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11/07/2024

Titles: 1 Pages: 14

10:35 AM

Fees	\$0.00
Transfer Tax	\$0.00
CA SB2 Fee	\$0.00
Total	\$0.00

Recording requested by, and  
when recorded, return to:

Clerk of the Board of Supervisors  
County of Tulare  
2800 West Burrel Avenue  
Visalia, CA 93291

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Space above this line for Recorder's use only  
Exempt from recording fee per Gov. Code § 6103

IN THE MATTER OF the Establishment of )  
Agricultural Preserve No. 4531 PAI Centurion ) Resolution No. 2024-1029  
Citrus LLC. on APN(s) 303-160-018 )  
)  
)

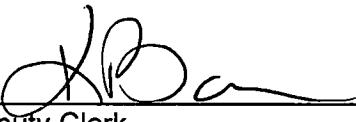
STATE OF CALIFORNIA  
COUNTY OF TULARE  
BOARD OF SUPERVISORS

Resolution No. 2024-1029

I, JASON T. BRITT, Clerk of the Board of Supervisors, County of Tulare, State of California, do hereby certify the foregoing to be a full, true and correct copy of the original order made in the above-entitled matter by said Board on November 5, 2024, as the same now appears of record and county file in my office.

ATTEST: Jason T. Britt,  
County Administrative Officer/  
Clerk, Board of Supervisors

BY:

  
Deputy Clerk



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

In the Matter of the Establishment of  
Agricultural Preserve No. 4531  
PAI Centurion Citrus LLC.  
on APN(s) 303-160-018

RESOLUTION NO. 2024-1029

WHEREAS, this Board has been requested to establish an Agricultural Preserve pursuant to the Williamson Act (Government Code Sections 51200 et seq.); and

WHEREAS, the procedural requirements to establish the Agricultural Preserve under the Williamson Act have been complied with; and

WHEREAS, all of the land to be included within the Preserve is used for the purpose of producing agricultural commodities for commercial purpose and compatible uses; and

WHEREAS, this Board determines that it is in the best interest of the County to establish the proposed Agricultural Preserve;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

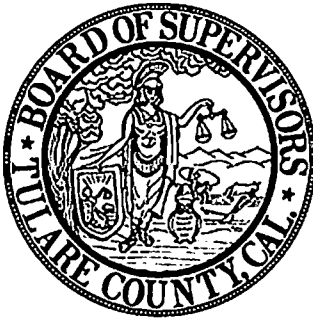
1. This Board does hereby establish an Agricultural Preserve which shall consist of all of the real property which is described in attached Exhibit "A" and illustrated on Exhibit "B". All exhibits are incorporated herein by reference.

2. Said Agricultural Preserve is hereby designated as Preserve No. [preserve], and may be referred to as such.

3. This Board does hereby determine that the Uniform Rules for Preserve which were adopted by Resolution No. 89-1275 and recorded in Volume 4894, Pages 894 through 899 of Official Records in the Office of the County Recorder of Tulare County are hereby referred to and incorporated by reference as the uniform rules governing the use of land in this Preserve.

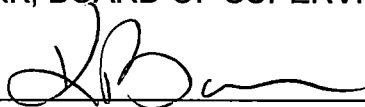
The foregoing resolution was adopted upon the motion of Supervisor Shuklian, seconded by Supervisor Valero, at a regular meeting on this 5th day of November, 2024, by the following vote:

AYES: SUPERVISORS VANDER POEL, SHUKLIAN, VALERO AND  
TOWNSEND  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: SUPERVISOR MICARI



ATTEST: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_



Deputy Clerk

**EXHIBT "A"**  
**Legal Description**

**APN: 303-160-018**

THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 28 EAST, MOUNT  
DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.



**AGRICULTURAL PRESERVES (*ESTABLISH*)  
REPORT TO THE BOARD OF SUPERVISORS**

**APPLICATION NO. PAP 24-022/NWA 24-023**

**HEARING DATE: 11/5/2024**

**Sup. Dist. No.: 5**

**APPLICANT(S):** PAI Centurion Citrus LLC  
7108 N. Fresno St. Suite 400  
Fresno CA 93720

**OWNER(S):** PAI Centurion Citrus LLC

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**A. LOCATION** Section 19, Township 22S, Range 28E, MDB&M

APN(s): 303-016-018

Specific: North of Avenue 116 and west of Road 264, South of Porterville City.

**B. CHARACTERISTICS OF PROPOSED AGRICULTURAL PRESERVE**

1. Acreage: 78.28 acre
2. Legal Parcels (#): One  
Number of owners: One
3. Land Use: Agriculture (Citrus Orchard)
4. Zoning: AE-10 (Exclusive Agriculture – 10 Acre Minimum)
  - a. Compatible with Ag Preserve? ☒ Yes ☐ No
  - b. Zone change recommended? ☐ Yes ☒ No
5. Land Capability for Agriculture: There are four (4) on-site soil type Exeter Loam, 2 To 9 Percent Slopes, rated Land Capability Unit/Class III when irrigated which is classified as “Non -Prime Farmland”, Porterville Clay, 0 To 2 Percent Slopes, rated Land Capability Unit/Class II when irrigated which is classified as “Prime Farmland”, Centerville Clay, 2 To 9 Percent Slopes, rated Land Capability Unit/Class III when irrigated which is classified as “Non-Prime Farmland”, and Porterville Clay, 2 To 9 Percent Slopes, rated Land Capability Unit/Class III when irrigated which is classified as “Non-Prime Farmland.”

**C. CHARACTERISTICS OF SURROUNDING AREA**

1. Dominant Agricultural Activity: Agriculture (Citrus Orchard).
2. Nearest Non-Agricultural Use: The subject site is approximately 2-mile South of Porterville City. The site is not within any County-Adopted Urban Development Boundary.
3. Nearest Agricultural Preserve: The site is abutted on three (3) sides by lands within contracted Ag Preserves. (North No. 03179, East No. 01035, and Wes No. 00597)

**D. URBANIZATION POTENTIAL – GENERAL PLAN DESIGNATIONS**

1. Rural Valley Lands Plan (RVLP): Valley Agricultural
2. Planning Framework Element:
  - a. Within UAB:        ☐ Yes ☒ No
  - b. Within UIA/UDB:   ☐ Yes ☒ No

**Note:** If yes to either, explain if area is likely to be urbanized within 1 to 10 years.

**E. WITHIN ONE MILE OF AN INCORPORATED CITY**

☒ No    ☐ Yes    City of \_\_\_\_\_

**F. PRIME AGRICULTURAL LAND**

1. Do the parcels meet the definition of prime agricultural land as set forth in Government Code section 51201? (See definition below)

☒ Yes (defined as Prime Agricultural Land), as per Item (a) & (d) below.

☐ No (defined as Non-Prime Agricultural Land)

*"Prime Agricultural Land" means any of the following:*

- a. *All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classification.*
- b. *Land which qualifies for rating 80 through 100 in the Stories Index Rating.*
- c. *Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.*



- d. *Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.*
- e. *Land which has returned from the production of unprocessed agricultural plant production an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.*

**G. ADDITIONAL CONSIDERATIONS - MINIMUM ACREAGE**

- 1. Are all parcels proposed for inclusion within this Preserve large enough to sustain their agricultural use as set forth in Government Code Section 51222?
  - a. Prime Agricultural Land – all parcels meet the 10-acre minimum size requirement?  
☒ Yes    ☐ No    ☐ – N/A
  - b. Non-Prime Agricultural Land - all parcels meet the 40-acre minimum size requirement? ☒ Yes    ☐ No    ☐ – N/A
  - c. The entire site proposed for establishment of a new preserve meets the 20-acre minimum size requirement?    ☒ Yes    ☐ No

**H. ANALYSIS**

- 1. Is the establishment/enlargement of this Agricultural Preserve consistent with the adopted General Plan?    ☒ Yes    ☐ No  
  
 The parcel is outside of any County-adopted urban boundaries and is designated for Agricultural Use by the Rural Valley Lands Plan; therefore, the Preserve is consistent with the County General Plan.
- 2. Is the existing and/or proposed land use compatible with the Uniform Rules for Agricultural Preserves? ☒ Yes    ☐ No  
  
 The property contains Citrus Orchard, which is listed as a permitted use under the Uniform Rules. There are no structures on the site. Therefore, the land use is compatible with the Uniform Rules.

**I. RECOMMENDATION**

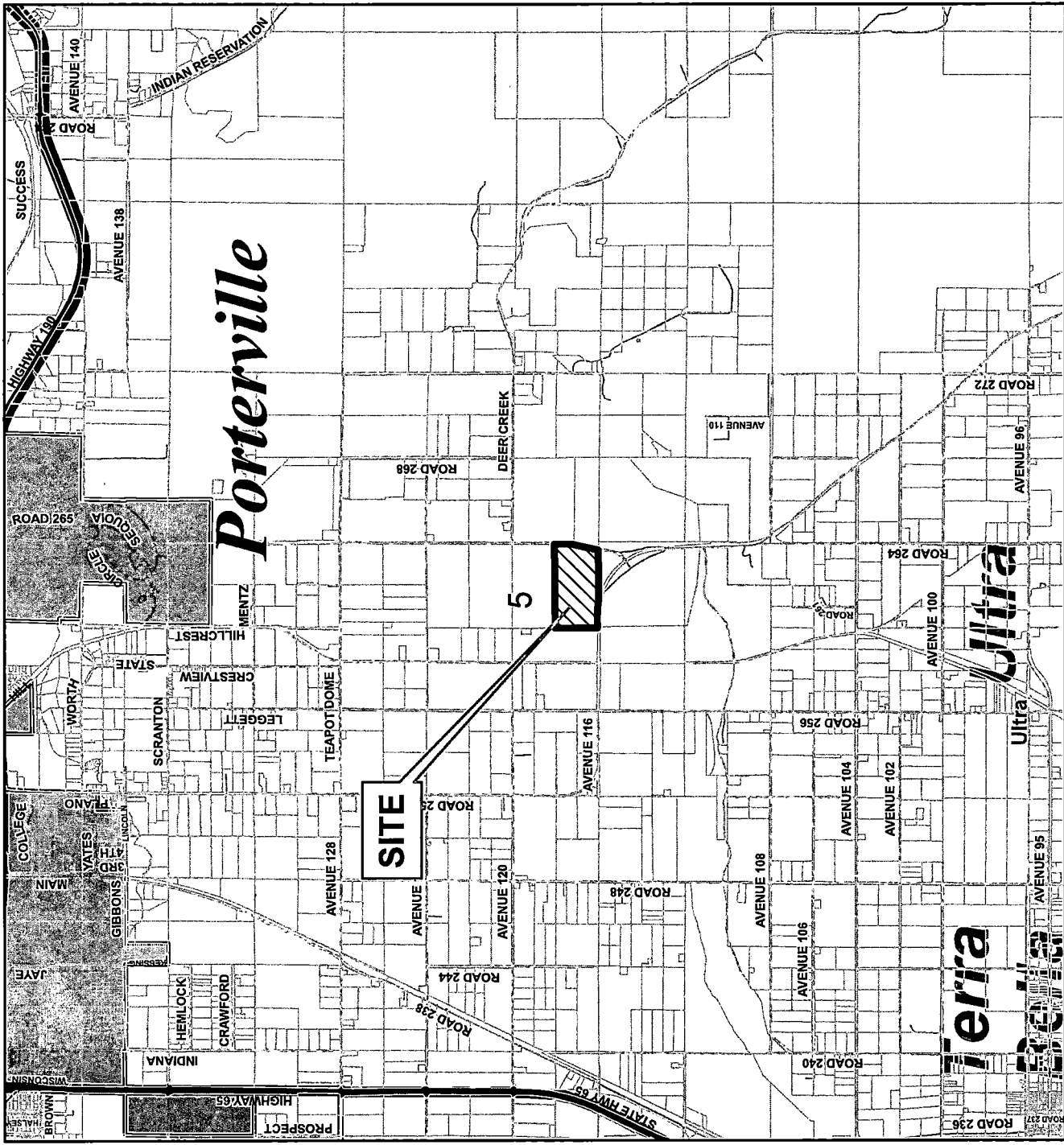
- ☒ **Approve** - Establishment of New Preserve
- ☐ **Approve** - Enlargement of Preserve No.

\_\_\_ **Continue** (explain):




\_\_\_ **Deny** (explain):

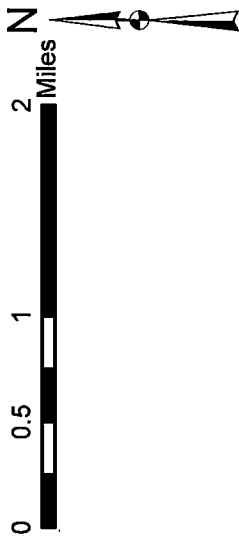
Attachments: Vicinity Map, Ag Preserve Map, Parcel Cut Map, and Aerial Photograph.

# Vicinity Map for PAP 24-022

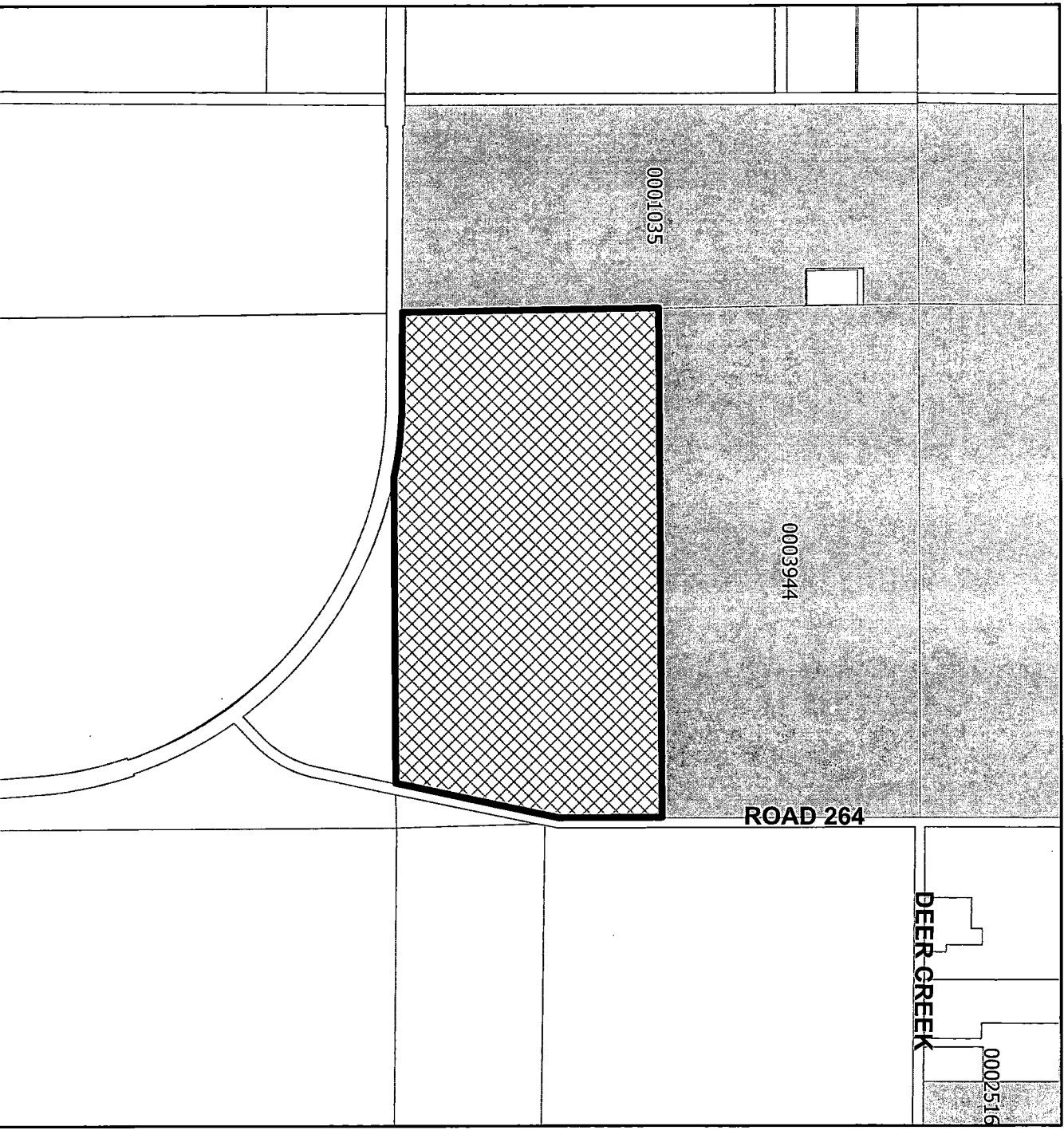


Supervisorial District: 5

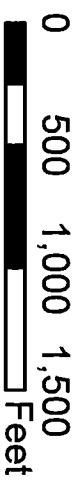
-  Supervisorial Districts
-  Parcels
-  PAP 24-022



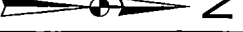
# Ag. Preserve Map for PAP 24-022



Owner: PAI CENTURION CITRUS LLC.  
Applicant: SAME  
Address: 7108 N. FRESNO ST. SUITE 400  
City, State, ZIP: FRESNO, CA 93720  
Supervisorial District: 5  
Assessors Parcel: 303-160-018

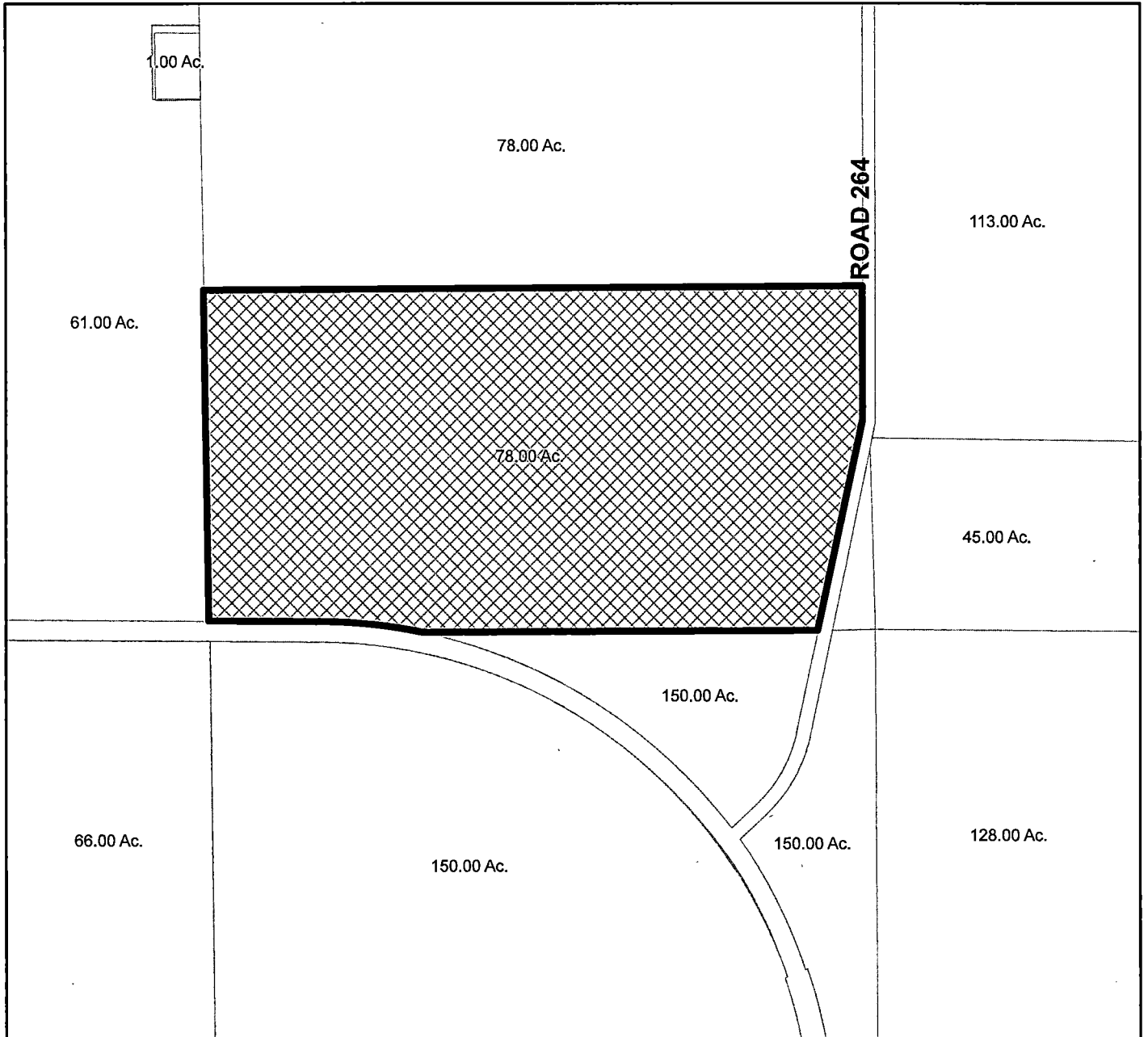


- ☐ Site
- ☒ AssrAGpres\_2023
- ☒ PAP 24-022



# Parcel Cut Map

## PAP 24-022



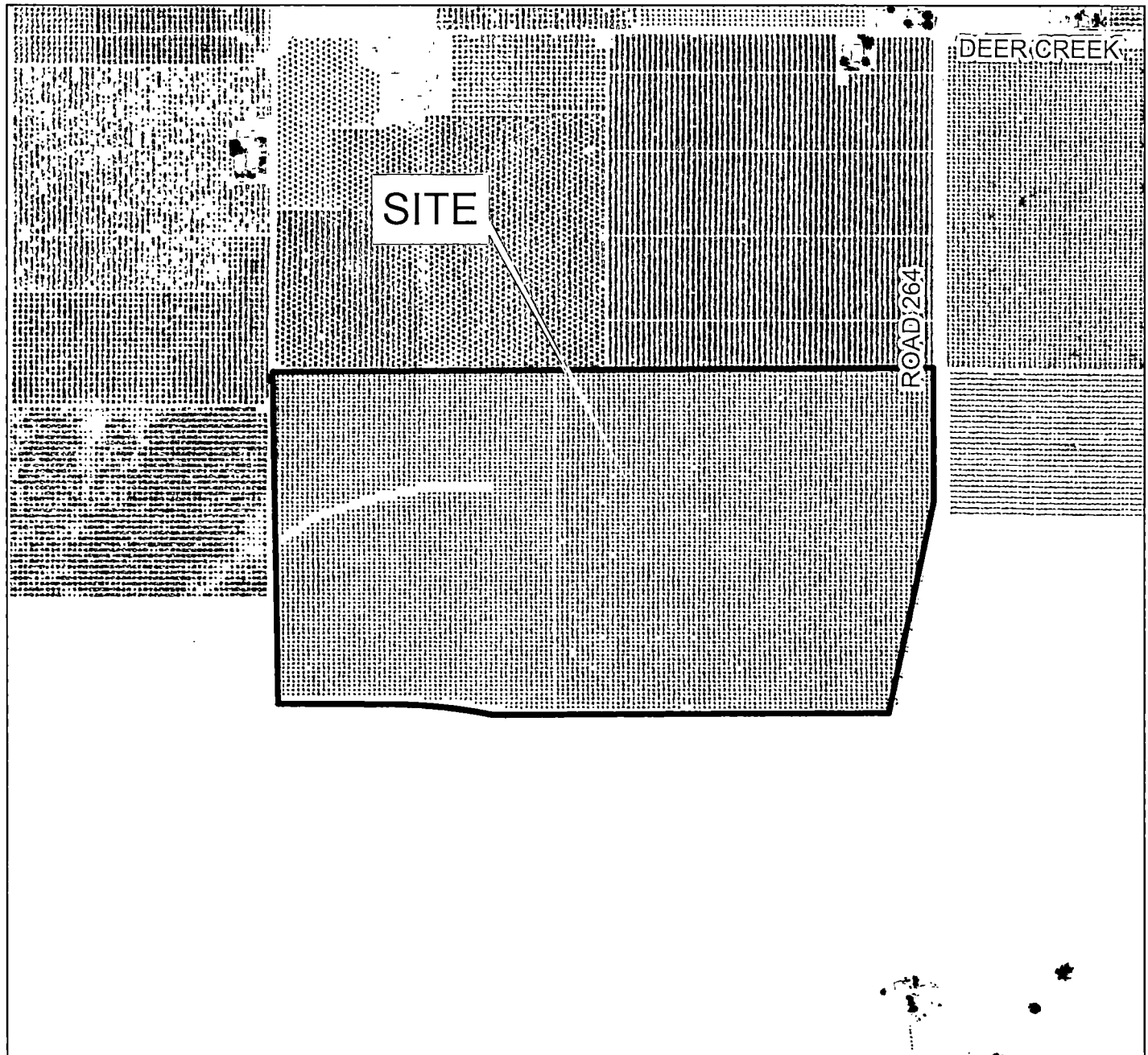
Owner: PAI CENTURION CITRUS LLC.  
Applicant: SAME  
Address: 7108 N. FRESNO ST. SUITE 400  
City, State, ZIP: FRESNO, CA 93720  
Supervisory District: 5  
Assessors Parcel: 303-160-018

0 390 780 Feet

Parcels  
PAP 24-022





# Aerial Photograph for PAP 24-022



Owner: PAI CENTURION CITRUS LLC.  
Applicant: SAME  
Address: 7108 N. FRESNO ST. SUITE 400  
City, State, ZIP: FRESNO, CA 93720  
Supervisory District: 5  
Assessors Parcel: 303-160-018

0 290 580 870 Feet

 Parcels  
 PAP 24-022

