

CITY OF VISALIA ACTIVE TENTATIVE SUBDIVISION MAPS

**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>Acres</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>
5605	Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5583	078-010-033 & 078-110-024	North of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue	SW	R-1-5, R-M-2	46.13	293	293	0	Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605: A request by D.R. Horton to subdivide 46.13 acres into a 293-lot single-family residential subdivision, including a portion containing private streets and gated access, and including additional lots for private parks and landscape / lighting district lots, to be located in the R-1-5 and R-M-2 zone districts.	D.R. Horton (QK Inc, agent)	05/14/2025	10/27/2025
5604	Tulare Duplex TSM No. 5604	101-013-022	North of East Tulare Avenue, between South Lovers Lane and South Vista Street.	SE	O-PA	2.78	13	0	0	A request by Ken Turner to subdivide a 2.78 acre parcel into 13 lots to accommodate a previously-approved multi-family residential development, within the O-PA (Professional/ Administrative Office) Zone.	Ken Turner, Krystal Sanchez	03/19/2025	09/08/2025
5600	Ritchie Ranch Tentative Subdivision Map No. 5600	077-060-022	Southwest corner of N. Demaree St. and W. Riverway Ave.	NW	R-1-5	44.89	320	320	0	A request to subdivide a parcel totaling approximately 44.89-acres into 320 lots for single-family residential use and additional outlots for landscaping and two pocket parks, to be located within the R-1-5 zone.	Lennar Homes of California LLC	05/30/2024	08/25/2025

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5602	Blankenship Tentative Subdivision Map No. 5602	123-400-001 & 005	The site is located on the southeast corner of South Santa Fe Street and East Caldwell Ave.	SE	R-1-5	62.53	203	203	0	A request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single family residential use, with 7.04 acres reserved for mixed-use commercial.	San Joaquin Valley Homes	11/14/2024	04/28/2025
5603	Jennings Estates TSM No. 5603	098-470-001	The project site is located at 1716 North Cain Street, east of the intersection of North Cain Street and East Prospect Avenue	NE	R-1-5	4.36	22	22	0	A request by Allen Williams to subdivide a 4.36 acre parcel into a 22-lot single-family residential subdivision with one out lot for landscaping purposes.	Allen Williams	12/12/2024	02/24/2025
5601	Carleton Acres Medium Density Residential Tentative Subdivision Map No. 5601	APN: 077-100-108	The property is located on the east side of Shirk Street, approximately ¼ mile north of Riggins Avenue	NW	R-M-2	4.80	50	50	0	A request by West Star Construction to subdivide 4.8 acres into 50 parcels to facilitate the construction of detached dwelling units within a planned residential development, which is being developed in accordance with the policies and standards contained in the Carleton Acres Specific Plan.	West Star Construction	10/03/2024	01/27/2025
5597	Elliot Tentative Subdivision Map No. 5597	APN: 087-010-006 & 008	South Roeben Street, approximately 650 feet south of West Tulare Avenue	SW	R-1-5	59.13	225	225	0	A request by San Joaquin Valley Homes to subdivide two parcels totaling approximately 59.13-acres into 225 lots for single-family residential use and additional outlots for landscaping and a neighborhood park.	San Joaquin Valley Homes	01/31/2023	07/22/2024
5598	Cameron Ranch Estates Tentative Subdivision Map No. 5598	124-010-005 & 007	Southeast corner of E. Caldwell Ave. and future S. Ben Maddox Way alignment	SE	R-1-5	43.6	178	178	0	A request to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision with a one acre pocket park.	Artemis Partners, LLC	03/06/2024	06/24/2024
5599	Teakwood Estates Tentative Subdivision Map No. 5599	103-280-032, 103-280-081	Southeast corner of E. Roosevelt Ave. and N. Simon St.	NE	R-1-5	7.26	35	35	0	A request to subdivide 7.26-acres of R-1-5 zoned property into a 35-lot single-family residential subdivision.	4Creeks	03/25/2024	06/10/2024

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5596	Harder Tentative Subdivision Map No. 5596	091-161-063	Westside of N. Encina St. between W. Sweet St. and W. Vine St.	NE	R-1-5	1.56	8	8	0	A request to subdivide 1.56-acres into an eight lot single-family residential subdivision in the R-1-5 zone.	William Harder (owner) / Richard Bueno (agent)	12/20/2023	03/25/2024
5587	Belissa Residential Community Tentative Subdivision Map No. 5587	077-050-004	NW Corner of N. Demaree St. and W. Pratt Avenue	NW	R-1-5, R-M-2	58.00	316	316	0	A request to subdivide 58 acres into a 316-lot subdivision for detached units and inclusion of outlots for pocket parks in the R-1-5 and R-M-2 zone.	JPA Investments, LLC	04/01/2022	11/13/2023
5590	Carleton Acres Phase 1 Tentative Subdivision Map No. 5590	077-100-088 (portion)	Bound by the Shannon Parkway / Riverway Avenue alignment to the north, Shirk Street to the west, and the Roeben Street alignment to the east, between 300 and 800 feet north of Riggins Avenue	NW	R-1-5	100.86	375	375	0	A request to subdivide 100.86 acres into 375 lots for residential use and additional park lots, landscape / lighting district lots, and remainder lots, to be located within the R-1-5 zone district upon annexation to the Visalia city limits.	West Star Construction	08/25/2021	09/11/2023
5589	Shepherds Ranch (Iron Ridge II) Tentative Subdivision Map No. 5589	081-030-036	East side of Road 88, ¼ mile south of Goshen Avenue	NW	R-1-5, QP	40.02	200	200	0	A request to subdivide 40.02 acres into a 200-lot single-family residential subdivision with three out lots for landscaping, park and trail purposes.	DR Horton	04/07/2022	06/26/2023
5588	Barr & Wood Tentative Subdivision Map No. 5588	119-022-041	West of Roeben, Whittendale East of Shirt	SW	R-1-20	69.35	136	136	0	A request to subdivide a 69.35-acre parcel into 136 lots for single-family residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, to be located within the R-1-20 zone.	Woodside Homes, 4-Creeks	04/01/2022	06/26/2023
5591	Pearl Woods Tentative Subdivision Map No. 5591	127-030-038	Located between S. Lovers Lane and Rd 148, south of East Cherry Avenue (east of Higgins Ranch Subdivision).	SE	R-1-5, QP	67.70	273	273	0	A request to subdivide 67.70 acre parcel into 273 single family residential lots and create a 8.96 acre neighborhood park/basin.	Provost and Pritchard Consulting Group	04/19/2022	06/12/2023

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5595	Crenshaw Tentative Subdivision Map No. 5595	085-130-001 & 085-130-001	Westside of N. Crenshaw Ave. btw. W. Mineral King Ave. and W. School Ave.	NW	R-1-5	6.77	34	34	0	A request to subdivide a 6.77-acre parcel into a 34-lot single-family residential subdivision with two out lots for blockwall and landscaping purposes.	AW Engineering on behalf of Santokh Toor.	10/18/2022	04/10/2023
5594	San Marino Tentative Subdivision Map No. 5594	077-650-001	Northeast corner of N. Shirk St. and future W. Delaware Ave. alignment.	NW	R-1-5	4.30	22	22	0	A request to subdivide 4.30-acres into a 22-lot single-family residential subdivision with one letter lot for block wall and landscaping in the R-1-5 zone.	4Creeks, Inc., on behalf of Michelle Thompson	09/08/2022	10/24/2022
5593	Visalia 35 Tentative Subdivision Map No. 5593	101-050-041	Located on the east side of S. Lovers Lane between E. Tulare and East Walnut Avenues, property is bisected by the Packwood Creek. (APN: 101-050-041)	SE	R-1-5, R-M-2, O-PA, and QP	35.06	96	96	0	A request to subdivide 35.06 acres into 96 lots for residential use, four Remainder lots for future development, and five lettered lots for parkway, walls, landscaping and a neighborhood park, located in the R-1-5, R-M-2, O-PA, and QP Zones.	Forebay Farms, LLC.	06/28/2022	09/26/2022
5592	River Run 2022 Tentative Subdivision Map No. 5592	103-030-051, 052, 057, 064, & 070	NE of McAuliff St & St John's Parkway	NE	R-1-5	36.50	160	160	0	A request to subdivide 36.5 acres into 160 lots for residential use and three lettered lots for parkway, walls, and landscaping, located in the R-1-5 Zone.	Quest Equity, LLC	05/27/2022	09/26/2022
5567	Rose Estates Tentative Subdivision Map	087-442-008	Northwest corner of Roeben Street and Walnut Avenue	SW	R-1-5	2.98	6	6	0	A request to subdivide 2.98 acres into six numbered residential lots and two lettered lots.	Ron Vander Weerd	04/12/18	05/29/18
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	11/01/05	08/14/06
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	04/27/05	11/14/05

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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

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