

**APPENDIX I**  
**PROJECTS PROPOSED IN THE PROJECT AREA**



### Commercial Projects Proposed in the Project Area

Proposed Project Name	Proposed Project Location	Proposed Project Size	Name of Developer	Comments
Community Commercial Center	Dinuba Blvd. and Riggins Ave., Northwest Corner	Total Floor Area: 188,075 sq. ft., includes 138,000 sq. ft. anchor	Developer: Donahue Schriber	Status: Conceptual Plan reviewed on April 5, 2006 (SPR#2006-081), requires adoption of Specific Plan before development can occur
Community Commercial Center	Dinuba Blvd. and Riggins Ave., Northeast Corner	Total Floor Area: 275,450 sq. ft., includes 137,400 sq. ft. anchor	Developer: Donahue Schriber	Status: Conceptual Plan reviewed on April 5, 2006 (SPR#2006-081), requires adoption of Specific Plan before development can occur
Community Commercial Center	Demaree St. and Riggins Ave., Northeast Corner	Total Floor Area: 247,387 sq. ft., includes 172,137 sq. ft. anchor (Lowes)		Status: Conceptual Plan reviewed on January 25, 2006 (SPR#2006-016), requires adoption of Specific Plan before development can occur
Neighborhood Commercial Center	Demaree St., east side between Goshen Ave. and Houston Ave.	Total Floor Area: 161,515 sq. ft., includes 63,000 sq. ft. anchor (grocery store)		Status: Conceptual Plan resubmitted on March 15, 2006 (SPR#2005-281), requires approval of Tentative Parcel Map and Conditional Use Permit before devt. can occur
Neighborhood Commercial Center	Noble Ave., south side between Demaree St. and County Center St.			
Neighborhood Commercial Center	Dinuba Blvd. and Ferguson Ave., Southwest Corner			
Upgrades to SCE Rector Substation	North of Visalia Road and east of Lovers Lane		Southern California Edison	Not Shown in Figure 6-1
San Joaquin Cross Valley Loop Transmission Line Project	Outside of Project Area		Southern California Edison	Not Shown in Figure 6-1

SBDN. NO.	NAME	APN	GENERAL LOCATION	Zoning Designations	Ac	Total # Lots	# Single-family Detached D.U.'s	# Multi-family Attached D.U.'s	REQUEST	APPLICANT	Application Received	Planning Commission Hearing
5392	Shannon Ranch Vesting Tentative Subdivision Map	078-01-011 a portion of	Demaree stree, east side ; between Riggin Avenue and Pratt Avenue	R-1-6	154.00	512	512	0	to divide approximately 154 acres into 512 single family lots	CRS Farming; Quad/Knopf, agent	9/17/2001	5/28/2002
5422	Sterling Oaks Tentative Subdivision Map	089-010-09, 089-010-10	located on the Southwest corner of Riggin Avenue and Demaree Street	R-1-6	83.00	208	208	0	A request to divide 83 acres into 208 lots	Mangano Homes	6/23/03	9/22/03
5424	Ashley Grove Tentative Subdivision Map	089-010-09	The site is located on the east side of Demaree Street, between Ferguson Avenue and Riggin Avenue	R-1-6, R-M-2, R-M-3	178.00	356	278	320	a request to divide 178 acres into lots	Carol Nickel (Quad Knopf) Agent	7/11/03	9/22/03
5436	Country Club Estates Vesting Tentative Subdivision Map	089-030-11,12, 21	This site is located on the south side of Huston Avenue between Demaree Street and Mooney.	R-1-6	134.00	371	371	0	to divide 134 acres into 371 lots	California Planning and Engineering Aplicant	2/12/04	3/22/04
5439	Wild Horse Ranch Vesting Tentative Subdivision Map # 5439	077-050-15,16	The site is located on the southwest corner of Demaree Street and Pratt Avenue.	R-1-6	19.00	46	46	0	A request to divide 19 acres into 46 lots and remainder.	Tim Bullock, Applicant; Neil Zerling, Agent	2/3/04	4/26/04

## Residential Projects Proposed in the Project Area

SBDN. NO.	NAME	APN	GENERAL LOCATION	Zoning Designations	Ac	Total # Lots	# Single-family Detached D.U.'s	# Multi-family Attached D.U.'s	REQUEST	APPLICANT	Application Received	Planning Commission Hearing
5456	Fieldstone Oaks Tentative Subdivision Map	089-020-02	This site is located on the west side of County Center Drive, between Houston Avenue and Ferguson Avenue.	R-1-6	80.00	342	342	0	A request to divide 80 acres into 342 lots and 4 pocket parks.	Visalia Public Cemetery District (Forester, Weber, & Branum, agent)	7/2/04	10/11/04
5457	Luisi Subdivision Vesting Tentative Map	090-010-07, 18	This site is located along the Ferguson Avenue alignment, between Mooney Blvd. and Giddings Street.	R-1-6, R-M-2	57.00	244	244	0	A request to divide 57 acres into 244 lots.	Sam Sciacca (Quad Knopf, Agent)	7/2/04	10/11/04
5458	Shannon Ranch 2 Vesting Tentative Subdivision Map	078-010-11	This site is located on the north side of Riggins Avenue, between County Center and Mooney Boulevard	R-1-6	159.00	454	454	0	A request to divide 159 acres into 454 lots.	Centex Homes	7/2/04	9/13/04
5459	Silver Oaks Tentative Subdivision Map	077-080-12	This site is located on the southwest corner of Demaree Street and Ferguson Avenue.	R-1-6	79.00	258	258	0	A request to divide 79 acres into 258 lots.	Mangano Homes	7/21/04	9/27/04
5462	Valley Palms Vesting Tentative Subdivision Map	077-180-015	This site is located on the south side of Riggins Avenue, approximately 1000 feet west of Demaree Street.	R-1-6	16.20	36	36	0	A request to divide 16.2 acres into 36 lots.	Central Valley Developers, applicant; Quad Knopf, agent	8/13/04	10/25/04
5464	Avalon Vesting Tentative Subdivision Map	077-060-25, 26	This site is located on the northwest corner of Riggins Avenue and Demaree Street.	R-1-6	28.30	186	186	0	A request to divide 28.3 acres into 186 lots.	Centex Homes (Quad Knopf, agent)	7/14/04	10/11/04

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5468	Ashley Grove Units 10-11 Vesting Tentative Subdivision Map 5468	089-010-002	This site is located on the southwest corner of Riggins Avenue and Mooney Boulevard.	R-1-6, R-M-3	77.50	157	140	0	A request to divide 77.5 acres into 157 lots and a remainder of 26 acres.	Smee Builders (Quad Knopf, agent)	10/1/04	1/24/05
5469	Renaissance Town Homes Vesting Tentative Subdivision Map 5469	089-030-012	This site is located on the southwest corner of Houston Avenue and Woodland Street.	R-M-2	14.12	148	0	148	A request to divide 14.12 acres into 148 lots with common area parcels.	Renaissance Town Homes	10/4/04	12/13/04
5471	Wild Horse Ranch 2 Tentative Subdivision Map 5471	077-050-015	This site is located on the north side of Riverway Avenue, approximately 1000 feet west of Demaree Street.	R-1-6	5.00	16	16	0	A request to divide 5 acres into 16 lots.	Tim Bullock (Neil Zerlang, agent)	11/17/04	2/15/05
5477	Riverbend Village Units 6-11 Tentative Subdivision Map 5477	091-010-033, 036, 025	This site is located south of Riggins Avenue, between Dinuba Boulevard and Santa Fe Street.	R-1-6	36.00	128	128	0	A request to divide 36 acres into 128 lots.	Hughes Homes, Inc.	2/28/05	5/23/05
5481	Luisi Ranch Tentative Subdivision Map 5481	089-020-006, 007	This site is located on the east side of Demaree Street between Ferguson Avenue and Houston Avenue	R-1-6	73.49	278	278	0	A request to divide 73.49 acres into 278 lots and two remainder lots.	Mangano Homes	3/8/05	8/22/05

## Residential Projects Proposed in the Project Area

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5498	Ashley Grove Units 13 Vesting Tentative Subdivision Map 5498	089-010-002	This site is located on the north west corner of Ferguson Avenue and Mooney Boulevard	R-1-6	28.96	118	118	0	A request to divide 28.96 acres into 118 lots.	Quad Knopf, Inc.	8/5/05	10/10/05
5502	Ashley Grove Unit 12 Vesting Tentative Subdivision Map 5502	089-010-002	The site is located on the west side of Mooney Boulevard, between Riggin and Ferguson Avenue.	R-M-3	7.63	118	0	118	A request to divide 7.63 acres into 118 lots	Quad Knopf, Inc.	8/18/05	2/27/06
5506	Shannon Ranch 3 Tentative Subdivision Map 5506	078-012-012, 013, 014, 015.	The site is located approximately 560 ft, north of Riggin Avenue, between Dinuba Hwy and Mooney Boulevard	R-1-6	120.5	431	431	0	A request to divide 120.45 acres into 431 lots	Quad Knopf, Inc.	10/14/05	2/13/06
5509	Highland Park Estates at Shannon Ranch Vesting Tentative Subdivision Map No. 5509	078-120-008, 009, 011	The site is located on the north side of Riggin Avenue, west of Dinuba Highway	R-M-2	47.15	348	175	173	A request to divide 48.2 acres into 348 lots	Quad Knopf, Inc.	11/10/05	2/27/06

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5510	Highland Park Estates Vesting Tentative Subdivision Map No. 5510	078-120-017	The site is located on the north side of Riggin Avenue, 550 feet east of Mooney Boulevard.	R-1-6	9.45	54	54	0	A request to divide 9.45 acres into 54 lots	Quad Knopf, Inc.	11/10/05	2/27/06
5512	Eagle Meadows of Visalia 20 Vesting Tentative Subdivision Map No. 5512	090-010-008	The site is located on the east side of Mooney Boulevard, north of Ferguson Avenue	R-1-6	13.64	94	94	0	A request to divide 13.64 acres into 94 lots	Eagle Meadows Development	12/20/05	4/10/06

The following table lists the names and information related to Tentative Subdivision Map applications received by the City of Visalia. Unless otherwise specified, all maps have received approval by the Visalia Planning Commission on the date of public hearing. This list shall be used only for the informational purpose of describing tentative subdivision map applications received by the City. The list does not represent numbers of final lots recorded, phases of maps recorded, and/or building permits issued in relation to each Tentative Subdivision map application. This list is not guaranteed to be comprehensive or error-free.

Last Update: March 13, 2006