

RESOLUTION NO. 2026-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA MODIFYING THE PLANNING COMMISSION'S CONDITIONAL APPROVAL OF CLEMENTS RANCH SUBDIVISION MAP NO. 5606, A REQUEST BY D.R. HORTON TO SUBDIVIDE PARCELS TOTALING APPROXIMATELY 78.11 ACRES INTO 292 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE, WITH ADDITIONAL LOTS FOR PRIVATE STREETS, UTILITIES, LANDSCAPING, LIGHTING, TRAILS, AND PARKS, AND AN APPROXIMATELY 20.81-ACRE 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: 127-020-020 AND -021)

WHEREAS, Clements Ranch Tentative Subdivision Map No. 5606 ("Subdivision") is a request by D.R. Horton to subdivide parcels totaling approximately 78.11 acres into 292 lots for single-family residential use, with additional lots for private streets, utilities, landscaping, lighting, trails, and parks, and an approximately 20.81-acre 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); and

WHEREAS, on June 8, 2026, the Planning Commission adopted a Mitigated Negative Declaration and conditionally approved Clements Ranch Tentative Subdivision Map No. 5606; and

WHEREAS, the applicant filed a timely appeal of the Planning Commission's decision to approve the conditionally approved Clements Ranch Tentative Subdivision Map No. 5606, 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, that the City Council of the City of Visalia:

1. Independently finds that Clements Ranch Tentative Subdivision Map No. 5606 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. 7(a) have been independently considered by the City Council.
3. Finds that the appeal should be upheld with respect to Planning Commission Condition No. 7(a), and that Condition No. 7(a) shall be deleted from the Conditions of Approval.
4. Except as modified by deletion of Planning Commission Condition No. 7(a), the Planning Commission's approval is affirmed.

BE IT FURTHER RESOLVED that Clements Ranch Tentative Subdivision Map No. 5606 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 2026-47 passed and adopted by the Council of the City of Visalia at a regular meeting held on August 3, 2026.

Dated: August 4, 2026

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

1. Exhibit "A" General Plan Amendment No. 2025-04 and Annexation No. 2025-04 shall be approved.
2. The subject property shall be annexed into City limits within two (2) years of tentative subdivision map approval.
3. The tentative subdivision map shall be developed in substantial conformance with Exhibit "A" and the comments and conditions of Site Plan Review No. 2025-013-1-1-1-1, incorporated herein by reference.
4. Prior to the issuance of any residential building permit on the site, a valid Will Serve Letter from the California Water Service Company shall be provided to the Building Official.
5. Mitigation measures found within the Mitigation Monitoring and Reporting Program for the Clements Ranch subdivision shall be implemented.
6. The Project proponent shall pay their fair share cost for intersection improvements and roadway segment improvements as indicated in the Mitigated Negative Declaration or the City's adopted transportation impact fee, whichever is greater, prior to final inspection.
7. Designated Remainder
 - ~~a. Within one (1) year of filing a final map and with the development of the first phase, right-of-way and frontage improvements (street widening, curb, gutter, sidewalk, drainage, traffic control devices, and related public improvements) along the designated remainder's public street frontages shall be dedicated in fee to the City and constructed in accordance with City standards. City Council Action (July 20, 2026): Condition deleted on appeal.~~
 - b. Notices shall be recorded on the designated remainder stating that at time of development of the designated remainder:
 - i. That the Tulare Irrigation Ditch shall be undergrounded and relocated pursuant to the standards and requirements of Tulare Irrigation District; and,
 - ii. That compliance with the City's Agricultural Land Preservation Program will be required.
8. Gated Private Street PRD Area
 - a. Prior to acceptance of a Final Map of the PRD Area, Conditional Use Permit No. 2025-24 shall be approved.
 - b. The Expiration of Conditional Use Permit No. 2025-24 shall cause the PRD Area portion of Tentative Subdivision Map No. 5606 to be null and void.
 - c. Outlots M, N, O, P, Q, R, and T shall not be offered or accepted for dedication and shall be conveyed to the Homeowner's Association described under Condition (m) of Conditional Use Permit No. 2025-24.
 - d. Outlots M and N shall be constructed with a six-foot tall block wall abutting the residential lots, as measured from highest adjacent grade.

- e. Outlots O, P, Q, and R in total shall equal to or greater than five (5) percent of the net lot area of the PRD Area and shall be restricted for park and recreation purposes. Legal documents shall be recorded that run with the land in favor of the future property owners of the property. Park and recreation outlots shall be developed with passive and/or recreational facilities of which can be selected from the list provided in VMC § 12.36.090. Recreation improvements may be credited against the development fee if wholly complies with VMC § 12.36.090.
 - f. An exception to the lot depth standard for Lot 183 is granted pursuant to VMC § 16.04.050 if development of Lot 183 occurs prior to development of the Designated Remainder. This exception shall result in the minimum exception needed to allow the proposed development.
 - g. Phased development of the PRD Area shall provided sufficient turnaround space for solid waste and emergency vehicles. Temporary easements shall be granted to the City until at such time a subsequent phase is developed that renders the temporary easement unnecessary. Temporary easements shall be designed based on a vehicle turning template of City vehicles.
 - h. Outlot S, if not accepted by SCE for dedication, shall be incorporated into the subdivision. The City will not accept dedication of Outlot S.
9. Standard R-1 Subdivision
- a. Development of this area shall comply with the requirements of the R-1 zone district and Objective Design Standards. Compliance will be determined prior to building permit issuance.
 - b. Outlot C shall be incorporated into the subdivision as a numbered lot if the outlot is offered for dedication but not accepted by California Water Service.
 - c. Outlots A, B, D, G, H, I, J, and L shall be constructed by the developer in accordance with City standards and specifications and dedicated in fee to the City.
 - d. Outlots E, F, and K shall be removed or have a minimum width of fifteen (15) feet and be constructed with a six (6) foot tall concrete masonry wall, measured from the highest adjacent grade.
10. Signage. The PRD Area and Non-PRD Area shall each be considered separate residential subdivision for purposes of determining the number of entrance signs allowed under VMC § 17.48.090 subdiv. (H).
11. Lots within the subdivision adjacent to, or across the street from, the High Density Residential designated remainder shall be recorded with a notice identifying that these parcels are located adjacent to a High Density Residential land use, which permit the development of high density multi-family development, including up to four stories.
12. That all applicable federal, state, regional, and city policies and ordinances be met.