

OVERALL BOUNDARY

CLEMENTS RANCH
TENTATIVE SUBDIVISION MAP

BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3,
T.19S., R.25E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

BY:



RECORD OWNER

HAROLD DEAN CLEMENTS

SUBDIVIDER

D.R. HORTON, AMERICA'S BUILDER
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

LAND SURVEYOR

ANTONIO S. WESTERLUND, PLS., CFS#5
601 POLLASKY AVE
SUITE 301
CLOVIS, CA 93612
(559)449-2400

LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

---	SUBDIVISION BOUNDARY
---	PROPOSED CENTERLINE
---	SECTION LINE
---	PROPOSED RIGHT OF WAY LINE
---	EXISTING RIGHT OF WAY
---	PROPOSED PARCEL LINES
---	PROPOSED PUBLIC UTILITY EASEMENT
---	SHEET INDEX LINE
---	PHASE LINE

PROPOSED UNITS

MINIMUM LOT SIZES	NO. OF UNITS
50' X 100' LOTS	139
38' X 72' LOTS	153

UTILITIES

SOUTHERN CALIFORNIA EDISON:
MISAEI, IBARRA
2425 S. BLACKSTONE STREET,
TULARE, CA 93274
O: 559-684-1532
C: 559-801-1272
misaei.ibarra@sc Edison.com

AT&T:
ERIN PETCOL
217 W. ACQUA AVENUE,
VISALIA, CA 93291
O: 559-739-6649
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE,
VISALIA, CA 93291
O: 559-735-2104
C: 559-217-9003
Michael.Corral@comcast.com

SITE DRAINAGE:
CITY OF VISALIA WASTEWATER DIVISION
7579 AVE 288,
VISALIA, CA 93277
PHONE: 559-713-4465

PROPOSED SEWERAGE:
CITY OF VISALIA WASTEWATER DIVISION
7579 AVE 288,
VISALIA, CA 93292
PHONE: 559-624-1600

WATER:
CALIFORNIA WATER SERVICE
216 N. VALLEY OAKS DRIVE,
VISALIA, CA 93292
PHONE: 559-624-1600

FIRE PROTECTION:
CITY OF VISALIA
420 N. BURKE STREET,
VISALIA, CA 93292
PHONE: 559-713-4266

SOLID WASTE COLLECTION:
CITY OF VISALIA
PO BOX 5078
VISALIA, CA 93278
PHONE: 559-713-4499

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING 1100 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE WEST 220 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, 160 RODS TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE EAST 220 FEET TO A POINT 1100 FEET WEST OF THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE SOUTH 160 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE CENTERLINE OF CAMERON CREEK, AS SAID CREEK EXISTED ON FEBRUARY 3, 1970.

APN: 127-020-020, 127-020-021 AND 127-020-022

NOTES

1. ADDRESS: VACANT LAND, TULARE COUNTY, CA 93292
2. DATE: JANUARY, 2025
3. EXISTING ZONING, LAND USE: R-2 (TULARE COUNTY)
4. EXISTING LAND USE: AC20 - EXCLUSIVE AGRICULTURE, 20-ACRE MINIMUM
5. PROPOSED ZONING, LAND USE: R-1-S AND R-1-M-2
6. SITE AREA: 78.11 ACRES(GROSS)/34.51 ACRES(NET)
7. NO GRADE DIFFERENTIALS MORE OF MORE THAN 6" IS FORESEEN; ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MAINTAINED PER COUNTY OF TULARE REQUIREMENTS.
8. PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER COUNTY OF TULARE STANDARD SPECIFICATIONS.
9. ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
10. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
11. ALL EXISTING STRUCTURES ARE TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
12. THERE ARE KNOWN UNDERGROUND FEATURES SUCH AS WELLS WITHIN THE PROPOSED SUBDIVISION.
13. PROPERTY IS IN TWO ZONES: FLOOD ZONE-X AND ZONE-AE PER PARCEL 945 OF 2550, MAP NO. 0610700945E. PORTION OF THE SITE IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD(ZONE-X). PORTION OF THE SITE HAS BASE FLOOD ELEVATION(BFE) DETERMINED(ZONE AS).
14. THERE ARE NO DUMP SITES ON THIS PROPERTY.
15. EXISTING SERVICE POLES TO BE REMOVED.
16. ALL EXISTING TREES TO BE REMOVED WITHIN THE BOUNDARY OF THE SUBDIVISION.
17. RESIDENTIAL BUILDINGS EXIST ONLY ON THE REMAINDER, AND WILL REMAIN UNTIL THE DEVELOPMENT OF SAID REMAINDER.
18. THIS IS A PHASED SUBDIVISION, CONSISTING OF FOUR PHASES WHICH ARE LABELED HEREON.

OUTLOT SCHEDULE

OUTLOTS A, B, E, F, J, K, AND L	TO BE DEDICATED TO THE CITY OF VISALIA FOR OPEN SPACE, PEDESTRIAN, PUBLIC LANDSCAPE PURPOSES
OUTLOT D AND H	TO BE DEDICATED TO THE CITY OF VISALIA FOR TRAIL PURPOSES
OUTLOT C-WATER WELL	TO BE MAINTAINED BY CITY OF VISALIA USED FOR WATER WELL PURPOSES ONLY.
OUTLOT G-STORMWATER BASIN	TO BE MAINTAINED BY CITY OF VISALIA FOR STORM DRAIN PURPOSES ONLY.
OUTLOT I	TO BE DEDICATED TO TULARE COUNTY IRRIGATION DISTRICT
OUTLOTS M THROUGH R	TO BE DEDICATED TO HOA FOR LANDSCAPING PURPOSES, MAINTAINED BY HOA
OUTLOT T	TO BE DEDICATED AS PRIVATE STREET USE TO HOA, MAINTAINED BY HOA
OUTLOT S	TO BE DEEDED TO SOUTHERN CALIFORNIA EDISON

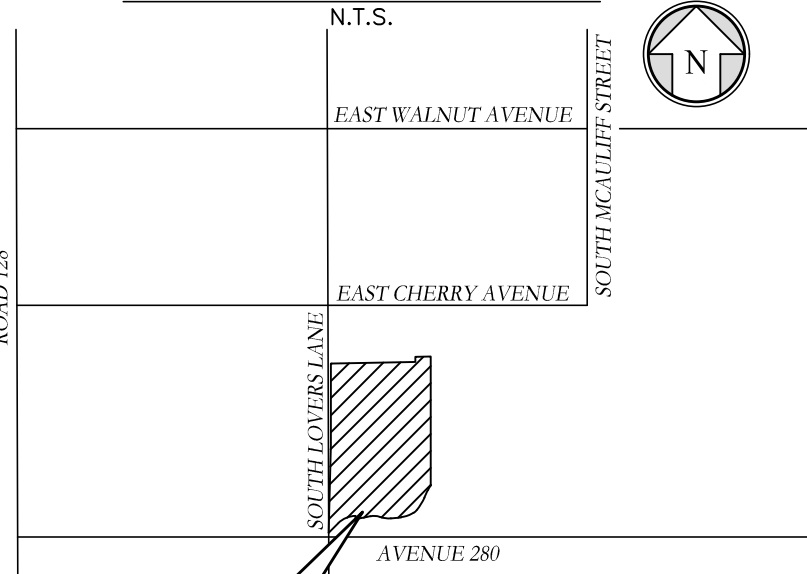
TEMPORARY TURNAROUND EASEMENT NOTE

THE AREA SHOWN HEREON AS "TEMPORARY TURNAROUND EASEMENT" IS INTENDED TO FACILITATE VEHICLE ACCESS AND TURNAROUND OUTSIDE OF THE HOA DEVELOPMENT UNTIL THE TIME OF DEVELOPMENT OF THE REMAINDER. SEPARATE FROM THIS TSM, A PARCEL MAP IS BEING PROCESSED, INTENTION IS TO OFFER THIS AREA AS AN I.O.D. FOR PUBLIC ACCESS WITHIN THE PARCEL MAP AND TO HAVE SAID OFFER ACCEPTED BY RESOLUTION AT THE TIME OF DEVELOPMENT OF THE AREA LABELED HEREON AS "PHASE 3". AT THE TIME OF FUTURE DEVELOPMENT OF THE REMAINDER, SAID EASEMENT WOULD BE ABANDONED.

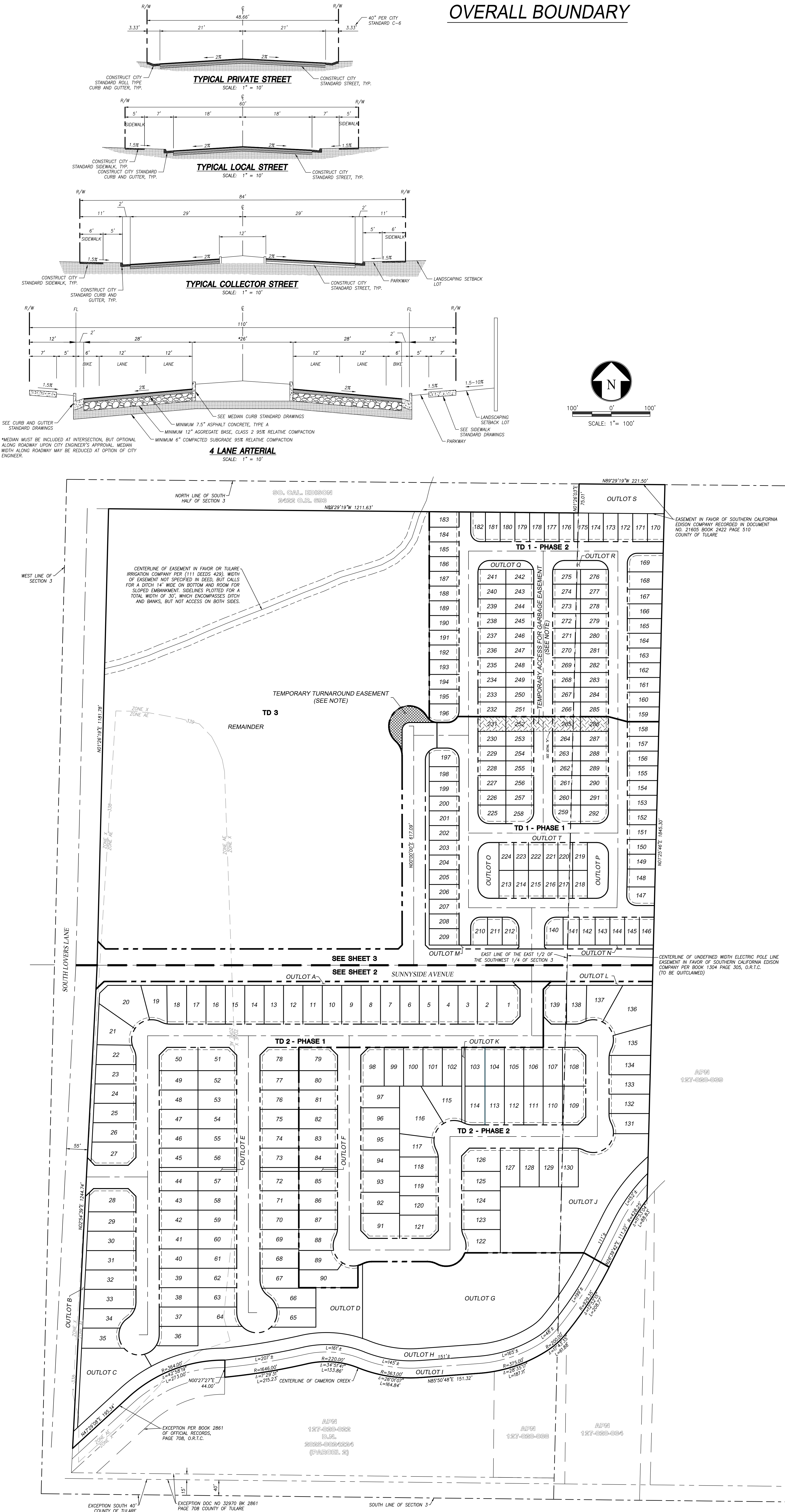
TEMPORARY ACCESS FOR GARBAGE EASEMENT NOTE

THE AREA SHOWN HEREON AS "TEMPORARY ACCESS FOR GARBAGE EASEMENT" IS INTENDED TO FACILITATE VEHICLE ACCESS TO COLLECT GARBAGE, SAID EASEMENT WOULD BE ABANDONED AND ABLE TO BUILD ON IT DURING TD-2 PHASE 2.

VICINITY MAP

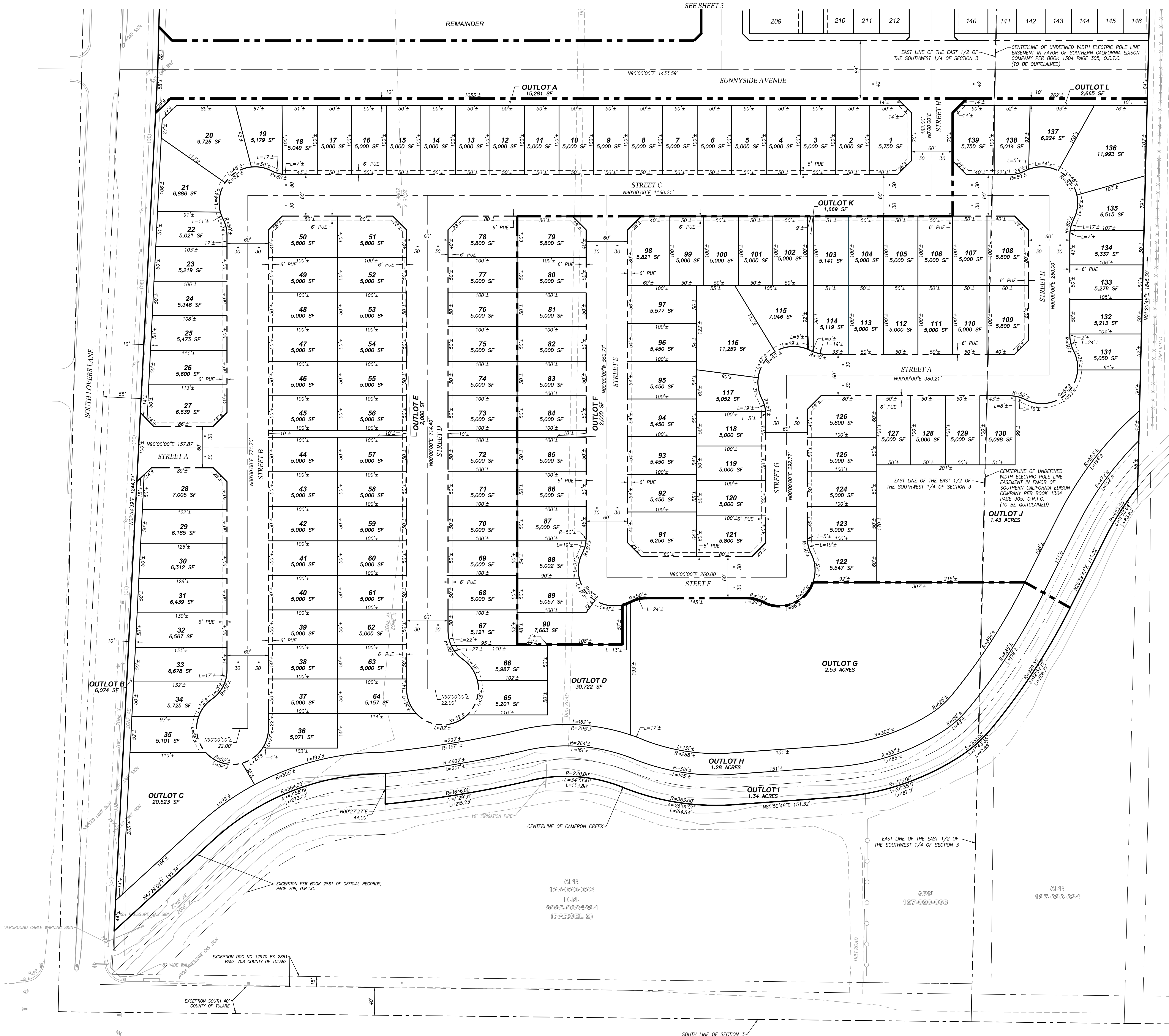


PROJECT SITE

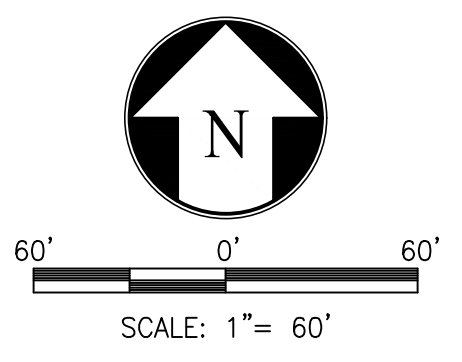


CLEMENTS RANCH
TENTATIVE SUBDIVISION MAP

BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3,
T.19S., R.25E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

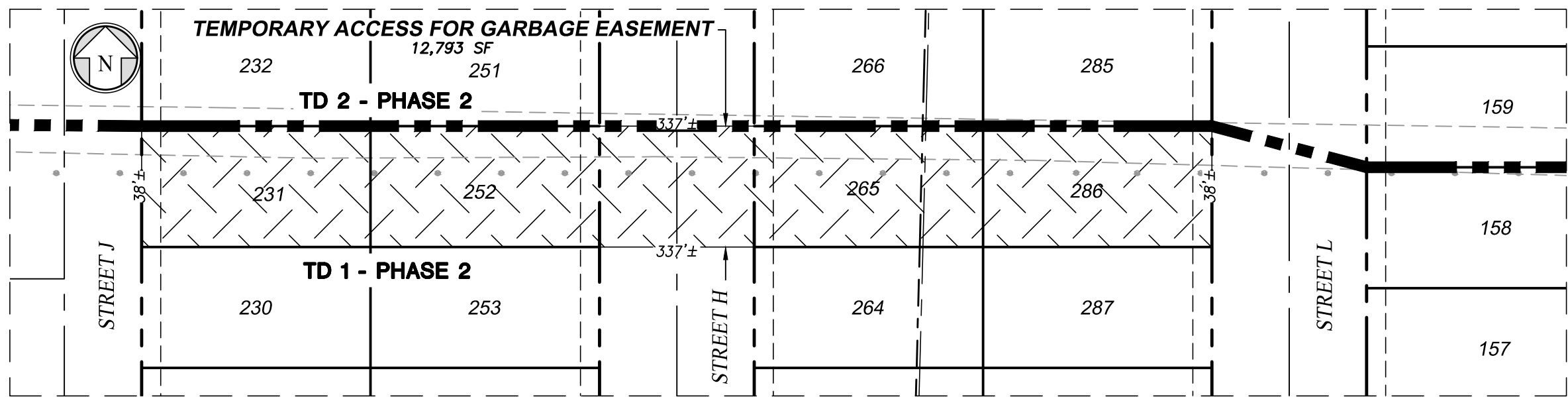
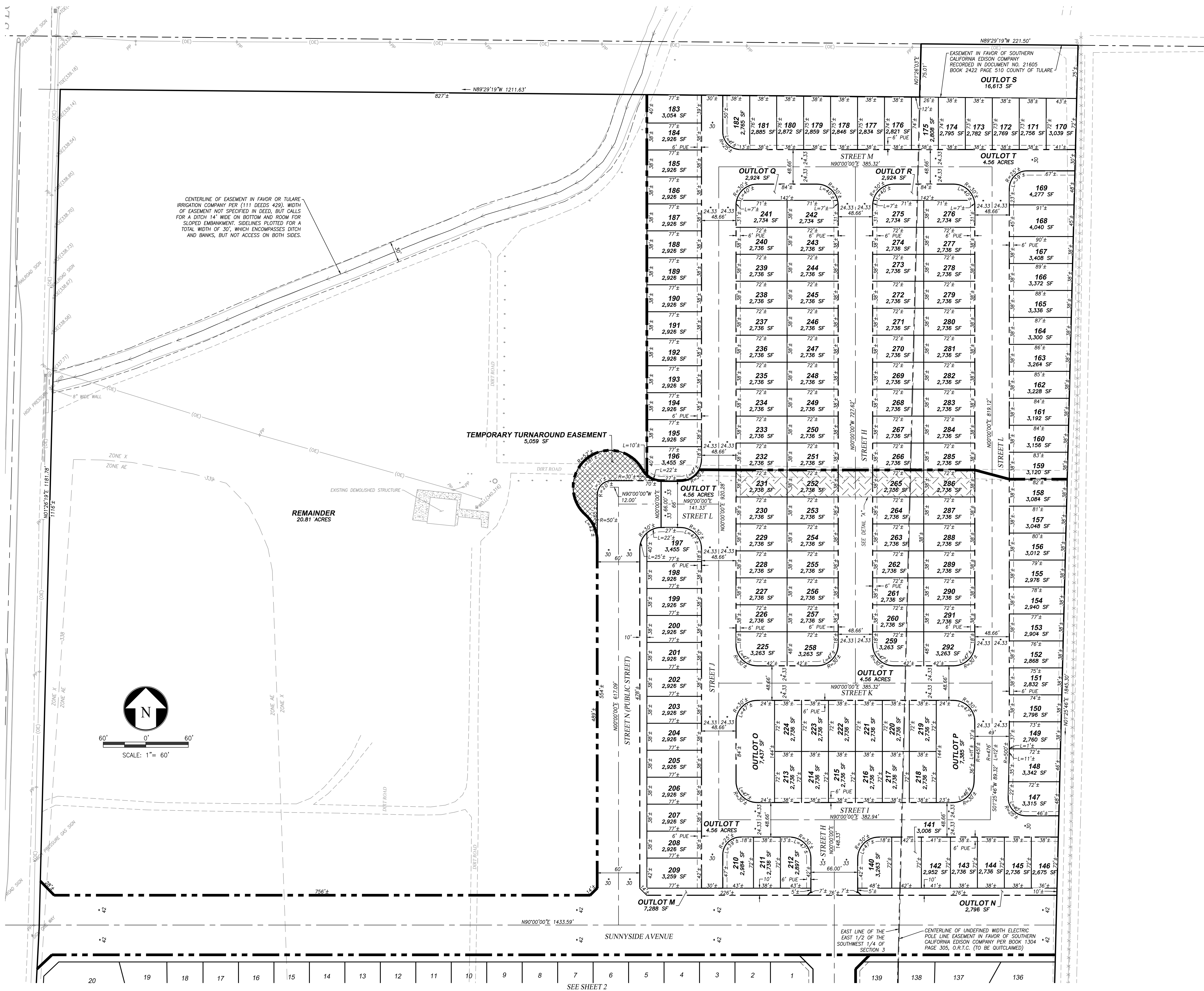


- LEGEND**
ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- SUBDIVISION BOUNDARY
 - PROPOSED CENTERLINE
 - SECTION LINE
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - PROPOSED PARCEL LINES
 - PROPOSED PUBLIC UTILITY EASEMENT
 - SHEET INDEX LINE
 - PHASE LINE
 - APPROXIMATE FLOOD ZONE BOUNDARY
 - EXISTING BARBED WIRE FENCE
 - EXISTING EDGE OF ROAD
 - EXISTING TOE OF SLOPE
 - EXISTING TOP OF SLOPE
 - EXISTING TOP CURB, FLOWLINE, LIP OF GUTTER
 - EXISTING EDGE OF PAVEMENT
 - EXISTING SWALE
 - EXISTING OVERHEAD ELECTRICAL LINE
 - EXISTING CHAIN LINK FENCE
 - PROPOSED CITY RIGHT OF WAY DEDICATION
 - EXISTING POWER POLE (SIZE VARIES)
 - EXISTING IRRIGATION VALVE
 - EXISTING STANDPIPE (SIZE VARIES)
 - EXISTING WELL
 - EXISTING GUY WIRE
 - EXISTING RAILROAD ARMS WITH LIGHTS
 - EXISTING STREETLIGHT
 - EXISTING STREETLIGHT WITH ARM
 - EXISTING GAS VALVE
 - EXISTING ELECTRICAL VAULT
 - EXISTING SIGN
 - EXISTING WATER VALVE
 - EXISTING TRAFFIC SIGNAL PULLBOX
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN INLET
 - EXISTING MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TRAFFIC PEDASTAL
 - POWERPOLE WITH LIGHT



CLEMENTS RANCH
TENTATIVE SUBDIVISION MAP

BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3,
T.19S., R.25E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.



- LEGEND
- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- SUBDIVISION BOUNDARY
 - PROPOSED CENTERLINE
 - SECTION LINE
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY
 - PROPOSED PARCEL LINES
 - PROPOSED PUBLIC UTILITY EASEMENT
 - SHEET INDEX LINE
 - PHASE LINE
 - APPROXIMATE FLOOD ZONE BOUNDARY
 - EXISTING BARBED WIRE FENCE
 - EXISTING EDGE OF ROAD
 - EXISTING TOE OF SLOPE
 - EXISTING TOP OF SLOPE
 - EXISTING TOP CURB, FLOWLINE, LIP OF GUTTER
 - EXISTING EDGE OF PAVEMENT
 - EXISTING SWALE
 - EXISTING OVERHEAD ELECTRICAL LINE
 - EXISTING CHAIN LINK FENCE
 - PROPOSED CITY RIGHT OF WAY DEDICATION
 - EXISTING POWER POLE (SIZE VARIES)
 - EXISTING IRRIGATION VALVE
 - EXISTING STANDPIPE (SIZE VARIES)
 - EXISTING WELL
 - EXISTING GUY WIRE
 - EXISTING RAILROAD ARMS WITH LIGHTS
 - EXISTING STREETLIGHT
 - EXISTING STREETLIGHT WITH ARM
 - EXISTING GAS VALVE
 - EXISTING ELECTRICAL VAULT
 - EXISTING SIGN
 - EXISTING WATER VALVE
 - EXISTING TRAFFIC SIGNAL PULLBOX
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN INLET
 - EXISTING MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TRAFFIC PEDASTAL
 - POWERPOLE WITH LIGHT

TENTATIVE PARCEL MAP
CLEMENTS RANCH

BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, T.19S.,
R.25E., MOUNT DIABLO BASE AND MERIDIAN,
IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

51.89 GROSS ACRES

FOR:
D.R. HORTON, AMERICA'S BUILDER
419 W. MURRAY AVENUE
VISALIA, CA 93231
(559) 636-9850



UTILITIES

SOUTHERN CALIFORNIA EDISON:
MISAEI IBARRA
2425 S. BLACKSTONE STREET,
TULARE, CA 93274
O: 559-684-3532
C: 559-801-1272
misaei.ibarra@sce.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE,
VISALIA, CA 93291
O: 559-739-6649
C: 559-737-1637
ep8545@att.com

SOUTHERN CALIFORNIA GAS COMPANY:
JUAN MEJORADO
404 N. TIPTON STREET,
VISALIA, CA 93292
PHONE: 559-739-2317
JMMejorado@socalgas.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE,
VISALIA, CA 93291
O: 559-735-2104
C: 559-217-9003
Michael.Corral@comcast.com

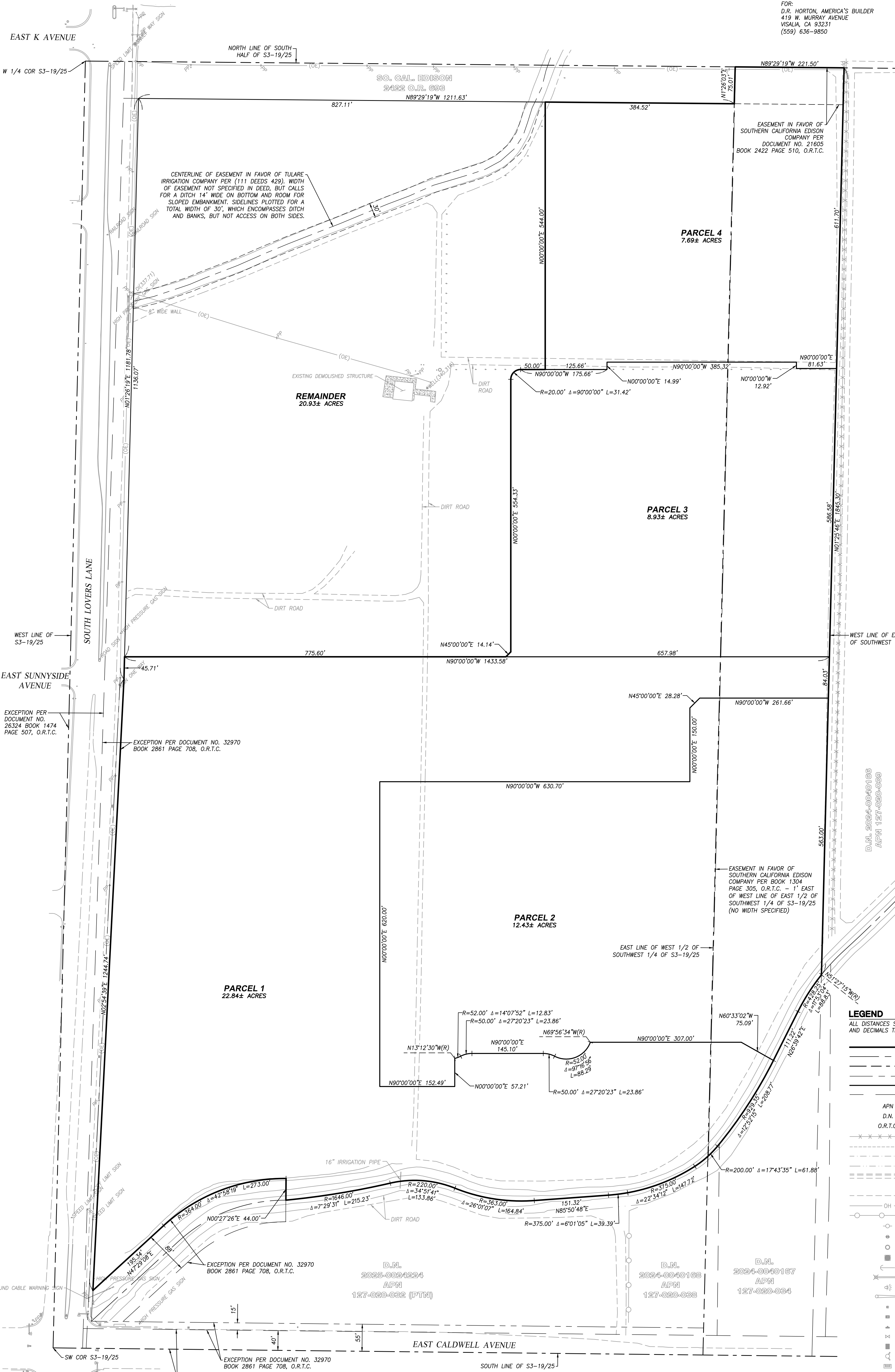
SITE DRAINAGE:
CITY OF VISALIA WASTEWATER DIVISION
7579 AVE 288,
VISALIA, CA 93277
PHONE: 559-713-4465

PROPOSED SEWERAGE:
CITY OF VISALIA WASTEWATER DIVISION
7579 AVE 288,
VISALIA, CA 93277
PHONE: 559-713-4465

WATER:
CALIFORNIA WATER SERVICE
216 N. VALLEY OAKS DRIVE,
VISALIA, CA 93292
PHONE: 559-624-1600

FIRE PROTECTION:
CITY OF VISALIA
420 N. BURKE STREET,
VISALIA, CA 93292
PHONE: 559-713-4266

SOLID WASTE COLLECTION:
CITY OF VISALIA
SOLID WASTE DIVISION
PHONE: 559-713-4499



LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET
AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

- SUBDIVISION BOUNDARY
- CENTERLINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- PROPOSED PARCEL LINES
- ADJACENT LOT LINE
- ASSESSOR'S PARCEL NUMBER
- D.N.
- O.R.T.C.
- OFFICIAL RECORDS TULARE COUNTY
- EXISTING BARBED WIRE FENCE
- EXISTING EDGE OF ROAD
- EXISTING TOE OF SLOPE
- EXISTING TOP OF SLOPE
- EXISTING TOP CURB, FLOWLINE, &
LIP OF GUTTER
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING CHAIN LINK FENCE
- EXISTING POWER POLE (SIZE VARIES)
- EXISTING IRRIGATION VALVE
- EXISTING STANDPIPE (SIZE VARIES)
- EXISTING WELL
- EXISTING GUY WIRE
- EXISTING RAILROAD ARMS WITH LIGHTS
- EXISTING STREETLIGHT
- EXISTING STREETLIGHT WITH ARM
- EXISTING GAS VALVE
- EXISTING ELECTRICAL VAULT
- EXISTING SIGN
- EXISTING WATER VALVE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN INLET
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TRAFFIC PEDASTAL
- EXISTING POWERPOLE WITH LIGHT

NOTES

- DATE: AUGUST, 2025
- APN: 127-020-032 (PTN) & 127-020-036
- EXISTING LAND USE: AE20 - EXCLUSIVE AGRICULTURE, 20 ACRE MINIMUM
- EXISTING ZONING: R-2 (TULARE COUNTY)
- PROPOSED ZONING: R-1-5 & R-M-2
- DOMESTIC WATER: CITY OF VISALIA
- SEWAGE DISPOSAL: CITY OF VISALIA
- INUNDATION OR OVERFLOW: ZONE AE AND X AS SHOWN ON FEMA FIRM PANEL 06107C0945E, COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE 6/16/2009
- WILLIAMSON ACT CONTRACT: NONE
- PRELIMINARY GEOLOGICAL-HYDROLOGICAL REPORT: WAIVER REQUESTED
- PROPOSED IMPROVEMENTS, PUBLIC UTILITIES, & TIME OF COMPLETION: NONE

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

PARCEL 1 OF CERTIFICATE OF COMPLIANCE RECORDED MAY 28, 2025 AS DOCUMENT NO. 2025-0024224

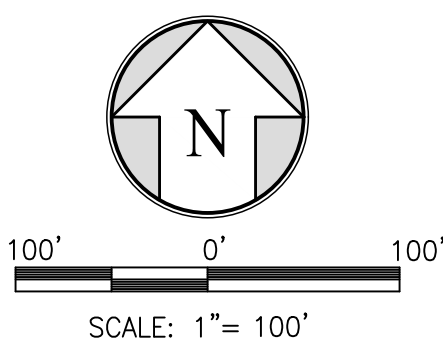
AND

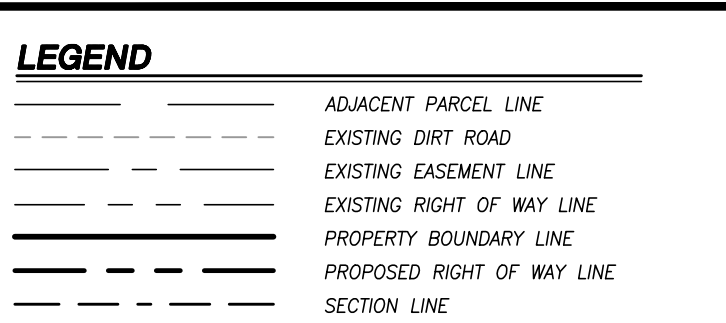
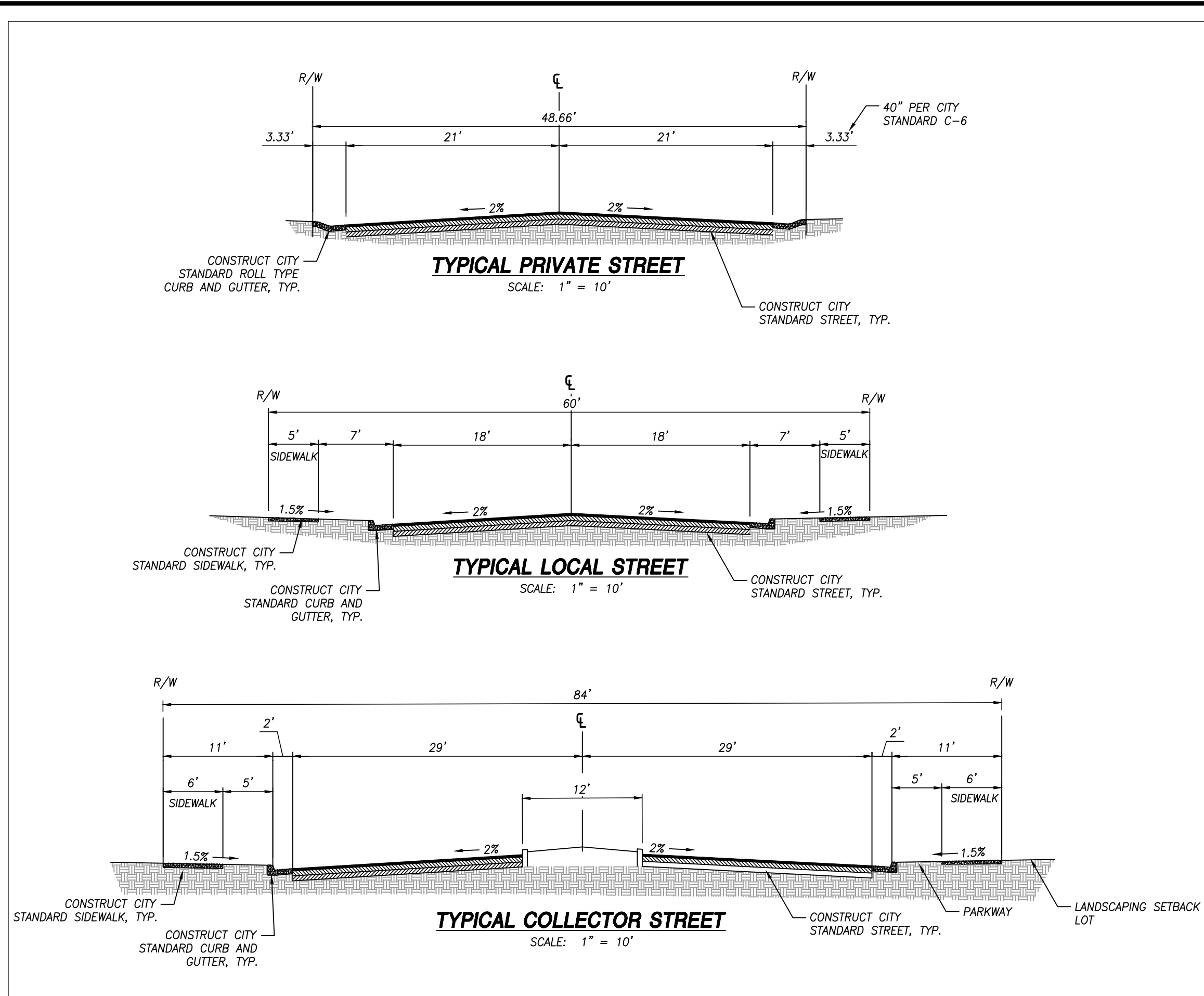
THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE
25 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS
FOLLOWS:

BEGINNING 1100 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3;
THENCE WEST 220 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF
SAID SECTION 3; THENCE NORTH NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SAID SECTION, 160 RODS TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SAID SECTION 3; THENCE EAST 220 FEET TO A POINT 1100 FEET WEST OF THE NORTHEAST
CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE SOUTH 160 RODS TO THE
POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE CENTERLINE OF CAMERON CREEK, AS SAID CREEK
EXISTED ON FEBRUARY 3, 1970.

APN: 127-020-032 (PTN) & 127-020-036





PROPOSED SUMMARY TABLE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY (UNITS/ACRE)	PROPOSED ZONE
50' x 100' LOTS AND PUBLIC STREETS:	139	29.8	4.66	R-1-5
38' x 72' LOTS AND PRIVATE STREETS:	153	15.3	10.0	R-M-2
TOTAL	292	45.1		
HQA OPEN SPACE (PRIVATE):	N/A	0.80		
OPEN SPACE (PUBLIC):	N/A	2.73		
TOTAL	N/A	3.53		

- NOTES**
1. PROPERTY OWNER: HAROLD DEAN CLEMENTS
 2. APN: 127-020-020 AND 127-020-021
 3. PROJECT CONTACT: QK ERNIE ESCOBEDO (559)449-2400

GENERAL INFORMATION

OWNER:
Harold Dean Clements

SUBDIVIDER:
D.R Horton, America's Builder
419 W. Murray Avenue
Visalia, CA 93231
(559) 636-9850

ASSESSOR'S PARCEL NUMBER:
127-020-020 and 127-020-021

SITE ADDRESS:
Southeast Corner of East K Avenue and
South of Lovers Lane

SITE AREA:
Net (+/- 50.1 AC.)
Gross (+/- 75.0 AC.)

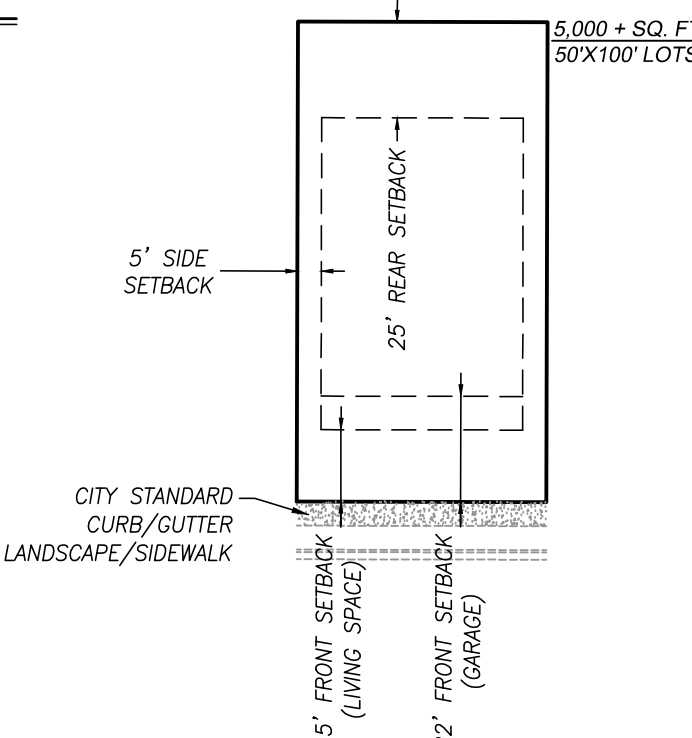
PROPOSED ZONING:
R-1-5 AND R-M-2

PROPOSED GENERAL PLAN LAND USE:
Residential Low, Residential Medium, and
Residential High Density and Conservation

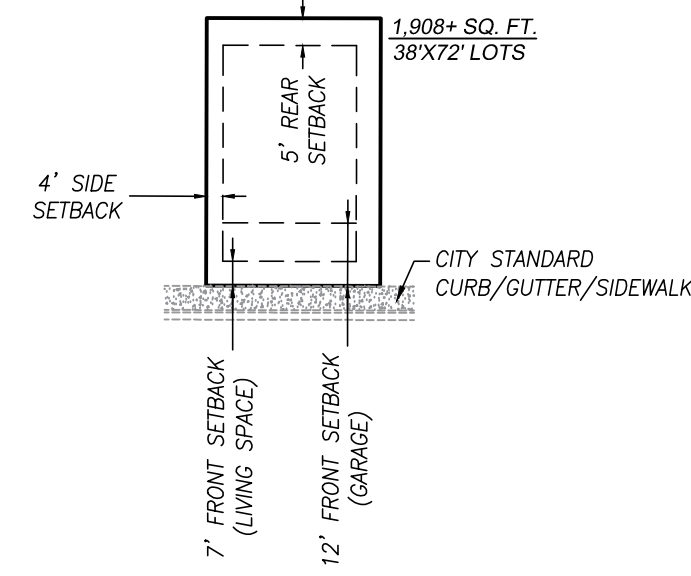
EXISTING GENERAL PLAN LAND USE:
Residential Low, Residential Medium, and
Residential High Density and Conservation

EXISTING ZONING:
AE20 (Exclusive Agriculture, 20-Acre Minimum)
(Tulare County)

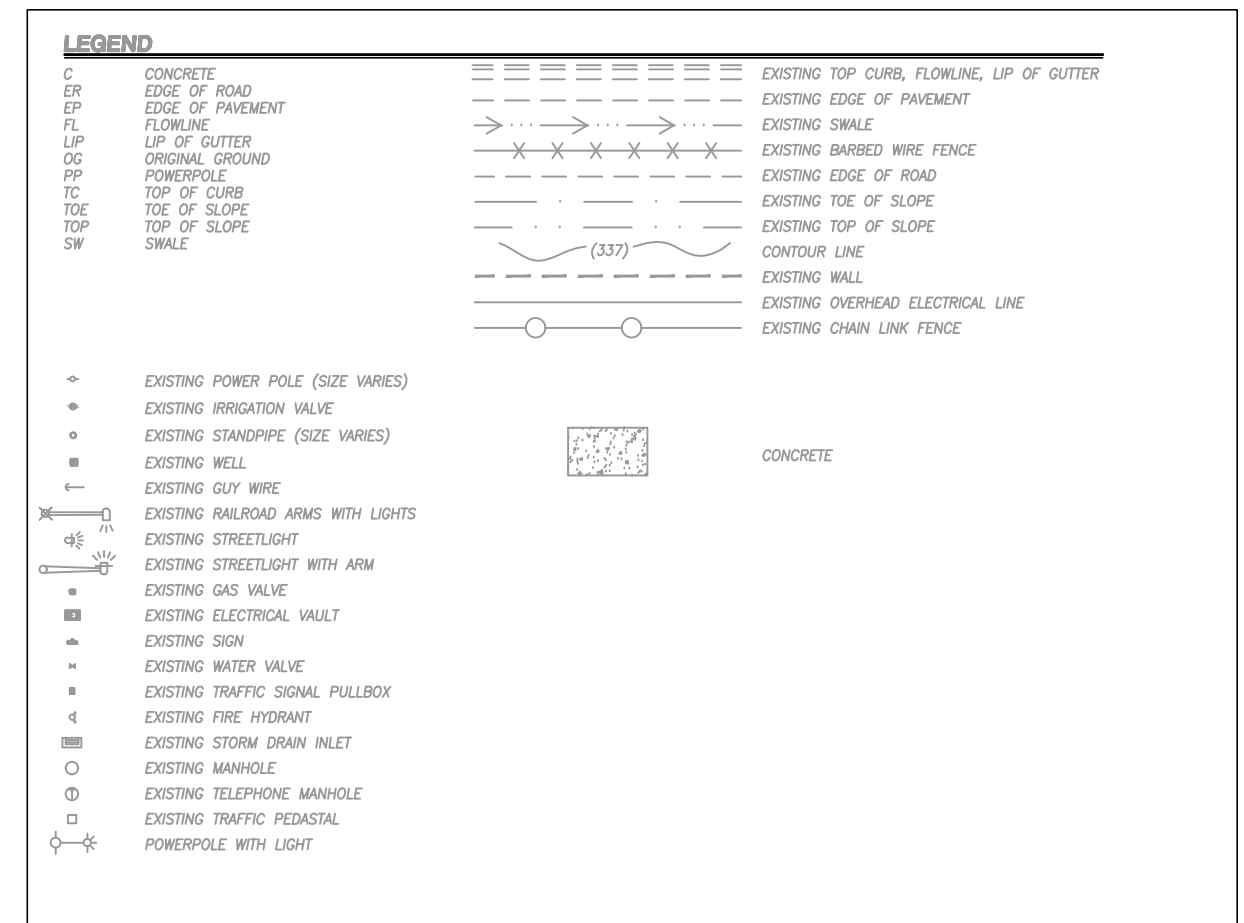
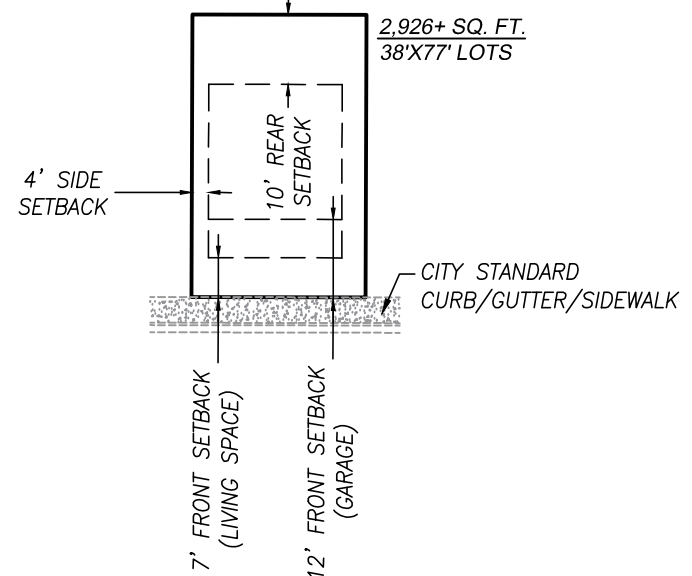
**NON-GATED COMMUNITY TYPICAL
SETBACK DIMENSIONS
LOW RESIDENTIAL
LOTS (1-139)**



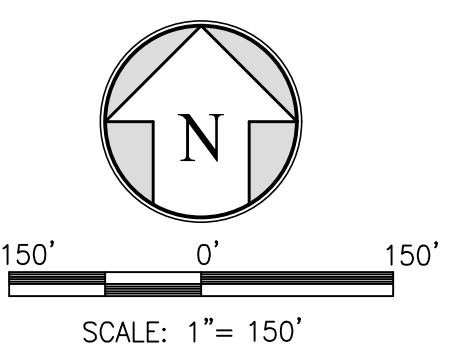
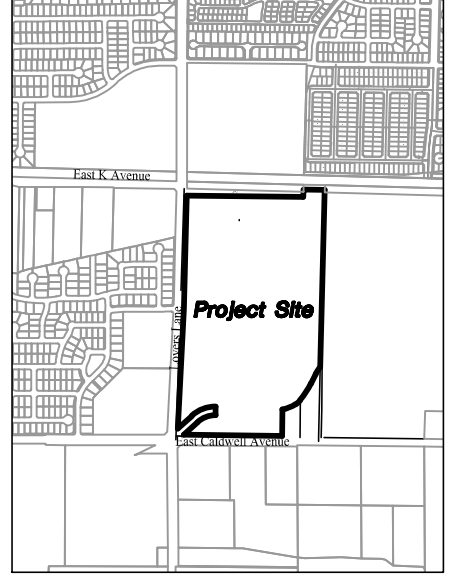
**GATED COMMUNITY TYPICAL
SETBACK DIMENSIONS
MEDIUM RESIDENTIAL
LOTS (140-153) (169-181) (209-292)**



**GATED COMMUNITY TYPICAL
SETBACK DIMENSIONS
MEDIUM RESIDENTIAL
LOTS (154-168) (182-208)**



VICINITY MAP



L:\PROJECTS\127-020-020\127-020-020\127-020-020.dwg 6/12/2025 2:05 PM

**CLEMENTS RANCH SITE PLAN
APN: 127-020-020 AND 127-020-021**