Plan (see Exhibit 5-1).

- **Alternative 2. Reduced Footprint, Similar Density.** Relative to the 2030 General Plan, this alternative would have a smaller overall development footprint and would assume roughly the same gross density as the 2030 General Plan. At buildout, Alternative 2 would have a lower level of development than would be accommodated under the 2030 General Plan. Exhibit 5-2 illustrates Alternative 2.

- **Alternative 3. Reduced Footprint, Increased Density.** Relative to the 2030 General Plan, this alternative reduces the overall footprint of development, but increases the density of the development that does occur,

Imagine the future...

City Of Live Oak General Plan



LEGEND

LAND USE DESIGNATIONS

- Sphere of Influence
- Planning Area
- Highway 99 Bypass (as shown in 1994 GP Land Use diagram)

- Industrial
- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Commerical
- Institutional Areas
- Parks
- Permanent Open Space
- Agricultural Areas
- Sutter County Jurisdiction

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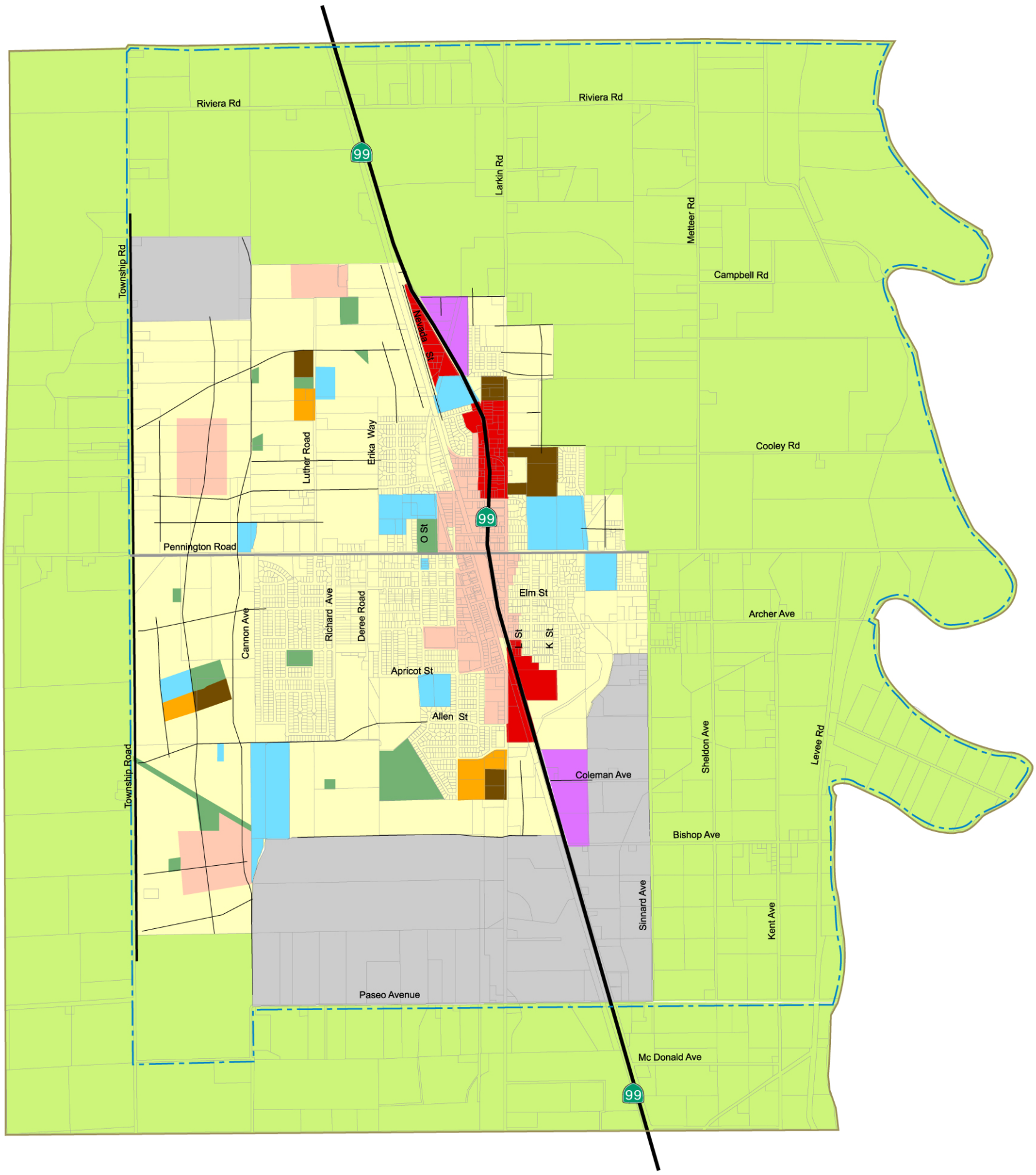
Exhibit 5-1
Alternative 1, No Project Alternative (1994 General Plan)

Source: City of Live Oak, 1994; Adapted by EDAW 2008

Imagine the future...

City Of Live Oak

General Plan



LEGEND

LAND USE DESIGNATIONS

- Sphere of Influence
- Planning Area
- Employment
- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Mixed Use
- Commerical
- Civic
- Park
- Preserve
- Reserve

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Exhibit 5-2
Alternative 2, Reduced Footprint, Similar Density

G 08110072.01 002

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

with relatively more land in higher-density and medium-density residential designations, compared to the 2030 General Plan. The total buildout would be less than the 2030 General Plan, but closer to those totals than Alternative 1 or 2. Exhibit 5-3 illustrates Alternative 3.

5.3 ALTERNATIVES REJECTED FOR FURTHER EVALUATION

Although the City considered a variety of conceptual approaches to land use and transportation as a part of the General Plan update, there were no other alternatives developed for consideration in the context of the preparation of this EIR.

5.4 ALTERNATIVE 1. NO PROJECT: BUILDOUT OF THE EXISTING GENERAL PLAN

5.4.1 DESCRIPTION

The No Project Alternative (Alternative 1) assumes that the 2030 General Plan would not be implemented, and that the City would build out as indicated by the existing (pre-update) 1994 General Plan.

At build out, the No Project Alternative would accommodate roughly 5,000 to 6,000 additional dwelling units within the Planning Area, compared to the 15,000 to 18,000 units that can potentially accommodated under the 2030 General Plan Alternative 1 would include substantially more lower-density housing development and very little medium- and higher-density residential development, especially when compared to the 2030 General Plan.

Alternative 1 would have substantially more large-scale, community commercial development and much less in the way of commercial mixed use, downtown mixed use, and neighborhood-serving commercial development. Alternative 1 would include a very large amount of industrial and light industrial development – as much as 600 to 800 acres of these types of land uses were identified in the 1994 General Plan, as was a bypass to State Highway 99 (SR 99) identified for the southwestern portion of the Planning Area (a project that is no longer under consideration). This alternative would also include schools, parks, and other supportive land uses.

5.4.2 ENVIRONMENTAL EFFECTS

IMPACTS ON LAND USE, POPULATION, AND HOUSING

For the proposed project (the 2030 General Plan), impacts related to division of existing communities and conflicts with other plans are less than significant. The 2030 General Plan would substantially increase the level of development compared to buildout of the existing (pre-update) General Plan. However, the 2030 General Plan is designed to balance land uses locally in order to avoid growth inducement in other communities.

This alternative would continue the existing (pre-update) General Plan. Regional plans, air quality attainment planning, and other ongoing efforts that use the 1994 General Plan as a basis for buildout assumptions would not need to be revised. Impacts related to population growth may be reduced compared to the proposed project. However, Alternative 1 includes 600–800 acres identified for industrial development. This level of industrial development, when compared to the population accommodated under the 1994 General Plan could provide jobs to people living outside Live Oak, and could potentially induce population growth beyond the housing that is provided in the plan. In general, the impacts related to land use, population, and housing would be similar for this alternative compared to the 2030 General Plan. [Similar]

IMPACTS ON AIR QUALITY

The 2030 General Plan would result in significant and unavoidable impacts related to short-term, construction-related emissions; Air Quality Plan consistency; and long-term operational emissions of criteria air pollutants and precursors. Impacts related to long term, operational mobile-source emissions of CO and exposure of sensitive receptors to Toxic Air Contaminants and odors would be less than significant.

Alternative 1 would result in designation of less land as residential and commercial and substantially more land for industrial development (600–800 acres is identified). Alternative 1, at buildout, would have a lower level of development than the 2030 General Plan. This would result in fewer short-term, construction-related emissions sources overall. For ROG, NO_X, PM_{10}, and $PM_{2.5}$, the 2030 General Plan would result in approximately 50 percent higher emissions during construction.

However, since Alternative 1 includes more large-scale commercial development at the City's fringe (less convenient to the local population) and substantially greater industrial development that may attract a high number of employees living elsewhere, vehicle miles traveled would be higher under Alternative 1 compared to the 2030 General Plan. Total operational emissions for the 2030 General Plan would be roughly 50% higher for ROG, 24% higher for NO_X, and 7 to 8% lower for particulates (PM_{10} and $PM_{2.5}$) compared to buildout of the 1994 General Plan (Alternative 1). On a per-capita level, the 2030 General Plan would reduce ROG by approximately 23%, NO_X by 85%, PM_{10} by 167%, and $PM_{2.5}$ by 183% compared to buildout of the 1994 General Plan (Alternative 1). Operational emissions of Alternative 1 would be similar to those anticipated under the 2030 General Plan, depending on which pollutant is being discussed, on a mass emissions level. Overall, air quality impacts would be similar. [Similar]

IMPACTS RELATED TO NOISE

The 2030 General Plan would result in impacts related to transportation noise levels, because new sensitive receptors (such as housing and schools) would be placed in proximity to existing and new roadway noise sources, the UPRR Main Line, and State Route 99 (SR 99). Future development could also be exposed to substantial existing source of noise. However, policies and programs of the 2030 General Plan would require reduction of these noise impacts. Other noise impacts, including exposure to construction noise exceeding City standards, exposure to stationary and area-source noise levels exceeding City Standards, and exposure to vibration, would all be less than significant based on compliance with existing regulations.

Although Alternative 1 would result in less new development than the proposed project, new sensitive receptors would still be constructed in proximity to the UPRR Main Line and major roadways. With the 600–800 acres of industrial development anticipated as a part of Alternative 1, depending on the operations, there could be increased stationary source noise under Alternative 1 compared to the 2030 General Plan. [Less but no change in significance]

IMPACTS ON TRANSPORTATION AND CIRCULATION

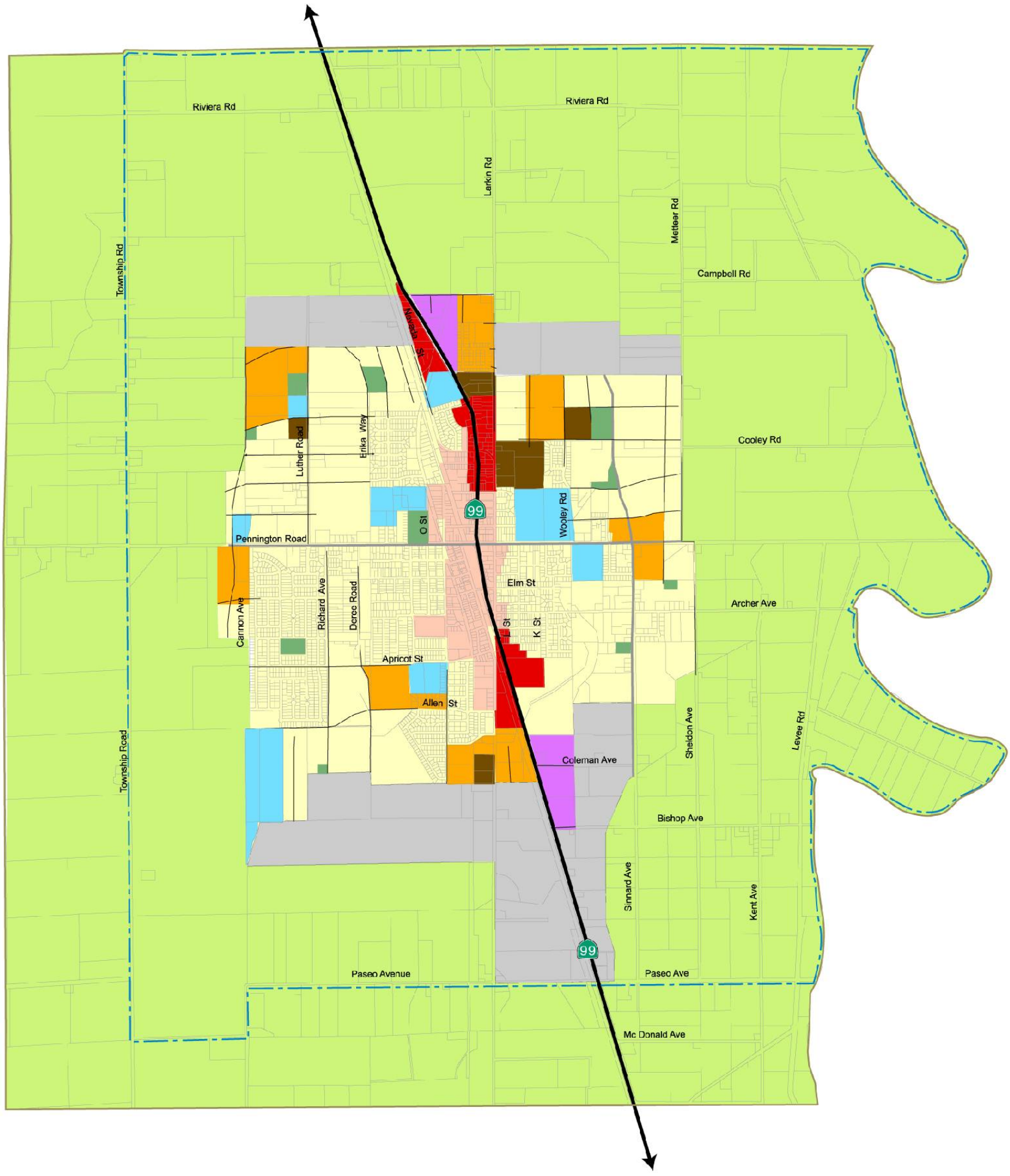
The project would have significant and unavoidable impacts related to traffic level of service (LOS).

Alternative 1, like the 2030 General Plan, would add substantial traffic to area roadways, and could have significant impacts related to level of service. Alternative 1 is anticipated to result in approximately 307,000 daily trips compared to roughly 260,000 for the 2030 General Plan. Using land use change and trip generation assumptions, it is estimated that the 1994 General Plan would produce roughly 18% more daily trips than the 2030 General Plan. This is mostly attributable to the large amount of industrial uses designated under the 1994 General Plan.

Imagine the future...

City Of Live Oak

General Plan



LEGEND

LAND USE DESIGNATIONS

- City Boundary
- Sphere of Influence
- Planning Area
- Employment
- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Mixed Use
- Commerical
- Park
- Preserve
- Reserve
- Civic

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Exhibit 5-3
Alternative 3, Reduced Footprint, Increased Density

G 08110072.01 003

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

Regional growth would remain as currently anticipated, which could result in unsatisfactory LOS along SR 99, just as with the proposed project. Traffic volumes for SR 99 north of Pennington Road would be reduced under Alternative 1 compared with the 2030 General Plan. Traffic volumes for segments of SR 99 south of Pennington Road would also be somewhat lower compared to the 2030 General Plan. However, as with the 2030 General Plan, the City cannot guarantee that road standards for SR 99 needed to ensure acceptable levels of service would be implemented.

The impact related to increased traffic volumes on certain local streets may be reduced, compared to the proposed project, due to the reduced amount of residential development and the somewhat smaller footprint of development overall. However, with substantial increases in large-scale commercial development located at the City's fringe and additional industrial development, traffic modeling shows higher vehicle miles traveled under Alternative 1 compared to the 2030 General Plan. The 2030 General Plan places smaller-scale, neighborhood-serving services within proximity of future residences. In summary, transportation impacts would be reduced in Alternative 1 compared to the proposed project but significance conclusions would not change. [Less but no change in significance]

IMPACTS ON HYDROLOGY AND WATER RESOURCES

Less-than-significant impacts would occur related to Hydrology and Water Resources, including violation of water quality standards, erosion and sedimentation, construction-related water quality impacts, interference with groundwater recharge, flood hazards, levee failure, and dam failure.

Alternative 1 would designate less land for residential uses and, at buildout, would have a lower level of development than the 2030 General Plan. However, Alternative 1 would still propose development in areas that could be affected by levee failure. This alternative would still require grading and other types of earth movement that could create stormwater quality impacts. This alternative would still replace agricultural land and other pervious surfaces with impervious surfaces, which would also potentially generate stormwater quality impacts. Alternative 1 would not include the implementation of additional policies to protect water quality, prevent flooding, and promote natural drainage systems, as would the 2030 General Plan. Therefore, even with the reduced amount of overall development, water quality and hydrological impacts would be similar. [Similar]

IMPACTS ON BIOLOGICAL RESOURCES

In the proposed project (2030 General Plan), impacts related to the loss of special status plants, special-status species, native trees, and wetlands and riparian areas would be less than significant with the incorporation and implementation of policies and programs in the 2030 General Plan designed to reduce impacts.

Alternative 1 has a smaller footprint, and therefore may have reduced impacts on biological resources compared to the proposed project. Although, in general, habitat supportive of special status species is located in riparian areas along the Feather River, in areas that would not be disturbed by activities related to the 2030 General Plan or Alternative 1, there are other areas of the City with habitats that are supportive of species, and where the reduced footprint of Alternative 1 may have some benefit. Alternative 1, however, does not include policies from the 2030 General Plan designed to preserve and/or restore habitats along canals and ditches in the Planning Area. Project-level CEQA review of individual development projects in Alternative 1 would be anticipated to result in mitigation measures similar to those proposed as policy in the 2030 General Plan to reduce significant impacts. Overall, impacts would be similar for the 2030 General Plan and Alternative 1. [Similar]

IMPACTS ON GEOLOGY, SOILS, MINERALS, AND PALEONTOLOGICAL RESOURCES

Impacts related to geology, soils, minerals, and paleontological resources, including potential for exposure to seismic ground shaking, potential for seismic ground failure, soil erosion or topsoil loss, potential for unstable

soils, construction in areas with expansive soils or areas with poor septic suitability, and possible damage to paleontological resources would be less than significant for the proposed project.

It is anticipated that polices included in the 2030 General Plan to reduce impacts could be included as mitigation measures under Alternative 1. Under Alternative 1, based on the reduced acreage developed, fewer impacts from soil conditions or geologic hazards would occur, but impact conclusions would be the same. There are no areas with particular geologic or soil constraints that would be included in the 2030 General Plan development footprint but not included in the Alternative 1 footprint. [Less but no change in significance]

IMPACTS ON AGRICULTURAL RESOURCES

The proposed project would result in significant and unavoidable impacts related to conversion of important farmland and no impacts related to Williamson Act contracts.

Alternative 1 would result in a significantly smaller area of urban development compared to the proposed project and the conversion of less agricultural land to developed uses. However, important farmland would still be converted to urban use, resulting in a significant and unavoidable impact. This alternative would result in a reduced impact on agricultural resources compared to the proposed project, but significance determinations would be the same. [Less but no change in significance]

IMPACTS ON PUBLIC SERVICES, FACILITIES, AND UTILITIES

The 2030 General Plan would result in impacts related to the provision of water supply, wastewater treatment and disposal, construction of new stormwater drainage facilities, fire protection services, law enforcement services, solid waste, parks and recreation facilities, and library facilities due to the substantial amount of new growth included in the 2030 General Plan and the commensurate level of public facilities construction required serve this new growth. However, the impact is fully considered in the topical sections of the EIR (air quality, biological resources, cultural resources, etc.).

Alternative 1 would result in less residential and commercial development and, therefore, less demand for public services, facilities, and utilities. However, this alternative would still include substantial opportunity for growth, which would create the need for additional public facilities and utilities construction and could result in deterioration of existing park facilities. The substantially greater amount of industrial development (roughly 600–800 acres is so designated) included in this alternative, depending on the exact type of proposed industrial activities, could require additional capacity and utilities construction for water and wastewater utilities compared to the 2030 General Plan. In general, impacts would be slightly less than anticipated for the proposed project, but no significance conclusions would change. [Less but no change in significance]

IMPACTS ON CULTURAL RESOURCES

The 2030 General Plan would result in a less-than-significant impact related to change in historic character, known cultural resources, and unknown cultural resources with consideration of policies in the General Plan.

Alternative 1 would result in a smaller area of urban development, which may reduce somewhat the risk of damage to unknown cultural resources. It is anticipated that damage to cultural and historic resources under Alternative 1 could be reduced through mitigation (as opposed to application of General Plan policy, as with the 2030 General Plan). Please refer to the General Plan Conservation and Open Space Element – specifically Goals Cultural 1 and 2 and the supportive policies and programs – for more details. Cultural resource impacts overall would be slightly reduced in this alternative compared with the project, but no significance conclusions would change. [Less but no change in significance]

IMPACTS ON VISUAL RESOURCES

The proposed project would result in significant and unavoidable impacts related to scenic vistas, degradation of visual character, and increased nighttime lighting and daytime glare.

Although Alternative 1 would result in a smaller area of urban development, increased urban development would still result in significant impacts to visual resources. The amount of area with alteration in visual character would be reduced somewhat but impact conclusions would not change. [Less but no change in significance]

IMPACTS ON ENERGY

The proposed project would result in less-than-significant impacts related to energy. As noted, the 2030 General Plan includes extensive policies to increase energy efficiency of transportation and other uses within the Planning Area. The impact conclusion for energy relates more to energy conservation practices and energy efficiency (per capita) than it does to total energy consumption.

Alternative 1 would include energy conservation through application of the California Building Code. However, the extensive land use and circulation policies included in the 2030 General Plan to decrease vehicle miles traveled are not part of the 1994 General Plan and, therefore, not included in Alternative 1. The 1994 General Plan does not mix land uses in the same way as does the 2030 General Plan and does not include as much in the way of compact development, which is in general more energy efficient that lower-density development. Therefore, Alternative 1 would not have the same benefits relative to energy efficiency. With the policies and programs included in the 2030 General Plan that would reduce energy consumption and increase per-capita energy efficiency, the impact related to energy use would be reduced under the proposed project compared to Alternative 1. Impacts of Alternative 1 would be greater than the proposed project, but would not change the significance conclusion. [Greater but no change in significance]

IMPACTS RELATED TO HAZARDS AND HAZARDOUS MATERIALS

The proposed project would result in less-than-significant impacts related to routine transport, use, and disposal of hazardous materials; interference with an adopted emergency response plan; public health hazards from development on a known hazardous materials site; and hazardous materials near schools.

Although Alternative 1 lacks goals and policies of the 2030 General Plan that would reduce hazards from development on a known hazardous materials site, this impact could be reduced for Alternative 1 through mitigation. Please refer to Goal PS-4 and policies PS-4.1 through PS-4.5 for more details on the types of measures that could be included. Alternative 1 includes a substantially larger amount of industrial development (600–800 acres) compared to the 2030 General Plan. Depending on the exact type of industrial activity, it is possible risks related to transport or use of hazardous materials may be greater. Otherwise, impacts are similar for Alternative 1 compared to the 2030 General Plan. [Similar]

IMPACTS RELATED TO CLIMATE CHANGE

The proposed project would result in significant and unavoidable impacts related to increases in greenhouse gas (GHG) emissions. With General Plan policies to accommodate adaptation, impacts of climate change on the Planning Area would be less than significant.

Under Alternative 1, proposed goals, policies, and programs of the 2030 General Plan would not be put in place. Alternative 1 would not address climate change impacts by establishing land use and circulation patterns that would reduce vehicle miles traveled (VMT). For example, instead of commercial mixed use, downtown mixed use, and neighborhood-based commercial and public services located convenient to future housing, Alternative 1 would include a large amount of community commercial land uses at the fringe of Live Oak along Township

Road, increasing vehicle trip distances and making walking and bicycling less viable for more people (compared to the 2030 General Plan). Buildout of the 2030 General Plan is approximately 21% more GHG efficient than the 1994 General Plan. In other words, while buildout of the 2030 General Plan would result in additional GHG emissions that are higher compared to buildout of Alternative 1, the 2030 General Plan would also accommodate much more population and employment growth so that on a per-capita and per-employee basis, emissions are lower. The land use change anticipated under Alternative 1 would generate GHG emissions at a rate approximately 57% higher than the 2030 General Plan on a per-capita basis. Service population includes both people and employees added together. The land use change anticipated under Alternative 1 would generate GHG emissions at a rate approximately 21% higher than the 2030 General Plan on a per-service population basis.

With a similar, although slightly reduced amount of overall building activity; increased industrial development; and land use, community design, and transportation policies that are not as sensitive to climate change and other public and environmental health issues, impacts would be greater in Alternative 1 compared to the proposed project, although significance conclusions would not change. [Greater but no change in significance]

5.5 ALTERNATIVE 2. REDUCED FOOTPRINT, SIMILAR DENSITY

5.5.1 DESCRIPTION

Relative to the 2030 General Plan, this alternative would have a smaller overall development footprint and would assume roughly the same gross density as with the 2030 General Plan. At buildout, Alternative 2 would have a lower level of development than would be accommodated under the 2030 General Plan.

As with the 2030 General Plan, Alternative 2 includes a variety of commercial retail and services within new neighborhoods convenient to existing and future residents, as well as a mix of uses downtown.

Alternative 2 includes large Urban Reserve areas in the southern portion of the Planning Area, in addition to a smaller Urban Reserve area in the northwestern portion of the Planning Area. Community Commercial development is anticipated along SR 99, as with the 2030 General Plan, along with employment-generating development (such as industrial, light industrial, and office). Most new growth under Alternative 2 would occur in the western portion of the Planning Area, away from the relatively more fertile agricultural land in the eastern and northeastern portion of Live Oak's Planning Area. This alternative would also include schools, parks, and other supportive land uses.

Alternative 2 was developed to analyze the differential environmental impacts that would result if the City were to maintain the same basic land use mix as included within the 2030 General Plan, but with a much smaller footprint. This alternative was specifically designed to avoid Prime Farmland and other important farmlands. In particular, Alternative 2 avoids expansion in the northeastern portion of the Planning Area, where there is a focus of Prime Farmland on large parcels. This alternative was designed to reduce vehicle trips, which would have benefits not only for traffic level of service, but also for air quality and noise impacts. This alternative was also designed to reduce the impacts associated with construction of utilities and facilities needed to serve growth. Alternative 2 was also designed as a way to reduce the impacts of population growth in excess of regional air quality attainment planning and metropolitan transportation planning efforts and reduce the effects related to greenhouse gas emissions. Finally, this alternative was also meant to reduce aesthetic changes to the rural open space areas surrounding Live Oak and reduce hazards impacts related to chemical residue that may be present on agricultural lands surrounding the City.

5.5.2 ENVIRONMENTAL EFFECTS

IMPACTS ON LAND USE, POPULATION, AND HOUSING

For the proposed project, impacts related to division of existing communities and conflicts with other plans are less than significant. The 2030 General Plan would substantially increase the level of development compared to buildout of the existing (pre-update) General Plan. However, the 2030 General Plan is designed to balance land uses locally in order to avoid growth inducement in other areas.

Alternative 2 would not divide existing communities or conflict with other plans. As with the 2030 General Plan, this alternative would also include population and employment growth that differs from that anticipated under the 1994 General Plan. The level of employment growth would be reduced in Alternative 2 compared to the 1994 General Plan and the amount of population growth would be similar. Overall, impacts related to population inducement are similar to those anticipated for the 2030 General Plan. [Similar]

IMPACTS ON AIR QUALITY

The 2030 General Plan would result in significant and unavoidable impacts related to short-term, construction-related emissions; Air Quality Plan consistency; and long-term operational emissions of criteria air pollutants and precursors. Impacts related to long term, operational mobile-source emissions of CO and exposure of sensitive receptors to Toxic Air Contaminants (TACs) and odors would be less than significant.

Alternative 2 would result in a land use mix and density similar to the 2030 General Plan. Alternative 2, at buildout, would have a lower level of development than the 2030 General Plan. This would result in fewer short-term, construction-related emissions sources overall. However, since Alternative 2 includes conveniently placed commercial and civic services, and could be served with the same transportation network as the 2030 General Plan, vehicle miles traveled per resident would be expected to be similar as that anticipated under the 2030 General Plan. With the reduced overall amount of growth, both construction-related and operational air quality impacts would be reduced, although significance conclusions would not change. Carbon monoxide and TAC-related impacts would be similar. [Less but no change in significance]

IMPACTS RELATED TO NOISE

The 2030 General Plan would result in impacts related to transportation noise levels, because new sensitive receptors (such as housing and schools) would be placed in proximity to existing and new roadway noise sources, the UPRR Main Line, and State Route 99 (SR 99). Future development could also be exposed to substantial existing source of noise. However, policies and programs of the 2030 General Plan would require reduction of these noise impacts. Other noise impacts, including exposure to construction noise exceeding City standards, exposure to stationary and area-source noise levels exceeding City Standards, and exposure to vibration, would all be less than significant based on compliance with existing regulations.

Although Alternative 2 would result in less new development than the proposed project, new sensitive receptors would still be constructed in proximity to the UPRR Main Line and major roadways. Although fewer sensitive receptors would be exposed to elevated levels of noise, transportation related impacts would be expected to be less than significant, as with the proposed Plan. Similarly, although other noise impacts would be reduced based on the reduced development footprint of Alternative 2, these impacts would be less than significant with both the 2030 General Plan and Alternative 2. [Less but no change in significance]

IMPACTS ON TRANSPORTATION AND CIRCULATION

The project would have significant and unavoidable impacts related to traffic level of service (LOS).

Alternative 2 would also add substantial traffic to area roadways, and could have significant impacts related to level of service. Regional growth would remain as currently anticipated, which could result in unsatisfactory LOS along SR 99, just as with the proposed project. The impact related to traffic volumes on local streets may be reduced, compared to the proposed project, due to the reduced amount of residential development. In summary, transportation impacts would be similar in Alternative 1 compared to the proposed project. [Less with no change in significance]

IMPACTS ON HYDROLOGY AND WATER RESOURCES

Less-than-significant impacts would occur on Hydrology and Water Resources, including violation of water quality standards, erosion and sedimentation, construction-related water quality impacts, interference with groundwater recharge, flood hazards, levee failure, and dam failure. The proposed project would result in significant impacts related to levee failure.

Alternative 2 would designate less land for residential uses and, at buildout, would have a lower level of development than the 2030 General Plan. However, Alternative 2 would still propose development in areas that could be affected by levee failure. This alternative would still require grading and other types of earth movement that could create stormwater quality impacts. This alternative would still replace agricultural land and other pervious surfaces with impervious surfaces, which would also potentially generate stormwater quality impacts. Overall, water quality and hydrological impacts would be similar. [Similar]

IMPACTS ON BIOLOGICAL RESOURCES

In the proposed project, impacts related to loss of special status plants, special-status species, native trees, and wetlands and riparian areas would be less than significant with incorporation and implementation of policies and programs included the 2030 General Plan and designed to reduce impacts.

Alternative 2 has a smaller footprint, and therefore may have reduced impacts on biological resources compared to the proposed project. Although in general habitat supportive of special status species is located in riparian areas along the Feather River, areas that would not be disturbed by activities related to the 2030 General Plan or Alternative 2, there are other areas of the City with habitats that are supportive of species, and where the reduced footprint of Alternative 2 may have some benefit. Project-level CEQA review of individual development projects in Alternative 2 would be anticipated to result in mitigation measures similar to those proposed as policy in the 2030 General Plan to reduce significant impacts. Alternatively, if Alternative 2 were pursued by the City, this could include the same types of policies and programs as included in the 2030 General Plan to reduce biological impacts. Overall, impacts would be slightly reduced compared to the 2030 General Plan without changing significance conclusions. [Less but not change in significance]

IMPACTS ON GEOLOGY, SOILS, MINERALS, AND PALEONTOLOGICAL RESOURCES

Impacts related to geology, soils, minerals, and paleontological resources, including potential for exposure to seismic ground shaking, potential for seismic ground failure, soil erosion or topsoil loss, potential for unstable soils, construction in areas with expansive soils or areas with poor septic suitability, and possible damage to paleontological resources would all be less than significant for the proposed project.

It is anticipated that polices included in the 2030 General Plan to reduce impacts could be instead included as mitigation measures or policies under Alternative 2. Under Alternative 2, based on the reduced acreage, fewer impacts from soil conditions or geologic hazards would occur compared to the proposed project, but impact conclusions would be the same. [Less but no change in significance]

IMPACTS ON AGRICULTURAL RESOURCES

The proposed project would result in significant and unavoidable impacts related to conversion of important farmland and no impacts related to Williamson Act contracts.

Alternative 2 would result in a significantly smaller area of urban development compared to the proposed project and the conversion of less agricultural land to developed uses. Alternative 2 is specifically designed to direct more growth to the western portion of the Planning Area and avoid areas in the northeastern portion of the Planning Area with high-quality agricultural soils. However, large amounts of important farmland would still be converted to urban use, resulting in a significant and unavoidable impact. [Less but no change in significance]

IMPACTS ON PUBLIC SERVICES, FACILITIES, AND UTILITIES

The 2030 General Plan would result in impacts related to the provision of water supply, wastewater treatment and disposal, construction of new stormwater drainage facilities, fire protection services, law enforcement services, solid waste, parks and recreation facilities, and library facilities due to the substantial amount of new growth included in the 2030 General Plan and the commensurate level of public facilities construction required serve this new growth. However, the impact is fully considered in the topical sections of the EIR.

Alternative 2 would result in less residential and commercial development and, therefore, less demand for public services, facilities, and utilities development and fewer residents compared to the proposed project. However, this alternative would still include substantial opportunity for growth, which would create the need for additional public facilities and utilities construction and could result in deterioration of existing park facilities. In general, impacts would be slightly less than anticipated for the proposed project, but no significance conclusions would change. [Less but no change in significance]

IMPACTS ON CULTURAL RESOURCES

The 2030 General Plan would result in a less-than-significant impact related to change in historic character, known cultural resources, and unknown cultural resources with consideration of policies in the General Plan.

Alternative 2 would include a reduced development footprint and reduced amount of overall earth disturbance, which may reduce somewhat the risk of damage to unknown cultural resources. It is anticipated that damage to cultural and historic resources under Alternative 2 could be reduced through mitigation or policies similar to those included as a part of the 2030 General Plan. Cultural resource impacts overall would be slightly reduced, but no significance conclusions would change. [Less but no change in significance]

IMPACTS ON VISUAL RESOURCES

The proposed project would result in significant and unavoidable impacts related to scenic vistas, degradation of visual character, and increased nighttime lighting and daytime glare.

Although Alternative 2 would result in a smaller overall area of urban development, increased urban development would still result in significant impacts to visual resources. The impact would be slightly reduced compared to the 2030 General Plan, but no significance conclusion would change. [Less but no change in significance]

IMPACTS ON ENERGY

The proposed project would result in less-than-significant impacts related to effects on energy consumption from land use locations and patterns, and from increased energy demand. As noted, the 2030 General Plan includes extensive policies to increase energy efficiency of transportation and other uses within the Planning Area.

Alternative 2 may include some similar energy conservation through application of the California Building Code. If this alternative were pursued by the City, most of the land use and circulation policies drafted to decrease vehicle miles traveled could also be included. Since Alternative 2 could be designed to be nearly as energy efficient as the 2030 General Plan, the impacts would be similar. [Similar]

IMPACTS RELATED TO HAZARDS AND HAZARDOUS MATERIALS

The proposed project would result in less-than-significant impacts related to routine transport, use, and disposal of hazardous materials; interference with an adopted emergency response plan; public health hazards from development on a known hazardous materials site; and hazardous materials near schools.

Alternative 2 could include the same types of policies that were included 2030 General Plan to reduce hazards from development on a known hazardous materials site. In general, impacts are similar for Alternative 2 compared to the 2030 General Plan. [Similar]

IMPACTS RELATED TO CLIMATE CHANGE

The proposed project would result in significant and unavoidable impacts related to increases in greenhouse gas emissions and impacts of climate change on the Planning Area would be less than significant.

Under Alternative 2, proposed goals, policies, and programs of the 2030 General Plan could be included, and land use patterns intended to reduce vehicle miles traveled (VMT) are envisioned. Alternative 2 includes commercial mixed use, downtown mixed use, and neighborhood-based commercial and public services located convenient to future housing. With the lower level of overall development activity on the metropolitan fringe included under this alternative, impacts would be reduced compared to the 2030 General Plan. However, the impact conclusions would not change. [Less but no change in significance]

5.6 ALTERNATIVE 3. REDUCED FOOTPRINT, INCREASED DENSITY

5.6.1 DESCRIPTION

Alternative 3 is designed to increase densities in order accommodate a similar amount of development as included in the 2030 General Plan, but with substantially greater land use efficiency. This alternative reduces the overall footprint of development, with relatively more land in higher-density and medium-density designations and relatively lower amounts of land dedicated to lower-density residential development. This alternative is patterned after conceptual representations of the City of Live Oak in the Sacramento Area Council of Governments' Regional Blueprint Preferred Scenario.

The land use mix in Alternative 3 is different from that in the 2030 General Plan and that included as a part of Alternative 2. There would not be new neighborhood centers in Alternative 3 that would have a mix of higher-intensity uses in central nodes within the new growth area. Neighborhood and civic centers are included in the 2030 General Plan and Alternative 2, and would accommodate higher-density residential uses, as well as destination uses, such as schools, small parks, neighborhood serving retail and services, a wide range of public and quasi-public uses, and perhaps even offices. Instead, it is envisioned that most destination land uses would remain in the core of the community (in and near downtown Live Oak). This alternative would also include schools, parks, and other supportive land uses located throughout the developed portions of the Planning Area.

Alternative 3 was developed to analyze the differential environmental impacts that would result if the City were to have a more conventional land use mix, but with higher residential densities and a much smaller footprint (compared to the 2030 General Plan). This alternative was specifically designed to avoid Prime Farmland and other important farmlands, with the substantially smaller footprint (compared to the 2030 General Plan). With the smaller footprint, increased densities, and slightly lower overall amount of growth, this alternative was designed to reduce vehicle

trips. This reduction in vehicle trips (and increase in non-vehicular trips) would have benefits not only for traffic level of service, but also for air quality and noise impacts. With the smaller development footprint, this alternative was also designed to reduce the impacts associated with construction of utilities and facilities needed to serve growth. Serving a smaller overall footprint would reduce the length of infrastructure lines, for example, that would be necessary at General Plan buildout. Finally, this alternative was also meant to reduce aesthetic changes to the rural open space areas surrounding Live Oak and reduce hazards impacts related to chemical residue that may be present on agricultural lands surrounding the City.

5.6.2 ENVIRONMENTAL EFFECTS

IMPACTS ON LAND USE, POPULATION, AND HOUSING

For the proposed project, impacts related to division of existing communities and conflicts with other plans are less than significant. The 2030 General Plan would substantially increase the level of development compared to buildout of the existing (pre-update) General Plan. However, the 2030 General Plan is designed to balance land uses locally in order to avoid growth inducement in other areas and impacts are considered less than significant.

Alternative 3 would not divide existing communities or conflict with other plans. As with the 2030 General Plan, this alternative would include population and employment growth that would differ from that anticipated under the 1994 General Plan. The level of employment growth would be reduced in Alternative 3 compared to the 1994 General Plan and the amount of population growth is anticipated to be similar. Overall, impacts related to population inducement are similar to those anticipated for the 2030 General Plan. [Similar]

IMPACTS ON AIR QUALITY

The 2030 General Plan would result in significant and unavoidable impacts related to short-term, construction-related emissions; Air Quality Plan consistency; and long-term operational emissions of criteria air pollutants and precursors. Impacts related to long term, operational mobile-source emissions of CO, odors, and exposure of sensitive receptors to Toxic Air Contaminants (TACs) would be less than significant.

Alternative 3 would result in an increased density compared to the 2030 General Plan. Alternative 3, at buildout, would have a similar level of development as the 2030 General Plan. However, Alternative 3 does not include neighborhood-serving commercial services, unlike the 2030 General Plan. The benefits of this approach related to reduced vehicle miles traveled may not be available to Alternative 3 to the same extent as with the proposed project. With higher densities, however, high-quality non-vehicular transportation options could allow future residents to reach destinations on foot, by bicycle, or via transit, which would reduce vehicle trips and improve air quality. In addition, more compact development is typically more energy efficient compared to lower-density development. Since sources of electricity normally involve some level of air pollutant emissions, the increased amount compact development included in this alternative may reduce area source pollutant emissions somewhat compared to the proposed project. With the more compact development pattern, and slightly less in the way of land use mixing, operational air quality impacts would be similar for this alternative compared to the 2030 General Plan. Carbon monoxide and TAC-related impacts would be similar. With the substantially reduced development footprint, short-term, construction-related emissions would be reduced compared to the proposed project. Significance conclusions, however, are not anticipated to change. [Less but no change in significance]

IMPACTS RELATED TO NOISE

The 2030 General Plan would result in impacts related to transportation noise levels, because new sensitive receptors (such as housing and schools) would be placed in proximity to existing and new roadway noise sources, the UPRR Main Line, and State Route 99 (SR 99). Future development could also be exposed to substantial existing source of noise. However, policies and programs of the 2030 General Plan would require reduction of these noise impacts. Other noise impacts, including exposure to construction noise exceeding City standards,

exposure to stationary and area-source noise levels exceeding City Standards, and exposure to vibration, would all be less than significant based on compliance with existing regulations.

Alternative 3 would have a smaller development footprint, but would still include new sensitive receptors in proximity to the UPRR Main Line and major roadways. Other noise impacts would be similar to those anticipated for the 2030 General Plan based on the overall similar land use mix and level of development. [Similar]

IMPACTS ON TRANSPORTATION AND CIRCULATION

The project would have significant and unavoidable impacts related to traffic level of service (LOS).

Alternative 3 would also add substantial traffic to area roadways, and could have potentially significant impacts to level of service. Regional growth would remain as currently anticipated, which could result in unsatisfactory LOS along SR 99, just as with the proposed project. The traffic volumes on local streets could be reduced in some locations and increased in other locations. With slightly reduced overall development, traffic volumes along SR 99 may be lower under this alternative compared to the 2030 General Plan. Although higher-density development produces (all else being equal) fewer vehicle trips per household, the greater concentration of development along fewer roadways could increase LOS issues. Overall, transportation impacts are expected to be similar for Alternative 3 as with the 2030 General Plan. [Similar]

IMPACTS ON HYDROLOGY AND WATER RESOURCES

Less than significant impacts would occur on Hydrology and Water Resources, including violation of water quality standards, erosion and sedimentation, construction-related water quality impacts, interference with groundwater recharge, flood hazards, levee failure, and dam failure. The proposed project would result in significant impacts related to levee failure.

With the smaller footprint, the potential for violation of water quality standards, erosion, construction-related water quality impacts, and interference with groundwater recharge could be reduced somewhat. Alternative 3 would still propose development in areas that could be affected by levee failure, however. This alternative would still require grading and other types of earth movement that could create stormwater quality impacts. This alternative would still replace agricultural land and other pervious surfaces with impervious surfaces, which would also potentially generate stormwater quality impacts. Overall, water quality and hydrological impacts would be slightly reduced. [Less but no change in significance]

IMPACTS ON BIOLOGICAL RESOURCES

For the proposed project (the 2030 General Plan), impacts related to loss of special status plants, special-status species, native trees, and wetlands and riparian areas would be less than significant with incorporation and implementation of policies and programs included in the 2030 General Plan and designed to reduce impacts.

Alternative 3 has a smaller footprint, and therefore may have reduced impacts on biological resources compared to the proposed project. Although in general habitat supportive of special status species is located in riparian areas along the Feather River, areas that would not be disturbed by activities related to the 2030 General Plan or Alternative 3, there are other areas of the City with habitats that are supportive of species, and where the reduced footprint of Alternative 3 may have some benefit. Project-level CEQA review of individual development projects in Alternative 3 would be anticipated to result in mitigation measures similar to those proposed as policy in the 2030 General Plan to reduce significant impacts. Alternatively, if Alternative 3 were pursued by the City, this could include the same types of policies and programs as included in the 2030 General Plan to reduce biological impacts. Overall, impacts would be slightly reduced without changing significance conclusions. [Less but not change in significance]

IMPACTS ON GEOLOGY, SOILS, MINERALS, AND PALEONTOLOGICAL RESOURCES

Impacts related to geology, soils, minerals, and paleontological resources, including potential for exposure to seismic ground shaking, potential for seismic ground failure, soil erosion or topsoil loss, potential for unstable soils, construction in areas with expansive soils or areas with poor septic suitability, and possible damage to paleontological resources would all be less than significant for the proposed project.

It is anticipated that polices included in the 2030 General Plan to reduce impacts could be instead included as mitigation measures or policies under Alternative 3. Under Alternative 3, based on the reduced acreage, fewer impacts from soil conditions or geologic hazards would occur, but impact conclusions would be the same. [Less but no change in significance]

IMPACTS ON AGRICULTURAL RESOURCES

The proposed project would result in significant and unavoidable impacts related to conversion of important farmland and no impacts related to Williamson Act contracts.

Alternative 3 would result in a significantly smaller area of urban development compared to the proposed project and the conversion of less agricultural land to developed uses. Alternative 3 would avoid more of the land area in the northeastern portion of the Planning Area that has a focus of high-quality agricultural soils. However, large amounts of important farmland would still be converted to urban use, resulting in a significant and unavoidable impact. [Less but no change in significance]

IMPACTS ON PUBLIC SERVICES, FACILITIES, AND UTILITIES

The 2030 General Plan would result in impacts related to the provision of water supply, wastewater treatment and disposal, construction of new stormwater drainage facilities, fire protection services, law enforcement services, solid waste, parks and recreation facilities, and library facilities due to the substantial amount of new growth included in the 2030 General Plan and the commensurate level of public facilities construction required serve this new growth. However, the impact is fully considered in the topical sections of the EIR.

Alternative 3 would result in less residential and commercial development and, therefore, less demand for public services, facilities, and utilities. However, this alternative would still include substantial opportunity for growth, which would create the need for additional public facilities and utilities construction and could result in deterioration of existing park facilities. In general, impacts would be slightly less than anticipated for the proposed project, but no significance conclusions would change. [Less but no change in significance]

IMPACTS ON CULTURAL RESOURCES

The 2030 General Plan would also result in a less-than-significant impact related to change in historic character, known cultural resources, and unknown cultural resources with consideration of policies in the General Plan.

Alternative 3 would result in a smaller area of urban development, which may reduce somewhat the risk of damage to unknown cultural resources. It is anticipated that damage to cultural and historic resources under Alternative 3 could be reduced through mitigation or policies similar to those included as a part of the 2030 General Plan. Cultural resource impacts overall would be slightly reduced, but no significance conclusions would change. [Less but no change in significance]

IMPACTS ON VISUAL RESOURCES

The proposed project would result in significant and unavoidable impacts related to scenic vistas, degradation of visual character, and increased nighttime lighting and daytime glare.

Although Alternative 3 would result in a smaller overall area of urban development, increased urban development would still result in significant impacts to visual resources. The impact would be slightly reduced compared to the 2030 General Plan, but no significance conclusion would change. [Less but no change in significance]

IMPACTS ON ENERGY

The proposed project would result in less-than-significant impacts related to effects on energy consumption from land use locations and patterns, and from increased energy demand. As noted, the 2030 General Plan includes extensive policies to increase energy efficiency of transportation and other uses within the Planning Area.

Alternative 3 may include some similar energy conservation through application of the California Building Code. If this alternative were pursued by the City, most of the land use and circulation policies drafted to decrease vehicle miles traveled could also be included as a part of Alternative 3. Since Alternative 3 could be similar in energy efficiency as the 2030 General Plan, the impacts would be similar. [Similar]

IMPACTS RELATED TO HAZARDS AND HAZARDOUS MATERIALS

The proposed project would result in less-than-significant impacts related to routine transport, use, and disposal of hazardous materials; interference with an adopted emergency response plan; public health hazards from development on a known hazardous materials site; and hazardous materials near schools.

Alternative 3 could include the same types of policies as were included 2030 General Plan to reduce hazards from development on a known hazardous materials site. In general, impacts are similar for Alternative 3 compared to the 2030 General Plan. [Similar]

IMPACTS RELATED TO CLIMATE CHANGE

The proposed project would result in significant and unavoidable impacts related to increases in greenhouse gas emissions and impacts of climate change on the Planning Area would be less than significant.

Under Alternative 3, proposed goals, policies, and programs of the 2030 General Plan could be included, and land use patterns intended to reduce vehicle miles traveled (VMT) are envisioned. Alternative 3 includes more compact development, but less mixed use development, downtown mixed use, and neighborhood-based commercial and public services located convenient to future housing. With the lower level of overall development activity on the metropolitan fringe in Alternative 3 compared to the proposed project, impacts would be reduced somewhat, but the impact conclusions would not change. [Less but no change in significance]

5.7 SUMMARY OF COMPARATIVE EFFECTS OF THE ALTERNATIVES

Table 5-1 provides a summary comparison of the environmental impacts of the alternatives, as presented in the environmental analysis above, to the environmental impacts of the 2030 General Plan (the proposed project). The environmental impacts of the 2030 General Plan are addressed in detail throughout this EIR.

5.8 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of the alternatives to the 2030 General Plan, CEQA requires that an “environmentally superior” alternative among the alternatives considered be selected and that the reasons for such selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the fewest or least severe adverse impacts.

Table 5-1 Comparison of Environmental Impacts of Alternatives to the 2030 General Plan			
Environmental Topic	Alternative 1. No Project: Buildout of 1994 General Plan	Alternative 2. Reduced Footprint, Similar Density	Alternative 3. Reduced Footprint, Increased Density
Land Use, Population, and Housing	Similar	Similar	Similar
Air Quality	Similar	Less but no change in significance	Less but no change in significance
Noise	Less but no change in significance	Less but no change in significance	Similar
Transportation and Circulation	Less but no change in significance	Less with no change in significance	Similar
Hydrology and Water Resources	Similar	Similar	Less but no change in significance
Biological Resources	Similar	Less but not change in significance	Less but not change in significance
Geology, Soils, Minerals, and Paleontological Resources	Less but no change in significance	Less but no change in significance	Less but no change in significance
Agricultural Resources	Less but no change in significance	Less but no change in significance	Less but no change in significance
Public Services and Utilities	Less but no change in significance	Less but no change in significance	Less but no change in significance
Cultural Resources	Less but no change in significance	Less but no change in significance	Less but no change in significance
Visual Resources	Less but no change in significance	Less but no change in significance	Less but no change in significance
Energy	Greater but no change in significance	Similar	Similar
Hazards and Hazardous Materials	Similar	Similar	Similar
Climate Change	Greater but no change in significance	Less but no change in significance	Less but no change in significance

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

5.9 COMPARISON OF ALTERNATIVES AND PROJECT OBJECTIVES

The project objectives, for the purposes of this EIR, are contained in Chapter 3, "Project Description." It is assumed that any of the alternatives described in this chapter could be designed to achieve many of the community's goals, as expressed throughout the 2030 General Plan.

Although each alternative could fulfill most of the project objectives, no alternative fulfills all of the project objectives, unlike the 2030 General Plan (Table 5-2).

Table 5-2 Comparison of Alternatives to the 2030 General Plan and Project Objectives			
Objective	Alternative 1. No Project: Buildout of 1994 General Plan	Alternative 2. Reduced Footprint, Similar Density.	Alternative 3. Reduced Footprint, Increased Density.
Objective 1: Provide policy guidelines for future development and conservation in the City of Live Oak, including the City's Planning Area.	No	Yes	Yes
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.	No	Yes	No
Objective 3: Commercial uses should be integrated into the City's neighborhoods, with functional, locally owned shops easily accessible to residents.	No	Yes	No
Objective 4: Downtown Live Oak should be remade as the City's social, civic, and economic heart.	No	Yes	Yes
Objective 5: Parks, schools, shops, and other destinations should be located and designed to accessible by pedestrians, bicyclists, and transit users, as well as drivers.	No	Yes	Yes
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.	No	Yes	Yes
Objective 7: Economic opportunities should expand along with population, with job opportunities appropriate to the skill sets of Live Oak's residents.	Yes	Yes	Yes
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.	Yes	Yes	Yes
Objective 9: Provide adequate public safety, fire, emergency response, and other public services.	Yes	Yes	Yes
Objective 10: Proactively plan and guide the long-term growth of the City through 2030.	Yes	Yes	Yes