



CITY OF LIVINGSTON

PLANNING DEPARTMENT DEVELOPMENT APPLICATION

For City Use Only

Application # _____
 Date Submitted _____
 Received By _____
 Assigned To _____
 Fee/Deposit Submitted _____
 Project Account # _____

Application Type (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Sign Permit |
| <input checked="" type="checkbox"/> Major Subdivision/Tentative Map | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Minor Subdivision/Parcel Map (4 lots or less) | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Design Review | <input checked="" type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Other _____ |

Project Information: Master Conditional Use Permit for Cannabis Business Park
 Proposed Project Name: Greenzone, LLC - Cannabis Business Park
 Project Address N/A - Project Location: Northwest corner of Bird Street
 Project Parcel Number 047-090-004
 Project Description (be specific, use additional pages if necessary) _____
See attached operational statement for detailed project description.

Applicant Information: Greenzone Enterprises, LLC.
 Name Emad Zam Zam
 Address P.O. Box 11412
 City Fresno State CA Zip Code 93773
 Phone 559-285-6222 Fax _____ E-mail GZE_559@yahoo.com
 Signature _____
 (Original ink signature is required)

Owner Information:
 Name Emad ZamZami
 Address 5675 N. Tisha Ave
 City Fresno State CA Zip Code 93723
 Phone _____ Fax _____ E-mail _____
 Signature _____
 (Original ink signature is required)



1234 O Street
Fresno, CA 93721
(558) 449-4500

TO: City of Livingston
FROM: Bonique Emerson, AICP, Precision Civil Engineering
RE: Proposed Project Description and Phasing Plan for Greenzone
DATE: November 9, 2022

The following memo details the proposed development and phasing approach for the Greenzone Project. The phasing plan has been updated so that it can be used as the complete project description for the proposed project. The purpose of the phasing plan is to phase in conditions of approval in order to allow the developer to move forward with an initial phase of the project to begin generating revenue to make the later requirements improvement economically feasible.

Project Description and Proposed Phasing

Project Name

Greenzone, LLC – Cannabis Business Park

Project Location

The Project site is located approximately 0.4 miles west of Main Street, just north of Bird Street as it turns north to the Wastewater Treatment Plant in the northern-most part of the City of Livingston, California, which is one of six incorporated cities in Merced County (Figures 2-1 and 2-2). State Route (SR) 99 is approximately one mile west of the site. The Project parcel is identified by assessor's parcel number (APN) 047-090-004. The site is predominately surrounded by agricultural land. Presently, the site predominantly consists of fallow agricultural land. A canal trends southwest-northeast through the site with an electrical power line along the northern boundary.

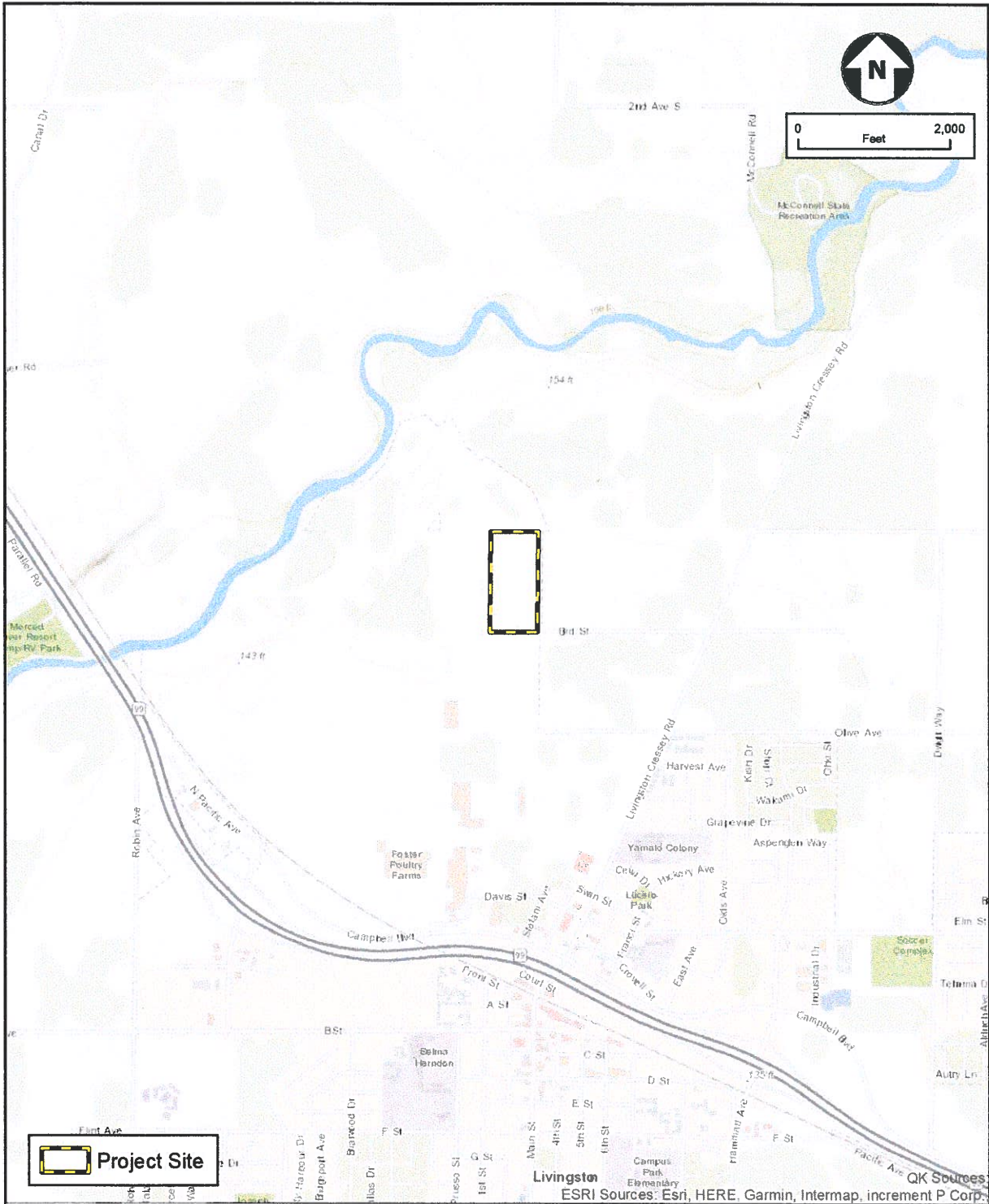
Surrounding Land Uses

North and west of the Project site is zoned for Public/Quasi-Public Facility and Limited Industrial while south of the Project site is zoned as General Industrial. The east side of the Project site is on the border of the city limits and the sphere of influence.

The surrounding lands predominantly consist of agricultural production to the east, south, and west, and a drainage basin to the north.



Figure 2-1
Regional Location Map



**Figure 2-2
Vicinity Map**

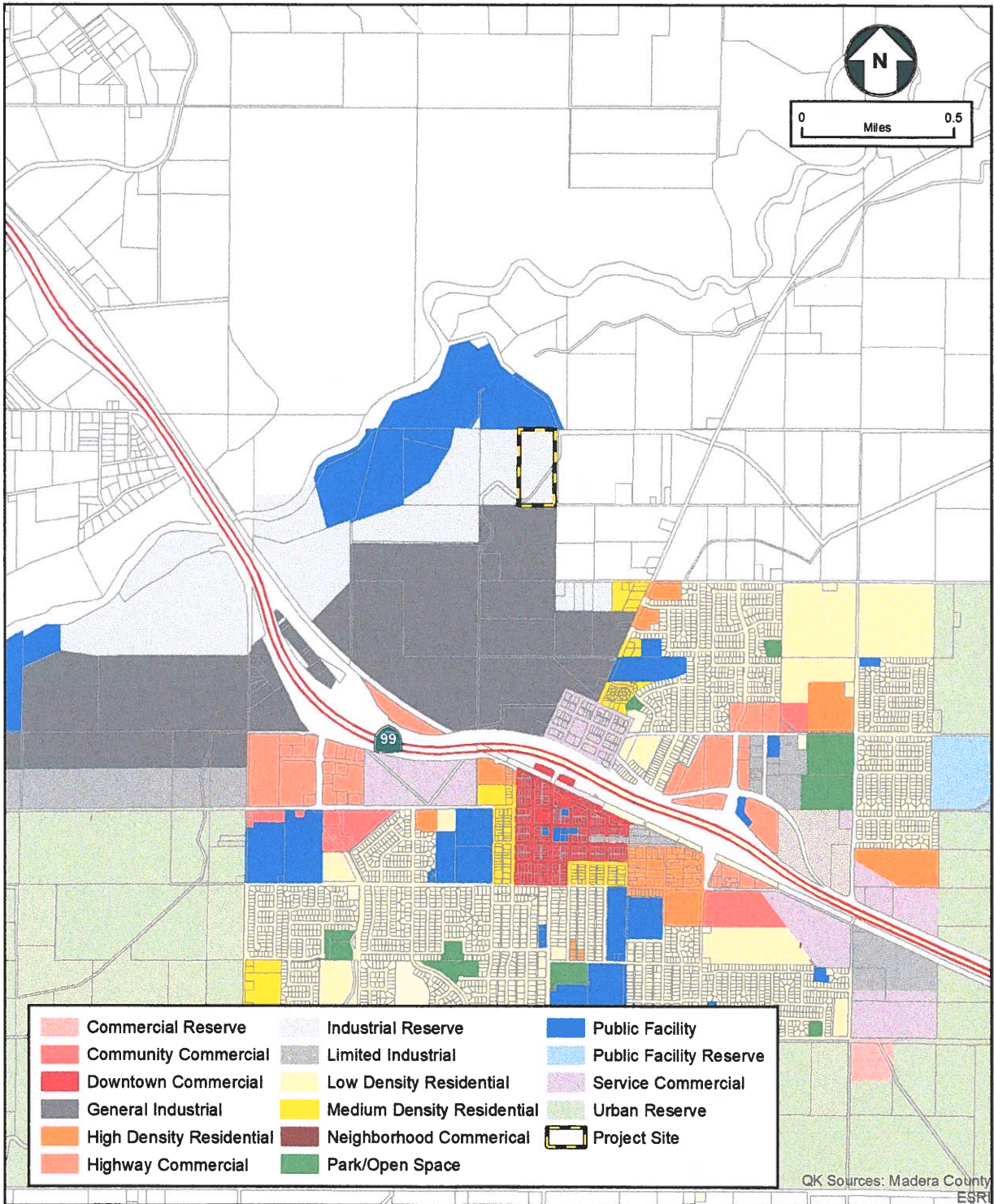
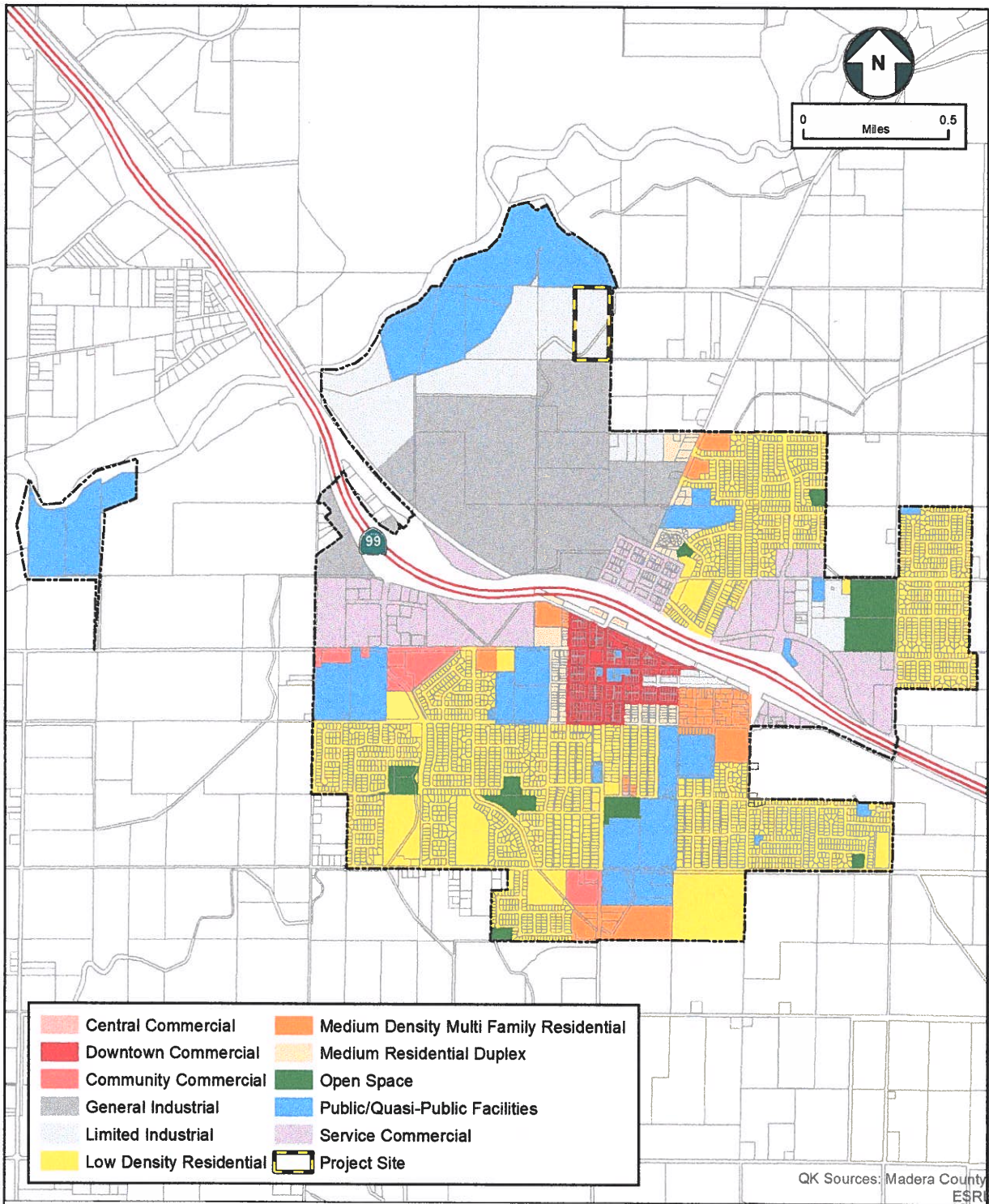


Figure 2-3
General Plan Designation Map



**Figure 2-4
Zoning Map**

Project Description

The Applicant is proposing to subdivide an 18.8-acre parcel into 22 lots ranging from approximately 0.66 acres to 1.46 acres in size, and dedicated stormwater detention basin (Lot A). The Project would ultimately result in a secured, gated Cannabis Business Park with a future 25-footwide internal road being privately owned and maintained. The Applicant is applying for a Maser Conditional Use Permit, as well as seeking approval of a General Plan Map Amendment from Industrial Reserve to Limited Industrial.

The Tentative Subdivision Map (TSM) would ultimately consist of the buildout of a Cannabis Business Park. Specific future uses on the property have not been determined at this time, but according to Section 5-3-15, Land Use Regulations (Zoning Matrix) from the City's Municipal Code, the following cannabis-related uses could be included within the proposed Cannabis Business Park with approval of a Conditional Use Permit:

- Commercial cannabis cultivation – indoor
- Commercial cannabis cultivation – mixed light (enclosed)
- Commercial cannabis distribution
- Commercial cannabis manufacturing (volatile/nonvolatile)
- Commercial cannabis – microbusiness (no retail; no outdoor cultivation)
- Commercial cannabis nursery – indoor or mixed light/greenhouse
- Commercial cannabis testing

The project applicant has filed a Master Conditional Use Permit requesting authorization to allow the above uses on the subject site. Because of this Master Conditional Use Permit, when a specific development submits an application to the City proposing development of the subject site, only a administrative site plan review will be required (not a separate conditional use permit). Individual business will be required to obtain a Commercial Cannabis Permit in accordance with the Livingston Municipal Code. During this administrative site plan review, staff will verify compliance with all "Development And Operational Standards And Security Requirements" as outlined in Section 5-5-14-I of the Livingston Municipal Code in order to verify compliance with cannabis specific design and security requirements.

Uses permitted in the M-1 zone district, but not specifically analyzed in this document or the related traffic study, may require additional CEQA analysis and the time of project entitlement.

Site plan and design review are required for all uses involving new construction, significant exterior alterations to existing structures, or significant site plan alterations in the M-1 zone. As part of the Master Conditional Use Permit, the applicant has submitted a conceptual site plan depicting typical buildout of the proposed lots. The applicant is

seeking City Council's approval of the sample site plan, and to obtain Council's authorization for staff level approval of future site plans deemed sufficiently consistent with the sample going forward.

As noted above, some uses, not specifically listed above, will require conditional use permits or other discretionary review, subject to determination of compliance with the development, parking, landscaping, and other standards of the Zoning Ordinance. All future cannabis-related uses will be subject to the City's two-step cannabis permitting process. Due to the size, complexity, unusual features or other concerns, any project subject to administrative or conditional approval, may be further reviewed under CEQA at the discretion of the Planning Director.

Below is a demonstration of compliance with the requirements for a Conditional Use Permit as outlined in the City of Livingston Municipal Code Section 5-6-8:

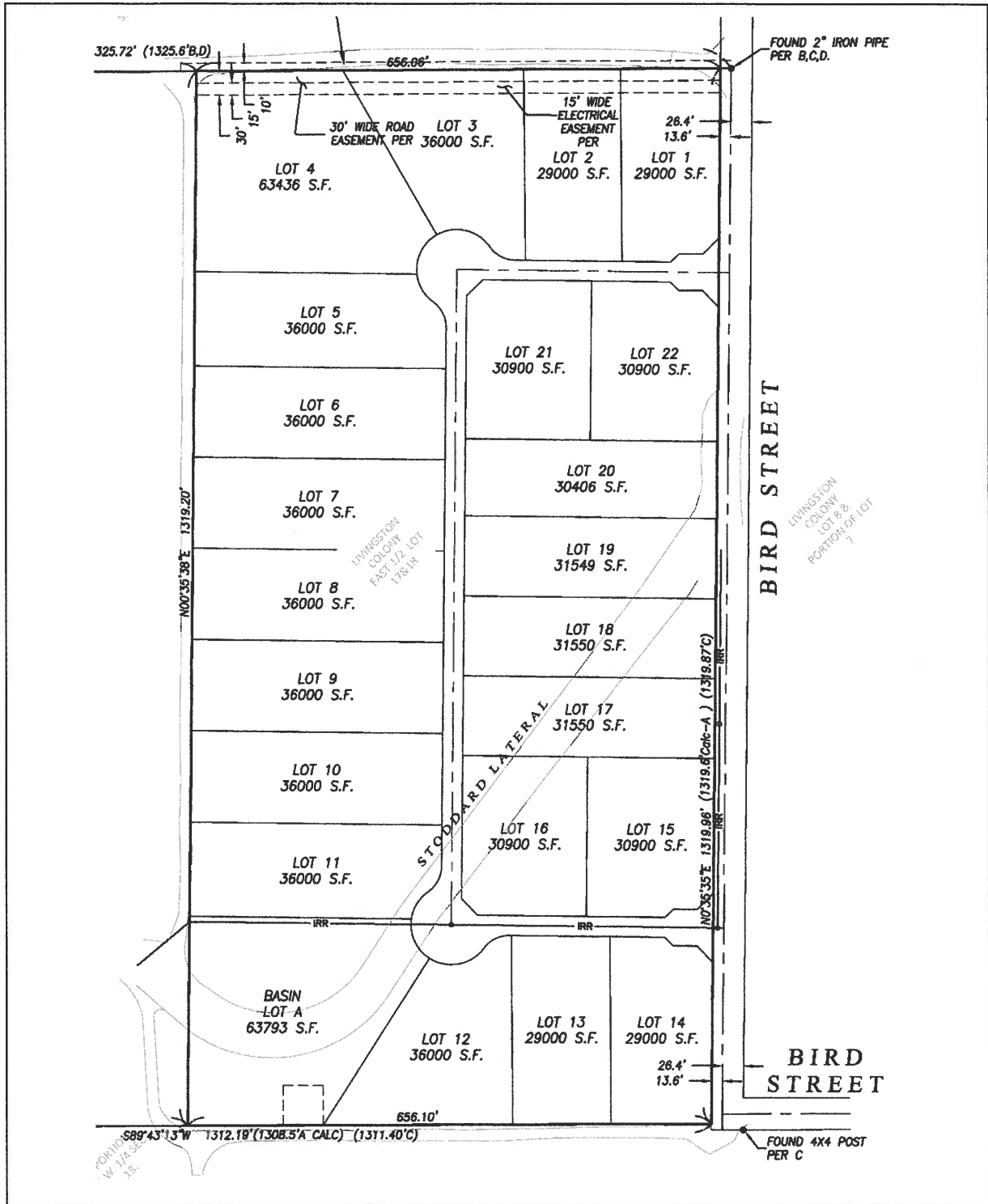
- i. Conditional use permits require a determination of findings and conditions by the planning commission.*
- ii. Application for conditional use permits shall be made to the planning department in writing on a form prescribed by the city and shall be accompanied by an established fee or deposit and copies of plans and elevations showing in detail the proposed use or building.*

Since the Project includes four (4) phases, the MCUP will include the proposed uses that could be on each site and a conceptual site plan will be prepared detailing the general locations of proposed buildings. Separate site plan review application will be submitted separately for each phase as the Project progresses. Project development will incorporate any conditions of approval as listed during the MCUP review and future site plan reviews required for future development. As mentioned above, the goal in preparing this MCUP is to allow the cannabis uses to be approved in advance, so that individual users/developments only need to go through a site plan review process. As required, each individual user will have to obtain a Commercial Cannabis Permit, cannabis Business License, and State License as required by the Municipal Code Section 5-5-14.

- iii. A conditional use permit shall not be granted for the use unreasonably incompatible with permitted uses in the area considering damage and nuisance from light sources, noise, smoke, odor, dust or vibration, hazard resulting from unusual volume or character of traffic, or congestion of a large number of persons or vehicles.*

The Project prepared an initial study and mitigated negative declaration (IS/MND) for the Project's Tentative Subdivision Map. The IS/MND assesses a less than significant impact

for light or glare, noise, air quality, hazards, and transportation due to the implementation of the Project.



As mentioned above, the Applicant is proposing a 22-lot Cannabis Business Park to be located on an 18.8-acre parcel in the city of Livingston. The 22 lots, ranging from approximately 0.66 acres to 1.46 acres in size. Project components also include a private road, piping and undergrounding of the MID Stoddard Lateral, extension of water lines, and well construction.

The following processes are required at different stages of the Project implementation:

Permit Process

- Cannabis Master Conditional Use Permit (MCUP)
- Site Plan Review (SPR)

Prior to Construction

- Dust Control Plan
- Screened Storage for solid waste and recyclables
- SWPPP and NOI
- Pre-Activity Surveys for Special-Status Species (Various)

Traffic Improvements

- Main Street at Campbell Boulevard: traffic signal and road widening
- Winton Parkway at SR 99 NB: traffic signal and road widening
- Winton Parkway at SR 99 SB: traffic signal and road widening
- Hammat Avenue at SR 99 NB: traffic signal and road widening
- Hammat Avenue at SR 99 SB: traffic signal and road widening

Prior to Occupancy

- Fair Share Payment

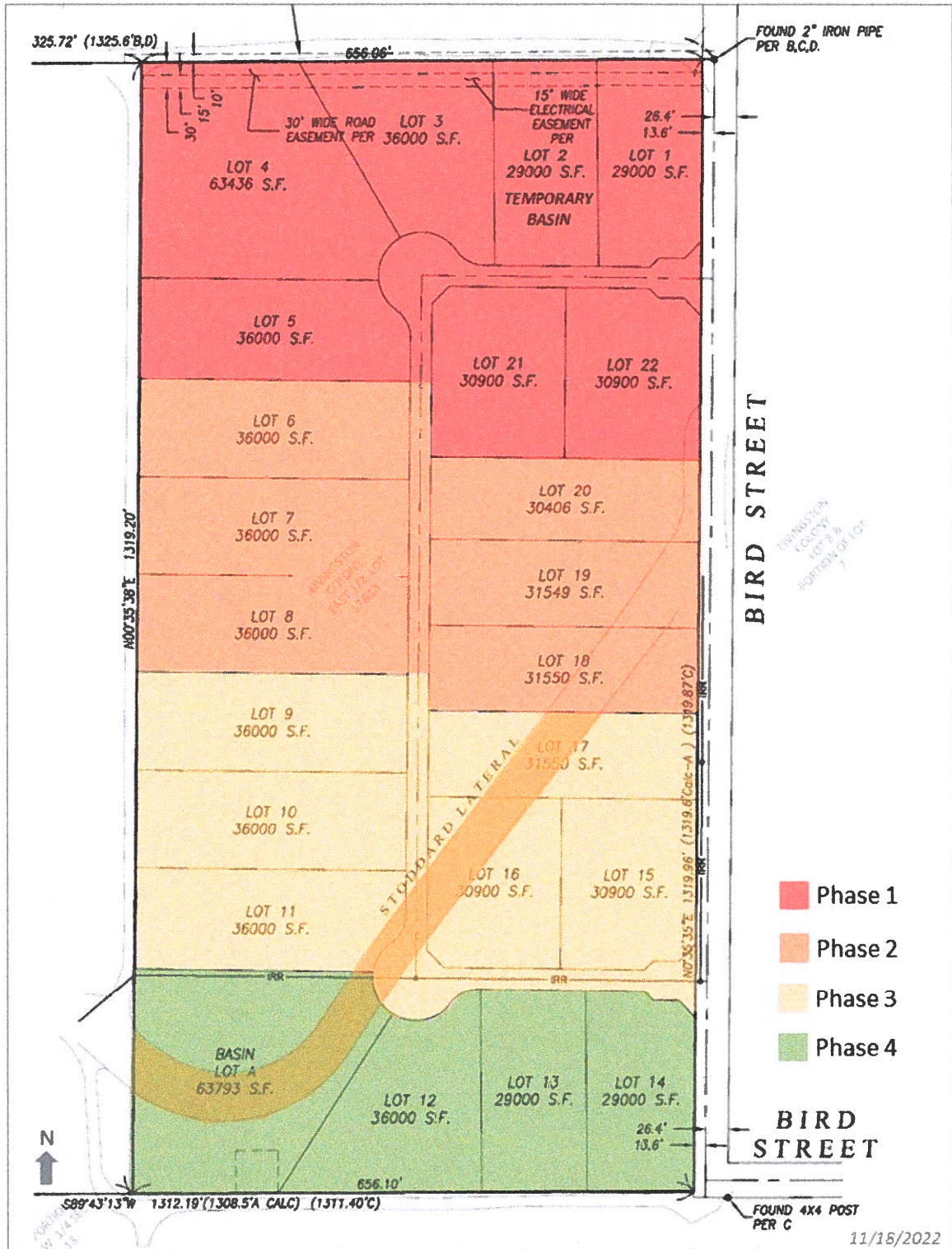
Proposed Phasing

Based on our Project understanding, PCE recommends the following phased approach, also depicted in **Figures 1 and 2**:

| Phase | Description |
|---------|---|
| Phase 1 | <ul style="list-style-type: none"> • Submit Cannabis MCUP for the 22-lot Cannabis Business Park • Submit SPR for seven (7) cultivation facilities. Each lot would be secured individually in Phase 1. • Prior to Building Permits: <ul style="list-style-type: none"> ○ Dust Control Plan ○ Screened Storage for solid waste and recyclables ○ SWPPP and NOI (if greater than one (1) acre) ○ Pre-Activity Biological Surveys • Depending on operations, provide on-site drainage facilities. • Extension of water lines (unless there is an alternative for water use; and if so, move to Phase 2) |

| | |
|---------|--|
| | <ul style="list-style-type: none"> • Construct 25 ft. private road (portion) • Prior to Certificate of Occupancy: <ul style="list-style-type: none"> ○ Fair Share Payment |
| Phase 2 | <ul style="list-style-type: none"> • Submit SPR for six (6) facilities • Prior to Building Permits: <ul style="list-style-type: none"> ○ Dust Control Plan ○ Screened Storage for solid waste and recyclables ○ SWPPP and NOI • Depending on operations, provide on-site drainage facilities. • Extension of water lines (if applicable) • Construct 25 ft. private road (portion) • Traffic Improvements: <ul style="list-style-type: none"> ○ Main Street at Campbell Boulevard: traffic signal and road widening • Prior to Certificate of Occupancy: <ul style="list-style-type: none"> ○ Fair Share Payment • Pipe and underground MID Stoddard lateral |
| Phase 3 | <ul style="list-style-type: none"> • Submit Cannabis SPR for six (6) facilities • Prior to Building Permits: <ul style="list-style-type: none"> ○ Dust Control Plan ○ Screened Storage for solid waste and recyclables ○ SWPPP and NOI • Construct 25 ft. private road (portion) • Traffic Improvements: <ul style="list-style-type: none"> ○ Winton Parkway at SR 99 NB: traffic signal and road widening ○ Winton Parkway at SR 99 SB: traffic signal and road widening • Prior to Certificate of Occupancy: <ul style="list-style-type: none"> ○ Fair Share Payment |
| Phase 4 | <ul style="list-style-type: none"> • Submit SPR for three (3) facilities and Lot A Basin • Prior to Building Permits: <ul style="list-style-type: none"> ○ Dust Control Plan ○ Screened Storage for solid waste and recyclables ○ SWPPP and NOI • Construct well and basin. • Traffic Improvements: <ul style="list-style-type: none"> ○ Hammat Avenue at SR 99 NB: traffic signal and road widening ○ Hammat Avenue at SR 99 SB: traffic signal and road widening • Prior to Certificate of Occupancy: <ul style="list-style-type: none"> ○ Fair Share Payment |

Figure 1. Proposed Phasing Plan

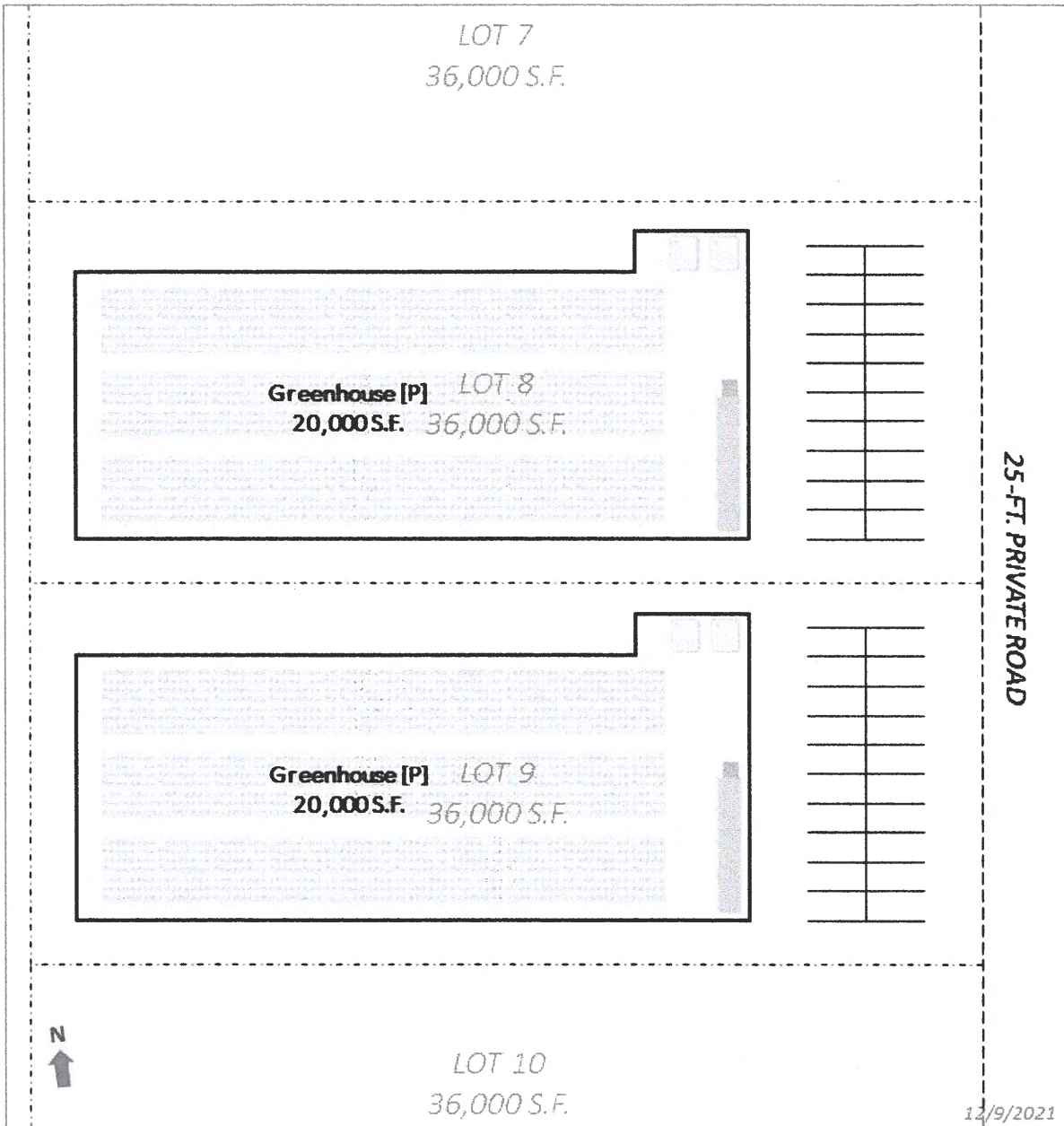


Proposed Phasing Plan

Greenzone Project



Figure 2. Conceptual Site Plan



Conceptual Site Plan

Greenzone Project



NOTE:

- NO ADDRESS OBSERVED DURING FIELD SURVEY WORK PROVIDED TO SURVEYOR.
- FLOOD ZONE CLASSIFICATION PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 060300000E & 060300007E FOR FRESNO COUNTY, CALIFORNIA, DATED 08/20/2018, CITY OF LIVINGSTON, MERCED COUNTY, CALIFORNIA, DATED SEPTEMBER 26, 2008, WITHIN ZONE X.
- WATER IS LOCATED APPROXIMATELY 1,300' AWAY AT THE WEST END OF OLIVE AVENUE AND LIVINGSTON CRESSEY ROAD. ALL PROPOSED INNER STREETS WILL BE PRIVATE ROADS AND CONC. MEET CITY STANDARDS PER "CITY OF LIVINGSTON DEPT. OF PUBLIC WORKS, ST-13" AND EXISTING "BIRD STREET" IS AN UNIMPROVED STREET OF LIVINGSTON DEPT. OF PUBLIC WORKS, DWG NO. ST-10-1.
- WATER IS LOCATED APPROXIMATELY 1,300' AWAY AT THE WEST END OF OLIVE AVENUE AND LIVINGSTON CRESSEY ROAD. ALL PROPOSED INNER STREETS WILL BE PRIVATE ROADS AND CONC. MEET CITY STANDARDS PER "CITY OF LIVINGSTON DEPT. OF PUBLIC WORKS, ST-13" AND EXISTING "BIRD STREET" IS AN UNIMPROVED STREET OF LIVINGSTON DEPT. OF PUBLIC WORKS, DWG NO. ST-10-1.

LEGEND:

- MONUMENT FOUND AS DESCRIBED
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
- M. C. R. MERCED COUNTY RECORDS
- O.R. OFFICIAL RECORDS
- (A) REFERENCE DATA EXCEPTIONS
- CONCRETE
- FIRE HYDRANT
- GUY ANCHOR
- ORIGINAL GROUND
- PP POWER POLE
- SS SANITARY SEWER MANHOLE
- SKN SIGN
- SDM STORM DRAIN MANHOLE
- WV WATER VALVE
- SP STAND PIPE
- GR GUARD RAIL
- (138.0) EXISTING CONTOUR AND ELEVATION
- BOL BOLLARD
- BOUNDARY LINE
- OVERHEAD ELECTRICAL
- IRRIGATION LINE
- CHAIRMARK FENCE
- EXISTING DRAINAGE DIRECTION
- 40' MID CHANAL
- GUARD RAIL

REFERENCES:

- MAP OF "LIVINGSTON COLONY ADDITION 1", VOLUME 3 OF OFFICIAL PLATS AT PAGE 17C, M.C.R.
- MAP FOR "WARREN MCCONNELL", VOLUME 2 OF RECORD OF SURVEYS AT PAGE 9, M.C.R.
- MAP FOR "MERGED IRRIGATION DISTRICT", BCA-0723, M.C.R.
- MAP FOR "ASSESS SARCHOOLA", VOLUME 1 OF PARCEL MAPS AT PAGE 11, M.C.R.

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 17 AND 18 AS SHOWN ON THE MAP ENTITLED "LIVINGSTON COLONY ADDITION 1, 3-09-17C, M.C.R."

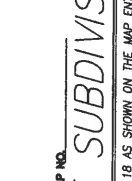
BASIS OF BEARINGS:

THE BEARING OF NUCS307E ALONG THE EAST LINE OF SECTION 23 AS SHOWN ON (C), IS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP. CALIFORNIA STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 3, TRANSVERSE MERCATOR PROJECTION, DERIVED FROM GPS OBSERVATIONS PROCESSED THROUGH OPUS.

DISCLAIMER:

THE ACCURACY AND DISTANCES PRESENTED HEREIN ARE GROUND DATA, TO CONVEY INFORMATION AND NOT TO BE USED AS A BASIS FOR ANY LEGAL PROCEEDINGS. THE DISTANCES ARE GROUND DISTANCES BY THE PROJECT SPECIFIC COMBINATION FACTOR OF 0.999999883.

PROFESSIONAL SEAL:



TERMINATIVE PARCEL MAP NO.

GREENZONE SUBDIVISION

THE EAST 1/2 OF LOT 17 AND 18 AS SHOWN ON THE MAP ENTITLED "LIVINGSTON COLONY ADDITION 1, 3-09-17C, M.C.R.", SECTION 23, T.6S., R.11E., MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF LIVINGSTON, COUNTY OF MERCED, STATE OF CALIFORNIA.

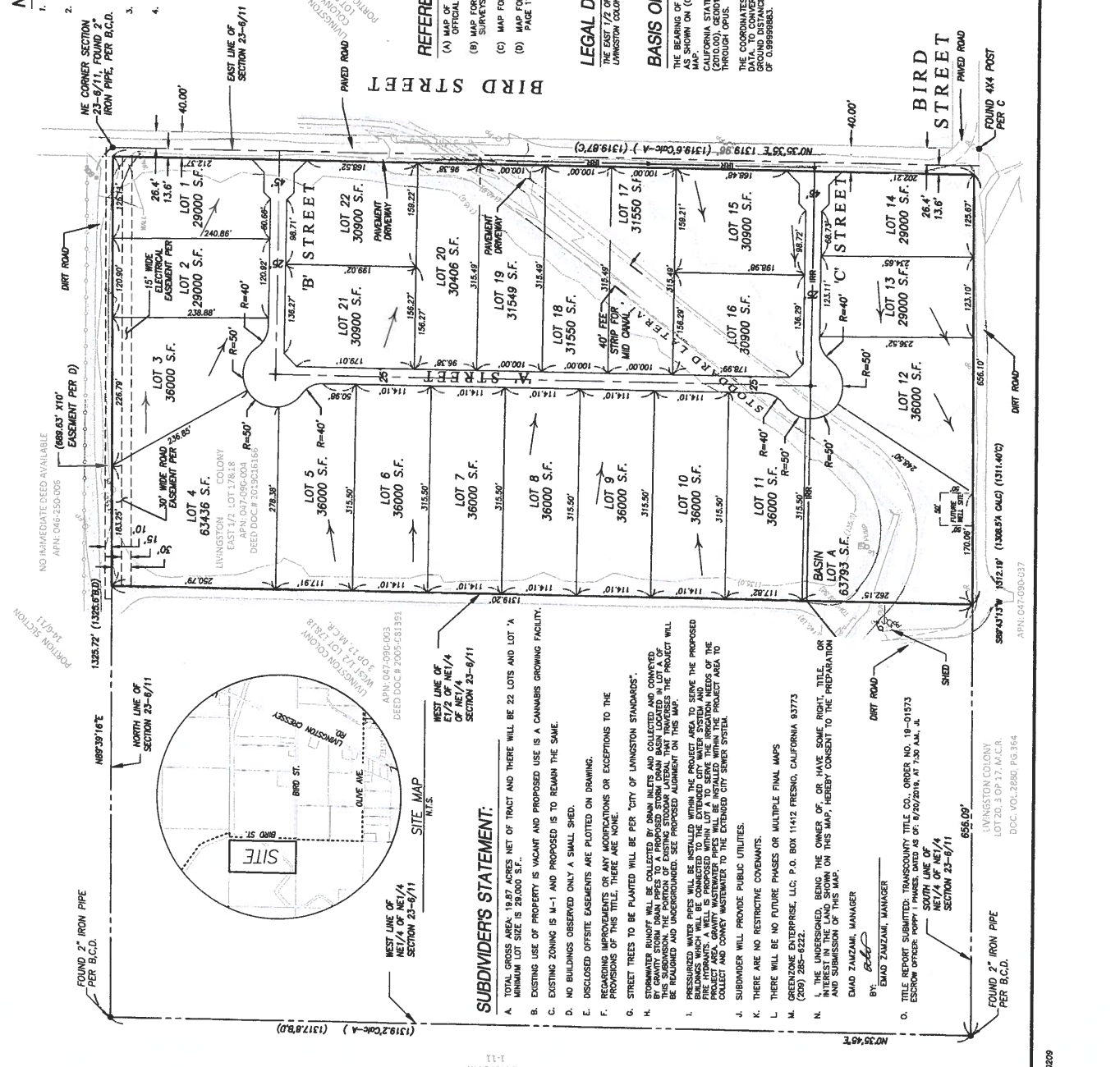
NOVEMBER 2022

FOR GREENZONE ENTERPRISE, LLC
P.O. BOX 1142 FRESNO, CALIFORNIA 93773

NOVEMBER 2022



THE CITY OF LIVINGSTON
MERCED COUNTY, CALIFORNIA



SUBDIVIDERS STATEMENT:

- TOTAL GROSS AREA: 19.87 ACRES NET OF TRACT AND THERE WILL BE 22 LOTS AND LOT 'A' MINIMUM LOT SIZE IS 29,000 S.F.
- EXISTING USE OF PROPERTY IS WACANT AND PROPOSED USE IS A CANNABIS GROWING FACILITY.
- EXISTING ZONING IS M-1 AND PROPOSED IS TO REMAIN THE SAME.
- NO BUILDINGS OBSERVED ONLY A SMALL SHED.
- DISCLOSED OFFSITE EASEMENTS ARE PLOTTED ON DRAWING.
- REGARDING IMPROVEMENTS OR ANY MODIFICATIONS OR EXCEPTIONS TO THE PROVISIONS OF THIS TITLE, THERE ARE NONE.
- STREET TREES TO BE PLANTED WILL BE PER "CITY OF LIVINGSTON STANDARDS".
- STORMWATER RUNOFF WILL BE COLLECTED BY DRAIN PIPES AND COLLECTED AND DISPOSED BY GRAVITY STORM DRAIN PIPES TO A PROPOSED STORM DRAIN BASIN LOCATED IN LOT 0 OF THIS MAP. THE BASIN WILL BE CONSTRUCTED AND MAINTAINED BY THE PROJECT OWNER. THE BASIN WILL BE PLANNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LIVINGSTON STANDARDS.
- PROJECT AREA TO BE CONNECTED TO THE EXTENDED CITY SEWER SYSTEM. FIRE HYDRANTS A WELL IS PROPOSED WITHIN LOT 4 TO SERVE THE IRRIGATION NEEDS OF THE PROJECT AREA. THE WELL IS TO BE CONNECTED TO THE EXTENDED CITY SEWER SYSTEM TO COLLECT AND CONVEY WASTEWATER TO THE EXTENDED CITY SEWER SYSTEM.
- SUBDIVIDER WILL PROVIDE PUBLIC UTILITIES.
- TITLE THERE ARE NO RESTRICTIVE COVENANTS.
- THERE WILL BE NO FUTURE PHASES OR MULTIPLE FINAL MAPS.
- GREENZONE ENTERPRISE, LLC, P.O. BOX 1142 FRESNO, CALIFORNIA 93773 (209) 285-4222.
- THE UNDERSIGNED, BEING THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND SUBMISSION OF THIS MAP.

BY: EMAD ZAMZAMI, MANAGER

EMAD ZAMZAMI, MANAGER

DATE: 11/15/2022

ORDER NO. 19-01573

ESCROW OFFICE: POPPY PIPES, DATED AS OF: 8/20/2019, AT 7:30 A.M.

SOUTH LIVINGSTON COLONY ADDITION 1, 3-09-17C, M.C.R. SECTION 23-6/11

LOT 20, 3 OP 17, M.C.R. DOC. VOL. 2880, PG. 364

1328.72' (1328.6783') (1328.6783')

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