6 OTHER CEQA CONSIDERATIONS

This chapter addresses other California Environmental Quality Act (CEQA) considerations that are required as part of an EIR. These considerations are:

- Cumulative Impacts (Section 6.1),
- Growth-Inducing Impacts (Section 6.2),
- Significant Irreversible Environmental Changes (Section 6.3), and
- Significant Unavoidable Environmental Effects (Section 6.4).

6.1 CUMULATIVE EFFECTS

Section 15130 of the State CEQA Guidelines requires the analysis of all cumulatively considerable impacts resulting from a proposed project. Section 15355 defines a cumulative impact as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." This chapter identifies cumulative impacts that could be created as a result of implementation of the 2030 General Plan.

Cumulative impacts can originate from one project or from separate projects. Cumulative impacts result when two or more impacts of a project combine and increase the severity or significance of either impact. Cumulative impacts can also be created when impacts from separate projects combine to make a compound impact that is more severe than the impacts would have been had the projects occurred in isolation. This chapter examines the cumulative effects of the 2030 General Plan—that is, the impacts of the 2030 General Plan when combined with impacts resulting from buildout of plans for Butte County, nearby cities, and other projects in the region.

Effects related to climate change are inherently cumulative in nature. A detailed discussion of effects of the 2030 General Plan related to climate change is presented in Section 4.14.

This EIR provides an analysis of overall cumulative impacts of the project taken together with other past, present, and probable future projects producing related impacts. The goal of the City's analysis is twofold: first, to determine whether the overall long-term impacts of all such projects would be cumulatively significant; and second, to determine whether the implementation of the 2030 General Plan itself would cause a "cumulatively considerable" (and thus significant) incremental contribution to any such cumulatively significant impacts. (See State CEQA Guidelines Sections 15130[a]-[b], Section 15355[b], Section 15064[h], Section 15065[c]; Communities for a Better Environment v. California Resources Agency [2002] 103 Cal.App.4th 98, 120.) In other words, the required analysis intends to first create a broad context in which to assess the project's incremental contribution to anticipated cumulative impacts, viewed on a geographic scale well beyond the project site itself, and then to determine whether the project's incremental contribution to any significant cumulative impacts from all projects is itself significant (i.e., "cumulatively considerable" in CEQA parlance).

Pursuant to Section 15130 of the State CEQA Guidelines, "(t)he discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. According to state guidance, the discussion in this section is guided by the standards of practicality and reasonableness, and focuses on the cumulative impacts to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact." The 2030 General Plan is considered to have a significant cumulative effect if:

1. The cumulative effects of development without the project are not significant and the project's additional impact is substantial enough, when added to the cumulative effects, to result in a significant impact; or

2. The cumulative effects of development without the project are already significant and the project contributes measurably to the effect. The term "measurably" is subject to interpretation. The standards used herein to determine measurability are that either the impact must be noticeable to a reasonable person, or must exceed an established threshold of significance.

6.1.1 METHODS OF ANALYSIS

For the purposes of evaluating cumulative impacts, the State CEQA Guidelines allow the use of two alternative methods to determine the scope of projects to be considered:

- **List method**—A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

- **Regional growth projections method**—A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact.

This analysis uses the regional growth projections method (sometimes called "the plan method"). The analysis examines population, housing, and employment growth projections for jurisdictions in Sutter, Yuba, and Butte Counties (which either contain the City of Live Oak or border the Live Oak 2030 General Plan area). The projections for Sutter and Yuba Counties and their cities are based on projections through 2035 made by the Sacramento Area Council of Governments (SACOG) in the 2035 Metropolitan Transportation Plan (Adopted in March 2008). For Butte County, Butte County Association of Governments (BCAG) projections for 2030 were used, with baseline data from the Department of Finance estimates. BCAG and SACOG are on slightly different timelines for various long-range planning work, including the respective regional transportation plans, and therefore use different future years for population and economic forecasting.

In addition to the regional growth projections, two individual projects (the 2030 Gridley General Plan Update and the Sutter Pointe Specific Plan) were considered because they would permit substantially more growth than is accounted for in the regional projections for the three-county area. Buildout assumptions published in the NOP for the Draft 2030 General Plan for the City of Gridley were considered in the cumulative analysis; although these projections are not from an adopted plan, they are larger than the buildout of the existing Gridley General Plan, and the use of these projections will provide a conservative estimate of regional growth.[1]

In addition, the cumulative analysis includes the buildout of the Sutter Pointe Specific Plan in south Sutter County. The buildout of this specific plan would result in construction of 17,500 residential units, and about 50 million square feet of industrial and commercial development on about 7,500 acres.

Sutter County and Yuba County are also in the process of updating their General Plans, but likely buildout scenarios/NOPs have not been released yet for these projects, so estimates of buildout capacities of these plans would be speculative. However, these updates also have the potential to greatly change or increase the development potential of the currently adopted versions of the plans.

6.1.2 GEOGRAPHIC SCOPE

The geographic scope that could be affected by the proposed project varies depending on the issue topic. The general geographic area associated with different environmental effects of the proposed project was used to define the area considered for cumulative impacts. This environmental impact analysis throughout this EIR occurs at the Study Area and Planning Area level, which are both broad areas of geographic focus. As such, this EIR

[1] The use of "conservative" in this case means that growth assumptions in this section may be slightly higher than actual future growth scenarios.

already presents analysis of environmental effects over a broad area, comprising many of the contributions relevant to cumulative environmental effects. Cross references to the impact sections of this EIR are provided for further reference. Significance conclusions, mitigation measures, and draft General Plan policies that would reduce impacts of implementation of the General Plan would also be generally; applicable to cumulative impacts.

Table 6-1 provides information on the geographic scope considered for cumulative impacts on different resource areas addressed in this DEIR.

Table 6-1
Geographic Scope of Cumulative Impacts

Issue Area	Geographic Area
Land Use	Regional development projected by SACOG and local development identified in Sutter County, Yuba City, and the City of Live Oak.
Population, Housing, and Employment	SACOG region
Transportation and Circulation	Regional and local facilities affected by project generated land use and traffic
Air Quality	Sacramento Valley Air Basin; odor impacts are localized
Noise	Planning Area – effects are generally localized
Geology, Soils, Minerals, and Paleontological Resources	Planning Area – effects are generally localized; paleontological resources are considered at a broader scale reflecting the extent of the Modesto Formation, which is considered a paleontologically sensitive rock unit that extends throughout the Sacramento and San Joaquin Valleys
Hydrology and Water Quality	Sacramento Valley Groundwater Basin, East Butte Subbasin
Public Utilities and Services	Local service areas for local providers, such as PG&E, AT&T, Live Oak Public Works Department, Live Oak Fire Department, Sutter County Sheriff's Department, and the Live Oak Unified School District
Agricultural Resources	Sutter County, Yuba County, and Butte County
Public Health and Hazards	Planning Area – effects are generally localized
Biological Resources	Sutter County and the Sacramento Valley
Parks and Open Space	Planning Area – effects are generally localized
Cultural Resources	Broad area relating to the scientific significance of potential finds
Visual Resources	Sutter County
Climate Change	Global, regional, and local (project site and vicinity) (See Section 4.14)

6.1.3 REGIONAL GROWTH PROJECTIONS

Table 6-2 lists the estimated population, number of households, and number of jobs in the incorporated cities and the unincorporated county in 2009 and the projections for the same in 2035. The number of housing units in Sutter County, including incorporated cities, is anticipated to increase to 66,090 in 2030; the population is expected to increase to 173,238, and employment is expected to grow to 63,884 in 2030 (SACOG 2008, City of Live Oak 2009).

Table 6-2
Estimated and Projected Population, Housing, and Employment—2009 and 2035

Jurisdiction	Population		Housing Units		Jobs	
	2009	2035*	2009	2035*	2005***	2035*
Sutter County						
Live Oak*	8,571	53,000	2,429	21,000	1,140	16,800
Yuba City	63,647	94,571	22,632	35,777	22,642	38,441
Unincorporated Sutter County	24,336	25,667	8,620	9,313	4,377	8,643
Sutter County Total	**96,554**	**173,238**	**33,681**	**66,090**	**28,159**	**63,884**
Yuba County						
Marysville	12,838	13,336	5,022	5,977	7,854	9,720
Unincorporated Yuba County	56,514	118,106	21,779	42,834	13,165	25,260
Yuba County Total	**72,900**	**131,442**	**28,016**	**48,811**	**21,019**	**34,980**
Butte County						
Biggs*	1,777	3,997	630	1,397	--	--
Chico*	87,713	127,212	36,955	52,860	--	--
Gridley*	6,417	13,170	2,436	4,923	--	--
Oroville*	14,639	28,582	6,372	12,203	--	--
Paradise*	26,287	33,667	12,781	16,134	--	--
Unincorporated Butte County*	83,915	114,687	37,041	49,749	--	--
Butte County Total*	**220,748**	**321,315**	**96,215**	**137,266**	**88,714**	**123,539**

*: Projections for the City of Live Oak and Butte County jurisdictions are for 2030, not 2035.

**: Estimate for Butte County is for 2006.

***Jobs are from SACOG for 2005.

Sources: DOF 2009, SACOG 2008, City of Live Oak 2009 (2030 General Plan), City of Gridley 2009

After SACOG's projections were prepared for the MTP, the Sutter County Board of Supervisors approved the Sutter Pointe Specific Plan. The Sutter Pointe Specific Plan envisions development of 17,500 housing units and about 50 million square feet of commercial and industrial uses on about 7,500 acres in southern Sutter County, just north of the Sacramento County line. However, Sutter Pointe was directed to some extent by an initiative known as "Measure M," including estimates of future land use. The 2035 MTC land use allocations included Measure M provisions for southern unincorporated Sutter County (Sutter Pointe).[2]

For the nearby city of Gridley, the California Department of Finance estimated a 2009 population of 6,417, and the Butte County Association of Governments estimates a population of 13,170 in 2030 (BCAG 2009). The Notice of Preparation for the Gridley 2030 General Plan EIR indicates that buildout of the draft Gridley General Plan could accommodate up to 4,700 additional housing units, 1.3 million square feet of additional commercial space, and 4.0 million square feet of additional industrial space, which is higher than the BCAG projection.

[2] For more information, please refer to Appendix D2, page 11 of the 2035 MTC. This is available online at http://www.sacog.org/mtp/2035/final-mtp/.

6.1.4 CUMULATIVE EFFECTS OF THE 2030 GENERAL PLAN

IMPACTS ON LAND USE, HOUSING, AND POPULATION

The 2030 General Plan would not physically divide any existing community. The other communities in the immediate vicinity of the Planning Area – the cities of Gridley and Yuba City and the unincorporated community of Sutter – are separated from Live Oak and each other by miles of agricultural land. Changes in which might reasonably be expected to occur in these communities therefore would not contribute to a cumulative impact on this basis.

Impacts involving adopted land use plans or policies and zoning generally would not combine to result in cumulative impacts. The determination of significance for impacts related to these issues, as described by Appendix G of the State CEQA Guidelines, is whether a project would conflict with any applicable land use plan or policy adopted for the purpose of avoiding or mitigating environmental impacts. Such a conflict is site-specific; it is addressed on a project-by-project basis. Indirect effects from those plans and policies adopted for the purpose of avoiding or mitigating environmental impacts, can lead to physical environmental impacts, which are considered in the appropriate sections of this EIR. The 2030 General Plan does not conflict with locally adopted policies or regulations intended to reduce environmental impacts. Rather the 2030 General Plan addresses a range of environmental topics that were not addressed in the 1994 General Plan, providing a basis for greater environmental protections as future projects are developed under the 2030 General Plan compared to the 1994 Plan. There is no cumulatively considerable contribution to any significant cumulative impact.

Full buildout of all areas with land use designations in the 2030 General Plan could result in a population between 45,000 and 53,000. In combination with SACOG projections for Yuba City and the unincorporated area of Sutter County, this would result in an increase in the total population of up to 173,238 in 2035. Just as the City of Live Oak has prepared a comprehensive General Plan update to address long-range growth in the community, other jurisdictions are also required to do so, together accounting for regional growth and the environmental impacts associated with that growth. The 2030 General Plan includes goals, policies, and implementation programs that will guide land use change in the Planning Area. The General Plan includes policies that ensure infrastructure master planning is consistent with the land use array anticipated in the 2030 General Plan and ensure against any infrastructure or public service extensions that could induce additional unplanned population growth. The City will continue to plan in coordination with regional agencies to address population and employment growth impacts, as noted in Land Use Implementation Programs LU 3.1 and LU 3.2.

As discussed in Section 4.1, “Land Use,” of this EIR, the level of growth allowed in the Planning Area through the implementation of the 2030 General Plan would accommodate population growth. The amount of new development anticipated as a part of the 2030 General Plan exceeds growth anticipated for Live Oak included in regional population and employment forecasts, SACOG’s Metropolitan Transportation Plan, air quality attainment planning, and other regional plans. Similarly, other general plans in the region, along with specific plans that are outside the development assumptions from local general plans, would potentially accommodate substantially greater population and employment growth compared to regional forecasts and planning efforts. 2030 General Plan land uses are balanced to avoid growth inducement elsewhere. The 2030 General Plan would make a less than **cumulatively considerable** contribution to this **significant** cumulative impact.

IMPACTS ON AIR QUALITY

Air quality in the region does not meet State of California standards. Implementation of the 2030 General Plan would cause significant short- and long-term criteria pollutant emissions. The cumulative effects from short- and long-term criteria pollutants generated from the proposed 2030 General Plan, combined with related projects, are **cumulatively considerable** and **significant and unavoidable**.

Implementation of the new General Plan would result in less-than-significant CO-related air quality impacts from local mobile sources. Since the model used in the traffic analysis is a regional transportation model, this is representative of the cumulative condition. Therefore, the impact would also be **less than significant** on a cumulative basis.

Given that compliance with applicable rules and regulations would be required for the control of stationary-source TAC emissions, both on-site and off-site, the project's contribution to long-term cumulative increases in stationary-source TAC concentrations would be considered minor. Exposure to TAC emissions from mobile sources, specifically diesel exhaust PM, is of growing concern within the Sacramento Valley Air Basin (SVAB). Background diesel PM concentrations within the Planning Area are not considered to be relatively high, nor are any major non-permitted sources of TAC emissions proposed as a part of the 2030 General Plan. The Planning Area does not involve any major transportation corridors (i.e., roadways experiencing greater than 100,000 vehicles per day). It is along these high-volume corridors that concentrations of TACs could create substantial adverse impacts. Cumulative TAC impacts associated with the 2030 General Plan are considered **less than significant**.

Exposure to odors that occurs under the 2030 General Plan is not anticipated to combine with regional sources of odors in a way that would generate cumulatively considerable impacts. Odor impacts are generally localized and do not combine with odor impacts in nearby jurisdictions to increase the severity of impacts. Odor issues are considered **less than significant**.

See Section 4.14 of this EIR for the discussion of Climate Change impacts of the General Plan, including potentially cumulative impacts. The City's greenhouse gas reduction plan describes the City's strategy for compliance with AB 32-related requirements and the related air quality, transportation, public investment benefits and strategy for compliance with state and federal legislation.

IMPACTS ON NOISE

At this time, the City does not have any evidence that railroad noise would substantially increase over current levels. Railroad noise does currently exceed existing and future noise standards, but policies in the 2030 General Plan Noise Element, when implemented, are designed to reduce impacts. Because railroad noise would not increase as a result of adopting the 2030 General Plan, there would be no significant contribution to cumulative noise impacts. The City will actively work to reduce regional noise sources, as noted in the Noise Element (see Implementation Programs NOISE-3 and NOISE-4). Non-transportation noise and construction noise impacts are localized and not significantly contribute to cumulative noise impacts.

Future development projects within the Planning Area will affect the future (cumulative) ambient noise environment. It is difficult to project exactly how the ambient noise conditions within the broader Sutter County area will change after buildout of the 2030 General Plan, considering development anticipated under the Sutter County General Plan, the Yuba City General Plan, and the Gridley General Plan. However, noise impacts are generally localized, as noise levels are attenuated with distance.

However, traffic noise levels will increase along major regional roadway corridors as a result of the additional traffic generated by buildout of the 2030 General Plan, coupled with regional growth. The primary factor for a cumulative noise impact analysis is the consideration of future traffic volumes. Implementation of the 2030 General Plan, along with regional growth and traffic conditions, would cause changes in traffic noise levels over existing traffic noise levels. The 2030 General Plan would make a **cumulatively considerable** contribution to this **significant** cumulative impact.

IMPACTS ON TRANSPORTATION AND CIRCULATION

The traffic analysis included in this EIR addresses cumulative impacts to the regional transportation system. A regional traffic model was used to analyze impacts of the proposed General Plan at buildout, along with projected regional growth. The regional traffic model already assumes a level of growth for other nearby jurisdictions based on plans and population/employment projections. In sum, all scenarios studied in Section 4.4, "Transportation and Circulation," of this EIR are considered cumulative by nature because anticipated land use forecasts for other areas are already included in the traffic model. Please refer to this section for more details on the project's cumulative transportation impacts.

Regional population and employment growth is anticipated to result in traffic volumes along regional roadways, such as SR 99, that could exceed acceptable levels of service. This represents a significant cumulative impact. While the proposed General Plan includes various policies to reduce traffic demand and mitigation for roadway segments and intersections, traffic is anticipated to exceed level of service standards at certain roadway segments and intersections. The 2030 General Plan would make a **cumulatively considerable** contribution to this **significant** cumulative impact.

IMPACTS ON HYDROLOGY AND WATER RESOURCES

As discussed in Section 4.5, "Hydrology and Water Resources," land uses and development consistent with the 2030 General Plan would result in less-than-significant impacts related to violation of water quality standards, erosion and sedimentation, construction-related water quality impacts, interference with groundwater recharge, flood hazards, and dam failure.

The project would combine with development in the vicinity to create potential cumulative hydrologic and water resource impacts. However, implementation of Sutter County's Stormwater Ordinance (see Chapter 1760 of the County Code) within Sutter County, implementation of Butte County's Stormwater Ordinance in Butte County, and implementation of applicable NPDES permit requirements in the region would reduce adverse hydrologic and water quality impacts similar to those proposed by the General Plan on a basin-wide basis, including erosion and sedimentation impacts. Cumulative water quality impacts are considered **less than significant**, assuming application of existing regulations and policies and policies of the 2030 General Plan.

The City is planning to encourage new development (public and private) to use Low Impact Development stormwater management methods, so that less land is needed for drainage conveyance and detention. The City will promote joint-use of lands and facilities for multiple public purposes, to promote land efficiency, including joint-use of drainage corridors for linear parkland. The City's drainage master plan will be coordinated with revisions to fees and local standards to address drainage and related needs (see Implementation Program Water-1, for example). The City requires riparian preservation, encourages restoration, and provides guidelines for buffers from riparian habitat areas (see Policy Biological-3.1 and 3.2). With 2030 General Plan policies, the project would not contribute considerably to and significant hydrologic impact of regional growth outside Live Oak.

The General Plan describes the City's intent to manage water, stormwater, and wastewater in an environmentally effective and cost-efficient manner. The City's existing standards require detention of stormwater for the 10- and 100-year storm events. RD 777 standards are also being used to prepare a citywide master drainage plan to ensure against downstream flooding. With application of existing regulations and the wide array of 2030 General Plan policies and programs (see Section 4.5), the project's cumulative contribution to increased stormwater runoff and downstream flooding is considered **less than cumulatively considerable**.

Under the 2030 General Plan, Live Oak will continue to rely on groundwater for its City water supply. The Planning Area is within the East Butte Groundwater Subbasin, a subbasin of the Sacramento Valley Groundwater Basin bounded on the west and northwest by Butte Creek, on the northeast by the, Sierra Nevada/Cascade ranges, on the southeast by the Feather River and the south by the Sutter Buttes. Groundwater in the East Butte Subbasin

varies greatly with each season. The general direction of groundwater flow and the depth to groundwater have remained somewhat stable since the mid 1940s. Historical groundwater well information near the northwest end of the Planning Area indicates water levels are variable and have fluctuated over time from approximately three to approximately 14 feet below the surface (City of Live Oak 2006a: 1–2). Sources of groundwater recharge in the 2030 Plan area and surrounding region include the Sacramento River, the Feather River, and runoff from the Sierra Nevada snow melt (City of Live Oak 2006a:10). Groundwater recharge from the Thermalito Afterbay has also been observed (DWR 2004:3). Sutter County is initiating a Groundwater Management Plan, which will help to ensure reliable groundwater levels in the area surrounding Live Oak. The Butte County Department of Water and Resource Conservation has undertaken studies on the Lower Tuscan aquifer, which serves valley areas of Butte County. The success of these regional water supply efforts cannot be guaranteed at this time. Although urban development within the groundwater subbasin would involve removing irrigated cropland from production and could actually result in a net decrease in water demand, insufficient data are available at this time to definitively assess long-term groundwater recharge and availability. With state-required and locally adopted water conservation measures in the Conservation and Open Space Element, the 2030 General Plan's contribution to any significant cumulative significant impact is **less than cumulatively considerable** and **less than significant**.

The cumulative impact related to levee failure in the Sutter-Butte Basin would be considerable; levee failure on the Feather River has the potential to affect most or the entire basin. By adding residents and workers to the area within the basin, the proposed project would place additional population and structures behind levees designed to hold back potential flood waters. State legislation, federal standards, and local policies all require assessment, construction, and maintenance of flood protection facilities, where required, to avoid flooding of populated areas. With implementation of these laws and regulations, the impact of the General Plan is **less than cumulatively considerable** and the cumulative impact is considered **less than significant**.

IMPACTS ON BIOLOGICAL RESOURCES

Biological resources impacts of the proposed project—including loss of special-status plants, loss of special-status wildlife and fish species, loss of native and heritage trees, and loss and degradation of sensitive natural communities or federally protected wetlands—would all be reduced to less than significant levels following mitigation. Policies and programs in the General Plan are designed to avoid or reduce biological impacts to less-than-significant levels with a range of conservation, restoration, and preservation strategies. Riparian areas along the west bank of the Feather River contain most of the native plant species within the Study Area, while canals and the Live Oak Slough provide habitat for other important species. The City has addressed biological, community design, recreation, drainage, and transportation needs along existing and future connected greenways. The City has committed to mitigation for loss of sensitive species in compliance with state and federal agency requirements. Refer to the Conservation and Open Space Element of the General Plan, as well as other Elements, that address biological resources.

The loss of habitat or special-status species from implementation of the General Plan would contribute to the loss of species at the regional level outside Live Oak as other former open spaces experience urban and suburban development. Past development in Sutter County and the Sacramento Valley—ranging from conversions of land to agricultural production more than a hundred years ago to recent development projects—has resulted in substantial conversions of native habitat to other uses. Although future projects throughout the region would be expected to mitigate for impacts on threatened and endangered species and other sensitive biological resources that are provided with regulatory protections, many types of habitats and species are provided no protection, and it can be expected that a net loss of native habitat for plants and wildlife, agricultural lands, and open space areas that provide value to biological resources will continue. The City has included policy and programs in the General Plan Conservation and Open Space Element designed to avoid impacts to important biological resources. Therefore, the General Plan would have a **less than cumulatively considerable contribution** to this significant cumulative impact.

IMPACTS ON GEOLOGY AND SOILS

Cumulative impacts on geology and soils would be less than significant based on the application of goals, policies, and implementation programs incorporated into the 2030 General Plan, as described in Section 4.7, "Geology, Soils, Mineral Resources, and Paleontological Resources."

Cumulative gains in population, households, and jobs would require a commensurate increase in infrastructure, capital facilities, services, housing, and commercial uses. Each of these increases carries with it a corresponding increase in the amount of ground disturbance resulting from the construction of new buildings and structures and other site development activities. However, each individual project considered in this cumulative analysis must meet building code requirements as well as the requirements of local policies (i.e., grading and erosion control plans). Therefore, no additive effect would result and no cumulatively considerable impact related to seismic or soil hazards would occur. There is **no significant** cumulative impact.

A records search of the University of California Museum of Paleontology's Paleontology Collections database did not identify any previously recorded fossil localities within the Planning Area. However, the Planning Area is underlain by Pleistocene-age sediments of the Modesto Formation, which is considered a paleontologically sensitive unit. The fact that vertebrate fossils have been recovered throughout the Sacramento and San Joaquin Valleys in sediments referable to these formations suggests that there is a potential for uncovering additional similar fossil remains during construction-related earthmoving activities at the project site. Implementation of 2030 General Plan programs would reduce impacts on previously undiscovered paleontological resources to **less-than-significant** levels.

Fossil discoveries resulting from excavation and earth-moving activities associated with development occur throughout the state. However, unique, scientifically-important fossil discoveries are relatively rare, and the likelihood of encountering them is site-specific and is based on the type of specific rock formations found underground. These rock formations vary from location to location. Furthermore, when unique, scientifically-important fossils are encountered by construction activities, the subsequent opportunities for data collection and study generally provide a benefit to the scientific community. Therefore, because of the low probability that any project would encounter unique, scientifically-important fossils, and the benefits that would occur from recovery and further study of those fossils if encountered, development of the related projects and other development in the region are not considered to result in a cumulatively considerable impact related to paleontological resources.

For the reasons described above, cumulative impacts on geology, soils, mineral resources, and paleontological resources are considered **less than cumulatively considerable** and **less than significant**.

IMPACTS ON AGRICULTURAL RESOURCES

Implementation of the 2030 General Plan would permanently convert Important Farmland to nonagricultural, urban uses. The impact of the project on Important Farmland is significant and unavoidable. There are no properties protected by Williamson Act contracts that would be affected by the project and therefore no cumulatively considerable contribution to any impact related to the Williamson Act. See Section 4.8 for more details.

The project would also combine with past, present, and future development within the Sutter, Butte, and Yuba county farming areas to convert Important Farmland to urban use. The total conversion of Important Farmland from implementation of the proposed project would be relatively small in the context of the entire county's agricultural land base. The City will plan to identify agricultural buffers to protect the community from the harmful effects of hazardous materials and prevent against complaints against farmers. However, the direct conversion of agricultural land would contribute to the incremental decline of Important Farmland in the region and result in the irreversible conversion of this agricultural land. The loss of Important Farmland is a **cumulatively considerable impact** when considered in connection with the **significant** cumulative losses that

would occur through implementation of the proposed project, past farmland conversions, and planned future development.

IMPACTS ON PUBLIC SERVICES AND UTILITIES

Buildout of the 2030 General Plan would involve changes to land use type, density, and scale, which would increase demands on public services and utilities. The cumulative impacts on water supply services, wastewater management services, solid waste management and recycling, public education services, parks and recreation, fire protection and emergency services, criminal justice services, and library services are described below.

Water Supply

Section 4.10 of this EIR evaluates the potential effects of construction that would be required to increase the capacity of water supply, storage, treatment, and delivery facilities in Live Oak based on the existing and future needs of users within the Planning Area. The EIR also evaluates in other sections of chapter 4 the various environmental impacts (such as biological, cultural, air, and noise) that could occur as a result of the construction of such facilities.

Growth in Yuba City, Sutter County, Butte County, the City of Gridley, and other nearby areas would also contribute to additional demands for water supply and delivery, leading to a need for additional facilities in the future in these other jurisdictions. Water is provided by the City of Live Oak within the City of Live Oak. Local development does not increase demand in other jurisdictions. Likewise, development in other jurisdictions does not combine with local demand to create a cumulative impact beyond the combined localized impacts related to water demand and construction of facilities to meet this demand. There is no cumulatively considerable contribution to a cumulatively significant impact related to construction of additional water supply related infrastructure.

Development of future water supply in Live Oak depends on groundwater recharge, and it is affected by other variable factors, such as land use density and land use type. The City of Live Oak is the water supplier in the Planning Area, and available data indicate that adequate water supplies for the proposed project can be provided without depleting groundwater supplies. New development throughout the county and in other locations that could affect the groundwater aquifer would also be subject to state legislation that requires water supply assessments that address ongoing water supply adequate for property subdivision proposals (SB 610 and SB 221). State law requires adequate water supplies be identified prior to approval of large projects. The 2030 General Plan contains policies with requirements to maintain the City's water resources, and existing regulations require future development to prove that adequate water supply is available before development may occur. By adhering to the goals and policies listed above, the City of Live Oak would reduce its growth in water demand through conservation measures. Although water demand would increase substantially over current levels, the City's total water demand in 2030 would be only 0.4 percent of the East Butte Subbasin's total storage capacity. There has not been substantial decrease in groundwater levels that would suggest long-term water supply will be a substantial issue in the Live Oak area. The City has no reason to believe that the implementation of the General Plan would have a long-term substantial adverse effect on groundwater levels or supply in the region. With water conservation measures included in the Conservation and Open Space Element, the project would have a **less than cumulatively considerable contribution** to this cumulative impact. Regional water supply data and analysis is not sufficiently detailed to allow the City to determine whether or not there is a significant cumulative impact related to long-term water demand and supply.

Wastewater Management Services

Buildout of the 2030 General Plan would result in greater demand for wastewater collection, storage, treatment, and conveyance facilities and could create a demand for new facilities. The City is in the process of preparing a wastewater master plan that would identify infrastructure improvements necessary to serve the Planning Area at

General Plan buildout, including replacing the current secondary treatment process and adding tertiary treatment. The improvements identified in the wastewater master plan would include both those necessary to serve developed portions of the City, as well as new growth areas. The planning for wastewater collection and conveyance is based on the best available buildout estimates. However, trunk sewers would be constructed based on actual demand and phasing/timing of development.

The City has preliminarily identified four phases of improvements to the wastewater treatment plant (WWTP) to improve effluent water quality and expand treatment capacity to serve growth anticipated under the General Plan, including expansion of wastewater treatment capacity. Phased construction of these facilities could result in adverse effects on the physical environment. There are no land uses in the General Plan that would be expected to generate wastewater of such poor quality and concentration or in such amounts that future treatment systems would not be able to adequately treat such wastewater to achieve applicable water quality standards. By adhering to the General Plan, the City would ensure that the wastewater infrastructure necessary to serve its projected population through buildout. Effects related to wastewater treatment expansion and construction of wastewater collection and conveyance facilities in Live Oak would occur according to growth and development within the Planning Area.

It is not appropriate to consider impacts of alongside similar impacts created by projects and plans near Live Oak in the same way as other cumulative issues. Growth in Yuba City, Sutter County, Butte County, the City of Gridley, and other nearby areas would also contribute to additional demands for wastewater collection and treatment, leading to a need for additional wastewater facilities in the future. Wastewater services are provided by the City of Live Oak within the City of Live Oak. Local development does not increase demand in other jurisdictions. Likewise, development in other jurisdictions does not combine with local demand to create a cumulative impact beyond the combined localized impacts related to wastewater demand and construction of facilities to meet this demand. The project would not have any cumulatively considerable effect related to wastewater management. The impact is **less than significant**.

Solid Waste Management and Recycling

Buildout of 2030 General Plan would include new development and redevelopment that would increase the generation of solid waste in the Planning Area. Additional growth in surrounding jurisdictions would also increase the generation of solid waste.

Live Oak's solid waste is disposed in the Ostrom Road Landfill. The City does not manage the Ostrom Road Landfill and the City does not control landfill capacity or dictate urban growth in other places within Yuba and Sutter counties that would have an important bearing on the effective lifetime of the landfill. The City is not does not develop new landfills or expand existing landfills, does not permit landfill construction or expansion, and does not operate landfills. However, capacity at this landfill is anticipated to be able to serve local growth in addition to planned regional growth. Therefore this cumulative impact is considered **less than significant**.

The combination of 2030 General Plan policies and existing regulations related to the disposal and reduction of solid waste will reduce the rate of increase in the amount of solid waste generated locally and sent to the Ostrom Road Landfill. However, implementation of state regulations for solid waste source reduction and recycling in addition to application of City policies would ensure a **less than cumulatively considerable** contribution to this cumulative impact.

Public Education Services

Growth anticipated with buildout of the 2030 General Plan would result in an increased student population, contributing to an increased demand for additional public schools. Regional growth would result in increased demand for schools throughout the County. However, the City is planning to accommodate local school needs locally. The 2030 General Plan includes several policies to ensure coordination with the school district on placement of schools in new growth areas and expansion of existing schools to meet future needs. As noted

throughout the 2030 General Plan, the City will coordinate with the school district to ensure appropriate level of service standards in new growth areas are achieved. The project does not have any cumulatively considerable contribution to any significant cumulative impact. The impact is **less than significant**.

Fire Protection, Law Enforcement, and Emergency Services

Future regional growth would result in increased demand for fire protection, law enforcement, and emergency response. Buildout of the 2030 General Plan would include the construction of new structures and population growth as a result of development of residential, commercial, and industrial land uses, which may require the construction of additional facilities for fire protection, law enforcement, and emergency response. The 2030 General Plan contains goals and policies that would require additional facilities and services be made available to accommodate projected growth in the plan. The City maintains policies for mutual aid with nearby service providers in the case of large events that require response. The 2030 General Plan establishes standards for maintaining and expanding fire protection and emergency response services according to local growth needs. However, the City does not directly provide fire and police services, but rather contracts through Sutter County for these services. Therefore, the City does not directly control whether and when facilities to serve new growth would be constructed. The City does not have any reason to believe that service to the Live Oak area would be combined with service to other areas with substantial planned growth. Therefore, local demand would be served through local expansion of services, and could perhaps involve construction of additional facilities, but this would not combine with effects in neighboring areas to create any cumulative impact. There is no significant cumulative impact. There is no cumulatively considerable contribution. The impact is **less than significant**.

Parks and Recreation Impact Conclusion

Local and regional investment in parks and recreation facilities will require construction and land use change. As development proposals are identified, additional project-level environmental analysis would be completed to ensure General Plan standards are implemented. The Parks and Recreation Element identifies local priorities for regional recreation opportunities, including connections to existing and future natural resources areas. The City has identified the need for regional drainage and ped/bike pathways, revisions to local standards that encourage natural drainage systems, and regional recreational resources development and preservation. The City has identified several regional connections, such as along Pennington Road, the Feather River, the Sutter Buttes, and local sloughs and swales. City population growth could increase demand at local recreational facilities. However, because the City and other cities and counties are expected to plan for expansion of recreational facilities to meet future needs, this cumulative impact is considered **less than significant**.

The City has provided for both local needs and for the expansion of regional recreation needs, including local facilities to address regional demands. It is possible that local demand for recreation services could combine with increased regional demand to cause cumulative impacts related to deterioration of regional serving facilities or the need for expansion of facilities. However, the General Plan includes policies to ensure an appropriate relationship between local population and parkland. Therefore, the General Plan would have a **less than cumulatively considerable contribution** to this cumulative impact.

IMPACTS ON CULTURAL RESOURCES

Impacts on cultural resources can be reduced to a less-than-significant level by applying goals, policies, and implementation programs in the 2030 General Plan.

Cumulative gains in population, households, and jobs would require a commensurate increase in infrastructure, capital facilities, services, housing, and commercial uses in the Planning Area, Sutter County and other nearby areas. Each of these increases carries with it a corresponding increase in the magnitude of ground disturbance and the construction of new buildings and structures and other site development activities. The impact on archaeological deposits, human remains, and paleontological resources would be substantial given the past extent

of urban development, and anticipated gains in population, jobs, and housing. However, state and local laws and regulations require analysis and mitigation to avoid significant cultural resources impact. This cumulative impact is considered **less than significant**.

Although data generated by this analysis cannot confirm this, it is also possible that, because of the scope and range of activities that would be undertaken, the 2030 General Plan may result in the loss of a class of archaeological sites unique to the paleoenvironmental context of the Planning Area. With implementation of General Plan policy and programs, in addition to other applicable state laws and regulations, the impacts of the 2030 General Plan are considered **less than cumulatively considerable** to this cumulative impact.

IMPACTS ON VISUAL RESOURCES

Implementation of the 2030 General Plan would substantially alter the visual character of the Planning Area by converting agricultural lands and open space to developed urban uses, resulting in significant impacts. No feasible mitigation is available to address impacts on visual resources associated with the conversion of agricultural land and open space to urban development, impacts on views of scenic vistas (including views of agricultural landscapes and the Sutter Buttes), and contribution to light and glare; there is no mechanism to allow implementation of development projects while avoiding the conversion of the local viewsheds from agricultural land uses and open spaces to urban development.

As noted in the 2030 General Plan, preservation and enhancement of the natural environment is of vital importance as Live Oak grows. Citizens place a high priority on preserving the rural character and believe it is a major component of Live Oak's identity. The natural landscape that surrounds Live Oak contributes to the character of the community. The City's aesthetic priorities, linked to regional priorities, are described in the Community Character Element. The Community Character Element policies address conservation of locally-important visual resources and development of future regional visual and physical connections. In addition to the large native trees found with the riparian forest habitat along the Feather River, there are scattered native trees and large nonnative trees along roadsides and agricultural fields throughout the Study Area that contribute to the local and regional aesthetic character. The 2030 General Plan includes a program (Implementation Program Biological-2) to develop a tree preservation ordinance to preserve such resources.

The City's Circulation policies have visual, as well as transportation and air quality benefits. The City plans to preserve the rural aesthetic along SR 99. Just south of Riviera Road and just north of Paseo Road, existing trees along SR 99 (including former orchards) could be preserved as new trees are planted. Setting urban development back from SR 99 in the new growth area, with planted, earthen berms along the highway would preserve a more rural aesthetic for drivers as they enter the City and provide necessary buffering between residential development and the highway. Gateway aesthetic themes should continue from the edge of the Planning Area to the north and south ends of the downtown core area, with attractive design features that let the traveler know they have entered the community (see the Community Character and Design Element for more information). The City's planned visual connections are along future multi-modal travel routes that provide regional pedestrian/bicycle connections and views of the rural landscape.

Despite the range of policies and programs in the 2030 General Plan that would reduce or avoid adverse visual impacts throughout the Live Oak Planning Area, urban development of agricultural lands and open space would occur. Growth and development in Sutter County, Butte County, and Yuba County would involve similar conversion of former agricultural lands, open space, and elements of the rural landscape. Cumulative visual impacts are considered **significant**. The 2030 General Plan would make a **cumulatively considerable** contribution to these **significant** cumulative impacts.

IMPACTS ON ENERGY

Land uses and development consistent with the 2030 General Plan would lead to a less than significant increased demand for energy and consumption of energy resources. The 2030 General Plan includes a wide range of energy conservation strategies for land use, transportation, community design, public facilities and infrastructure. The 2030 General Plan includes policies and implementation measures that recognize the need to design buildings, coordinate development patterns, coordinate transportation planning, coordinate regional infrastructure investment, and comply with regional planning requirements during General Plan buildout to achieve energy conservation, as well as other objectives.

However, the demand for energy and consumption of energy resources would still increase. Future land use patterns, new construction and building renovations, and commuting patterns would increase demand for energy in the Planning Area. Cumulative development throughout the county and the region would result in a significant cumulative increase in the demand for energy and the need for construction of additional facilities to generate and/or distribute electricity. This is considered a **significant** cumulative impact. The 2030 General Plan would have a **cumulatively considerable** contribution to this **significant** cumulative impact.

IMPACTS ON HAZARDS AND HAZARDOUS MATERIALS

Buildout of the 2030 General Plan would increase the quantity and intensity of development in the Planning Area. With implementation of General Plan policies, programs, and existing regulations, 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; exposure of structures to urban or wildland fires; and public health hazards from development on a known hazardous materials site.

Under cumulative conditions, implementation of the proposed project, in conjunction with growth planned in surrounding jurisdictions, is not anticipated to present a public health hazard to residents. Projected growth both within the project site and in surrounding jurisdictions would involve storage, use, disposal, and transport of hazardous materials to varying degrees during construction and operation. Impacts from these activities are reduced since the storage, use, disposal, and transport of hazardous materials is extensively regulated by various federal, state, and local laws, regulations, and policies. Health and safety impacts associated with the past or current uses of a proposed project site usually occur on a project-by-project basis, rather than in a cumulative manner. Individual development projects in the Planning Area and in surrounding jurisdictions would implement and comply with existing hazardous materials laws, regulations, and policies.

Growth and development in areas along SR 99 and the Union Pacific Railroad, which bisect downtown Live Oak, could involve additional shipment of hazardous materials along this regional transportation routes. Even with the application of existing policies and regulations designed to reduce or avoid accidents involving these types of materials, there is still a chance that a local accident would have substantial adverse impacts. This is considered a **significant** cumulative impact. The project includes generalized land use designations and it is not possible to know if any proposed operations would involve hazardous materials either on-site or would require hazardous materials related activities off-site. The 2030 General Plan would place land uses within proximity to SR 99 and the Union Pacific Railroad. However, the City has identified buffers in the Land Use Diagram and in General Plan policy to provide separation between residential uses and these transportation routes, in addition to policies relating to hazardous materials use, transport, and emergency response. Therefore, the project would not have a cumulatively considerable contribution to any significant cumulative impact related to transport of hazardous materials. The impact is **less than significant**.

6.2 GROWTH-INDUCING EFFECTS

The State CEQA Guidelines (Section 15126.2[d]) require that an EIR evaluate the growth-inducing effects of a proposed project (in this case, the update of the General Plan). Specifically, an EIR must discuss the ways in

which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment.

Direct growth-inducing impacts are generally associated with the provision of urban services to an undeveloped area, although it also possible to induce rural growth that does not depend on the availability of urban services. The provision of these services to a site, and the subsequent development, can serve to induce other landowners in the vicinity to convert their property to urban uses. Indirect, or secondary growth-inducing impacts consist of growth induced in the region by the additional demands for housing, goods and services associated with the population and employment increase caused by, or attracted to, a new project.

Growth inducement, by itself, is not an environmental effect, but may indirectly lead to environmental effects. Such environmental effects may include increased traffic, degradation of air quality, conversion of agricultural land to urban uses directly from population and employment growth and indirectly from development associated with goods and services needed by such growth.

Based on Section 65300 of the Government Code, the 2030 General Plan is required to serve as a comprehensive, long-term plan for the physical development of the City of Live Oak. By definition, the 2030 General Plan intends to provide for and address future growth and conservation in the City and its Planning Area.

The 2030 General Plan does not propose any specific development projects. In a sense, then, the 2030 General Plan therefore would not have direct growth-inducing impacts. Indirect growth-inducing impacts would occur, however, due in part to changes in the Land Use Diagram and the goals and policies of the 2030 General Plan. These changes are required in order to address long-range land use planning needs of the community. The goals, policies, and implementation programs of the updated General Plan provide a framework to accommodate future growth. Projected growth is described in Chapter 3, “Project Description,” and the environmental consequences related to the potential growth are analyzed throughout Chapter 4, “Environmental Setting, Impacts, and Mitigation Measures.”

Accommodation of economic and population growth represents the extent to which the proposed General Plan would increase economic activity and population in the City and region. Anticipated population growth is indirect in nature because the proposed General Plan does not directly propose development, but only provides the framework for development planning and implementation to proceed. If all land use designations within the Planning Area were to be fully built out, the 2030 General Plan could as many as 15,000 to 18,000 additional housing units, a total of up to 45,000 to 53,000 total residents; roughly 8 to 10 million square feet of nonresidential building construction, and roughly 14,000 to 17,000 new local jobs. The actual level of buildout and the timing of construction and development activities would be subject to market conditions and other factors beyond the City’s control or knowledge. However, with the substantial amount of new development accommodated under the General Plan, it is possible that, through expansion of job opportunities in Live Oak or other aspects of the General Plan, growth elsewhere could be facilitated. If jobs are created in Live Oak that cause people to move to the region and create a demand for housing construction beyond that provided locally, the General Plan could be considered growth inducing.

Whether or not growth obstacles are eliminated relates to the extent to which the 2030 General Plan would increase infrastructure capacity or change the regulatory structure such that additional development in the Planning Area would be allowed. A physical obstacle to growth typically involves the lack of infrastructure and public service capacity. The extension of public service infrastructure (e.g., roadways, water and sewer lines) into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth. To the extent that infrastructure is sized to accommodate already approved and expected growth based on the population projections of the 2030 General Plan, growth inducement would not occur beyond that accommodated by the expanded infrastructure and services. However, if infrastructure and facilities are oversized, or extended to areas outside of the Planning Area, this could induce growth by providing

capacity to areas not intended for development. As detailed in the 2030 General Plan, this EIR, and ongoing master planning work by the City, infrastructure and public services are planned and implemented according to the needs of Live Oak. The master plans are being developed based on land use assumptions provided by the General Plan Update Team. The City does not generally provide urban services to areas in the unincorporated county, unless such lands are annexed to the City, in a way that would induce or facilitate urban development. The General Plan would not, then, have growth-inducing impacts related to the removal of obstacles to growth in the surrounding vicinity.

6.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA requires that significant irreversible environmental changes caused by a plan be addressed in an EIR. Specifically, the EIR must consider whether "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely" (State CEQA Guidelines Section 15126.2[c]). Nonrenewable resources, as used in this discussion, refer to the physical features of the natural environment: land, air, and waterways.

The land use designations proposed by the 2030 General Plan would result in commitment of allowable land uses to these areas for the foreseeable future. In addition, proposed changes to land use designations would allow the development of differing uses that may not have been previously anticipated by the existing (1994) *City of Live Oak General Plan*. As discussed in Section 4.1, "Land Use," of this EIR, the proposed amendments would result in significant changes to land use designations from the existing plan.

The proposed project would use both renewable and nonrenewable natural resources for project construction and operation. The proposed project would use nonrenewable fossil fuels in the form of oil and gasoline during construction and operation. Other nonrenewable and slowly-renewable resources consumed as a result of project development would include, but not necessarily be limited to, lumber and other forest products, sand and gravel, asphalt, petrochemical construction materials, steel, copper, lead, and water. Operation of future urban development would also consume energy and water.

Irreversible changes would likely occur as a result of future excavation, grading, and construction activities associated with development of land uses envisioned in the 2030 General Plan. Although these changes can generally be addressed by mitigation measures, the potential for disturbance would represent an irreversible change. The 2030 General Plan would also result in irreversible changes by increasing land use densities and introducing development onto the sites that are designated for a specific land use, but that are presently undeveloped.

Land uses and development consistent with the 2030 General Plan would result in changes to traffic and circulation and therefore would increase emissions of air pollutants and generation of noise.

Land uses and development consistent with the 2030 General Plan would result in the conversion of agricultural lands to nonagricultural uses. Although the 2030 General Plan includes policies and programs aimed at protecting existing agricultural land uses and promoting continuation of agricultural operations, any conversion of agricultural lands would be a significant irreversible environmental change. The lands surrounding Live Oak also represent important existing visual resources, which would be irreversible converted to urban use as a result of implementation of the 2030 General Plan.

The proposed project could result in irreversible damage from environmental accidents, such as an accidental spill or explosion of a hazardous material. During construction of projects accommodated under the 2030 General Plan, equipment on the site would use various types of fuel. Operation of the proposed project could include the use of hazardous materials, which could increase the risk of an accidental spill or release. However, these hazardous materials would be sold in relatively small quantities and in California, the storage, use and sale of hazardous substances are strictly regulated and enforced by various local and regional agencies. The enforcement

of these existing regulations would be expected to minimize the potential for irreversible damage associated with accidental spills or explosions.

The 2030 General Plan would generate greenhouse gas emissions as described in Section 4.14, "Effects Related to Climate Change." Such emissions would represent a significant irreversible change to the environment.

6.4 SIGNIFICANT AND UNAVOIDABLE EFFECTS

According to Sections 15126.2(a) and 15126.2(b) of the State CEQA Guidelines, an EIR shall identify and focus on the significant environmental effects of the proposed project, including effects that cannot be avoided if the proposed project were implemented.

This section describes significant environmental impacts, including impacts that are mitigated but would not be reduced to a less-than-significant level. Individual impacts are discussed below.

IMPACT 4.2-2: DEGRADATION OF HIGHWAY LEVELS OF SERVICE.

With implementation of the 2030 General Plan, operation of four SR 99 segments would operate at LOS F. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.2-4: LEVEL OF SERVICE AT INTERSECTIONS.

Implementation of the 2030 General Plan would contribute traffic to intersections that would operate in excess of acceptable LOS. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.3-1: GENERATION OF SHORT-TERM CONSTRUCTION-RELATED EMISSIONS OF CRITERIA AIR POLLUTANTS AND PRECURSORS.

Emissions of Criteria Air Pollutants and precursors during construction of the 2030 General Plan would exceed FRAQMD's significance thresholds of 25 lb/day for ROG and NOX and 80 lb/day for PM10. Policies contained in the 2030 General Plan would support compliance with FRAQMD-recommended standard construction mitigation practices. This would appreciably reduce construction-generated air pollutant emissions from buildout of the 2030 General Plan. However, due to the large amount of total development proposed over the buildout period, construction-generated emissions of criteria air pollutants and precursors is considered substantial, and could violate an ambient air quality standard, contribute substantially to an existing or predicted air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.3-2: CONSISTENCY WITH AIR QUALITY PLANNING EFFORTS.

Future development in Live Oak would generate emissions of criteria air pollutants (PM10 and PM2.5) and ozone precursors, both of which affect regional air quality. The 2030 General Plan would result in fewer emissions of criteria pollutants and precursors per capita than under the 1994 General Plan, and would accommodate growth in a more emissions-efficient manner. However, anticipated population and development consistent with the 2030 General Plan could lead to operational (mobile-source and area-source) emissions that are not accounted for in the current applicable air quality plan and would exceed FRAQMD thresholds. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.3-3: Generation of Long-Term Operational, Regional Emissions of Criteria Air Pollutants and Precursors.

Long-term operational activities consistent with the 2030 General Plan would result in lower emissions of criteria air pollutants and precursors per capita than under the 1994 General Plan. However, emissions associated with the 2030 General Plan would result in emissions of ROG, NOX, and PM10 that exceed FRAQMD's significance thresholds of 25, 25, and 80 lb/day, respectively. Thus, operational emissions of criteria air pollutants and precursors could violate or contribute substantially to an existing or projected air quality violation and/or expose sensitive receptors to substantial pollutant concentrations. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.4-2: Railroad Noise Levels.

Exposure to railroad noise could exceed local standards. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.8-1: Loss of Important Farmland.

Buildout of the 2030 General Plan would result in the conversion of Important Farmland to nonagricultural uses. Approximately 3,433 acres of Important Farmland in the Planning Area could be converted to urban uses. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.8-2: Changes Which Could Result in Conversion of Farmland.

The City's Planning Area includes a large amount of agricultural land with non-agricultural land use designations. Future development within this area could result in the conversion adjacent farmland properties. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.12-1: Adverse Impacts on a Scenic Vista.

Implementation of the 2030 General Plan would result in new urban development that would permanently alter and block some views of the Sutter Buttes, the Live Oak area's single most prominent visual resource, as well as views of agricultural lands. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.12-2: Degradation of Visual Character.

Implementation of the 2030 General Plan would result in urban development that would substantially alter the current visual character present within and surrounding the City of Live Oak. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.12-3: New Source of Light and Glare.

Implementation of the 2030 General Plan would result in the development of new urban uses, which would create substantial new sources of light and glare in areas currently used for agriculture. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.

4.14-1: INCREASES IN GREENHOUSE GAS EMISSIONS.

Project-generated GHG emissions would not be anticipated to conflict with AB 32 (i.e., an agency-adopted regulation for the purpose of reducing GHG emissions) due to the 2030 General Plan's policies and programs designed to reduce GHG emissions. In addition, the 2030 General Plan would accommodate growth in a more GHG-efficient manner than would buildout of the existing 1994 General Plan (i.e., the No Project Alternative). However, buildout of the 2030 General Plan would result in substantially higher GHG emissions compared with existing levels. Climate change attributable to human-caused GHG emissions is a significant cumulative impact. Projected 2030 General Plan GHG mass emissions could be cumulatively considerable when compared to existing mass emissions in the Planning Area. No additional mitigation is available beyond General Plan policies and implementation programs. This impact would remain significant and unavoidable.