

PROJECT DESCRIPTION – “EXHIBIT A”

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 (undeveloped) of land to be developed with an agricultural use (vineyard, orchard, HEMP, etc.). Therefore, the applicant is requesting a Rezone from “A” Agricultural” to “M2” Heavy Industrial, and General Plan Amendment from “Agricultural” to “Industrial” of approximately +/- 7 acres of undeveloped land for accessor parcel numbers 008-038-17 and 008-038-44. The remaining portion of the project parcel will remain with the Land Use Designation of Agriculture.

The project parcels are/will be accessed from existing unimproved roadways off of Big Valley Road, a County maintained roadway. The applicant shall obtain all necessary permits from the Lake County Department of Public Works for any work and/or improvements within the right-of-way.

General Plan Amendment Request

The applicant is requesting approval of a General Plan Amendment of APN 008-038-17 and 008-038-44 from “A” Agriculture to “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. Additionally, no current agriculture activities will be impacted and/or removed.

GENERAL PLAN AMENDMENT REQUEST:

Parcel Number	Current General Plan Designation	Proposed General Plan Designation
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. Additionally, no current agriculture activities will be impacted and/or removed.

REZONE REQUEST:

Parcel Number	Current Zoning Designation	Proposed Zoning Designation
008-038-17	“A” Agricultural	“M2” Heavy Industrial District

008-038-44	“A” Agricultural	“M2” Heavy Industrial District
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