

RESOLUTION NO. 2026-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA MODIFYING THE PLANNING COMMISSION'S CONDITIONAL APPROVAL OF TENTATIVE PARCEL MAP NO. 2025-13, A REQUEST BY D.R. HORTON TO SUBDIVIDE PARCELS TOTALING APPROXIMATELY 78.11 ACRES INTO FOUR PARCELS AND AN APPROXIMATELY 20.81 DESIGNATED REMAINDER, TO BE LOCATED IN PROPOSED R-1 (SINGLE-FAMILY RESIDENTIAL ZONE), R-M-2 (MULTI-FAMILY RESIDENTIAL ZONE – 3,000 SQUARE FOOT MINIMUM SITE AREA), R-M-3 (MULTI-FAMILY RESIDENTIAL ZONE – 1,200 SQUARE FOOT MINIMUM SITE AREA), AND QP (QUASI-PUBLIC ZONE). THE PROJECT SITE IS LOCATED NORTH OF THE NORTHEAST CORNER OF SOUTH LOVERS LANE AND EAST CALDWELL AVENUE
APNS: APN: 127-020-020 AND -021

WHEREAS, Tentative Parcel Map No. 2025-13 ("Subdivision") is a request by D.R. Horton to subdivide parcels totaling approximately 78.11 acres into four parcels and an approximately 20.81 designated remainder, to be located in proposed R-1 (Single-family residential zone), R-M-2 (Multi-family residential zone – 3,000 square foot minimum site area), R-M-3 (Multi-family residential zone – 1,200 square foot minimum site area), and QP (Quasi-public zone). The project site is located north of the northeast corner of Lovers Lane and Caldwell Avenue (APNs: APN: 127-020-020 and -021); and

WHEREAS, on June 8, 2026, the Planning Commission adopted a Mitigated Negative Declaration and conditionally approved Tentative Parcel Map No. 2025-13; and

WHEREAS, the applicant filed a timely appeal of the Planning Commission's decision to conditionally approve Tentative Parcel Map No. 2025-13, as conditioned, pursuant to Section 17.02.145 of the Visalia Municipal Code; and

WHEREAS, the City Council conducted a de novo public hearing on July 20, 2026, considered the entire administrative record, including the Planning Commission staff report, the appeal, the City Council staff report, public testimony, and all evidence presented; and

WHEREAS, by Resolution No. 2026-46, the City Council adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and found that no subsequent or supplemental environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, NOW, that the City Council:

1. Finds that Tentative Parcel Map No. 2025-13 satisfies the applicable provisions of the Subdivision Map Act and the Visalia Municipal Code.
2. Finds that the issues raised in the appeal concerning Planning Commission Condition No. 2 have been independently considered by the City Council.
3. Finds that the appeal should be upheld with respect to Planning Commission Condition No. 2, and that Condition No. 2 shall be deleted from the Conditions of Approval.

4. Except as modified by deletion of Planning Commission Condition No. 2, the Planning Commission's approval is affirmed.

BE IT FURTHER RESOLVED that Tentative Parcel Map No. 2025-13 is approved subject to the Planning Commission Conditions of Approval dated June 8, 2026, as modified by Exhibit "A" attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED: August 3, 2026 LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2026-48 passed and adopted by the Council of the City of Visalia at a regular meeting held on August 3, 2026.

Dated: August 3, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Exhibit "A"

1. General Plan Amendment No. 2025-04 and Annexation No. 2025-04 shall be approved.
2. ~~Comply with all conditions per Resolution No. 2026-35 with respect to the frontage improvements along the designated Remainder.~~ City Council Action (July 20, 2026): Condition deleted on appeal.
3. The subject property shall be annexed into City limits prior to acceptance of a final parcel map.
4. Notices shall be recorded on the designated remainder stating that at time of development of the designated remainder:
 - a. that the Tulare Irrigation Ditch shall be undergrounded and relocated pursuant to the standards and requirements of Tulare Irrigation District; and,
 - b. that compliance with the City's Agricultural Land Preservation Program will be required.
5. Access and utility easements shall be provided to each parcel from the public right-of-way. Parcels that can accommodate more than 30 dwelling units shall be provided with two access points.
6. That all applicable federal, state, regional, and city policies and ordinances be met.