



# Visalia City Council

Visalia City Council  
707 W. Acequia  
Visalia, CA 93291

## Staff Report

**File #:** 25-0505

**Agenda Date:** 12/2/2025

**Agenda #:** 3.

### Agenda Item Wording:

**Record Final Map** - Request authorization to record the final map for Belissa Phase 1 subdivision located at the northwest corner of North Demaree Street and West Pratt Avenue (147 lots); and the formation of Landscape and Lighting Assessment District No. 25-09, "Belissa Subdivision" and levying the annual assessments (Resolution Nos. 2025-77 and 2025-78 required).

### Prepared by:

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**Department Recommendation:** Staff recommends that City Council authorize the recordation of the final map for Belissa Phase 1 subdivision, located at the northwest corner of North Demaree Street and West Pratt Avenue (147 lots). Staff also recommends the City Council adopt Resolution No. 2025-77 initiating proceedings for the formation of Assessment District No. 25-09 "Belissa" and adopt Resolution No. 2025-78 ordering the improvements and levying the annual assessments for Assessment District No. 25-09, "Belissa".

### Summary:

The final map for Belissa Phase 1 subdivision will subdivide a portion of a 42.84-acre parcel into 147 single-family residential lots, open space and landscape frontage areas, a 19.72-acre remainder lot for future phase 2 and 3 expansion. The Belissa phase 1 development contains 8 pocket parks, an irrevocable offer of dedication for future Shannon Parkway right-of-way, and a dedication for ditch purposes.

The proposed single-family subdivision will be accessible from Demaree Street on the east side, Riverway Avenue on the south side, and serviced by the interior local public streets with full improvements such as curb, gutter, parkway landscaping, sidewalk, streetlights, and other public utility infrastructure (i.e., sewer lines, storm drainage, electricity, and water). Phase 2 and 3 will be subdividing the remaining portion of the 19.72-acre parcel into 159 single-family residential lots, 2 pocket parks, and a dedication for ditch purposes.

Both interior and exterior streets will be improved to their ultimate right-of-way width within the boundaries of the Belissa subdivision. Improvements along exterior streets will be completed with Phase 1 and includes construction of curb, gutter, parkway landscaping, sidewalk, 6' block-wall, streetlighting, and undergrounding of utility lines.

The final map is ready for recording. All bonds, cash payments, subdivision agreement, and final map have been submitted by the developer, MRP HTMB, LLC, A Delaware Limited Liability Company, as follows: 1) An executed subdivision agreement; 2) a Faithful Performance Bond in the amount of \$8,240,866.55; 3) a Labor and Materials Bond in the amount of \$4,120,433.27; 4) a Maintenance

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Bond in the amount of \$824,086.65; 5) a cash payment of \$996,378.60 distributed to various accounts to cover City fees; and 6) final map. All required items have been submitted and approved by the City prior to the final map being executed and recorded.

The Landscape and Lighting Assessment District No. 25-09 has been reviewed and approved as to form by the Landscape and Lighting District Committee. All new landscaping installed within the outlots, pocket parks, and parkways for this development will strictly adhere to the State Model Water Efficient Landscape Ordinance (MWELo). MWELo requires that landscaping and irrigation plans be certified by a qualified entity (i.e., a Landscape Architect) for compliance with the State and City's water conservation requirements. In addition, MWELo increases water efficiency standards for new landscapes through use of more efficient irrigation systems, inclusion of drought tolerant plant and tree species, and by limiting the portion of landscapes that can be covered in turf.

**Background Discussion:**

The Faithful Performance Bond covers the cost of constructing the public improvements noted in the subdivision agreement and the Labor and Material Bond covers the salaries and benefits as well as the materials supplied to install the required public improvements. As required by the Subdivision Ordinance, the Faithful Performance Bond covers 100% of the cost of the public improvements. The Labor and Material Bond is valued at 50% of the Faithful Performance Bond. A Maintenance Bond valued at 10% of the cost of the public improvements will be required prior to recording the Notice of Completion. The Maintenance Bond is held for one year after the recording and acts as a warranty for the public improvements installed per the subdivision agreement. The cash payment covers Development Impact Fees such as storm water acquisition, waterways, sewer front foot fees, and any outstanding plan check and inspection fees. The plan check and inspection fees are estimated at the beginning of the final map process and are not confirmed until the subdivision agreement is finalized. Differences are due in cash at the time of City Council approval of the map.

The City of Visalia has been allowing the developers of subdivisions to form assessment districts under the Landscape and Lighting Act of 1972, and now under Proposition 218, in lieu of using homeowners associations for the maintenance of common features such as landscaping, irrigation systems, streetlights, street trees, and local streets. The maintenance of these improvements is a special benefit to the development and enhances the land values to the individual property owners in the district.

The Landscape and Lighting Act allows for the use of summary proceedings when all the affected property owners have given their written consent to waive the requirement for a public hearing. The notice period is also waived. The owner of this development has given their written consent to waive the public hearing and form this district. The use of summary proceedings allows for the initiation of proceedings and the final annexation action of the assessment district to be acted upon together as separate resolutions.

Pursuant to Title 16 (Subdivisions) of the Visalia Municipal Code, the City's authorization to record the final map is a ministerial action. Specifically, Section 16.24.080 limits the City Council's action to the specific determination that the final map conforms substantially to the contents of the tentative map, Chapter 16, and the Subdivision Map Act, and provides in pertinent part that "if the Council determines that the map is in conformity with the requirements of this Chapter, the Council shall approve the map (emphasis added)." Disapproval based upon any other reasons would be outside

the authority of the Council for this particular action. The Council may reject any and all offers of dedication in the final map pursuant to Section 16.24.080, and require that the City Engineer so indicate on the map, however staff's recommendation is that the City Council authorize recordation of the final map and accept all offers of dedication as previously described in this report.

**Fiscal Impact:** 147 lots will start contributing to the landscape and lighting assessment district (L&LD 25-09) created for maintenance of common features related to this subdivision. The annual lot assessment will be \$ 753.67 per lot.

**Prior Council Action:** On June 10, 1987 Council authorized the use of landscape maintenance assessment districts per the Landscape and Lighting Act of 1972 for maintaining common area features that are a special benefit and enhance subdivisions.

**Other:**

On November 13, 2023, The tentative subdivision map for Belissa Subdivision (Tentative Subdivision Map No. 5587) was approved by the Planning Commission.

On November, 2025, L&LD 25-09 was reviewed and approved as to form by the Landscape and Lighting District Committee.

**Alternatives:** No alternatives are provided.

**Recommended Motion (and Alternative Motions if expected):**

I move to authorize the recordation of the final map for Belissa Phase 1 subdivision; the adoption of Resolution No. 2025-77 initiating proceedings for the formation of Assessment District No. 25-09 "Belissa"; and adoption of Resolution No. 2025-78 ordering the improvements and levying the annual assessments for Assessment District No. 25-09, "Belissa".

**Environmental Assessment Status:** Complete - Mitigated Negative Declaration No. 2022-39.

**CEQA Review:** Mitigated Negative Declaration No. 2022-39.

**Deadline for Action:** 12/2/2025

**Attachments:**

1. Final Map
2. Aerial Map
3. Location Map
4. Development Disclosure
5. Resolution Documents 2025-77 & 2025-78