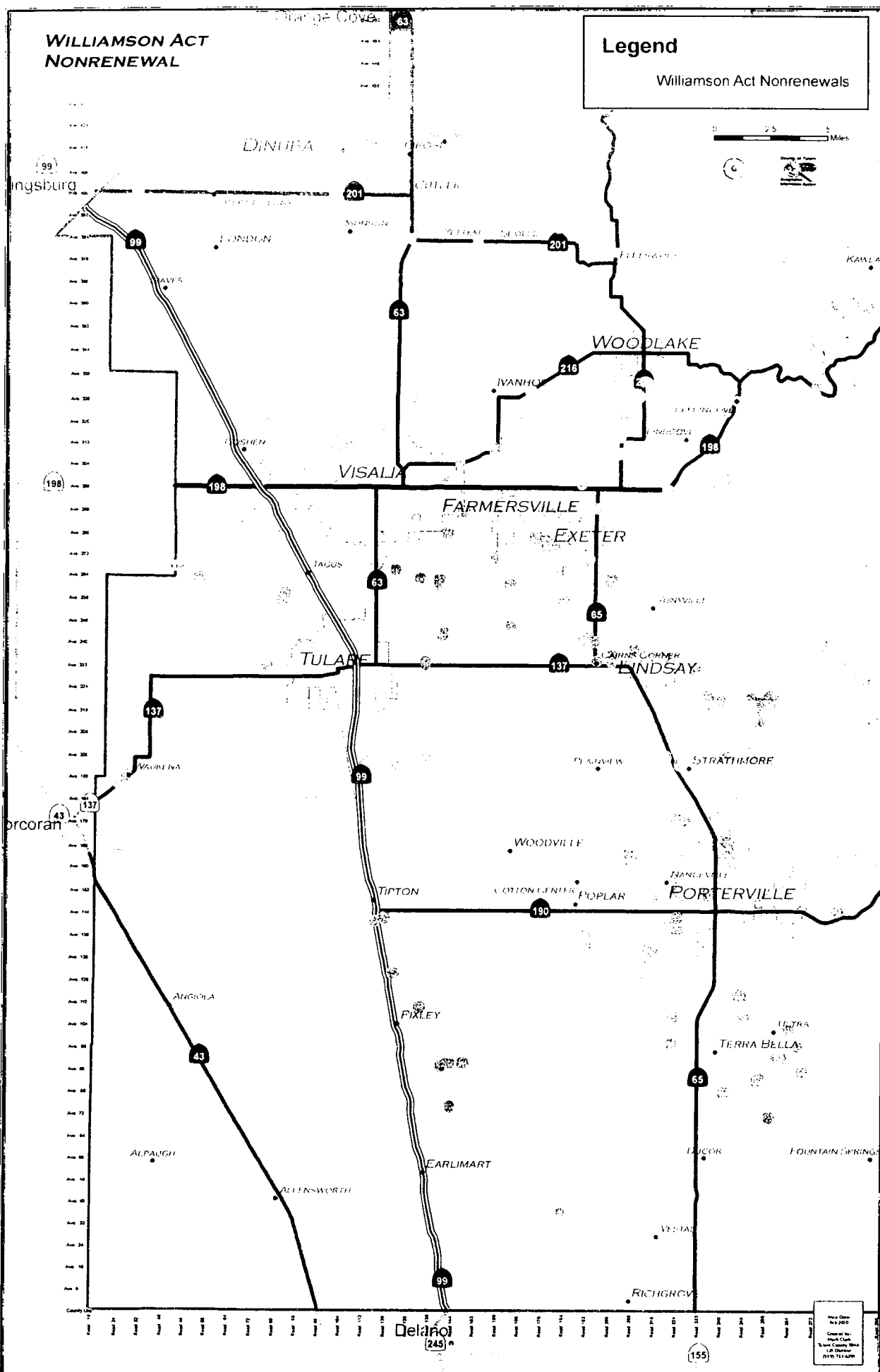
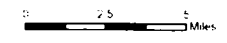


# WILLIAMSON ACT NONRENEWAL

### Legend

Williamson Act Nonrenewals



Map Date: Jan 2010  
Compiled by: [Name]  
Source: County Assessor's Office  
Scale: 1:50,000



Attachment 2. Resolution No. 89-1275  
"Uniform Rules for Agricultural Preserves"



BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTION )  
OF UNIFORM RULES FOR ) RESOLUTION NO. 89-1275  
AGRICULTURAL PRESERVES )

Upon the motion of Supervisor Gould, seconded by  
Supervisor Reed, the following Resolution was made, passed  
and adopted:

A. The Board of Supervisors of the County of Tulare does hereby  
determine that all of the following uses are either agricultural uses which  
are allowed under the Williamson Act, or are compatible with said  
agricultural uses as defined in Section 5120) of the Government Code, and  
may be carried on within the Preserve:

1. Permitted uses as follows:

- a. The growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticulture specialties, and timber.
- b. The operation of apiaries and honey extraction plants.
- c. The operation of a dairy so long as no more than twenty-five (25) cows are on the property at any time.
- d. The raising and slaughter of poultry, rabbits and other fur-bearing animals, except when a Use Permit is required under paragraph 4 hereinbelow.
- e. The raising and slaughter of sheep, goats, horses, mules, swine, bovine animals, and other similar domesticated quadrupeds, except when a Use Permit is required under paragraph 4 hereinbelow.
- f. Feedlot for twenty-five animals or less.

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- g. Agricultural service establishments primarily engaged in performing agricultural husbandry services or horticultural services to farmers.
  - h. Services to farmers or farm-related activities in planting, harvesting, storage, hauling, and equipment repair and maintenance.
  - i. Incidental and accessory structures and uses including barns, stables, coops, tank houses, storage tanks, windmachines, windmills, silos and other farm buildings, private garages and carports, guest houses, storehouses, garden structures, greenhouses, recreation rooms, and the storage of petroleum products.
  - j. Mobilehomes and residences for the owners and lessees of the property, and for housing farm employees who work on the property.
  - k. Mobilehomes and residences for use by non-paying guests of the owners or lessees of the property.
  - l. Any residence which is in existence on the date that the Williamson Act Contract is entered into may be rented or leased to persons even though they are not the owners or lessees of the agricultural property which is subject to the Contract and are not farm employees who work on such property, and there shall be no minimum acreage on the amount of property to be rented or leased with such residence. This subparagraph shall not apply to any residence that is constructed after the date that the Williamson Act Contract is entered into and it shall not be a compatible use to rent or lease such residences pursuant to this paragraph.
  - m. Plant nurseries.
  - n. Sale of agricultural products and feed for livestock and fowl, including sale at roadside stands, if more than

1 one-half (1/2) of the value of the products on hand for  
2 sale at any time has been produced on the property where  
3 the sale is conducted or other property owned by the same  
4 person.

5 o. Signs which pertain only to a permitted use on the  
6 property on which the sign is situated or which pertains  
7 to the sale, lease or rental of the property or a  
8 structure or personal property located on the property.  
9 In addition, signs which are no larger than four (4)  
10 square feet in area and which pertain to production and  
11 marketing associations and organizations with which the  
12 owner or lessee is affiliated, are allowed.

13 p. Temporary landing of helicopters engaged in agricultural  
14 uses.

15 q. The curing, processing, packaging, packing, storage and  
16 shipping of agricultural products.

17 r. The installation and operation of asphalt batching plants  
18 and concrete batching plants on a temporary basis for  
19 producing asphalt or concrete to be used only for  
20 construction or repair of a road, building, or other  
21 project for the State, County or political subdivision of  
22 the State. Such a batching plant may be placed within  
23 the Preserve upon the commencement of such a public  
24 project, and immediately after all asphalt or concrete  
25 work required for the project has been completed, the  
26 batching plant shall be completely removed from the  
27 Preserve and the premises shall be restored to the  
28 conditions existing prior to the installation of the  
29 batching plant. No asphalt or concrete shall be produced  
30 by such a batching plant for sale to the general public  
31 or for any purposes whatsoever other than the  
32 construction of the public project which it is supplying.

33 s. Fish farming operations.

t. Game preserves, public or private.

u. Biomass fuel manufacture for personal use.

2. If the property is zoned AE, AE-10, AE-20, AE-40, AE-80, A-1 or AF, any additional uses set forth in Subsection B of Sections 9.5, 9.55, 9.6, 9.7, 9.8 and 10.3, and Subsection C of Section 10, of Ordinance No. 352 as presently in effect and as said subsections may be amended from time to time, are deemed to be compatible uses.

3. If the property is zoned in classifications other than AE, AE-10, AE-20, AE-40, AE-80, A-1 or AF, all the uses set forth in Subsection B of Section 9.5, of Ordinance No. 352 as presently in effect and as said subsection may be amended from time to time, are deemed to be compatible uses.

4. If the property is zoned AE, AE-10, AE-20, AE-40, AE-80, A-1 or AF, all the uses which are permitted in the particular zone upon securing a Special Use Permit under the provisions of Ordinance No. 352 as presently in effect and as said provisions may be amended from time to time, are deemed to be compatible uses and may be carried on when such Special Use Permit has been secured. This paragraph refers to those Use Permits listed in paragraph B of Part II of Section 16 of Ordinance No. 352, and to those Use Permits listed in the section of said Ordinance applicable to the specific zone in which the Preserve is located; specifically, Subsection D of Sections 9.5 and 10.3, Subsection E of Sections 9.55, 9.6, 9.7 and 9.8, and paragraphs 2 and 3 of Subsection C of Section 10. If an Agricultural Preserve is located within a zoning classification something other than AE, AE-10, AE-20, AE-40, AE-80, A-1 or AF, then only those uses which are permitted in the AE Zone (Subsection D of Section 9.5) upon securing a Special Use Permit shall be deemed to be compatible uses.

5. The erection, construction, alteration or maintenance of gas, electric, water, and community utility facilities are also



1 determined to be compatible uses in the Preserve, provided  
2 that insofar as such facilities require a Special Use Permit  
3 under the provisions of Ordinance 352 as presently in effect  
4 and as said provisions may be amended from time to time, and  
5 may be carried on when such Special Use Permit has been  
6 secured.

7 B. Nothing within Section A above is intended to deprive the owner or  
8 any nonconforming use which they may have, or hereafter acquire, under the  
9 Zoning Laws of the State of California or the Zoning Ordinance of the  
10 County of Tulare. In addition, because of the many factors which must be  
11 considered when issuing Special Use Permits, nothing in said Section A  
12 shall be construed to obligate this Board to issue such a Permit if one  
13 should be applied for in the future.

14 C. If the owner of the property within this Preserve enters into a  
15 Contract pursuant to the Williamson Act, such property shall not be used  
16 for any purpose other than those which are authorized by these Uniform  
17 Rules.

18 D. The Board does further determine that a subdivision, as that term  
19 is defined in Section 7 of Ordinance No. 352 as presently in effect and as  
20 said Ordinance may be amended from time to time, is not a compatible use  
21 and may not be created in the Preserve.

22 E. All real property, improved and/or unimproved which is shown on  
23 the latest adopted tax roll as a unit or as contiguous units and which is  
24 owned by the same person or persons, shall not be divided for the purpose  
25 of sale, lease or financing after a Williamson Act Contract has been  
26 entered into between the owner or owners and the County except in  
27 compliance with this paragraph; and any such division of land which is not  
28 in compliance with this paragraph shall constitute an incompatible use. If  
the property is zoned AE, AE-10, AE-20, AE-40, AE-80, A-1 or AF, then such  
divisions of land may be made in conformity with the provisions of Tulare  
County Ordinance No. 352, as presently in effect and as said Ordinance may  
be amended from time to time, applicable to the specific zone in which said  
property is located. If the property is zoned something other than AE, AE-  
10, AE-20, AE-40, AE-80, A-1 or AF, then such divisions of land may only be

1 made in conformity with the provisions of Tulare County Ordinance No. 252,  
2 as presently in effect and as said Ordinance may be amended from time to  
3 time, applicable to the AE-10 Zone.

4 The foregoing resolution was adopted at a regular meeting of the Board  
5 of Supervisors on the 26th, day of September, 1989, by the  
6 following vote:

7 AYES: Supervisors Gould, Conway, Mangine, Swiney and Reed

8 NOES: None

9 ABSTAIN: None

10 ABSENT: None

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18 Distribution:  
19 Planning & Dev  
20 Assessor  
21 File 5670

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