



# City Council Hearing

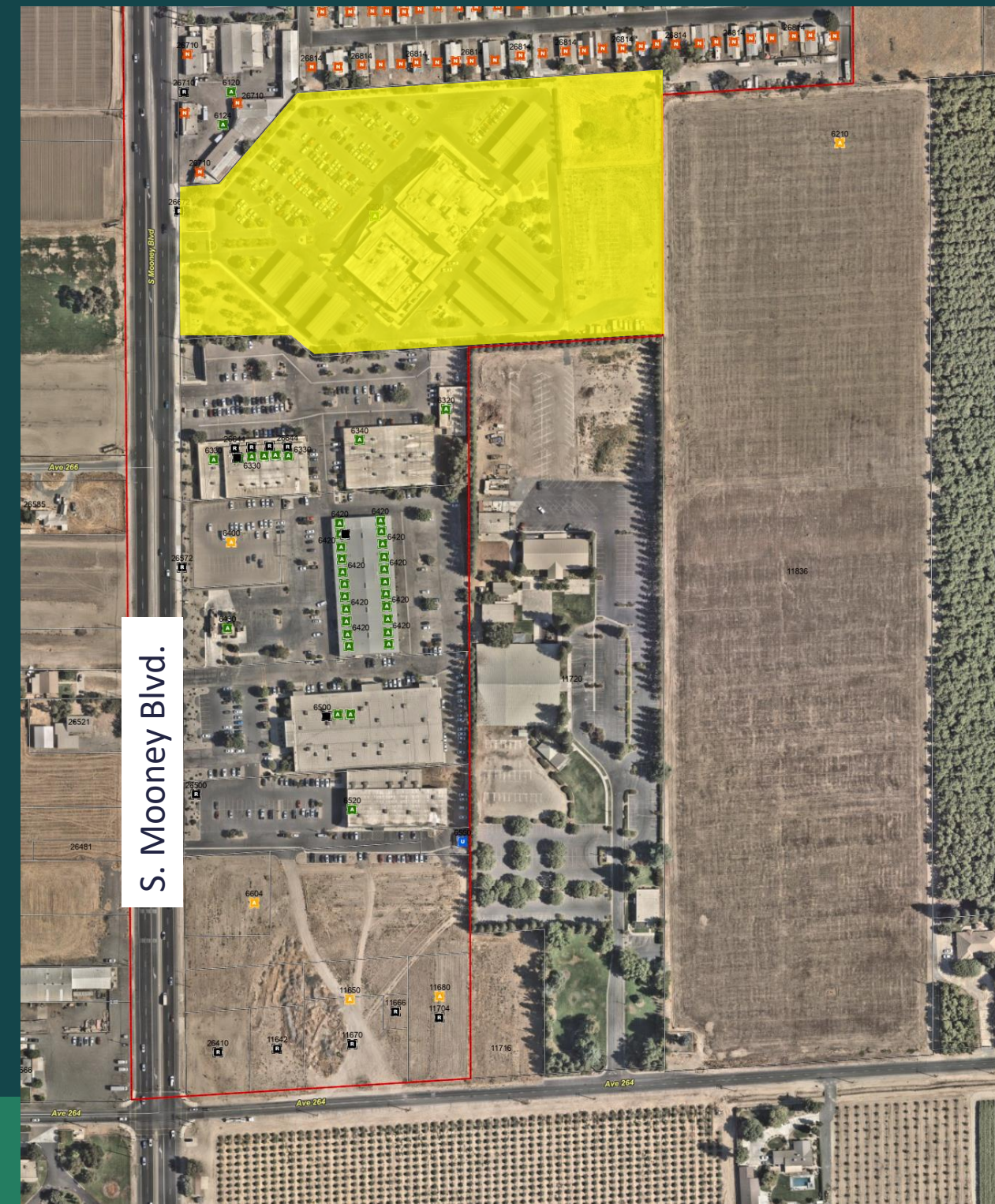
## April 6, 2026

TCOE Expansion  
General Plan Amendment No. 2025-05  
Prezone & Change of Zone No. 2025-06  
Annexation No. 2025-03



# Location and Project Description

- The site is located at 11720 and 11836 Ave 264 and 6200 South Mooney Boulevard.
- APNs: 122-470-003, 122-480-004, 122-480-008, and 122-480-018.
- The existing site is located at 6200 South Mooney Blvd. and includes a 91,596 sq. ft. office building.

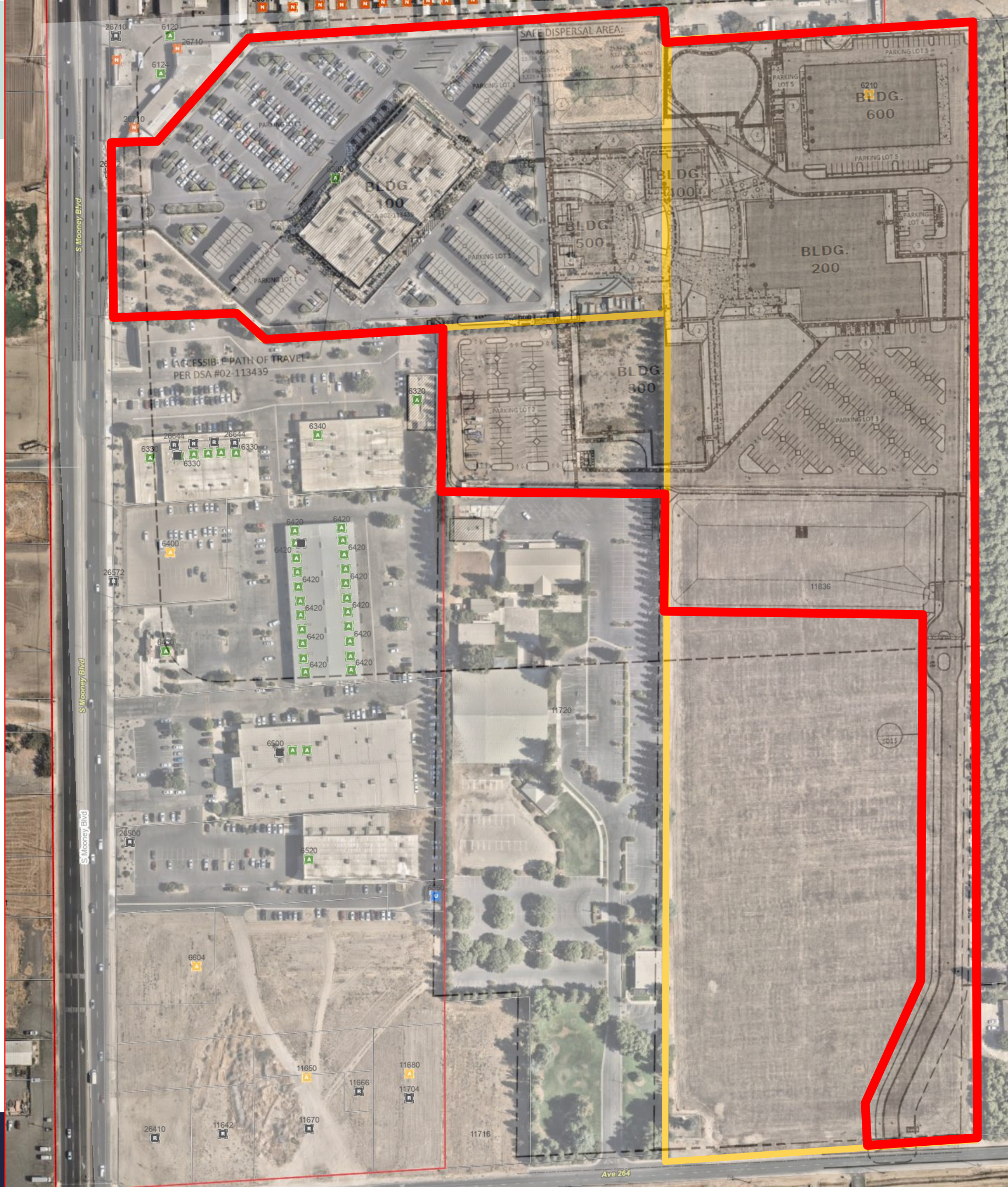


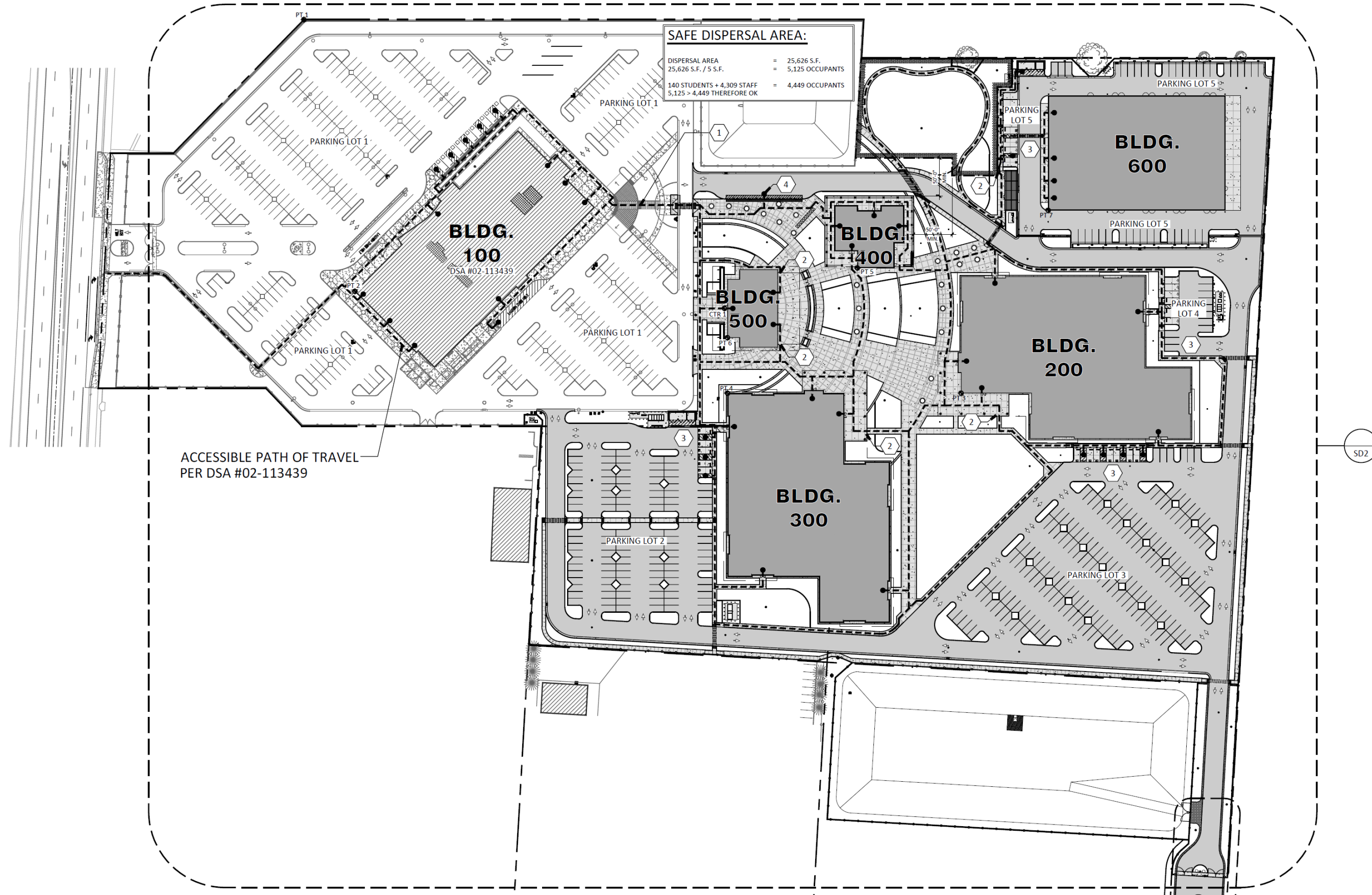
# Project Description

## Tulare County Office of Education:

- The existing administrative office and conference office located at 6200 S. Mooney Blvd.
- Acquired portions of adjacent parcels, expanding overall campus site by 12.54 acres.
- The proposal aids in consolidation and centralization of existing TCOE offices.
- 5 proposed buildings and uses:

Table 1: Existing and Proposed TCOE Buildings			
BLDG No.	Square Feet	Stories	Purpose / Use
100 <i>(existing)</i>	91,569	3	Existing admin and conf. center
200 <i>(proposed)</i>	50,985	1	Offices
300 <i>(proposed)</i>	50,985	1	Offices
400 <i>(proposed)</i>	6,227	1	Three classrooms and training kitchen
500 <i>(proposed)</i>	6,227	1	Conference / Board Room
600 <i>(proposed)</i>	35,264	1	Warehouse



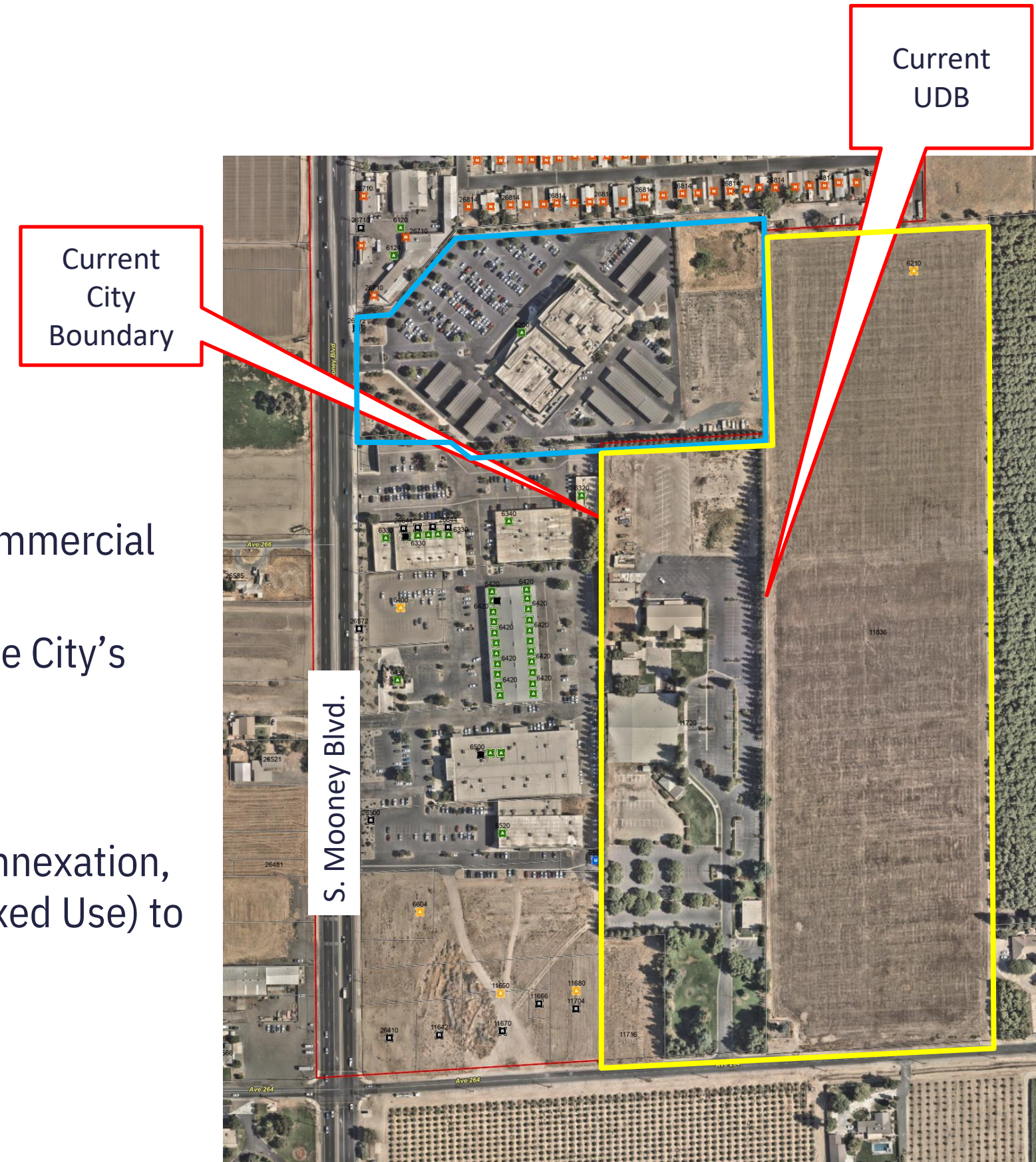




# Project Description

## Entitlements needed to facilitate the request:

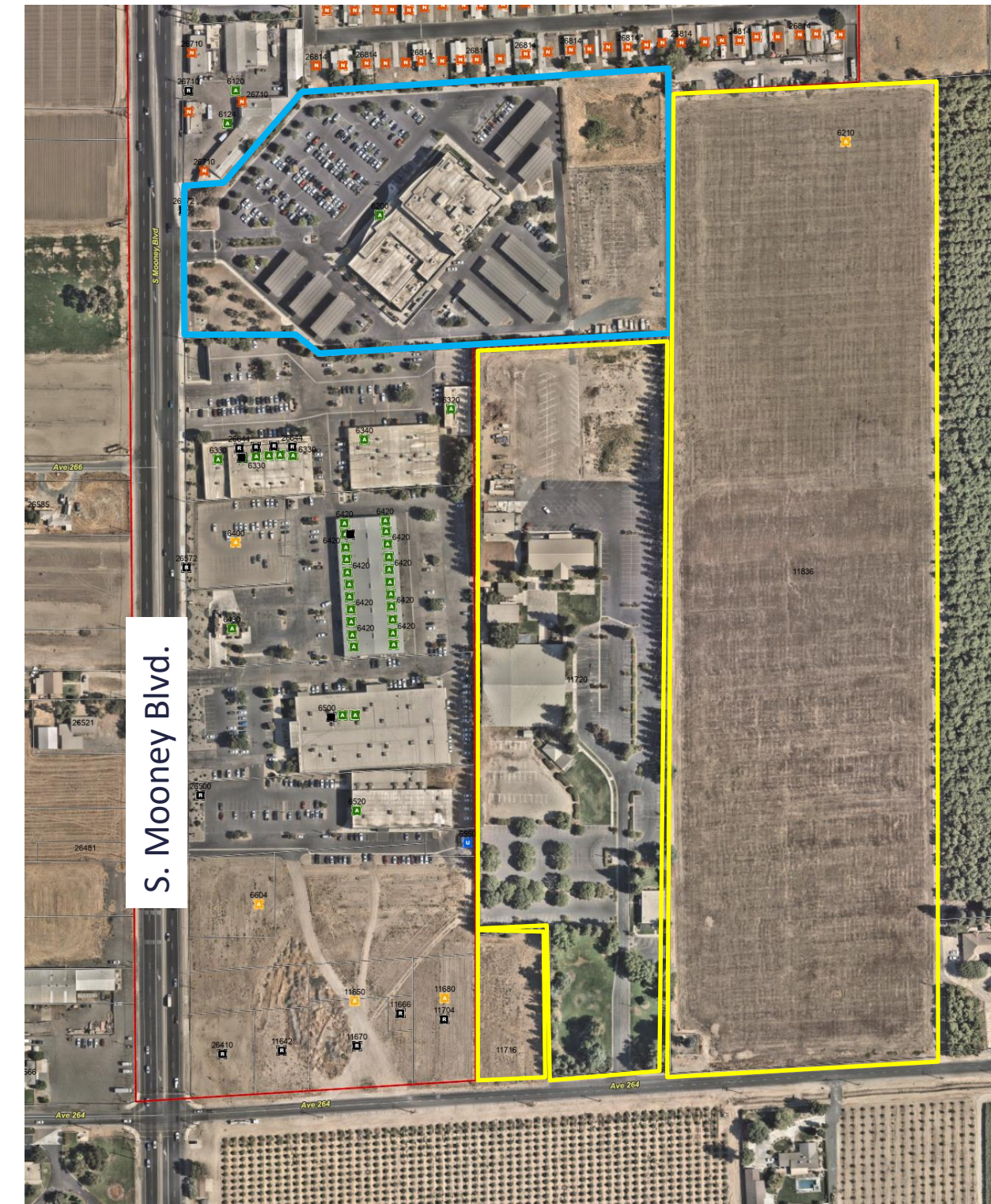
- General Plan Amendment (GPA) No. 2025-05:
  - To expand the Urban Development Boundary (UDB)
  - Establish land use designations for parcels located outside the City's UDB.
  - Redesignate the underlying General Plan Land Use for those parcels:
    - Agriculture to Public/Institutional & the existing TCOE site from Commercial Mixed Use to Public/Institutional.
  - Essential for the annexation of land and proposed development through the City's process and connection to City infrastructure and services.
- Prezone and Change of Zone (COZ) No. 2025-06:
  - To prezone unincorporated territory, determining applicable zoning upon annexation,
  - To change the existing zoning for the TCOE site from C-MU (Commercial Mixed Use) to QP (Quasi-Public),
    - *Consistent with the General Plan Amendment No. 2025-05.*



# Project Description Cont.

## Entitlements needed to facilitate the request:

- Annexation No. 2025-03:
  - To incorporate several parcels into the City Limits.
  - LAFCo requires annexation to square off the city boundary, avoiding the creation of a county island.
- Conditional Use Permit (CUP) No. 2025-28:
  - VMC conditionally permits schools in the Quasi-Public zone.
  - CUP's grant the Planning Commission the ability to apply special consideration.
  - Staff supports the TCOE's campus expansion as the project complies with General Plan land use policies as stated in the General Plan analysis section below.



# General Plan and Zoning Compatibility

- **Land Use Element:**

- LU-P-108: Designate land for Public/Institutional uses on the Land Use Diagram, including City Hall and other City buildings, County and other government buildings, schools, colleges and universities, hospitals, police and fire stations, the Municipal Airport, and waste management facilities.
- LU-O-13: Minimize urban sprawl and leap-frog development by encouraging compact, concentric and contiguous growth.

- **Parks, Schools, Community Facilities, and Utilities Element:**

- PSCU-P-34: Coordinate land use and development with school location and site design, working with the Visalia Unified School District and other districts to ensure that adequate facilities are available and integrated with neighborhoods.
- PSCU-P-39: Promote the location and development of vocational and trade schools and alternative and continuing education programs such as Visalia Charter Independent Study.
- PSCU-P-44: Support efforts to involve youth in leadership and job training programs.

# Parking

## • Uses and VMC Parking Requirements:

- Pursuant to the Visalia Municipal Code Chapter 17.34:
- Offices – Section 17.34.020.F.4: Offices, including all public and professional offices, except as otherwise specified: one parking space for each two hundred fifty (250) square feet of building area, with a minimum of four parking spaces.
- Classrooms – Section 17.34.020.C.3: High schools, one parking space for each employee plus seven parking spaces for each classroom.
- Warehousing – Section 17.34.020.F.17: Storage and warehouses: one parking space for each one thousand (1,000) square feet of building area.

Table 1-2: Parking			
BLDG No.	Floor area	VMC Ratio	Required
200	50,985	1:250 sq. ft. (Offices)	204
300	50,985	1:250 sq. ft. (Offices)	204
400	6,227	1 per employee & 7 per Classroom (3 classrooms)	24
500	6,227	1 per 4 seats (100 seats)	25
600	35,264	1:1,000 sq. ft. (warehouses)	35

## • Uses and VMC Parking Requirements:

- Existing: 379 parking stalls
- Proposed: 388 parking stalls
- Total: 767 parking stalls

# Access, Connectivity, and Circulation

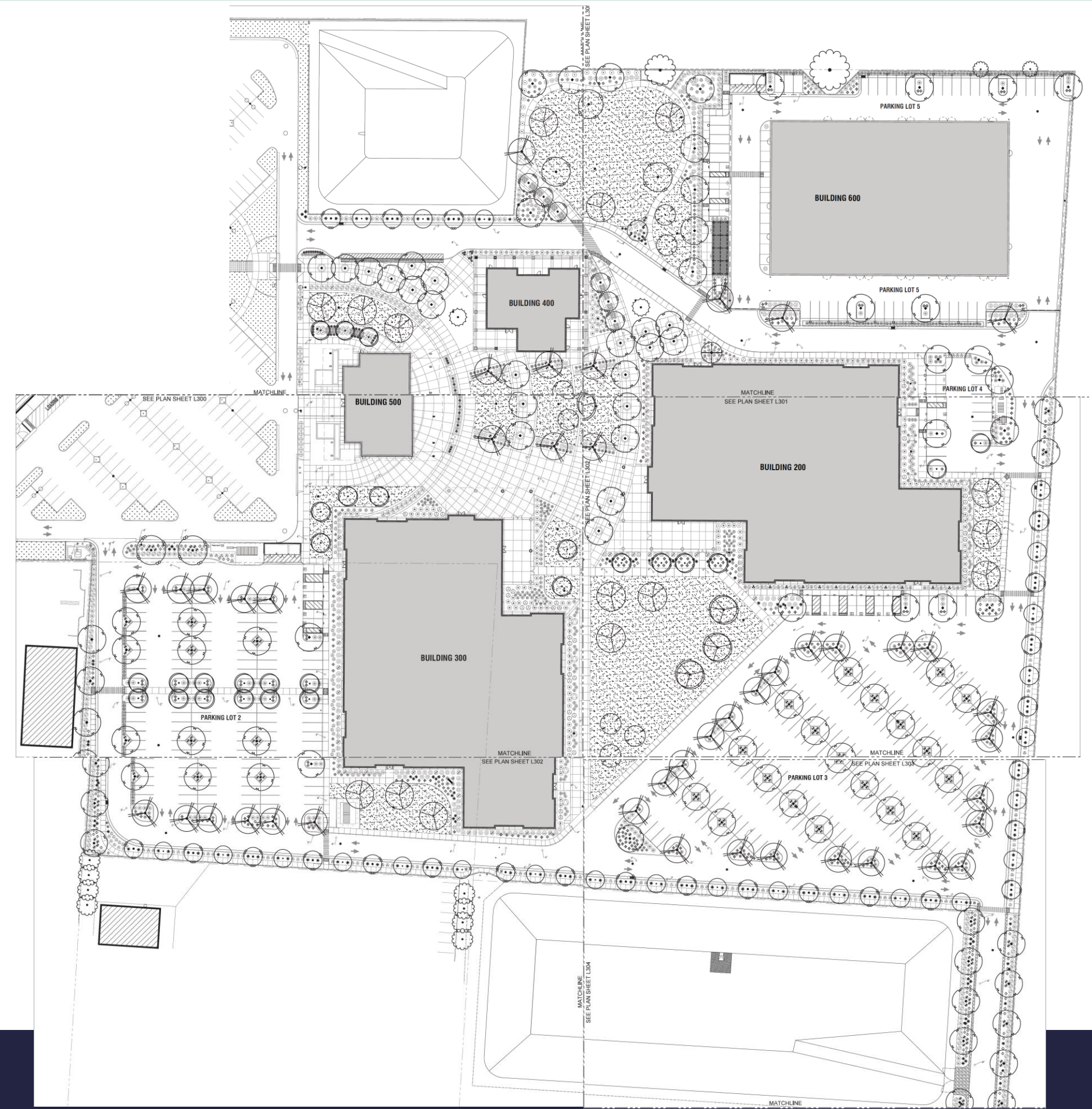
- **On and Offsite Improvements:**

- Existing along Mooney Boulevard (State Route 63).
  - Has full improvements across the existing facility's frontage.
- Secondary vehicular access point at Avenue 264.
  - Needed to facilitate fire access and to provide a secondary point of ingress/egress for the TCOE campus.
  - Intended to be gated.
- Full improvements to 264 not warranted at this time, per Engineering Division.
  - Should additional development be considered additional street improvements will be required.
  - i.e.: sidewalks, curb, gutter, park strip landscaping, city streetlights, etc., to City standards.
- Existing facility and expansion will be connected via interior drive aisles.
  - Some demolition of existing improvements like solar canopies and stormwater gutters will need to occur and be reconfigured, however, there is no concern from staff regarding the cohesion of the two phases.

# Landscaping, Lighting, and Fencing

## • Uses and VMC Parking Requirements:

- Existing facility is fully landscaped.
  - Along Mooney Boulevard frontage and included “greenbelt” of landscaping around its perimeter.
- Expansion set to mirror landscaping design.
- The Mooney frontage has black wrought iron fencing and access gates,
  - The remainder of the perimeter is predominantly fenced with chain-link fencing.



# Environmental Review

- **Tulare County Office of Education Prepared IS/MND:**

- Evaluated pursuant to the California Environmental Quality Act (CEQA) by TCOE which acted as the Lead Agency for the project.
- TCOE adopted the Mitigated Negative Declaration and approved moving forward with the project finding that, with implementation of identified mitigation measures, the project would not result in significant environmental impacts.
- TCOE consulted with City staff on the preparation of the Initial Study and MND. The City has independently reviewed and considered the Initial Study and MND, together with the administrative record associated with the Lead Agency's approval of the project and finds that the environmental document adequately evaluates the environmental impacts of the project.
- TCOE identifies the Mitigation Monitoring and Reporting Program for the project. Table 3-19 recognizes measures intended for:
  - One (1) Agricultural Resources related to impacts to Prime Farmland.1
  - Three (3) Biological Resources related to protecting nesting Swainsons hawks, roosting pallid bat and western mastiff bat, obtaining a permit from the SWRCB for impacts to jurisdictional waters, protecting nesting birds;
  - Two (2) Cultural Resources related to whether any accidental discovery of unidentified archaeological remains or human remains during development or ground-moving activities in the project boundary.

## Planning Commission Meeting, March 23, 2026

- Staff presented the entitlements to the Planning Commission on March 23, 2026.
- The General Plan Amendment, Prezone and Change of Zone, and Annexation were each recommended for approval to the City Council in a 4-0 vote.
- The Conditional Use Permit was approved in a 4-0 approval.
- The applicant representative addressed the Commission, and no other comment from the public was received.

## **RECOMMENDATION**

Staff recommends City Council adopt:

- Resolution No. 2026-21 – TCOE produced IS/MND,
- Resolution No. 2026-20 – Annexation No. 2025-03, and,
- Resolution No. 2026-19 – General Plan Amendment No. 2025-05.

Staff recommends City Council Introduce:

- Ordinance No. 2026-06 – Prezone and Change of Zone No. 2025-06.

## **BASIS FOR FINDINGS**

Staff's recommendation is based on the conclusion that the request is consistent with the General Plan Land Use Element and the Parks, Schools, Community Facilities, and Utilities Element, and the Zoning Ordinance.



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# QUESTIONS

