



# Live Oak

## Community Workshop Input:

- Participants were split on their preferences for a particular land use concept in Live Oak's Sphere of Influence (SOI); three respondents wanted to see no change, while five respondents preferred the adopted General plan, and four respondents selected a land use concept that proposed additional employment, housing, and mixed-use. Participants also wanted to see more of the following land uses in Live Oak's SOI: low density residential; medium density residential; commercial; mixed-use; and employment/industrial.
- Participants were split in their support for development along Highway 99 to ultimately connect Yuba City and Live Oak. Fifteen of 28 respondents that did support this connection wanted to see commercial, industrial, education/technology, and schools along the highway.

## GPAC Recommended Alternatives (maps attached):

- Alternative 1, Existing General Plan:** Existing Sutter County General Plan.
- Alternative 2, New Growth – Lower Intensity:** No new residential land uses in the City's SOI. Designates industrial and commercial land use in the SOI consistent with the City's ongoing General Plan Update. No new uses proposed outside the City's SOI.
- Alternative 3, New Growth – Higher Intensity:** Same as Alternative 2.

Live Oak: Land Use Alternatives (acres)			
	Alternative 1 Existing General Plan	Alternative 2 New Growth – Lower Intensity	Alternative 3 New Growth – Higher Intensity
AG-20	236 acres	192 acres	192 acres
Commercial	14 acres	92 acres	92 acres
Industrial/Employment	157 acres	126 acres	126 acres
Low Density Residential	3 acres	0 acres	0 acres
<b>Total</b>	<b>410 acres</b>	<b>410 acres</b>	<b>410 acres</b>

## Requested Board of Supervisors/Planning Commission Direction:

- Should the alternatives exclude any new residential land use within Live Oak's Sphere of Influence?
- Should the alternatives only assume industrial and commercial uses consistent with Live Oak's ongoing General Plan Update?
- Should the alternatives exclude any new urban uses immediately to the west or south of Live Oak's Sphere of influence?
- Should the alternatives consider a buffer between Live Oak and Yuba City?