



**CITY OF LIVINGSTON  
PROJECT & ENVIRONMENTAL REVIEW – PROJECT REFERRAL**

**DATE: April 12, 2023**

**TO:**

**State Agencies**

- |     |  |     |                          |
|-----|--|-----|--------------------------|
| (X) | Caltrans Dist. 10, Tom Dumas & Hilda Sousa     | (X) | SJVAPCD                  |
| ( ) | California Fish & Game Region 5, Craig Bailey  | ( ) | State Clearinghouse (15) |
| ( ) | Regional Water Quality Control Board, Region 5 | ( ) | Other                    |

**Local Agencies**

- |     |   |     |  |
|-----|---|-----|--|
| (X) | Charter Communication, Abel Davila  | (X) | Frontier Communications, Kirby Bernard         |
| (X) | PG & E, Plan Review Team  | (X) | Livingston Unified School District, Nick Jones |
| (X) | Merced Union High School District, Melissa Miller                                     | (X) | U.S. Post Office, Sucha S. Attwal              |
| (X) | Merced Irrigation District, Ann-Marie Felsing   | (X) | Gilton Solid Waste, Ted Gilton                 |
| (X) | Merced Irrigation District, Mike Morris   | ( ) | Merced County Planning, Mark Hendrickson       |
| (X) | MID, <a href="mailto:Waterplanning@mercedid.org">Waterplanning@mercedid.org</a>       | ( ) | Merced County LAFCo, Bill Nicholson            |
| (X) | MID, <a href="mailto:Electricplanning@mercedid.org">Electricplanning@mercedid.org</a> | ( ) | Merced County Farm Bureau, Breanne Ramos       |
| (X) | Merced Irrigation District, Kevin L. Malone   | (X) | Livingston Library, Angelica Gomes             |
| (X) | MCAG, Stacie Guzman   |     |  |

**City Staff**

- |     |   |     |   |
|-----|---|-----|---|
| (X) | Interim City Manager, Christopher Lopez   | (X) | Merced County Fire, Rich Bohn – Fire Marshal        |
| (X) | City Engineer, Mario Gouveia              | (X) | Merced County Fire, Brian White – Battalion Chief   |
| (X) | Gouveia Engineering, Noe Martinez         | (X) | Merced County Fire, Mark Pimentel – Battalion Chief |
| (X) | Building Inspector, Nick Gonzales         | (X) | City Attorney, Christina Pritchard                  |
| (X) | Recreation Superintendent, Jacquie Benoit | (X) | Police Chief, FWD to: Deanna Soria                  |
| (X) | City Council (5)                          | (X) | Public Works Director, Anthony Chavarria            |
| (X) | City Hall Counter                         | ( ) | Planning Commission (7)                             |

**FROM:** Miguel Galvez, Contract City Planner  
City of Livingston, 1416 C Street, Livingston, CA 95334

**TYPE OF APPLICATION & PROJECT TITLE:**

**General Plan Amendment Application No. GPA 2022-01, Rezone Application No, RZN 2022-01 and Street Closure Application No. 2022-01 – Livingston Rec-Plex**, a request by the City of Livingston to amend the General Plan land use designations from LI, Limited Industrial to PF, Public Facility and rezone the property from M-1, Limited Industrial to P-F, Public or Quasi-public Facilities City-owned properties, consisting of four parcels totaling approximately 2.05 acres to allow for the development of a City Recreation Complex facility (Livingston Rec-Plex). Additionally, the project includes a proposed closure of Seventh Street between C and D Streets, along with the closure of the alley public right-of-way to vehicular traffic between Sixth and Seventh Streets.

The subject properties are generally located north of D Street, between Sixth and Seventh Streets and south of C Street east of Seventh Street. Specific site addresses for the subject properties are as follows:

Property Address	Assessor's Parcel Number (APN)	Lot size	Present Land Use
No address	024-153-003	11,299 sq. ft. 0.26 acres	Paved parking lot
641 Sixth Street	024-153-007 024-153-011	34,238 sq. ft. 0.79 acres	Warehouse facility - (Formerly used by the Livingston Farmers Association.)
1822 C Street	024-154-005	1.0 acre	Unsurfaced outside storage with a metal building and perimeter fencing.
		2.05 Total acres	

Proposed Land Uses:

The City intends to convert the existing building and site improvements into a City Recreation Complex facility. Attached is the Proposed Site Plan and Floor Plan. The Plans illustrate the desired components of the Livingston Rec-Plex, which will include the following components:

On Assessor's Parcel Number 024-153-003 (existing paved parking lot)

- o Continued use of the existing parking lot with vehicular access limited to C Street.
- o Development of a landscaped area with a sitting area.
- o Parking lot to serve the Rec-Plex

- On Assessor's Parcel Number 024-153-007 and 024-153-011 (former Livingston Farmers :

- Conversion of an existing 25,000 square foot warehouse facility into a 25,000 sq. ft. Multi-use Indoor and Outdoor Recreation Facility consisting of:

- o Two (2) 6,000 sq. ft. multi-use courts (sports, dinners, events, etc.)
- o Stage
- o 2,000 sq. ft. lounge
- o 2,000 sq. ft. commercial kitchen
- o 2,000 sq. ft. classroom/computer lab
- o 2,000 sq. ft. music/art studio
- o Offices and storage area for Recreation Department
- o An outdoor area for Public Art
- o An outdoor area for picnic facilities
- o Development of outdoor sitting and landscaped areas
- o Indoor storage of City Equipment used by the Public Works Department

- On Assessor's Parcel Number 024-154-005:

- One (1) 11,277 sq. ft. new parking lot with two driveways onto C Street

- ~34,000 sq. ft. Outdoor Park with:

- o Grass and landscaped areas
- o Small splash pad (water feature)
- o Children's play structure
- o Adult "ninja" gym structure
- o Covered picnic shelter

- BBQ grills and tables
- Restrooms

The proposed Closure of Street and Alley right-of-way to vehicular traffic is described as follows:

- Closure of alley right-of-way between Sixth and Seventh Streets and C and D Streets to vehicular traffic:
- Development of a landscaped pedestrian walkway
- Installation of bollards at alley entrances along Sixth and Seventh Streets
- Closure of Seventh Street (between C and D Streets) to vehicular traffic.
- Installation of bollards and signage at the C and D streets frontages.
- Development of a public sitting area and installation of trees and landscaped areas.

Final location of the proposed project elements have not been finalized, but these elements are envisioned for incorporation in the final design of the project.

**ENVIRONMENTAL ASSESSMENT**

The project is deemed exempt per CEQA Section 15332 In-fill Development, meeting conditions (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, and (e) the site can be served by all required utilities and public services.

**SURROUNDING LAND USES**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Zoning Districts</b>	<b>Present Land Uses</b>
North	DC - Downtown Commercial	DTC, Downtown Commercial	Used car sales lots, single-family home and parking lot
West	LI – Limited Industrial	M-1, Limited Industrial	Office and Warehouse (Livingston Farm Association)
South	DC – Downtown Commercial	DTC, Downtown Commercial	Single-family dwellings
East	LI – Limited Industrial	M-1, Limited Industrial	Vacant land

**ATTACHED REFERENCE MATERIALS:** The materials attached to assist in the review of this project include:

- Attachment A – Vicinity Map
- Attachment B – APN Map
- Attachment C – Existing and Proposed General Plan Amendment Exhibits
- Attachment D – Existing and Proposed Rezone Exhibit
- Attachment E – Street Closure Exhibit
- Attachment F – Project Site Plan and Floor Plan

Please review the attached application materials and **submit your comments to me no later than May 12, 2023**, regarding required information, permits and/or approvals in consideration of this project.

Your comments should include any foreseeable problems which might be created by the project and any conditions you feel are necessary to the granting of approval. You may return a response by either completing the comment section below or writing a detailed letter and sending it to the Livingston Planning Department via fax: (209) 394-4190, email: [mabeloe@livingstoncity.com](mailto:mabeloe@livingstoncity.com), or regular mail: City of Livingston Planning Department, 1416 C Street, Livingston, CA 95334.

**The response form is requested for our files; if you have no comments, please indicate that on this response form and return to the Livingston Planning Department.**

RESPONSE REQUESTED BY: Miguel Galvez, Contract City Planner, City of Livingston, (209) 394-5510, Ext. 123.

**General Plan Amendment Application No. GPA 2022-01, Rezone Application No, RZN 2022-01 and Street Closure Application No. 2022-01 – Livingston Rec-Plex**

**\*\*\*\*\*PLEASE COMPLETE THE FOLLOWING OR SUBMIT A SEPARATE COMMENT LETTER\*\*\*\*\***

COMMENT(S): \_\_\_\_\_  
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NAME OF PERSON REVIEWING PROJECT: \_\_\_\_\_

NAME OF AGENCY RESPONDING: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**Please review the attached application materials and submit your comments to me  
no later than May 12, 2023.**



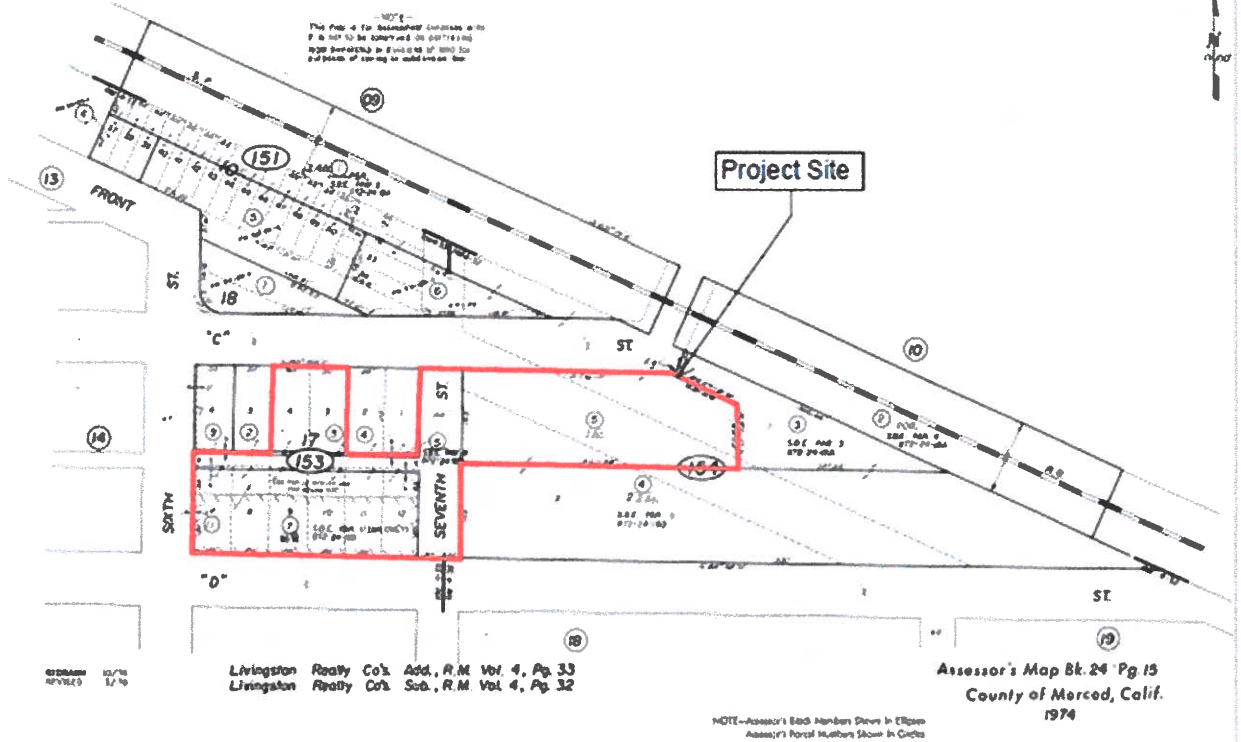
**PLANNING DIVISION  
Vicinity Map**

	<p><b>Livingston Rec-Plex GPA 2022-01 and REZ 2022-01 and Street Closure 2022-01</b></p> <p><b>1822 C Street and 641 Sixth Street APNs: 024-153-003, 024-153-007, 024-153- 011 and 024-154-005</b></p>	<p><b>(Not to Scale)</b></p>
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GPA 2022-01, REZ 2022-01, and Street Closure 2022-01  
APNs: 024-153-003, 024-153-007, 024-153-011 and 024-154-005

POR. SEC. 25, T. 6 S., R. 11 E., M. D. B. & M.

Tax Rate Area 3-07 24-15



02/28/2023

# Livingston Rec-Plex



Existing General Plan Land Use Designation

**LEGEND**

 LI - Limited Industrial

GPA 2022-01, REZ 2022-01, and Street Closure 2022-01  
APNs: 024-153-003, 024-153-007, 024-153-011 and 024-154-005



02/28/2023

# Livingston Rec-Plex



Proposed General Plan Land Use Designation

**LEGEND**

 PF - Public/Quasi Public Facilities

GPA 2022-01, REZ 2022-01, and Street Closure 2022-01  
APNs: 024-153-003, 024-153-007, 024-153-011 and 024-154-005





02/28/2023

# Livingston Rec-Plex



Existing Zoning District

LEGEND

 M-1 Limited Industrial

GPA 2022-01, REZ 2022-01, and Street Closure 2022-01  
 APNs: 024-153-003, 024-153-007, 024-153-011 and 024-154-005



02/28/2023

# Livingston Rec-Plex



## Proposed Zoning District

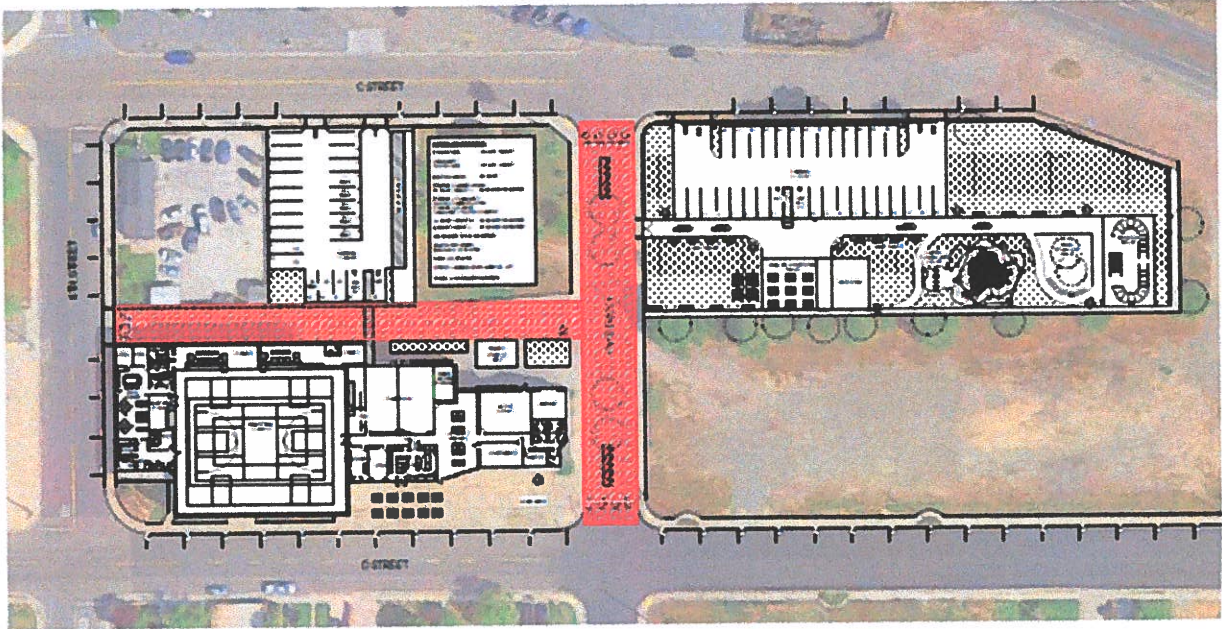
### LEGEND

 PF Public/Quasi-Public Facilities

GPA 2022-01, REZ 2022-01, and Street Closure 2022-01  
APNs: 024-153-003, 024-153-007, 024-153-011 and 024-154-005



Street Closure Exhibit



Proposed Street Closure

LEGEND

 Proposed Street Closure

LIVINGSTON RES PLAN  
645 0TH STREET  
LIVINGSTON, CA

GPA 2022-01, REZ 2022-01, and Street Closure 2022-01  
APNs: 024-153-003, 024-153-007, 024-153-011 and 024-154-005

	DATE: 11/10/22
	CAD: 04/2022
	SCALE: 1"=40'
	BY: [Signature]

**A1.4**

