



Index to Residential Development Projects

Map I.D.	Name	Unit Type	# of Single-family Units	# of Multi-family Units	Development Status
Multi-Family Residential					
1	Bungalow 144 Apts. (Quail River)	Apartments		146	UNBUILT
2	Diamond Oaks Multi-family	Apartments		182	UNBUILT
3	East Haven	Duplexes		14	ACTIVE
4	Shirk & Doe Apartments	Apartments		200	ACTIVE
5	The Lots At Fort Visalia	Mixed Use Deed-Restricted Units		80	ACTIVE
6	Lovers-Tulare Apartments	Attached Units		32	UNBUILT
7	Village at Shannon Pkwy. Apartments	Apartments		216	ACTIVE
8	Reserve at Ritchie Ranch	Apartments		219	ACTIVE
9	West Myrtle Avenue Senior Apts	Senior Units: SFR, Duplexes		66	ACTIVE
10	Senior Housing at N Highland	Senior apartments, deed-restricted		70	UNBUILT
11	Orchard Walk Townhomes	Apartments		234	UNBUILT
12	K / Ben Maddox Apartments	Apartments, deed-restricted		292	UNBUILT
13	Demaree / Houston Apartments	Apartments, deed-restricted		243	UNBUILT
14	Caldwell / Lovers Apartments	Apartments, deed-restricted		342	UNBUILT
Tentative Maps					
21	Lance Lane Estates	Single-Family Tract		46	TENTATIVE
22	Willow Springs	Single-Family Tract		54	TENTATIVE
23	Highland Park at S.R. [Unit 3 removed]	Single-Family Tract		98	TENTATIVE
24	River Run Ranch 5-7	Single-Family Tract		104	TENTATIVE
25	Houdini Acres	Single-Family Tract with Duplexes		8	TENTATIVE
26	Rose Estates	Single-Family Tract		6	TENTATIVE
27	Sycamore Heights	Single-Family Tract		91	TENTATIVE
28	Sequoia Bend	Single-Family Tract		87	TENTATIVE
29	Higgins Ranch	Single-Family Tract		174	TENTATIVE
30	Shepherds Ranch I	Single-Family Tract		41	TENTATIVE
31	Victory Oaks	Single-Family Tract		117	TENTATIVE
32	River Run 2022	Single-Family Tract		160	TENTATIVE
33	Visalia 35	Single-Family Tract		96	TENTATIVE
34	San Marino	Single-Family Tract		22	TENTATIVE
35	Crenshaw	Single-Family Tract		34	TENTATIVE
36	Pearl Woods	Single-Family Tract		273	TENTATIVE
37	Barr & Wood	Large Single-Family Tract (Private Streets)		136	TENTATIVE
38	Shepherds Ranch II	Single-Family Tract		200	TENTATIVE
39	Pratt Family Ranch	Single-family tract and small-lot homes		541	TENTATIVE
40	Belissa Residential Community	Small-lot medium-density detached homes		309	PROPOSED
41	Careton Acres	Mixed single-family tract and multi-family		1592	PROPOSED
Final Maps					
51	Kirkwood Estates Unit No 3	Single-Family Custom Homes		12	ACTIVE CUSTOM
52	Sterling Oaks Unit 1	Single-Family Custom Homes		45	ACTIVE TRACT
53	Quail River	Single-Family Tract		13	ACTIVE TRACT
54	Emerald Creek	Duplexes, Triplexes & Four-plexes		18	UNBUILT
55	Los Pinos	Single-Family Custom Homes		10	ACTIVE CUSTOM
56	Teagan Ranch	Single-Family Custom Homes		8	UNBUILT
57	Willow Springs Unit 2	Single-Family Tract		48	ACTIVE TRACT
58	River Island Ranch Phase 2	Single-Family Tract		15	ACTIVE TRACT
59	Candelas II	Single-Family Tract		19	ACTIVE TRACT
60	Vista Del Sol	Single-Family Tract		32	ACTIVE TRACT
61	Lance Lane Estates Phase 1	Single-Family Tract		38	UNBUILT
62	Quintana De Oro	Single-Family Custom Homes		14	UNBUILT
63	Highland Park Unit 2	Small-lot medium-density detached homes		19	UNBUILT
64	Diamond Oaks Phase 2	Single-Family Tract		90	ACTIVE TRACT
65	Sequoia Bend, Unit 1	Single-Family Tract		31	ACTIVE TRACT

Legend

- CITY LIMITS
- Tentative Maps
- Multi-Family Residential
- ACTIVE
- UNBUILT

Final Maps

- ACTIVE - TRACT HOMES
- ACTIVE - CUSTOM HOMES
- UNBUILT or PERMILLINARY

City of Visalia Residential Development Activity - September 2023

Tentative Maps represent portions or entireties of Tentative Subdivision Maps which have received approval and have not been finalized / recorded.
Final Maps represent portions or entireties of subdivision maps which have been finalized / recorded and contain vacant undeveloped lots. Last map update: September 14, 2023.

