

# NOTICE OF COMPLETION

## PROJECT DESCRIPTION

The applicant is requesting approval of a General Plan Amendment and Rezone to allow the following changes to the Land Use Designation.

### **General Plan Amendment**

The applicant is requesting approval of a General Plan Amendment of APN 008-038-17 and 008-038-44 from “A” Agriculture to include “I” Industrial for approximately +7 acres (area that fronts Big Valley Road). All other areas of project parcels will remain designated as “Agriculture”. Refer to Map below for details.

### **GENERAL PLAN AMENDMENT REQUEST:**

<b>Parcel Number</b>	<b>Current General Plan Designation</b>	<b>Proposed General Plan Designation</b>
008-038-17	“A” Agriculture	“I” Industrial.
008-038-44	“A” Agriculture	“I” Industrial.

### **Rezone Request**

The applicant is requesting approval of a rezone of +7 acres of APN 008-038-17 and 008-038-44 from “A” Agricultural District to “M2” Heavy Industrial District (area that fronts Big Valley Road). All other areas of project parcels will continue to have a land use zoning designation of “A” Agricultural. Refer to Map below for details.

### **REZONE REQUEST:**

<b>Parcel Number</b>	<b>Current Zoning Designation</b>	<b>Proposed Zoning Designation</b>
008-038-17	“A” Agricultural	“M2” Heavy Industrial District
008-038-44	“A” Agricultural	“M2” Heavy Industrial District

### **REASONS FOR REQUEST:**

Due to the location of the project parcels and it being located within a Community Growth Boundary and the current and emerging regulations for the development of agricultural uses, it has made it difficult or impossible for the small portion of approximately +/- 7 acres in size to be developed with an agricultural use. Therefore, the applicants requesting the above General Plan Amendment and Rezone of the portions that is +/- 7 acres in size which would allow that portions of the parcel to be development with commercial uses.