

**Appendix L      Tulare County Fire Department Response Letter**

## Appendices

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September 23, 2025

Tulare County Fire Department  
Attn: Charlie Norman, Fire Chief  
835 S. Akers Street  
Visalia, CA 93277

Subject: Request for Service Provider Information for the Environmental Impact Report (EIR) for the Performing Arts Theater, AcCEL Center, and Library Project.

Dear Chief Norman:

On behalf of the Tulare County Office of Education (COE), PlaceWorks is preparing an Environmental Impact Report (EIR) for the Performing Arts Theater, AcCEL Center, and Library Project (proposed project). This letter is to request your assistance in updating information regarding existing fire-related services in Tulare County and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the EIR.

## PROJECT LOCATION

The project site consists of approximately 15.63 acres near the southwest corner of Avenue 264/Liberty Road and N Mooney Boulevard in unincorporated Tulare County (see Figure 1, *Regional Location* and Figure 2, *Local Vicinity*). The project site has an associated address of 26487 N Mooney Boulevard, Tulare, CA 93274. The project site is owned by the Tulare County Office of Education (COE) and consists of a portion of two parcels with Assessor's Parcel Numbers (APN) 149-030-005 and 149-030-008.

## EXISTING CONDITIONS

The project site currently includes a fallow agricultural field on parcel 149-030-005 (approximately 15.23 acres) and a paved driveway and parking area, disturbed land, fencing, and landscaping/grass turf on parcel 149-030-008 (approximately 0.4 acres) for a total of approximately 15.63 acres. The project site is bordered by Avenue 264/Liberty Road to the north, an existing COE campus and N Mooney Boulevard to the east, farmland to the south, and farmland and commercial uses to the west. Residential uses are to the north across Avenue 264/Liberty Road and commercial and agricultural uses are to the east across Mooney Boulevard. The COE's Liberty campus to the east includes the Bright Start Program, Hearing Center, Behavioral Health Services, Visually Impaired Program, Alternative Achievement Program, and Planetarium & Science Center. Additionally, the project site on parcel 149-030-005, does not include any buildings, parking lots, sidewalks, landscaping, or trees. See Figure 3, *Aerial Photograph*.

## PROJECT DESCRIPTION

The proposed project would consist of three main components which would include a new performing arts theater, an AcCEL Center, and a library. See Figure 3, *Conceptual Site Plan*.

The proposed project would include the construction of a single-story performing arts theater in the southeast corner of the project site. The performing arts theater would have a fly space, a large open area above the stage, that would extend up to 60 feet above grade, and the performing arts theater would consist of approximately 31,000 square feet. The 16,000 square foot courtyard would be located east of the performing arts theater, to the west of N Mooney Boulevard/State Route 63 and would serve as a buffer between the performing arts theater and N Mooney Boulevard/State Route 63. The performing arts theater would be bordered by the existing COE campus to the north,

N Mooney Boulevard/State Route 63 to the east, and farmland to the south and west (see Figure 4, *Conceptual Site Plan*). The performing arts theater would have a capacity of approximately 500 seats and would consist of events and academic and after school uses. Events and after school uses would occur in the evenings throughout the year and academic uses would occur during the school day. Events would include performance rehearsals, performances, special events, special event camps, and workshops. The proposed project would include approximately 60 events and after school uses throughout the year and would conclude by 8:00 pm. The number, type, and timing of uses would be based on the COE's operational needs and may be adjusted at its discretion. Additionally, the performing arts theater would have 15 employees. The parking lot for the performing arts theater would accommodate 500 parking spaces including 12 Americans with Disabilities Act (ADA) parking spaces and 26 Electric Vehicle (EV) parking spaces and 100 EV capable parking spaces. Two full access driveways from N Mooney Road/State Route 63 would provide primary access to the parking lot.

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 structured 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 would consist of a single-story, 24,442 square feet building and include a 2,560-square-foot shade structure, landscaping, and walkways. Additionally, 10,219 square feet of basketball court space would be constructed and a play and recreational area would be installed east of the basketball court space. The library would consist of two single-story buildings that would total approximately 12,000 square feet and would be landscaped. The AcCEL Center and library would be up to 30 feet in height. A trash storage area would be on the eastern side of the parking lot and would serve the AcCEL Center and library. Additionally, students utilizing the AcCEL Center would be either transported by bus services provided by the COE or would be dropped off. The proposed library would have a capacity of 100 persons and would have 5 staff members. The AcCEL Center would have a capacity of 80 students and 20 staff members. The hours of operation for the library and AcCEL Center would be Monday through Friday from 7:00 am to 5:00 pm with two Saturday events per year at the library. 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, including 4 Americans with Disabilities Act (ADA) parking spaces and 4 EV parking spaces and 5 EV capable parking spaces (see Figure 3).

The AcCEL Center and library are existing uses within TCOE jurisdiction that would be relocated to the project site. The AcCEL Center and library are currently located at 3102 Houston Avenue and 7000 W. Doe Avenue, Visalia, respectively. No changes to the buildings at the existing locations of the AcCEL Center and library are known nor proposed at this time.

The proposed project would include the installation of an 8-inch pipeline that would connect the proposed project to sewer services provided by the City of Visalia. The pipeline would connect internally to the proposed project and provide sewer services. The proposed project would also connect to existing water services provided by the California Water Service (Cal Water). Additionally, the proposed project would connect to the existing electricity service provided by Southern California Edison (SCE) and to the Southern California Gas Company (SoCal Gas) for natural gas service. Stormwater facilities on the project site would consist of a storm water retention basin and would be located along the west side of the performing arts theater parking lot. The storm water retention basin would be large enough to receive storm water runoff from the project site and from the existing COE campus.

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.

Please respond to PlaceWorks no later than October 7, 2025. If you need additional time to respond, please let me know as soon as possible. You can email your responses to me at [jbradford@placeworks.com](mailto:jbradford@placeworks.com). If you prefer, mail the completed questionnaire to my attention at 3 MacArthur Place, Suite 1100, Santa Ana, California 92707. Feel free to contact me at 916.245.7500 or via the aforementioned email. Thank you for your prompt attention to this request.



Sincerely,

PLACEWORKS

Jared Bradford  
Associate

Enclosures:  
Questionnaire  
Figure 1 Regional Location  
Figure 2 Local Vicinity  
Figure 3 Aerial Photograph  
Figure 4 Conceptual Site Plan

**Performing Arts Theater, AcCEL Center, and Library Project  
Fire Services Questionnaire – Tulare County Fire Department**

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1. Please confirm that the nearest fire station closest to and that serve the project site is Tulare County Fire Department's Fire Station #1. What other stations will serve the project site in case of fire?

Are there any service agreements with other local or regional fire agencies (other than Tulare County Fire Department) for additional support?

Please fill in the information requested below regarding the equipment (e.g., engines, fire trucks, EMT vehicles) and daily staffing for each of the stations noted, as well as any other station(s) not noted but pertinent.

Station	Location	Equipment	Daily Staffing
Tulare County – Station 1	25456 Road 140, Visalia CA 93292	TRUCK 1 LIGHT; AIR 1	2/0 2 PEOPLE 24/7
Other Station: (if relevant)	2082 Foster Dr. TULARE CA 93274	ENGINE 25 WATER TENDER 25	2/0 2 PEOPLE 24/7

2. What is Tulare County Fire Department's response time goal/policy standard (in minutes) for responding to emergency and non-emergency calls in the service area? What is the current average response time?

No Policy or Standard.

Per MAP QUEST- Station 1 → To Site 7 minutes ; 4.2 Miles

Per MAP QUEST- Station 25 → To Site 10 Minutes ; 5.9 Miles

3. Are there any existing deficiencies (e.g., personnel, equipment, etc.) in the fire protection service currently provided to the project site?

N/A

**Performing Arts Theater, AcCEL Center, and Library Project  
Fire Services Questionnaire – Tulare County Fire Department**

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4. Any existing plans for fire service facilities or expanded capacity (e.g., personnel, equipment, station, etc.) that would serve the project site?

No

5. What impact (if any) will the proposed project have on Tulare County Fire Department's ability to provide fire protection and emergency service to the planning area?

None or Minimal.

6. What are the primary sources of funding for Tulare County Fire Department operations and improvements? Do you collect development impact fees?

Tulare County Fire Does Not Collect Development Fees.

7. Please provide any additional comments you wish to make regarding the proposed project.

N/A

Responses Prepared By:

Kevin Rios

Name

Division Chief

Title

Tulare County Fire

Agency

9/30/2025

Date

Figure 1 - Regional Location

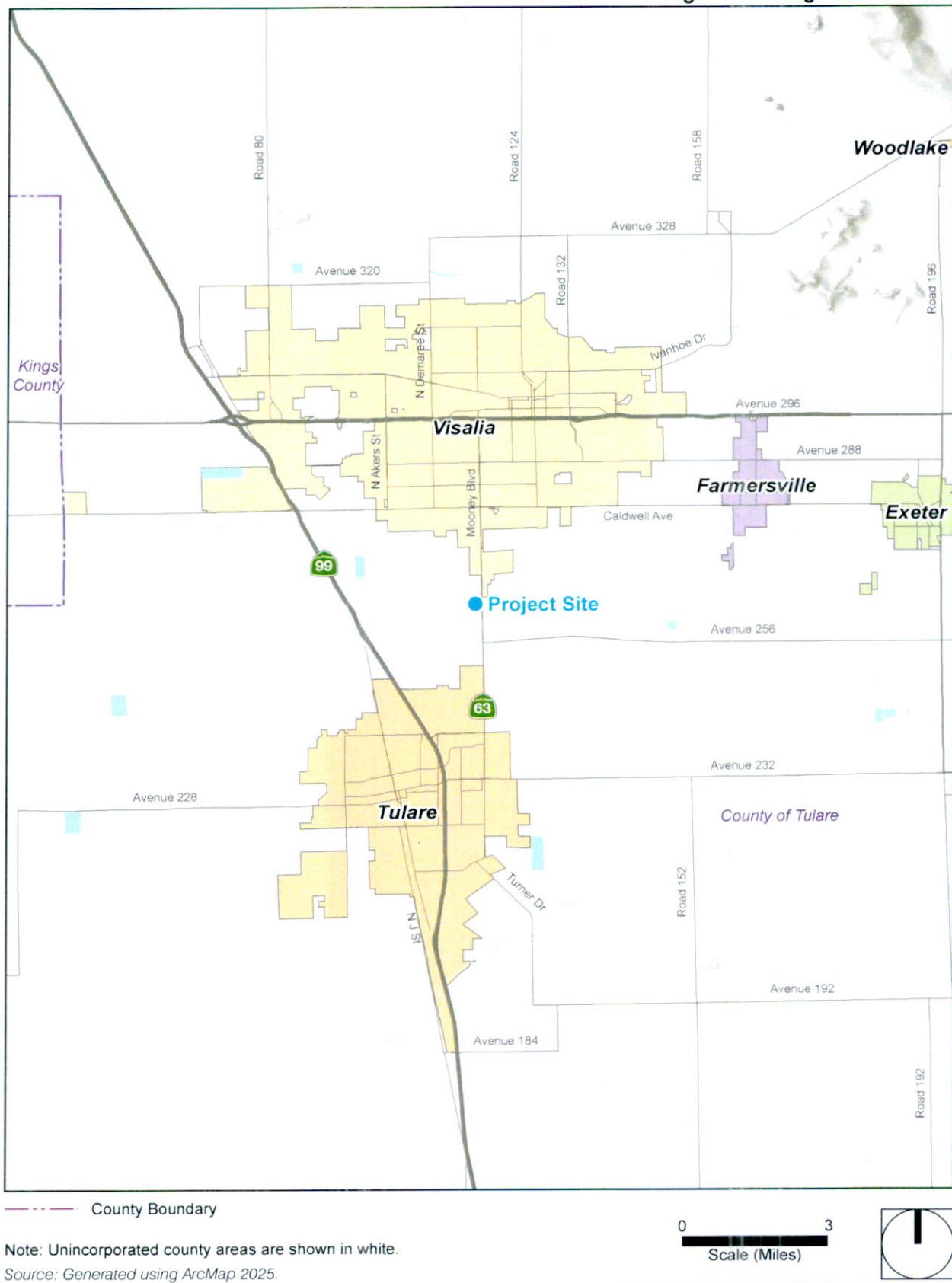
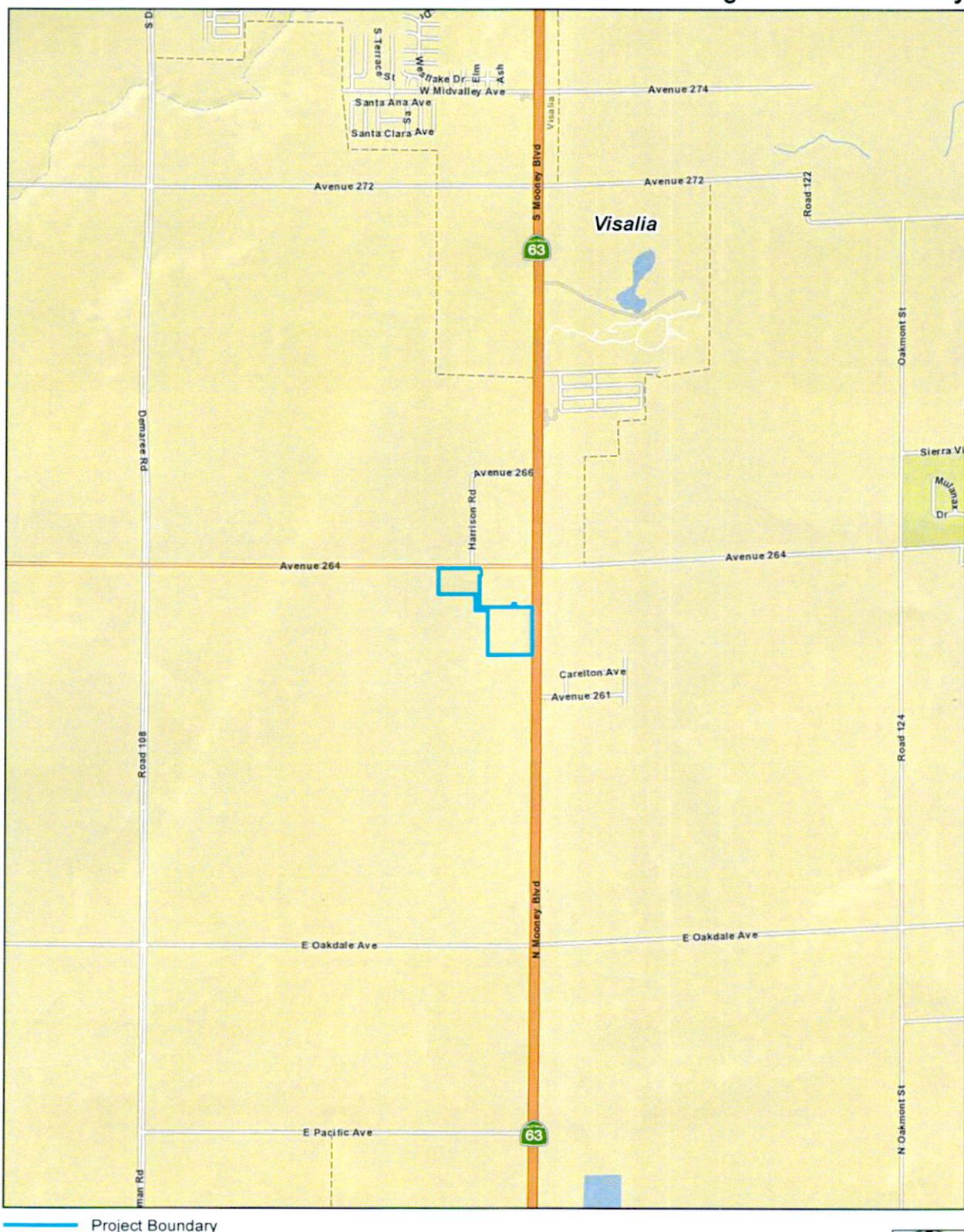


Figure 2 - Local Vicinity



Project Boundary

0 2,000  
Scale (Feet)



Source: Generated using ArcMap 2025.

PlaceWorks

Figure 3 - Aerial Photograph



Figure 4 - Conceptual Site Plan

