

City of Visalia Active Tentative Subdivision Maps

The following table lists the names and information related to Tentative Subdivision Maps which consist entirely or a portion of unrecorded final maps. All maps have received previous approval by the Visalia Planning Commission and became effective on date noted. This list shall be used only for the informational purpose of describing active tentative subdivision maps. The list does not represent numbers of final lots recorded, phases of maps recorded, and/or building permits issued in relation to each Tentative Subdivision Map. This list is not guaranteed to be comprehensive or error-free.

<u>SBDN. NO.</u>	<u>NAME</u>	<u>APN</u>	<u>GENERAL LOCATION</u>	<u>Quadrant</u>	<u>Zoning Designations</u>	<u>Ac</u>	<u>Total # Lots</u>	<u># Single-family Detached D.U.'s</u>	<u># Multi-family Attached D.U.'s</u>	<u>REQUEST</u>	<u>APPLICANT</u>	<u>Application Received</u>	<u>Effective Date</u>
5554	Campo Estates Tentative Subdivision Map 5554	126-120-078	The site is located 500 feet west of Pinkham Street on Victor Avenue (APN: 126-120-078).	SE	R-1-6	21.30	101	101	0	A request by Quest Equity, Janet Martin Del Campo – owner, to subdivide 21.30-acres into a 101-lot single-family residential subdivision in the R-1-6 zone (Single-Family Residential). This is an infill site surrounded by existing development.	Quest Equity, Janet Martin Del Campo – owne	05/03/2016	09/12/2016
5553	Kayenta Crossing Tentative Subdivision Map 5553	077-180-009	The site is located on the west side of North Demaree Street between West Riggan and West Ferguson Avenues (APNs: 077-180-009).	NW	R-1-6	25.00	90	90	0	A request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision. The project site is part of a County Island and upon annexation to the City of Visalia will be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area).	Jasco Consulting Incorporated	06/09/2015	01/20/2016
5552	Vista Del Sol Estates Tentative Subdivision Map 5552	098-050-069	The site is located at the southeast corner of Douglas Avenue and Tracy Street (APN: 098-050-069)	NE	R-1-4.5	5.72	38	34	8	A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,520 to 6,672 square feet. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential (4,500 square foot minimum site area per unit), the site is zoned R-1-6 which makes the proposed map non-conforming.	Jonathan Cassady, Gabriel Correa	06/05/2015	10/26/2015

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CITY OF VISALIA ACTIVE TENTATIVE SUBDIVISION MAPS

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5547	Diamond Oaks Vesting Tentative Subdivision Map No. 5547	126-100-012	The site is located on the south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way	SE	R-1-6, R-M-2, R-M-3	55.9	180	168	24	A request to subdivide 55.9 gross acres into 180 lots for residential use, with 168 lots in the R-1-6 (Single-Family Residential) zone and 12 lots in the in the R-M-2 and R-M-3 (Medium and Medium High Density Residential) zone	Diamond Oaks, LP	04/09/2013	09/23/2013
5546	Pine River Ranch Estates Tentative Subdivision Map No. 5546	098-020-028	The site is located on the north side of Houston Avenue between North Cain Street West Goddard Street	NE	R-1-6	37	144	144	0	A request to subdivide 37 acres into 144 single-family residential lots and one out-lot in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones	Quad Knopf	04/17/2013	07/08/2013
5543	Orchard Walk Tentative Subdivision Map No. 5543	079-310-003	The site is located east of Court Street and south of the Shannon Parkway alignment.	NE	R-1-6	24.73	104	104	0	A request to subdivide 24.73 acres into 104 single-family residential lots in the R-1-6 (Single-Family Residential, 6000 sq. ft. minimum) zone.	North Visalia Holdings L.P.	10/1/10	11/22/10
5506 - A	Revision to Shannon Ranch 3 Tentative Subdivision Map 5506	078-012-012, 013, 014, 015.	The site is located approximately 560 ft, north of Riggin Avenue, between Dinuba Hwy and Mooney Boulevard	NW	R-1-6	120.45	471	471	0	A redivision of a previously approved tentative subdivision map, subdividing 120.45 acres into 471 lots.	Quad Knopf, Inc.		11/23/09
5542	Sol Road Estates Tentative Subdivision Map No. 5542	103-120-019	The site is located on the northwest corner of sol Road and Douglas Avenue	NE	R-1-12.5, R-A	9.52	17	17	0	A request to subdivide 9.52 acres into 17 lots in the R-1-12.5 (Single Family Residential) and RA (Rural Residential) zones.	Jack and Karen Gould	6/11/09	8/10/09
5540	Oakwood Ranch 2 Tentative Subdivision Map No. 5540	077-660-001 [portion], 003, 018; 077-090-015 [portion], 016 [portion]	The site is located generally on the southwest corner of Demaree Street and Houston Avenue.	NW	R-M-3	3.72	15	0	64	A request for the Oakwood Ranch 2 & Professional Center to create 22 lots for a mix of multi-family residential and office development, and two common areas.	Greg Nunley		8/10/09

5541	Garden Street Subdivision Tentative Subdivision Map No. 5541	097-272-002	The site is located on the east side of South Garden Street, approximately 150 feet south of Paradise Avenue.	SE	R-M-2	0.95	6	0	6	A request to subdivide a 41,230 +/- sq. ft. parcel into 6 lots for multi-family residential development and one common lot for a private street in the R-M-2 (Multi-family Residential – 3,000 sq. ft. minimum lot) zone.	Exeter No. 1, LLC, John R. Kelly and Cary Lowe (Provost & Pritchard Engineering Group, Inc., agent)		1/26/09
5534	Sequoia Heights No. 2 Tentative Subdivision Map No. 5534	098-330-006	The site is located south of Goshen Avenue, west of Oak Ave. and Irma St in the Sequoia Heights Subdivision.	NE	R-1-6	4.66	20	20	0	A request to subdivide 4.66 acres into 20 lots. The site is located west of Oak Ave. and Irma St.	Sequoia Heights No. 2 Tentative Subdivision Map No. 5534	6/25/07	9/8/08
5539	La Dolce Villas Tentative Subdivision Map No. 5539	103-290-029	The site is located at 1008 N. Lovers Lane (APN: 103-290-029)	NE	R-M-2	0.93	11	0	11	A request to subdivide a 40,668 sq. ft. lot (.93-acre) parcel into 11 numbered lots and one lettered lot for common ownership in the R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit) zone.	Albert Sandoval	2/1/08	7/14/08
5532	Vineyard Villas Tentative Subdivision Map No. 5532	090-280-004	The site is located at the southeast corner of Ferguson Ave. and Conyer St.	NW	R-M-3	7.90	18	0	66	A request to divide 7.9 acres into 18 numbered lots and two common lot in the R-M-3 zone.	Fairway Properties	4/20/07	11/13/07
5537	Oak Park Estates (Revised) Tentative Subdivision Map No. 5537	098-050-060, 062	The site is located on the northwest corner of Lovers Lane and Goshen Avenue.	NE	R-1-4.5	11.25	57	57	0	A request to subdivide 11.25 acres into 57 lots	Blain Construction	5/24/07	9/24/07
5536	Oakridge Tentative Subdivision Map No. 5536	077-019-002	The site is located on the east side of Linwood Street, approximately 615 ft. north of Ferguson Ave.	NW	R-A	5.00	8	8	0	A request to divide five acres into eight residential lots and two landscape lots in the R-A zone.	Corwyn Oldfield	7/13/07	9/24/07

5460	South Point Estates Tentative Subdivision Map	126-670-002, 003, 004	The site is located on the northwest corner of Caldwell Avenue and Pinkham Street.	SE	R-1-6, R-M-2	5.2	33	33	0	A request to revise an approved tentative subdivision map to create 18 multi-family lots instead of nine multi-family lots for the purpose of creating small lot individual units in the multi-family zoned portion of the project site, and 15 lots in the single-family zoned component of the site, on 5.9 acres.	Forester, Weber & Associates	11/15/05	8/13/07
5533	St. John's Riverwalk Tentative Subdivision Map No. 5533	098-220-049	The site is located at the northeast corner of the junction of St. Johns Parkway and Cain Street.	NE	R-1-4.5	2.02	32	32	0	A request to divide 2.02 acres into 32 condominium lots.	St. Johns River Parkway, Inc. (California Planning and Engineering, Agent)	5/10/07	7/9/07
5530	Feemster Lane Tentative Subdivision Map No. 5530	096-230-008	The site is located at the junction of Feemster Ave. and Sowell St.	SE	R-1-6	1.10	5	5	0	A request to divide 1.1 acres into five numbered lots and one common lot in the R-1-6 zone.	Michael Schaufele, Agent	1/31/07	5/29/07
5531	Maddox @ Caldwell VII Tentative Subdivision Map No. 5531	126-120-050, 065, 066; 126-590-008; 126-560-060; and 126-640-074	The site is located at the southwest and southeast corners of Ben Maddox Way and K Avenue.	SE	R-M-2	13.50	115	95	40	A request to divide 13.5 acres into 115 lots to allow 95 single-family detached units and 20 duplex structures yielding 40 multi-family attached units.	Castlewood Partners, Inc. (California Planning and Engineering, Agent)	2/20/07	4/23/07
5482	Garza Ranch Vesting Tentative Subdivision Map 5482	126-020-033	This site is located at 4204 South Demaree Street.	SW	R-1-6	1.45	7	7	0	A request to divide 1.45 acres into 7 lots and a remainder.	California Planning and Engineering	5/3/05	2/26/07
5528	Quintana De Oro Tentative Subdivision Map No. 5528	077-019-001	The site is located on the east side of Linwood Street, approximately 950 ft. north of Ferguson Ave.	NW	R-A	4.94	9	9	0	A request to divide 4.94 net acres into nine residential lots and a landscape lot in the R-A zone.	Houston Investment Co.	10/13/06	12/11/06
5524	Visalia Palms Tentative Subdivision Map No. 5524	087-060-007,008,009, and 010	The site is located on the north side of Myrtle Avenue, approximately 165 feet west of Chinowth St.	SW	R-M-2	4.16	36	0	36	A request to divide 4.16 acres into 36 residential lots, and common lots.	Visalia Land Company, Inc.	8/8/06	11/28/06
5523	Teakwood Estates Tentative Subdivision Map No.5523	103-280-032.	The site is located at 3504 E. Douglas Avenue.	NE	R-1-6	5.00	23	23	0	A request to divide five acres into 23 residential lots.	Milton Smith (CPE, agent)	6/26/06	9/25/06

5519	Rockwood Estates Tentative Subdivision Map No. 5519	091-040-025 and 091-333-044.	The site is located on the north side of St. Johns Parkway, approximately 350 feet west of Burke Street and 300 feet south of the St. Johns River.	NE	R-1-4.5	5.40	30	30	0	A request to divide 5.4 acres into 30 residential lots and four lettered lots.	Larry Nelson (Quad Knopf, agent)	4/20/06	8/28/06
5513	Olive Place Tentative Subdivision Map No. 5513	097-241-001 & 014.	The site is located on the east side of Santa Fe Street, approximately 250 ft. south of Tulare Avenue	SE	R-M-2	1.56	22	0	22	A request to divide 1.56 acres into 22 for sale lots and one common lot	Michael Rogers (Roberts Engineering, agent)	1/11/06	8/14/06
5505	River Run Ranch 5-7 Vesting Tentative Subdivision Map 5505	103-020-049, 053, 054, 055, 056	The site is located on Visalia Parkway, between St. Johns Parkway & Houston Avenue	NE	R-1-6	42.9	158	158	0	A request to divide 42.9 acres into 158 lots	California Planning & Engineering	11/1/05	8/14/06
5517	Golden Crest Estates Tentative Subdivision Map No. 5517	103-120-006	The site is located on the south side of Houston Ave., approximately 250 ft. east of McAuliff St.	NE	R-1-6	4.79	18	18	0	A request by Barton Enterprises, Inc. to divide 4.79 acres into 18 numbered lots, and one lettered lot.	Barton Enterprises, Inc.	3/14/06	6/26/06
5501	Southtown Subdivision Tentative Map 5501	126-020-034	The site is located at 4234 South Demaree Road.	SW	R-1-6	3.20	16	16	0	A request to divide 3.2 acres into 16 lots	Osumah & Tadesse	8/19/05	6/12/06
5518	Booker Tentative Subdivision Map No. 5518	096-241-029	The site is located at 1322 S.Giddings Street	SW	R-1-6	0.88	5	5	0	A request to divide 0.88 acres into five lots.	Jesus R. Gutierrez (Skylab)	3/24/06	5/22/06
5515	Rancho Santa Fe Estates, Unit No. 3 (Monte Vista Estates) Tentative Subdivision Map No. 5515	123-130-023	The site is located on the northeast corner of Santa Fe St. and Monte Vista Ave.	SE	R-1-6	18	70	70	0	A request to divide 18 acres into 70 numbered lots and three lettered lots.	McMillin Homes (Quad Knopf, agent)	3/15/06	5/22/06
5507	St Charles Park Tentative Subdivision Map No. 5507	098-030-002	The site is located on the south side of Houston Avenue, approximately 1,700 feet west of Lovers Lane	NE	R-1-6, R-M-2	9.58	17	17	0	A request to divide 9.58 acres into 17 numbered lots and a remainder parcel	California Planning and Engineering Corp.	10/20/05	3/13/06
5510	Highland Park Estates Vesting Tentative Subdivision Map No. 5510	078-120-017	The site is located on the north side of Riggan Avenue, 550 feet east of Mooney Boulevard.	NW	R-1-6	9.45	54	54	0	A request to divide 9.45 acres into 54 lots	Quad Knopf, Inc.	11/10/05	2/27/06

5509	Highland Park Estates at Shannon Ranch Vesting Tentative Subdivision Map No. 5509	078-120-008, 009, 011	The site is located on the north side of Riggan Avenue, west of Dinuba Highway	NW	R-M-2	47.15	348	223	0	A request to divide 48.2 acres into 348 lots	Quad Knopf, Inc.	11/10/05	2/27/06
5490	Linwood Vesting Tentative Subdivision Map 5490	119-590-058, 119-600-035	This site is located on Linwood Street, between Cherry Court and Mary Avenue	SW	R-1-6	9.20	38	38	0	A request to divide 9.2 acres into 38 lots	Mangano Homes, Inc.	6/29/05	2/27/06
5508	Graystone Tentative Subdivision Map 5508	126-120-010	The site is located on the south side of K road, approximately 1250 feet east of Pinkham Road	SE	R-1-6	5.25	18	18	0	A request to divide 5.25 acres into 18 lots	Forester, Weber & Assoc.	11/30/05	1/23/06
5496	Rivers Edge Unit No. 3 Vesting Tentative Subdivision Map 5496	098-410-041	This site is located on the corner of Goddard Street and Houston Avenue	NE	R-1-6	5.33	23	20	6	A request to divide 5.33 acres into 23 lots	California Planning and Engineering	7/20/05	1/23/06
5500	Riverbend Estates Tentative Subdivision Map 5500	098-142-003-047	This site is located on the south side of Goshen Avenue, between Cain Street and Lovers Lane.	NE	R-1-6	25.30	111	111	0	A request to divide 25.3 acres into 111 numbered lots and six lettered lots	Del Valle Capital Corporation	8/10/05	12/5/05
5483	Willow Springs Tentative Subdivision Map 5483	123-080-009, 015, 019, 020 & 123-100-016	The site is located on the south side of Walnut Avenue, east of Santa Fe Street.	SE	R-1-6	45.00	167	167	0	A request to divide 45 acres into 167 lots.	Olive Farms LLC	4/27/05	11/14/05
5499	Lance Lane Estates Tentative Subdivision Map 5499	098-050-043, 044	This site is located on the south side of Houston Avenue at Goddard Street	NE	R-1-4.5	19.70	84	84	0	A request to divide 19.7 acres into 84 lots.	Lane Engineer	8/22/05	10/10/05
5489	Eagle Meadows of Visalia No. 1 Tentative Subdivision Map No. 5489	098-050-058, 059, 020	This site is located on the northside of Goshen Avenue, approximately 1500 feet west of Lovers Lane	NE	R-1-4.5	19.60	65	65	0	A request to divide 19.6 acres into 65 lots	Michael Ray Sutherland	6/22/05	10/10/05
5488	Eagle Meadows of Visalia No. 2 Tentative Subdivision Map No. 5488	098-050-014	This site is located on the north side of Goshen Avenue, approximately 500 feet west of Lovers Lane	NE	R-1-4.5	21.50	86	86	0	A request to divide 21.5 acres into 86 lots	Michael Ray Sutherland	6/22/05	10/10/05
5484	DeeLynna Ranch Tentative Subdivision Map 5484	101-060-008	The site is located on the east side of McAuliff Street south of Noble Avenue.	SE	R-1-4.5	14.7	77	77	0	A request to divide 14.7 acres into 77 lots and open space and landscaping lots.	Bill Morgan	5/6/05	7/25/05
5477	Riverbend Village Units 6-11 Tentative Subdivision Map 5477	091-010-033, 036, 025	This site is located south of Riggan Avenue, between Dinuba Boulevard and Santa Fe Street.	NE	R-1-6	36.00	128	128	0	A request to divide 36 acres into 128 lots.	Hughes Homes, Inc.	2/28/05	5/23/05

5453	Emerald Creek Tentative Subdivision Map	101-060-02	This site is located on the south side of Noble Avenue, approximately 1/3 mile east of McAuliff Street.	SE	R-1-6	14.60	46	40	18	A request to divide 14.6 acres into 46 parcels and a remainder	Kevin Fistolera and Bob Ausherman	6/14/04	11/15/04
5467	Los Pinos Vesting Tentative Subdivision Map 5467	126-020-040, 126-760-005	This site is located on the northwest corner of Dan's Lane and the future Visalia Parkway.	SW	R-1-6	9.80	21	21	0	A request to divide 9.8 acres into 21 lots.	Acevedo Properties	9/2/04	11/8/04
5457	Luisi Subdivision Vesting Tentative Map	090-010-07, 18	This site is located along the Ferguson Avenue alignment, between Mooney Blvd. and Giddings Street.	NW	R-1-6, R-M-2	57.00	244	244	0	A request to divide 57 acres into 244 lots.	Sam Sciacca (Quad Knopf, Agent)	7/2/04	10/11/04
5449	Wood Ranch Tentative Subdivision Map 5449	101-060-09, 26	This site is located on the south side of Noble Avenue approximately 700 feet east of McAuliff Street	SE	R-1-6	25.00	92	81	38	A request by Phillips Construction to divide 25 acres into 92 lots.	Phillips Construction applicant, lane Engineers, Inc., Agent	5/14/04	8/9/04
5421	Cobblestone Estates II Tentative Subdivision Map	077-080-08, 077-410-30	The site is located on the westside of Linwood Street, North of the Union Pacific Railroad right of way.	NW	R-1-6	29.00	68	68	0	a request to divide 29 acres into 68 single-family lots	Westland Development (Quad Knopf, Agent)	6/6/03	8/11/03

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