

JUN 18 2026

City of Visalia
Administration

APPEAL OF PLANNING COMMISSION ACTION

All Appeal forms with applicable fees must be submitted to the Office of the City Clerk at 220 N. Santa Fe St., within ten (10) days after the action which is the subject of the appeal. If the final day to file falls on a weekend or holiday the deadline to file is extended to the next business day by 5:00 p.m.)

Planning Commission Public Hearing Date: 06/08/2026
 Appellant Name: D.R. Horton CA3 - Aman Kaur Narwal
 Address: 400 E. Main St., Suite 300
 Phone: (559) 909-8173

Please check the actions appealed and provide the action number. The action number may be obtained from the Planning Division at 713-4359.

- ☐ Conditional Use Permit No. 2025-24 (Section 17.02.145)
☐ Variance/Exception No. _____ (Section 17.02.145)
☐ Change of Zone No. _____ (Section 17.44.080)
☐ Tentative Subdivision Map #5606 (Section 16.04.040)
☐ Tentative Parcel Map No. 2025-13 (Section 16.04.040)
☐ Site Plan Review Committee Determination _____ (Section 17.28.050)

In accordance with the Municipal Code of the City of Visalia, decisions by the Planning Commission may be appealed to the City Council within ten (10) days after the action which is the subject of the appeal. The appeal must state specifically where it is claimed that there was an error or abuse of discretion by the Planning Commission or whether the decision of the Commission is not supported by the evidence in the record.

List reason for appeal in accordance with the above requirements (Additional pages and/or supporting documentation may be attached)

Please see attached supporting information.

Signature: Aman Kaur Narwal Date: 06/18/2026

Office Use Only

Date Stamp

Received By: Rosanna Rivera

Date: 6-18-2026

Emailed to City Planner: 6-18-2026

City Council Hearing Date: _____



To: Visalia City Council

From: D.R. Horton Forward Planning

Date: June 18, 2026

Subject: Tentative Subdivision Map 5605 - Clements Ranch Conditions of Approval – Appeal Letter

Dear Honorable Visalia City Council,

D.R. Horton respectfully submits the following appeal comments regarding specific Conditions of Approval associated with the Clements Ranch project which was approved on June 8, 2026. While we appreciate staff's efforts and support of the project, the conditions that were noted in the staff report had not been previously discussed. Our team did not have enough time to address and resolve these concerns with staff prior to the scheduled Planning Commission hearing. We request reconsideration of the conditions outlined below.

Condition Use Permit #2025-24 - Condition 7j – Sidewalk

- The requirement to incorporate sidewalk within a private subdivision is inconsistent with established City precedent for comparable projects.
- Similar communities including Arbor Gates, Ashton Park, Southern Highlands, Avalon, DaVinci, and Barr-Wood have not been subject to a uniform sidewalk requirement along all street frontages.
- Based on our review of the Barr-Wood Final Map, sidewalks are not consistently required along streets where lots directly front the roadway; rather, improvements appear limited to trail-oriented segments without direct lot frontage.
- In addition, other HOA subdivisions such as Pratt Family Ranch were not required to install sidewalks within the project.
- In the absence of a clear nexus or distinguishing project impact, we respectfully request that the City apply consistent development standards and allow Clements Ranch to proceed under the same criteria applied to comparable private developments.

Tentative Subdivision Map #5606 - Condition 7a – Lovers Lane Improvements

Tentative Parcel Map #2025-13 – Condition 2

- The condition requires that D.R. Horton construct frontage improvements along Lovers Lane adjacent to the designated remainder parcel, which is not owned or controlled by D.R. Horton.
- Per California Government Code Section 66424.6(a)(2)(B), infrastructure improvements are to be deferred until the parcel is developed.
- While State law allows an exception if the City can make a specific finding that the improvements are a "necessary prerequisite to the orderly development of the surrounding area", the existing site conditions do not appear to support this requirement. When the remainder parcel is developed, that project should be conditioned to install the



associated improvements along the property frontage.

- The surrounding area to the north and west is already developed and fully served by infrastructure, including curb, gutter, and sidewalks. The Clements Ranch subdivision will independently construct a complete and functional internal circulation system.
- The project does not represent leapfrog development or a gap in infrastructure continuity; rather, it is a single site within an area that is already substantially developed or planned.
- This condition imposes a disproportionate financial burden on D.R. Horton (estimated at approximately \$500,000) for improvements that primarily benefit future development of the remainder parcel.
- We respectfully request that these improvements be deferred in accordance with the California Subdivision Map Act, ensuring the infrastructure is properly aligned with the ultimate use of the remainder parcel.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Aman Kaur Narwal'. The signature is fluid and cursive, with the first name 'Aman' and last name 'Narwal' being more prominent than the middle name 'Kaur'.

Aman Kaur Narwal

D.R. Horton - Forward Planner