



# General Plan Amendment No. GPA 19-001 Change of Zone No. PZC 19-003 and Tentative Parcel Map No. PPM 19-006 (Lofstedt)



Board of Supervisors  
November 19, 2019

Presented by the  
Tulare County Resource Management Agency

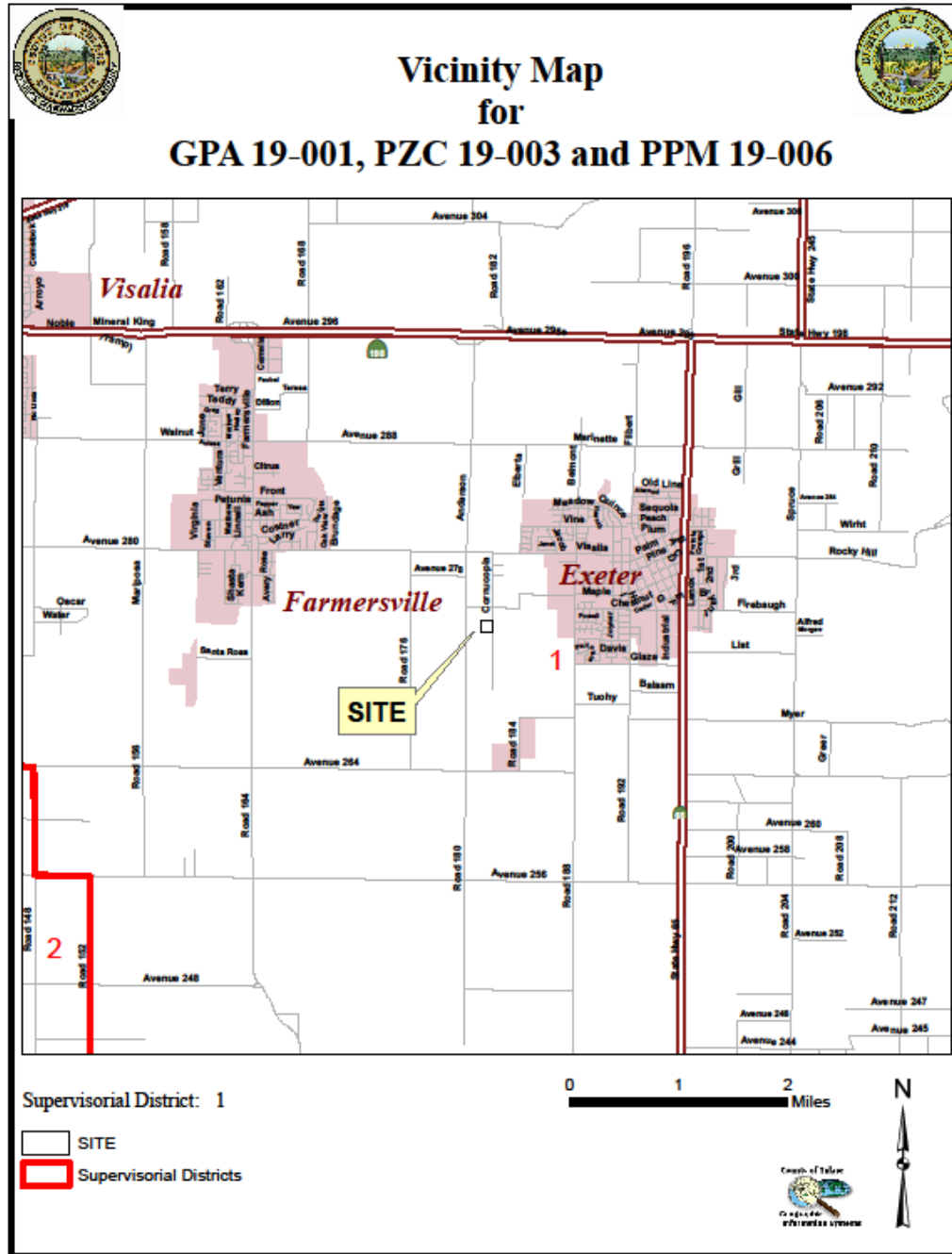


# Overview

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- Request: Change Land Use from “Agriculture” to “Rural Residential” on one 7.12-acre parcel
- Includes: Change of Zone from AE-10 to R-A-87
- Tentative Parcel Map No. PPM 19-006 to divide the 7.12-acre parcel into 3 parcels
- Applicant: Eric & Shannan Lofstedt
- Location: UAB City of Exeter
- Road: Road 180, south of Avenue 276

# Vicinity Map





851 S Cornucopia Rd

© 2018 Google

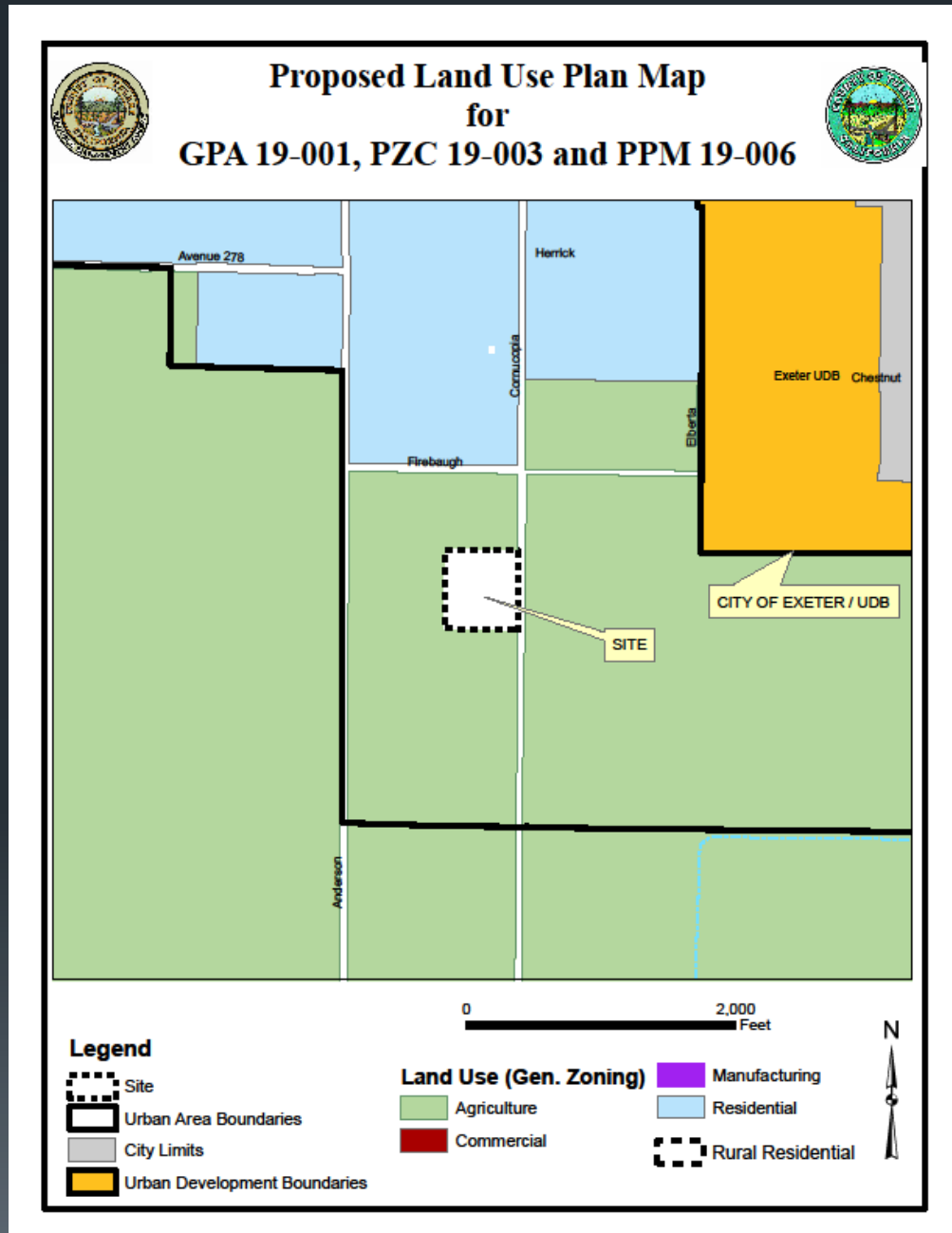
Google Earth

1994

36°17'45.00" N 119°10'51.35" W elev 367 ft eye alt 6780 ft

# Proposed General Plan Map

Proposed Land Use:  
“Rural Residential”



# General Plan Consistency

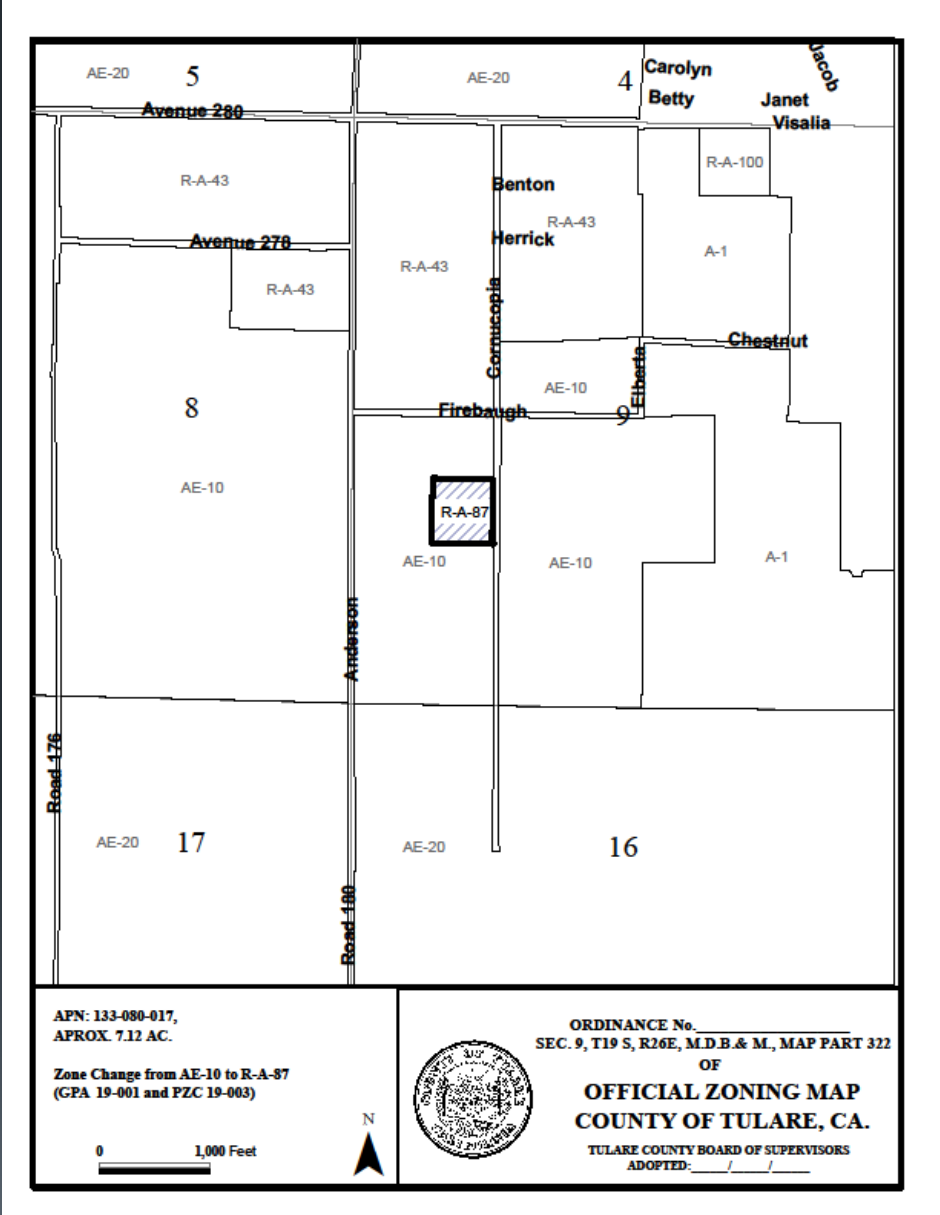
6

## **(a) PF-1.2 Location of Urban Development;**

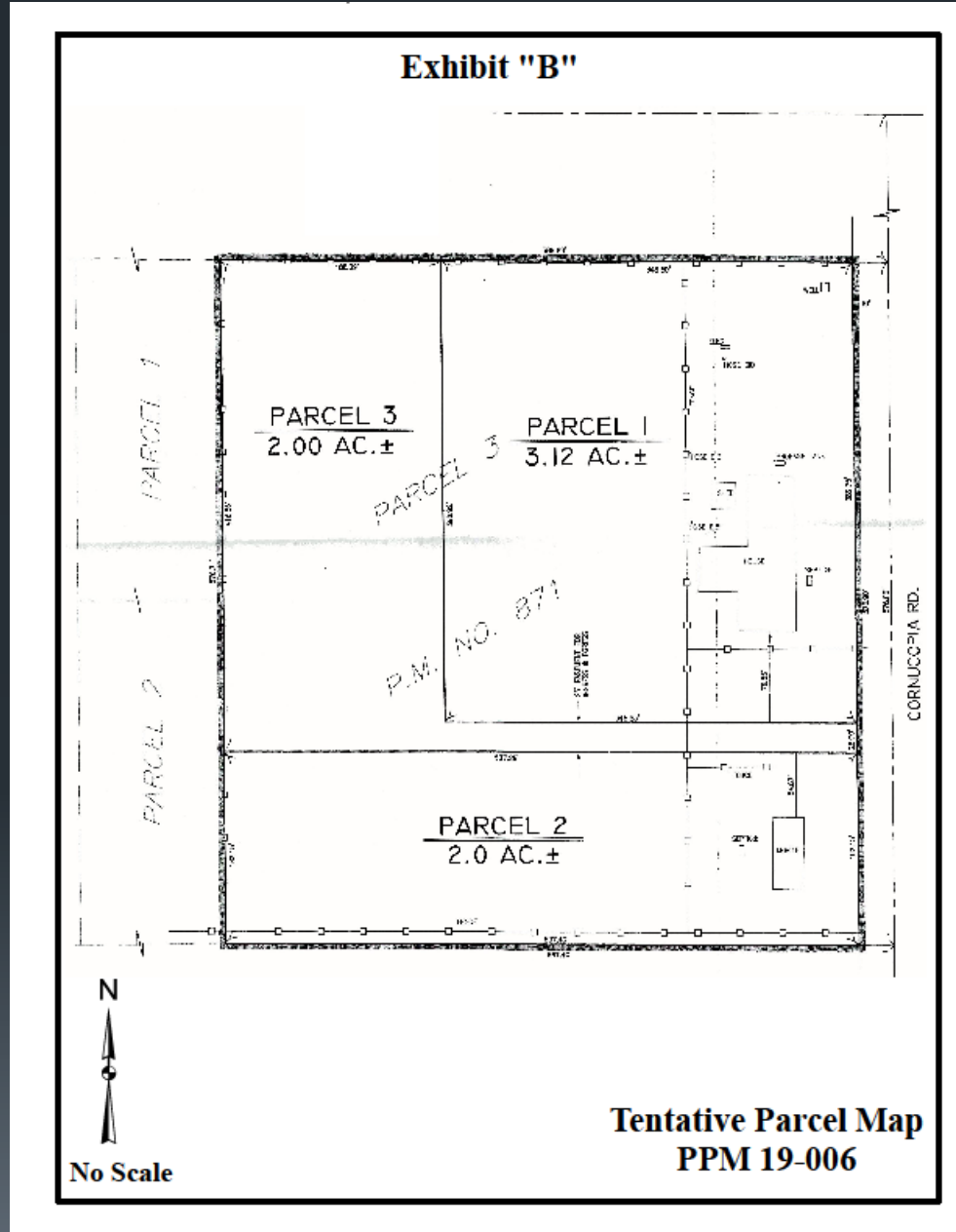
- Notified City of Exeter about the map and the hearings and did not receive a response back from City

# Proposed Ordinance Map

R-A-87: (Rural Residential –  
87,000 sq. ft. minimum)



# Tentative Parcel Map





## That the Board of Supervisors:

1. Hold a Public Hearing at 9:30 a.m. or shortly thereafter.
2. Adopt the Planning Commission's recommendations and findings of approval for General Plan Amendment No. GPA 19-001, Change of Zone No. PZC 19-003 and Tentative Parcel Map No. PPM 19-006 to change the zone on one (1) 7.12-acre parcel from AE-10 (Exclusive Agriculture – 10 acre minimum) to R-A-87 (Rural Residential – 87,000 sq. ft. minimum), located at 851 & 939 S. Cornucopia Road, on the west side of S. Cornucopia Road (Road 180) and approximately 1,100 feet south of Avenue 276 (Firebaugh), west of Exeter, as set forth in Planning Commission Resolutions No. 9656, 9657, and 9658.
3. Accept the Categorical Exemption as the appropriate environmental determination, consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, pursuant to Title 14, Cal. Code Regulations Section 15303, Class 3, pertaining to New Construction or Conversion of Small Structures.
4. Direct the Clerk of the Board to publish the adopted Ordinance and Amended Zoning Map for PZC 19-003.