

NOTICE OF EXEMPTION

To: [X] Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814
[X] Tulare County Clerk
Room 105, Courthouse
221 South Mooney Blvd.
Visalia, CA 93291

FILED
TULARE COUNTY
MAR 26 2026
ASSESSOR / CLERK-RECORDER
BY:
DATE RECEIVED FOR FILING AT TULARE COUNTY CLERK'S OFFICE

Lead Agency: County of Tulare c/o Resource Management Agency
5961 S. Mooney Blvd.
Visalia, CA 93277 (559) 624-7000
Attn: gmills@tularecounty.ca.gov and jwillis@tularecounty.ca.gov

Applicant(s): River Oaks Company/Winthrop Pescosolido
150 W. Pine Street
Exeter, CA 93221 (559) 827-1889

Project Title: Agricultural Well for the River Oaks Company Property (CEQ 26-011)
Project Location - Specific: The proposed Project is located at 31285 Road 180 approximately 300 feet south of Charter Oak Drive and 3,000 feet west of Road 180, and approximately 3.5 miles northeast of the City of Visalia. (APN 110-090-078)
Project Location- Section, Township, Range: Section 17, Township 18S, Range 26E, MDBM
Project Location - City: N/A, northeast of Visalia Project Location - County: Tulare

Description of Nature, Purpose, and Beneficiaries of Project: The proposed Project site is located northeast of the City of Visalia and is not within any Urban Development Boundary and is zoned AE-20 (Exclusive Agricultural - 20 Acre Minimum). The property owner is requesting an administrative variance for construction of a new well to supply the property with water for agriculture uses consistent with the existing zoning. The contractor is unable to comply with the well-ordinance minimum annual seal requirement of 50'. With the applicant's approval, the contractor is requesting a variance to the 50' Annular Seal requirement; only doing 25' Annular Seal to obtain higher pumping production from the well. The applicant will benefit from the Project as it is intended to meet their water needs for agriculture purposes.

Exempt Status: (check one)
[X] Categorical Exemption: CEQA Guidelines Class 3 Section 15303 New Construction or Conversion of Small Structures

Reasons why project is exempt: This action is consistent with Section 15303 Class 3, New Construction or Conversion of Small Structures; in this instance, the new structure will provide water for the agriculture in the AE-20 zoned property. Also, construction of a well is subject to Tulare County Ordinance Code Part IV: Health, Safety and Sanitation Chapter 13; Construction of Wells. Therefore, the application of CEQA Section 15303 is applicable and appropriate for this Project.

Environmental Assessment Officer: Reed Schenke, P.E., RMA Director/EAO
Name of Public Agency Approving Project: County of Tulare

Project Representative: Danielle Folk, Planner III Telephone: 559-624-7029

Lead Agency Representative:

Signature: Gary A. Mills Date: 3/26/2026 Title: Chief Planner, Environmental Planning Division

Signature: Michael G. Washam, A.C.E. Date: 3.26.26 Title: Associate RMA Director, Designee

[X] Signed by Lead Agency Date submitted to LCI: