Tulare County Office of Education
Committed to Students, Support & Service

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Main Locations

Administration Building & Conference Center
6200 S. Mooney Blvd.
Visalia

Doe Avenue Complex
7000 Doe Ave.
Visalia

Liberty Center/ Planetarium & Science Center
11535 Ave. 264
Visalia

NOTICE OF AVAILIBILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations, and Interested Parties

FROM: Tulare County Office of Education (Lead Agency)

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Performing Arts Theater, AcCEL Center, and Library Project.

PROJECT TITLE: Performing Arts Theater, AcCEL Center, and Library Project.

NOTICE IS HEREBY GIVEN that the Tulare County Office of Education (COE), as lead agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Performing Arts Theater, AcCEL Center, and Library Project (proposed project), pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is 1) to serve as a Notice of Availability (NOA) of a DEIR for a 45-day public comment period pursuant to the CEQA Guidelines Section 15087.

Project Location: The project site consists of approximately 15.63 acres located near the southwest corner of Avenue 264/Liberty Road and N Mooney Boulevard in unincorporated Tulare County (36°16'01.9"N 119°18'57.4"W). The project site lies within the Urban Area Boundary (UAB) for the City of Tulare.[1] The project site is owned by the COE and consists of a portion of two parcels with Assessor's Parcel Numbers (APN) 149-030-005 and 149-030-008.

The project site has an associated address 26487 N Mooney Boulevard, Tulare, CA, 93274. Regional access to the project site is provided by California State Route 99 (SR-99) and California State Route (SR-198). SR-99 runs south to northeast, and SR-198 runs west to east. Public transit access to the project site is provided by the Tulare County Regional Transit Agency (TCRTA) which provides bus transit services. TCRTA route C40 is the nearest route to the project site. The nearest TCRTA transit stop is located at the corner of Avenue 264/Liberty Road and N Mooney Boulevard.

Description of Proposed Project: The proposed project would consist of three main components which would include a new performing arts theater, an AcCEL Center, and a library.

[1] UABs establish areas around incorporated cities where the County and cities may coordinate plans and policies relating to street and highway construction, public utility systems, and future right of way preservation, affecting the orderly development of urban fringe areas.

The AcCEL Center and library would be built in the northwest corner of the project site. The AcCEL Center would provide direct instruction to students who generally have multiple or profound disabilities, and/or are able to function best in a more sheltered environment. The AcCEL Center and library would be bordered by Liberty Road to the north, existing COE campus to the east, farmland to the south, and farmland and commercial uses to the west. The AcCEL Center and library would be served by two ingress and egress driveways that would provide access to a shared parking lot consisting of 67 parking spaces which including 4 Americans with Disabilities Act (ADA) parking spaces and 9 Electric Vehicle (EV) capable parking spaces and 4 EV charging parking spaces. A trash storage area would be located on the eastern side of the parking lot. The AcCEL Center and library would be fenced.

The AcCEL Center would consist of one building, consisting of approximately 24,442 square feet, and include a shade structure, landscaping, walkways, a basketball court, and a play and recreational area would be installed east of the basketball court space. The library would consist of two buildings which would total approximately 12,000 square feet and would be landscaped throughout. The entire perimeter of the AcCEL Center and library would be fenced with gates providing pedestrian access from the parking lot. All buildings would be single-story no more than 30 feet in height.

The single-story performing arts theater with fly space extending up to 60 feet in height would be built in the southeast corner of the project site, would consist of approximately 31,000 square feet, and would include landscaping. The performing arts theater would be bordered by existing COE Liberty campus to the north, N Mooney Boulevard to the east, and farmland to the south and west. The performing arts theater would be served by two driveways off N Mooney Boulevard and would provide access to a parking lot consisting of 500 parking spaces including 12 ADA parking spaces and 75 EV capable parking spaces and 25 EV charging parking spaces.

The performing arts theater capacity would be approximately 500 seats and events would occur in the evenings throughout the year. The proposed project would include approximately 60 events and after school uses throughout the year and would conclude by 8:00 pm. The performing arts theater would also include 15 employees. The proposed library would have a capacity of 100 persons and would have five staff members. The AcCEL Center would have a capacity of 80 students and 20 staff members. The library would also provide space for e-sports, robotics, and additional programming for students at the adjacent Liberty campus (i.e. the new location for University Preparatory High School) and resources and services to AcCEL students. The hours of operation for the library and AcCEL Center would be Monday through Friday from 7:00 am to 5:00 pm. Additionally, existing COE staff members would come from other locations.

The proposed project also includes paved drive aisles that provides internal vehicle circulation between the proposed parking lots and the existing parking lot that serves the Planetarium & Science Center. The internal drive aisles extend along the west, south, and east sides of the northwestern portion of the project site, curve around the existing COE Liberty campus, and connect to the proposed parking lots associated with the proposed performing arts theater and existing Planetarium & Science Center. Landscaping would line the internal drive aisles. The internal drive aisles would be gated to control access.

Pedestrian access to the performing arts theater would be served by the construction of approximately 1,280 feet in length of sidewalk improvements along N Mooney Boulevard/State Route 63, east of the performing arts theater and approximately 1,290 feet in length of sidewalk improvements along Avenue 264/Liberty Road to allow pedestrian access to the AcCEL Center and library and performing arts theater. Internal walkways

would also be constructed throughout the AcCEL Center, library, and performing arts theater areas, which would allow for internal pedestrian access.

The proposed project would include two photovoltaic systems, one shading the AcCEL Center play and recreation area and another canopy-style system located over the performing arts theater parking lot or courtyard. The project would incorporate outdoor lighting for safety, security, wayfinding, and architectural accents, with no sport court lighting proposed. Utilities would include connections to existing sewer, water, electricity, and natural gas services provided by the City of Visalia, California Water Service, Southern California Edison, and Southern California Gas Company through existing public rights-of-way. Stormwater management would be provided by a stormwater retention basin located west of the performing arts theater parking lot, designed to collect runoff from the project site and the existing COE Liberty campus, retain it onsite, and allow percolation into groundwater.

Project construction would occur in two phases. Phase one would consist of the construction for the AcCEL Center and library. Phase two would consist of the construction of the performing arts theater. Phase one is anticipated to start approximately May 2026 and end approximately June 2027. Phase two is anticipated to start approximately January 2028 and end approximately January 2030.

PUBLIC REVIEW PERIOD: January 16, 2026 to March 2, 2026

RESPONSES AND COMMENTS: Responsible public agencies, trustee agencies, the Office of Land Use and Climate Innovation, organizations, and members of the public are invited to review and comment on the DEIR. Your complete and detailed response should be sent at the earliest possible date, but not later than 5:00 pm on Monday, March 2, 2026. Please include the name, phone number, and email address of a contact person in all responses submitted. There will be no consideration of, or responses to, untimely comments.

Please Send your response in writing with the subject heading **Performing Arts Theater, AcCEL Center, and Library Project** to:

Jeff Ramsay, Director, General Services

- **Mailing Address:**
  Tulare County Office of Education
  6200 S Mooney Boulevard
  Visalia, CA 93277
- **Email Address**: jeff.ramsay@tcoe.org

POTENTIAL ENVIRONMENTAL HAZARDS: Impacts related to Aesthetics, Air Quality, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire were determined to be less than significant. Impacts related to Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources were determined to be less than significant after the implementation of mitigation measures. Impacts related to Agriculture and Forestry Resources and Land Use and Planning were determined to be significant and unavoidable. Per CEQA Guidelines section 15087(c)(6), the project site is not on state and federal hazardous materials sites enumerated under Government Code section 65962.5.

DOCUMENT AVAILABILITY: The DEIR and Notice of Availability for the proposed project are available for public review at the following locations (physical locations during normal business hours):

- Tulare County Office of Education: 6200 S Mooney Boulevard, Visalia, CA, 93277
- COE Website: https://tcoe.org/GeneralServices/notices

If you require additional information, please contact Jeff Ramsay at 559-733-6601 or jeff.ramsay@tcoe.org.