



## SECTION 5.0 CIVIC/GOVERNMENT CENTER - SITE SELECTION

### 5.1 Site Evaluations Overview

Preliminary site evaluations were conducted on two sites located in and around the City of Visalia using the following criteria as a basis for review:

- Legal Constraints
- Location Analysis
- Impacts of Size & Shape
- Accessibility Concerns
- Preliminary Evaluation Of Potential Environment Concerns
- Utility Availability / Capacities
- Possible Development Costs

The preliminary analysis on these sites was conducted without any trespassing. The information contained in the report is based on data obtained from public agencies and public reports available from adjacent properties under similar conditions to the sites in question. This data is considered preliminary in nature.

The side-by-side comparison of the existing conditions of each site has been ranked and scored in order to narrow the site selection to one or two ideal sites objectively.

The following is a summary of the sites evaluated:

Site "1" - Tulare County Civic Center: This property is a 44 acre developed parcel located within the urban core of the City of Visalia.

Site "2" - Government Plaza: This property is a 24 acre parcel at the southern boundary of the City of Visalia, surrounded primarily by agricultural land.

### 5.2 Site Ranking Process

To determine which of the two sites is most viable for the uses intended by the County of Tulare, an objective, criteria based ranking and scoring process was utilized. This process included three major elements:

- Creation of a Site Selection Committee
- Site Scoring Workshop
- Site Ranking

#### Site Selection Committee

The Site Selection Committee was a panel of professionals from Vanir CM, tasked with scoring each site, as it relates to the other, within a defined set of criteria. Each committee member was given an opportunity to review the available site evaluations and to familiarize themselves with the conditions of the individual sites.

The site criteria categories to be evaluated were as follows:

- **Legal Constraints**
- **Location Analysis**
- **Impacts of Size & Shape**
- **Accessibility Concerns**
- **Preliminary Evaluation Of Potential Environment Concerns**
- **Utility Availability / Capacities**
- **Potential Development Costs**

Upon completion of the site evaluations, the site selection committee was assembled for a site scoring workshop to determine, through objective analysis, the most viable site for the proposed projects.

#### Site Scoring Workshop

At the Site Scoring Workshop, the committee members were provided with criteria evaluation sheets, one for each site criteria category, with side-by-side comparisons of both sites. Utilizing the provided information, the sites were scored, on a scale of "0" through "5" ("5" being a positive site criteria and "1" being a negative site criteria) within each criteria heading. For example, a site with no available utility infrastructure would likely receive a negative scoring (0, 1, or 2) as compared to a site with existing utility service and potential for expansion which would likely receive a positive scoring (3, 4, or 5).

For each major criteria heading, a number of specific site considerations were identified. The committee began by scoring each site as it relates to the identified consideration. Upon completion, each committee member then provided an overall score for each site, within the criteria, using the previously scored specific considerations as a basis for the overall score.

#### Site Ranking Process

Upon completion of the Site Scoring Workshop, the committee's criteria scores were tabulated and assigned a weighted point value. Each criteria heading, prior to the scoring workshop, was reviewed by the County of Tulare - Administrative Office, and was assigned a value. The total value of all criteria was to equal 100 points, with each criteria heading receiving a weighted value in comparison to the other criteria that is consistent with the County's goals and values.



### SITE #1

#### **Tulare County Civic Center**

Location: 221 South Mooney Blvd., City of Visalia

APN: 89-112-008

Zoning: PA/QP

Major Services at this site: Board of Supervisors, Human Resources & Development, County Counsel, Education Department, Public Health, Sheriff/Jail, Courthouse, & County Finance



### SITE #2

#### **Tulare County Government Plaza (Wausau)**

Location: 5957 South Mooney Blvd., City of Visalia

APN: 126-240-041

Zoning: PA

Major Services at this site: Resource Management Agency, Elections, TCAG, LAFCO, Grand Jury, & Health & Human Services.





The criteria valuation was a follows:

<u>Criteria Heading</u>	<u>Value</u>
Legal	15
Location	20
Size & Shape	10
Accessibility	15
Environmental	15
Utilities	10
Development Costs	15
<b>Total</b>	<b>100</b>

The scores for all of the committee members were then averaged and tabulated against the criteria values to achieve a final ranking, out of a total possible of 100, for each site. The site with the highest ranking was then deemed the most viable site for development by the County.



## 5.2.1 LEGAL CONSTRAINTS

### **SITE #1 Tulare County Civic Center**

- 1) Site 1 is located within an area of mixed commercial and residential zoning of the City of Visalia. The site is currently zoned Planned Administrative Offices (PA) / Quasi-Public (QP) and is consistent with the proposed project. Surrounding zoning consists of Office Conversion (OC), Planned Administrative Offices (PA), Quasi-Public (QP), Office Garden (OG), Highway Commercial (CH), and Single-Family Residential (R120, R16, RM12).
- 2) The parcel is located in an urban core but is not within the City of Visalia Redevelopment Area.
- 3) This parcel contains a total of 24 known easements, the majority of which are along Mineral King Avenue and the 100' roadway easement at Woodland Drive. There also is a 10' wide public storm sewer easement located directly west of the Tulare County Human Resources facility and 3 public utility easements directly east of the Tulare County Board of Supervisors building which run north/south across the site. Because of these easements, the buildable portions of this site are separated into 4 distinct sections.

### **SITE #2 Tulare County Government Plaza**

- 1) Site 2 is located within agriculture and mixed commercial zoning in the City of Visalia. The site is currently zone Planned Administrative Offices (PA) and is consistent with the proposed project. Surrounding zoning consists of Agriculture (A), Quasi-Public (QP) and Shopping / Commercial Office (SCO).
- 2) The parcel is located within a rural/agriculture area and is not within the City of Visalia Redevelopment Area.
- 3) There are two parcels with a total of at least 15 easements and at least one known deed restriction relating to residential use. Plotting of easements and the impact of their locations was not provided by the County as it was deemed not critical to the evaluations by County staff.



## 5.2.1 LEGAL CONSTRAINTS

### SITE CONSIDERATIONS

- 1) Zoning - Is the site zoning and surrounding parcels consistent with the intended use of the proposed projects (Courts, Government Center, & Sheriff's Substation)?
- 2) Zoning Code - Are the zoning code conditions applied to this site consistent with the size and height of facility planned for this site?
- 3) Title Restrictions - Are there easements or deed restrictions on the parcel(s) that significantly effect the buildable portion of the site?

### LEGAL - SITE SCORING

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

	Site #1	Site #2
Zoning		
Zoning Code		
Title Restrictions		
Overall Score		

### COMMENTS

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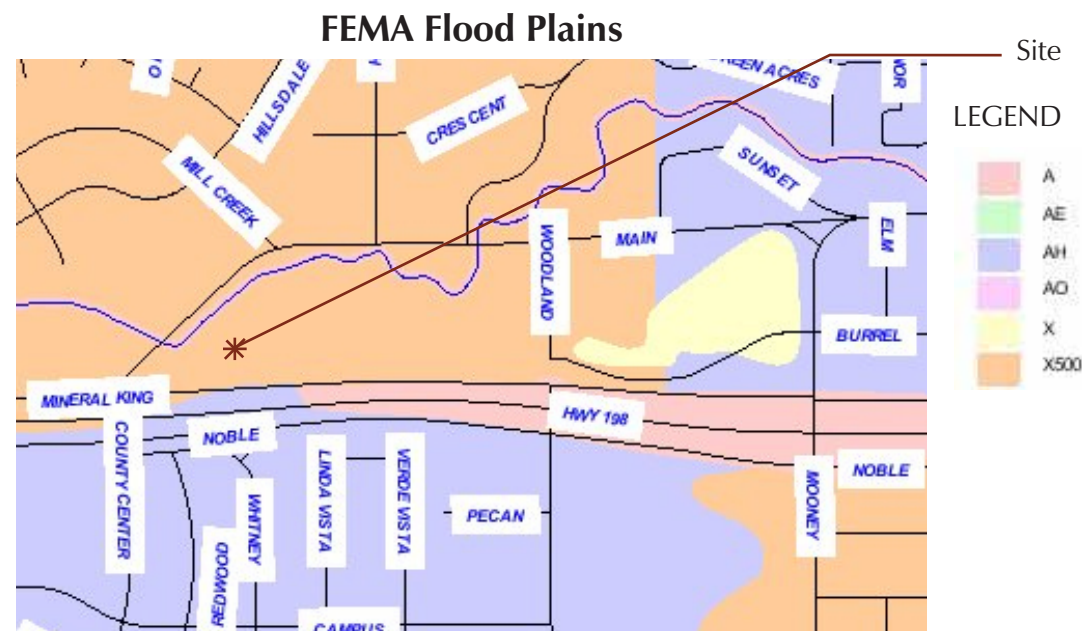
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## 5.2.2 LOCATION ANALYSIS

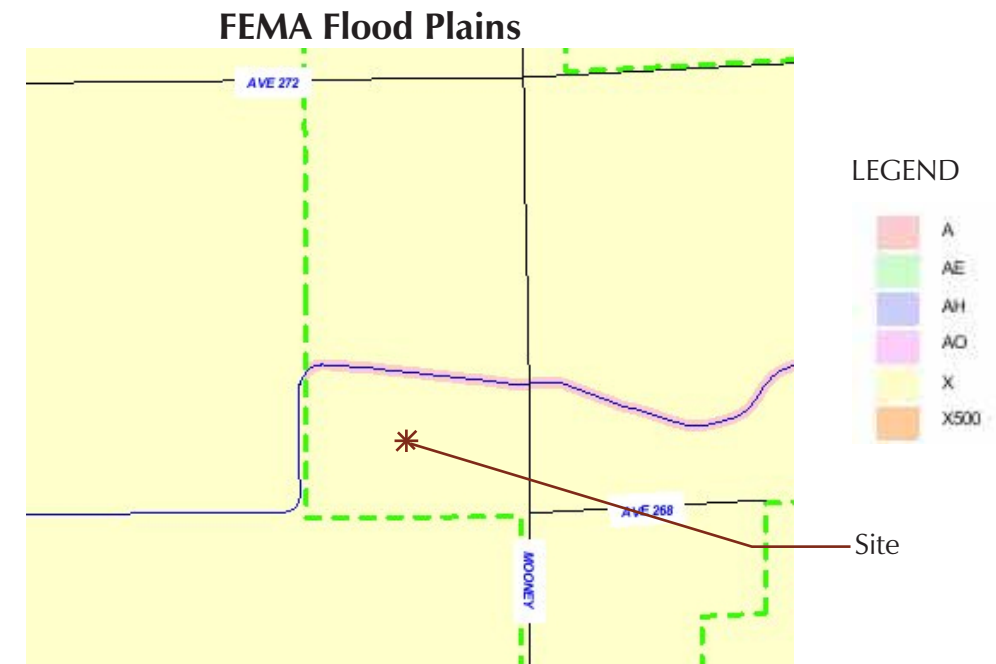
### SITE #1 Tulare County Civic Center

- 1) This site is located within the City of Visalia at 221 South Mooney Blvd. The 44-acre parcel is partially developed by office space and parking. All access on and off the site is from West Main Street and South Mooney Blvd. This site is also located adjacent to Highway 198, a major arterial that passes through the city.  
  
This site is within the urban core of the City of Visalia. The Superior Courthouse is also co-located on this site with existing County government services.
- 2) Portions of the site are located within three FEMA flood zones as follows: Zone X-500 which is between the 100 and 500 year floodplain, Zone X which is outside the 100 year floodplain, and zone AH which is subject to 100 year shallow flooding. There are no significant limitations to construction imposed by FEMA regulations in these zones.
- 3) The site is not located within any airport zones.



### SITE #2 Tulare County Government Plaza

- 1) The site is located within the City of Visalia at 5957 South Mooney Boulevard. The 24-acre parcel is partially developed by an existing commercial building, currently used by the County of Tulare, and adjacent surface parking. The site is surrounded by agriculture, residential neighborhoods/developments, and a nearby commercial shopping center. Access on and off the site is directly from South Mooney Boulevard.  
  
This site is located at the southern edge of the City of Visalia with limited access/adjacency to other County and City services.
- 2) This site is primarily located within FEMA flood zone X which is outside the 100 year floodplain. There are no significant limitations to construction imposed by FEMA regulations in this zone.
- 3) The site is not located within any airport zones.





## 5.2.2 LOCATION ANALYSIS

### SITE CONSIDERATIONS

- 1) Geographic Location - Is the site at a location that best serves the needs of the Tulare County population?
- 2) FEMA Flood Zone- Does the applicable FEMA Flood Zone pose any risks/restrictions to developing this site?
  - FEMA Flood Zone "X" - No limitations to construction are imposed by FEMA regulations in the zone
  - FEMA Flood Zone "AE" - Buildings must be designed in a manner which places the finish floor of the structure above the 100 year floodplain.
- 3) Airport Zones - Do local airport zoning requirements effect the development off this site?

### LOCATION - SITE SCORING

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

	Site #1	Site #2
Geographic Location		
FEMA Flood		
Airport Zone		
Overall Score		

### COMMENTS

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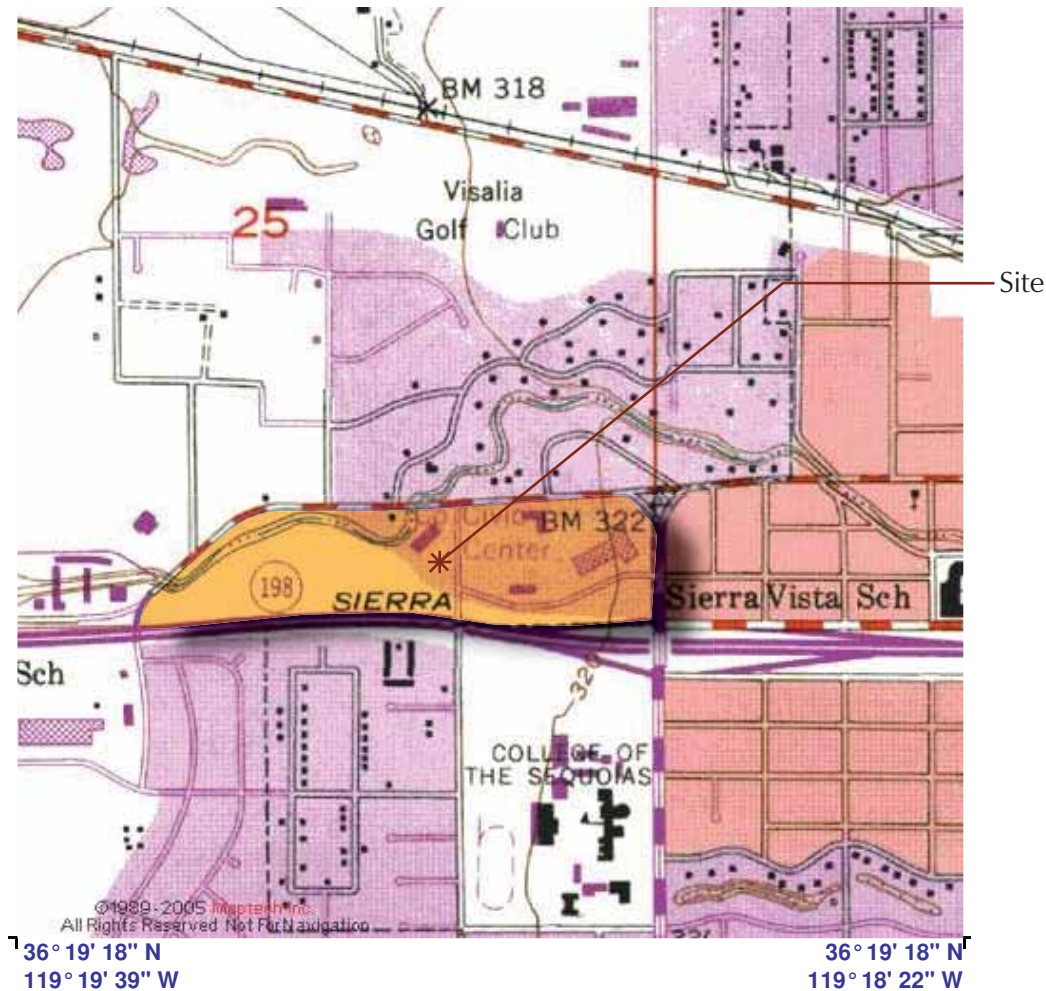
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### 5.2.3 IMPACTS OF SIZE AND SHAPE

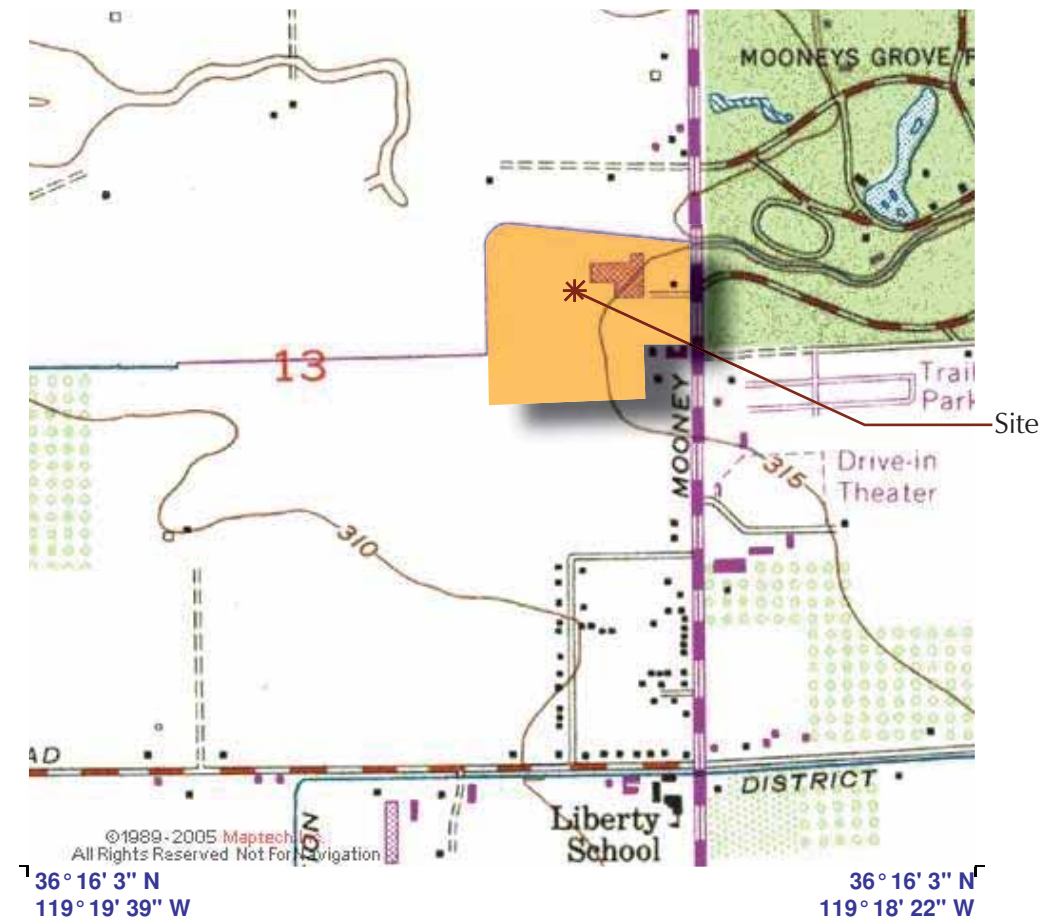
#### SITE #1 Tulare County Civic Center

- 1) The topography on this site is generally low-lying.  
 The Civic Center site is approximately 44 acres in size and is currently developed with various County of Tulare facilities, the Superior Courthouse, and multiple parking lots. There are currently multiple options and locations for additional development at this site.
- 2) This site has multiple options and areas available for development. Depending on the intended plan for site utilization, there may be a need to demolish existing structure and/or parking.



#### SITE #2 Tulare County Government Plaza

- 1) The topography on this site is generally low-lying.  
 The Government Center is approximately 24 acres in size and is currently developed with a single facility, originally designed for commercial use, but is now utilized by the County of Tulare - Resource Management Agency and the Health & Human Services Agency.
- 2) As there is only one facility located on this site with additional area available for expansion and/or development, it is likely that no structures would require demolition unless deemed necessary for planning purposes. There may however be a need to remove portions of the existing surface parking lot due to its size and shape.





### 5.2.3 IMPACTS OF SIZE AND SHAPE

#### SITE CONSIDERATIONS

- 1) Shape - Is the general shape and topography of this site suitable for the intended use?
- 2) Existing Use - Are there existing developments on this site that must be removed?

#### SIZE & SHAPE - SITE SCORING

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

	Site #1	Site #2
Shape		
Existing Use		
Overall Score		

#### COMMENTS

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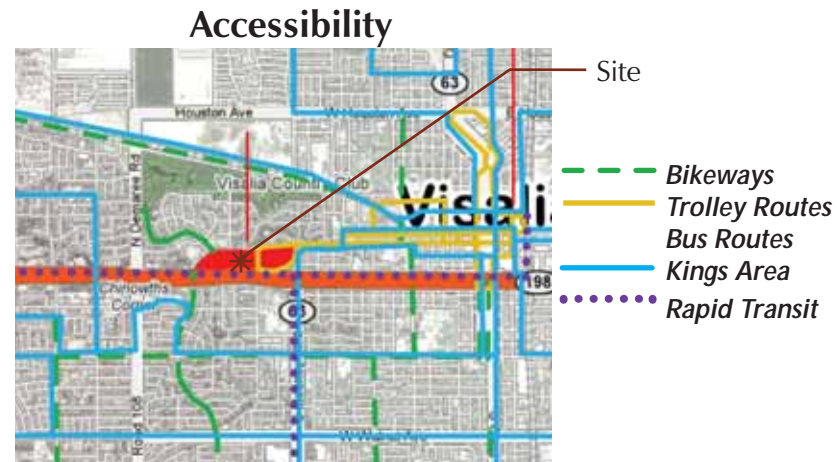
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## 5.2.4 ACCESSIBILITY CONCERNS

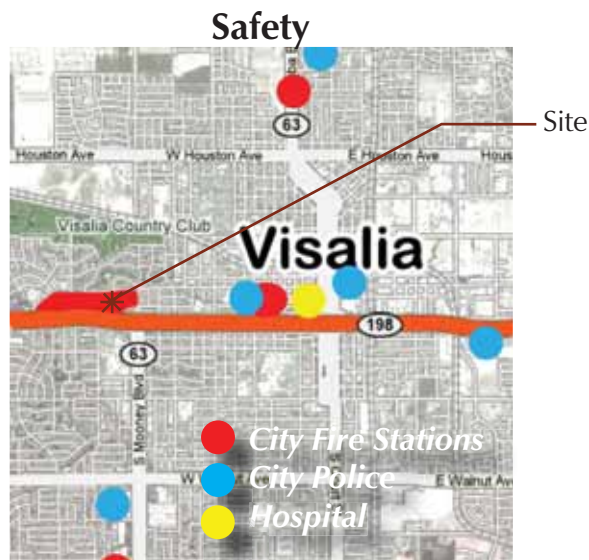
### SITE #1 Tulare County Civic Center

1) This site is accessed by a regional circulation network which includes a major arterial, Highway 198. This highway passes through the City of Visalia and connects with other urban locations both within the County and in adjacent counties. Access on and off the proposed site is directly from West Mineral King Avenue and West Main Street from multiple intersections. These streets are connected with the highway via a collector street, South Mooney Boulevard.



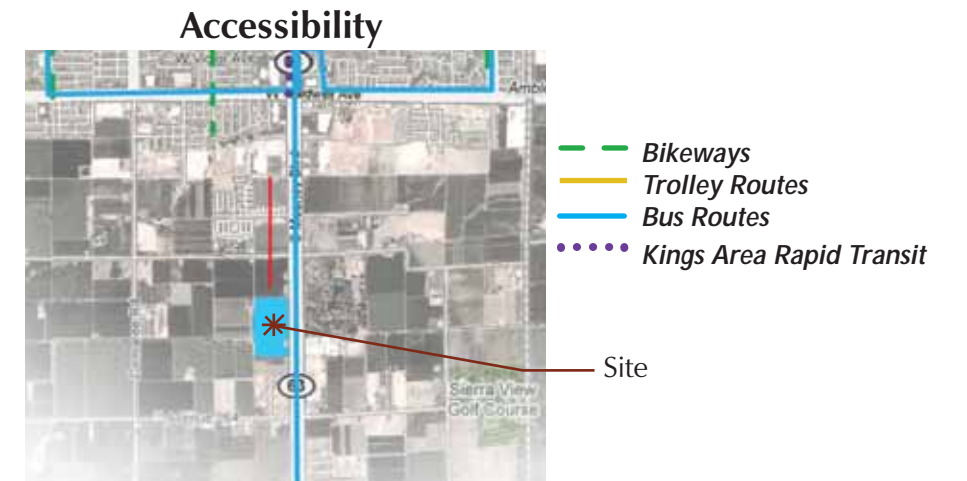
2) Local Bus service, Kings Area Rapid Transit, bikeways, and trolley routes are all accessible to this site as transit option.

3) Emergency service is within close proximity to this site. There are currently three City of Visalia fire stations and five local police stations within 4 miles of the site. This site is within Police Service Sector 4NW and Supervisor Area N-A. Fire protection service is provided from City of Visalia, Fire Station One and is within Fire District 8425. The local hospital is located approximately 1.4 miles from this site.



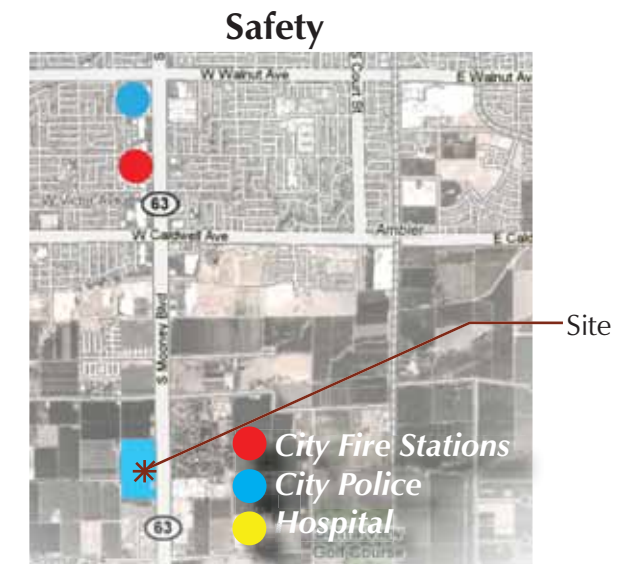
### SITE #2 Tulare County Government Plaza

1) This site is accessed from South Mooney Boulevard along the eastern side of the site. Proximity to Highway 198 is approximately 3.5 miles with two lane traffic in each direction and multiple traffic signal stops in-between. The site is surrounded by a limited number of local roads due to its rural location.



2) A single bus service route is available along South Mooney Boulevard for public transit.

3) Emergency services are provided within 2 miles north of the site, including one fire station and one city police station. The site is within Fire District 9413. The local hospital is located approximately 4 miles from this site. This site is within City of Visalia, Police Service Sector 10SW and Supervisor Area S-C.

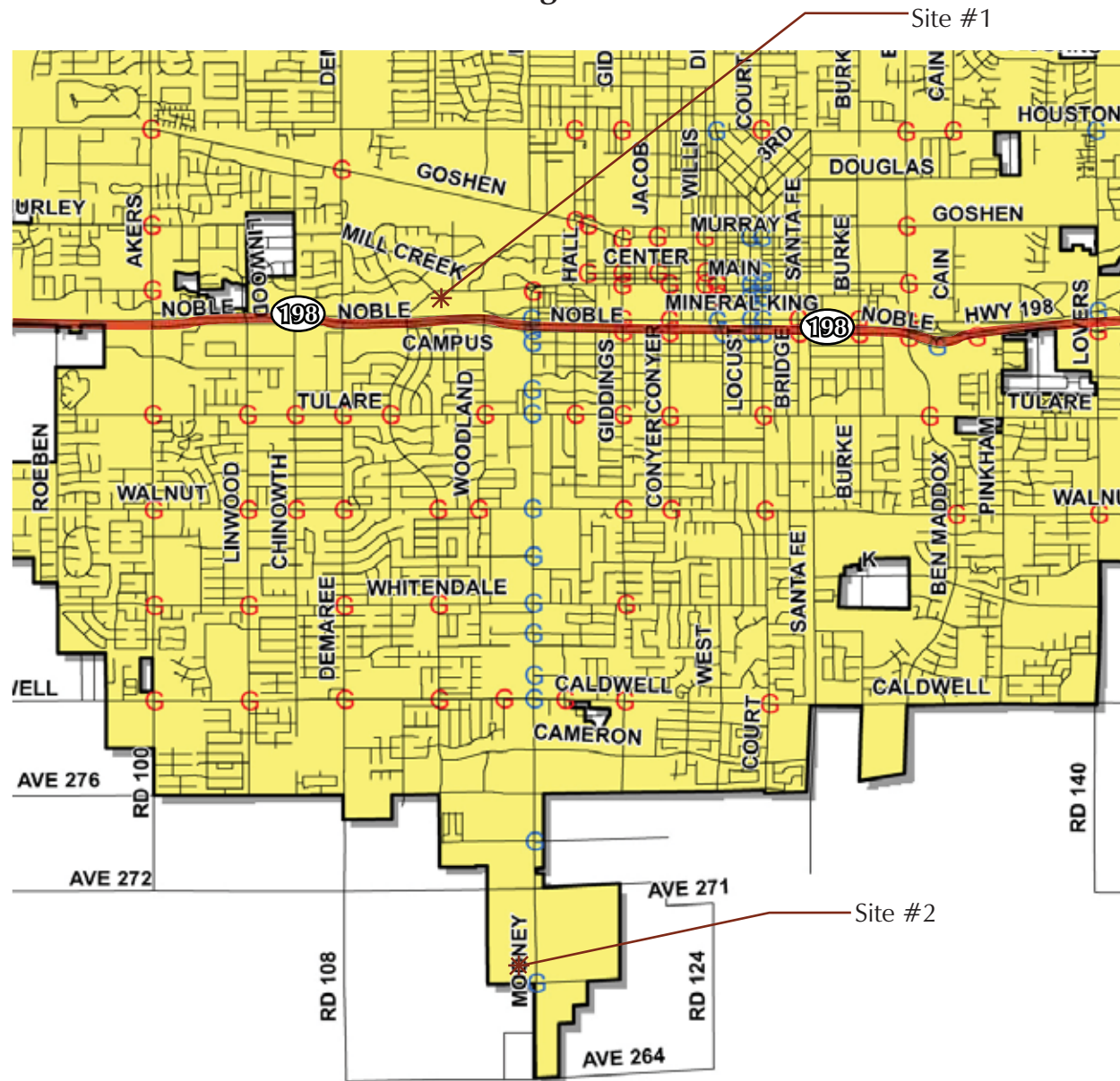




### 5.2.4 ACCESSIBILITY CONCERNS

#### SITE CONSIDERATIONS

#### Traffic Signals



- 1) Access - Is this site easily accessible to both vehicular and pedestrian traffic?
- 2) Transit - Is there sufficient transit service to this site for alternative commuting?
- 3) Emergency Services - Are there sufficient response times and proximity for/to emergency services?

#### ACCESSIBILITY - SITE SCORING

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

	Site #1	Site #2
Access		
Transit		
Emergency Services		
Overall Score		

#### COMMENTS

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## 5.2.5 PRELIMINARY EVALUATION OF POTENTIAL ENVIRONMENTAL CONCERNS

### SITE #1 Tulare County Civic Center

- 1) This site is currently significantly developed with existing structures, street networks, and surface parking lots. The only area of significant concern at this site is Mill Creek which is located along the north-western edge of the site. Depending on the actual location of future planned facilities, an EIR may or may not be required. If the planned facility is located at the area of demolished buildings or existing surface parking, a Categorical Exemption or Negative Declaration may apply. Development near the creek however will require an Environmental Impact Report to mitigate significant impacts to the creek.



### SITE #2 Tulare County Government Plaza

- 1) Because the site is primarily surrounded by agricultural land and there is a waterway running through this site, the environmental impact of any development would need to be mitigated. An in-depth and potential extensive Environmental Impact Report would likely be required to identify and resolve any significant impacts.





## 5.2.5 PRELIMINARY EVALUATION OF POTENTIAL ENVIRONMENTAL CONCERNS

### SITE CONSIDERATIONS

### ENVIRONMENTAL IMPACT - SITE SCORING

- 1) California Environmental Quality Act (CEQA) - Are there environmental issues related to the site that require special mitigation measures or that could potentially impact site utilization?

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

		Site #1		Site #2
CEQA				
Overall Score				

### COMMENTS

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## 5.2.6 UTILITY AVAILABILITY / CAPABILITIES

### SITE #1 Tulare County Civic Center

- 1) Domestic & Fire Water - This site is served by water mains on Main Street, North Mooney Blvd., and a 12" main that ropes around the various facilities on the site. Water supply exhibits a hardness (in CaCo3) of 83 on average at 5.02 grams per gallon. Additional water service can be provided to this site at additional charges by the Superintendent of Construction for Cal Water. New mains would require a 10' easement and new meter.
- 2) Electrical Service - Capacities are available and sufficient at this site, within the existing uses. If additional capacity is required for future growth, the service is available for expansion.
- 3) Sanitary Sewer - This site is currently connected to the sanitary sewer system maintained by the City of Visalia. If additional capacity is needed, the system is capable of expansion through coordination with the City of Visalia, Public Works Director.
- 4) Gas Service - Gas service is currently available and sufficient. Gas is provided on a firm, uninterrupted rate from Southern California Gas Company.

### SITE #2 Tulare County Government Plaza

- 1) Domestic & Fire Water - This site is served by water mains on South Mooney Blvd. Water supply exhibits a hardness (in CaCo3) of 83 on average at 5.02 grams per gallon. Existing water supply is sufficient for the current use and is easily expandable. Additional water service can be provided to this site at additional charges by the Superintendent of Construction for CalWater. New mains would require a 10' easement and new meter.
- 2) Electrical Service - Capacities are available and sufficient at this site, within the existing uses. If additional capacity is required for future growth, the service is available for expansion.
- 3) Sanitary Sewer - This site is currently connected to the sanitary sewer system maintained by the City of Visalia. If additional capacity is needed, the system is capable of expansion through coordination with the City of Visalia, Public Works Director.
- 4) Gas Service - Gas service is currently available and sufficient. Gas is provided on a firm, uninterrupted rate from Southern California Gas Company.



### 5.2.6 UTILITY AVAILABILITY / CAPABILITIES

#### SITE CONSIDERATIONS

- 1) Domestic & Fire Water Service - Will this site have sufficient water service availability and allowance for expansion? Will this site have sufficient flow in fire mains with fire hydrants within an acceptable distance?
- 2) Electric Service - Will this site have sufficient electrical service availability and allowance for expansion?
- 3) Sanitary Sewer Service - Will this site have sufficient sanitary sewer service access and allowance for expansion?
- 4) Gas Service - Will this site have sufficient natural gas service availability and allowance for expansion?

#### UTILITY SERVICE - SITE SCORING

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

	Site #1	Site #2
Domestic & Fire Water		
Electrical		
Sanitary Sewer		
Gas		
Overall Score		

#### COMMENTS

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## 5.2.7 POTENTIAL DEVELOPMENT COSTS

### SITE #1 Tulare County Civic Center

- 1) There are no acquisition costs associated with this site as it is currently under the ownership of the County of Tulare.
- 2) Site development costs at this location would be consistent with a typical project of this type. There are no site development conditions (such as extensive site grading, landscaping, flatwork, etc.) that would significantly affect development costs. There may however be a need to demolish existing structures and parking to make way for new facilities. This could add significantly to development cost, particularly if there are mitigation and abatement issues associated with the demolition.
- 3) Infrastructure development costs would be relatively low, in comparison, at this site as there is a considerable amount of existing development which can be easily expanded for future planning / use.

### SITE #2 Tulare County Government Plaza

- 1) There are no acquisition costs associated with this site as it is currently under the ownership of the County of Tulare.
- 2) Site development costs at this location would be consistent with a typical project of this type. There are no site development conditions (such as extensive site grading, landscaping, flatwork, etc.) that would significantly effect development costs.
- 3) Infrastructure development costs would be slightly higher in comparison to the first site as the only existing site infrastructure is from the utility mains to the existing facility.



### 5.2.7 POTENTIAL DEVELOPMENT COSTS

#### SITE CONSIDERATIONS

- 1) Acquisition Costs - Would the site require a significant initial investment by the County with respect to the intended uses?
- 2) Site Development Costs - Are there significant potential, site related, development costs associated with the site (i.e. grading, demolition, drainage, abatement, environmental mitigation, etc...)?
- 3) Infrastructure Development Costs - Are there significant infrastructure (Utilities, phone and data communications, etc.) costs associated with the site that would be burdened upon County finances?

#### DEVELOPMENT COSTS - SITE SCORING

Upon review of each site, within this criteria heading, the site is to be initially scored relative to the above site considerations. For each site, a score of "1" through "5" is to be given, as that site relates to the site consideration indicated. Once each site has been scored, for each consideration, the committee will then re-evaluate the context of each site, overall, for this criteria heading, again on a scale of "0" to "5".

	Site #1	Site #2
<b>Acquisition</b>		
<b>Site Development</b>		
<b>Infrastructure</b>		
<b>Overall Score</b>		

#### COMMENTS

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**COUNTY OF TULARE**  
**Proposed New Consolidated Civic Center Facility**  
**SITE EVALUATIONS/SELECTION**

**Site Selection Scoring Totals**

	SITES	
	Tulare County - Civic Center	Tulare County - Government Plaza
<b>Legal</b>		
Committee Member 1	5	4
Committee Member 2	5	2
Committee Member 3	5	3
Committee Member 4	5	5
<b>Total for Legal Constraints</b>	5	3.5
<b>Location</b>		
Committee Member 1	5	3
Committee Member 2	5	3
Committee Member 3	5	3
Committee Member 4	5	4
<b>Total for Location Analysis</b>	5	3.25
<b>Size &amp; Shape</b>		
Committee Member 1	3	4
Committee Member 2	5	3
Committee Member 3	4.5	3
Committee Member 4	4.5	4
<b>Total for Impacts of Size &amp; Shape</b>	4.25	3.5
<b>Accessibility</b>		
Committee Member 1	5	1
Committee Member 2	5	2
Committee Member 3	5	1.5
Committee Member 4	5	2
<b>Total for Accessibility Concerns</b>	5	1.625

	SITES	
	Tulare County - Civic Center	Tulare County - Government Plaza
<b>Environmental</b>		
Committee Member 1	3	2
Committee Member 2	5	1
Committee Member 3	4	1
Committee Member 4	5	2
<b>Total for Environmental Concerns</b>	4.25	1.5
<b>Utilities</b>		
Committee Member 1	5	4
Committee Member 2	5	4
Committee Member 3	5	4
Committee Member 4	5	4
<b>Total for Utility Availability / Capacities</b>	5	4
<b>Cost</b>		
Committee Member 1	3	4
Committee Member 2	4	4
Committee Member 3	4.5	4
Committee Member 4	4	4
<b>Total for Potential Development Costs</b>	3.875	4



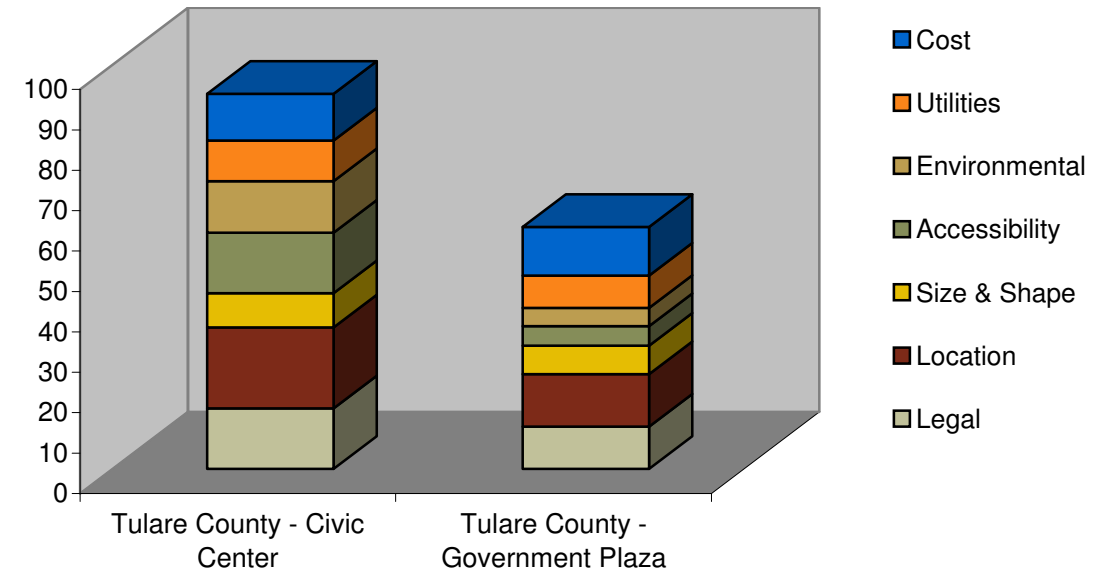
## COUNTY OF TULARE Proposed New Consolidated Civic Center Facility SITE EVALUATIONS/SELECTION

Site Ranking

Site:	Tulare County - Civic Center		Tulare County - Government Plaza	
CRITERIA	Score	Total Points	Score	Total Points
Legal	5	x3 = 15	3.5	x3 = 10.5
Location	5	x4 = 20	3.25	x4 = 13
Size & Shape	4.25	x2 = 8.5	3.5	x2 = 7
Accessibility	5	x3 = 15	1.625	x3 = 4.875
Environmental	4.25	x3 = 12.75	1.5	x3 = 4.5
Utilities	5	x2 = 10	4	x2 = 8
Cost	3.875	x3 = 11.625	4	x3 = 12
		<b>92.875</b> <i>(possible 100)</i>		
			<b>59.875</b> <i>(possible 100)</i>	

## COUNTY OF TULARE Proposed New Consolidated Civic Center Facility SITE EVALUATIONS/SELECTION

Site Ranking Summary

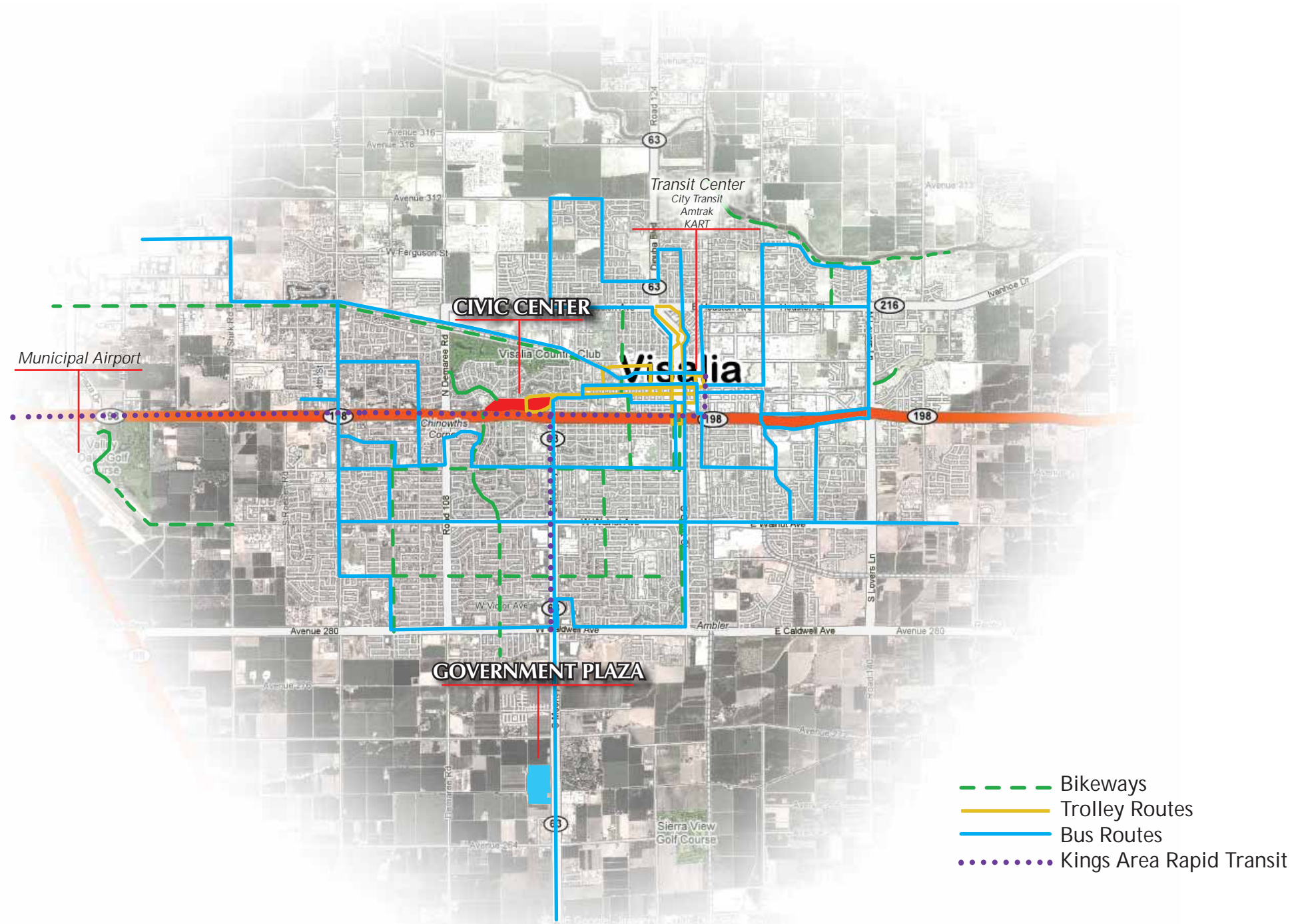


CRITERIA	Possible Points	SITES	
		Tulare County - Civic Center	Tulare County - Government Plaza
Legal	15	15	10.5
Location	20	20	13
Size & Shape	10	8.5	7
Accessibility	15	15	4.875
Environmental	15	12.75	4.5
Utilities	10	10	8
Cost	15	11.625	12
<b>Totals</b>	<b>100</b>	<b>92.875</b>	<b>59.875</b>



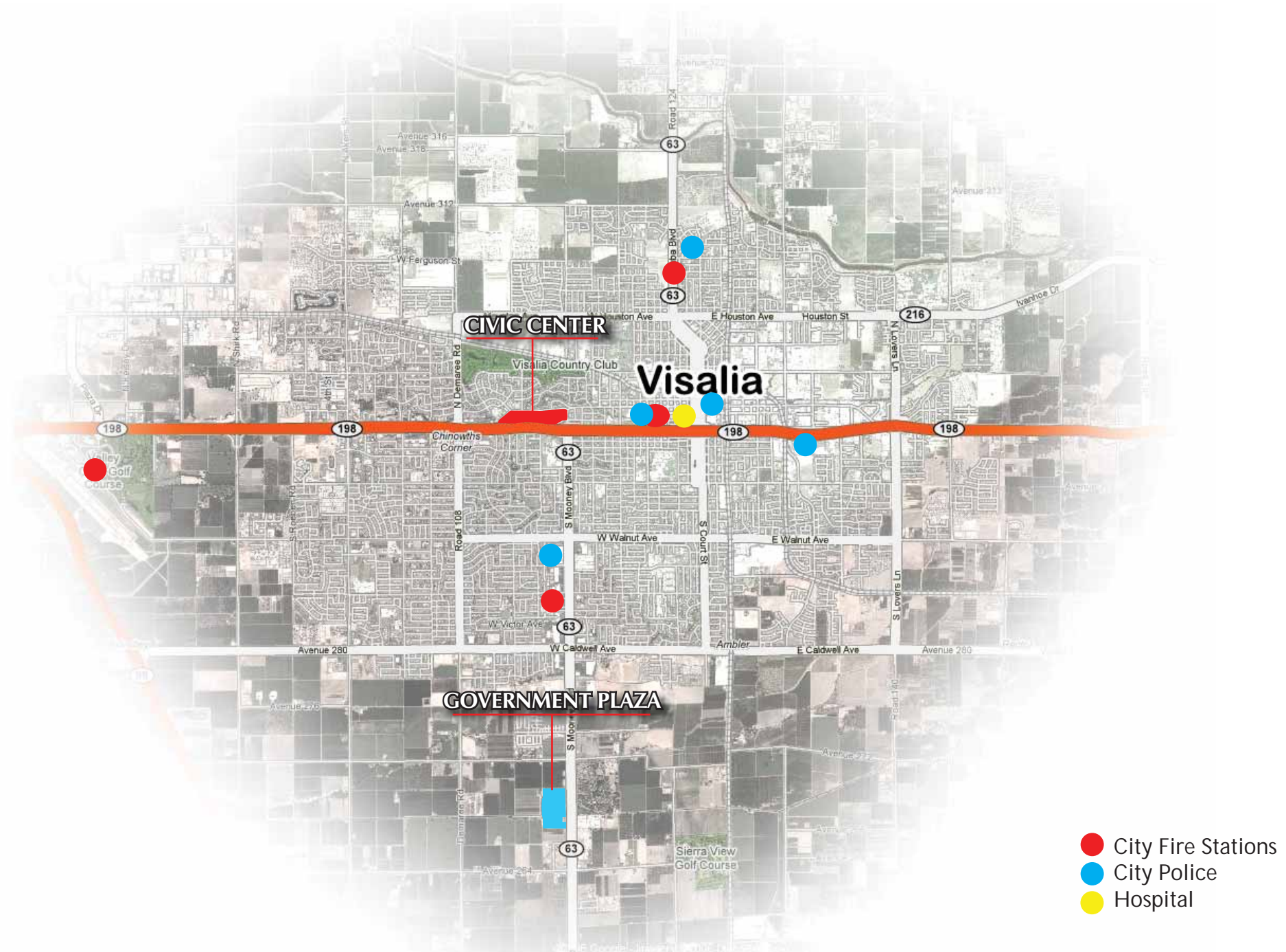


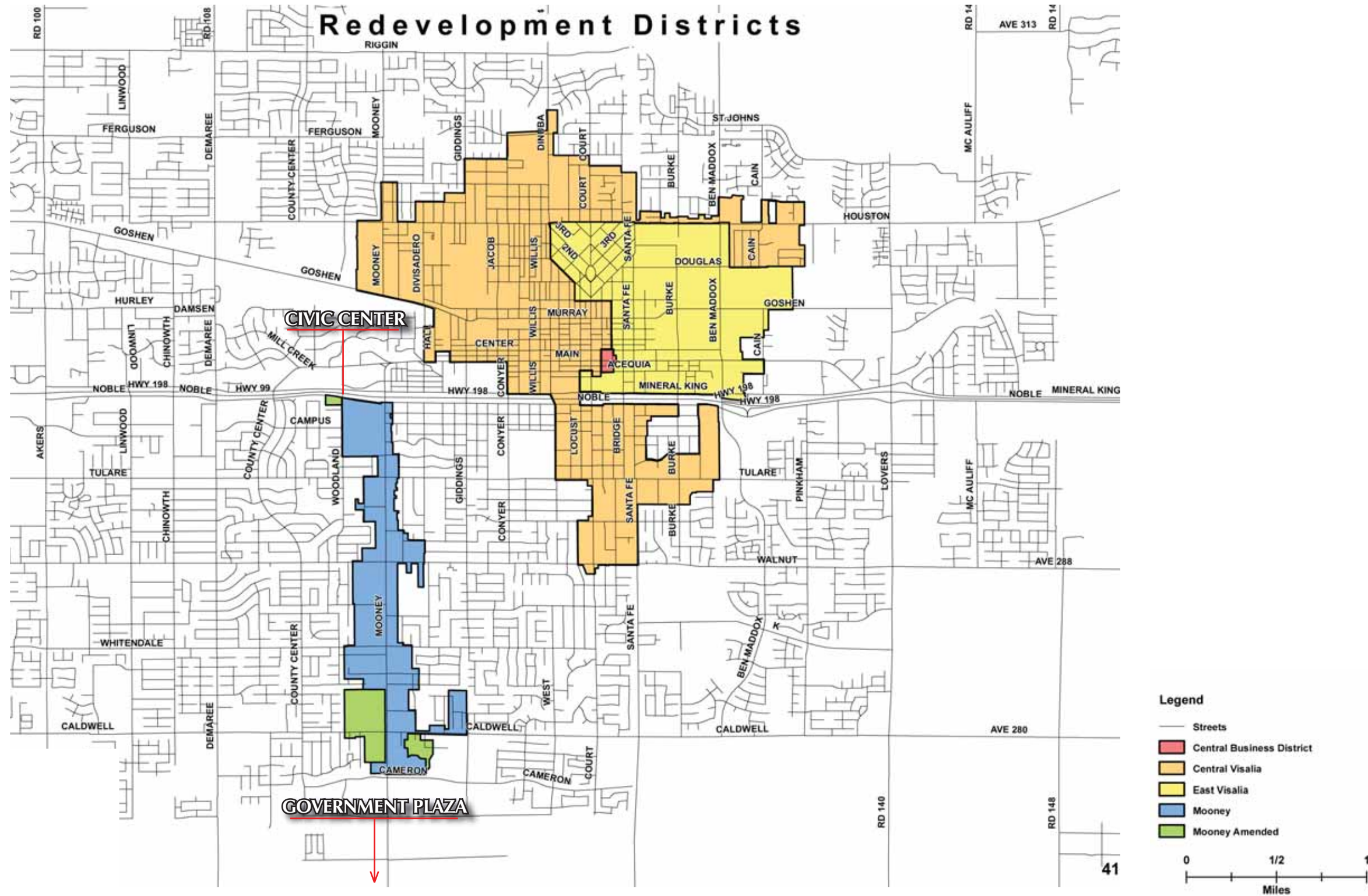
### ACCESSIBILITY OPTIONS





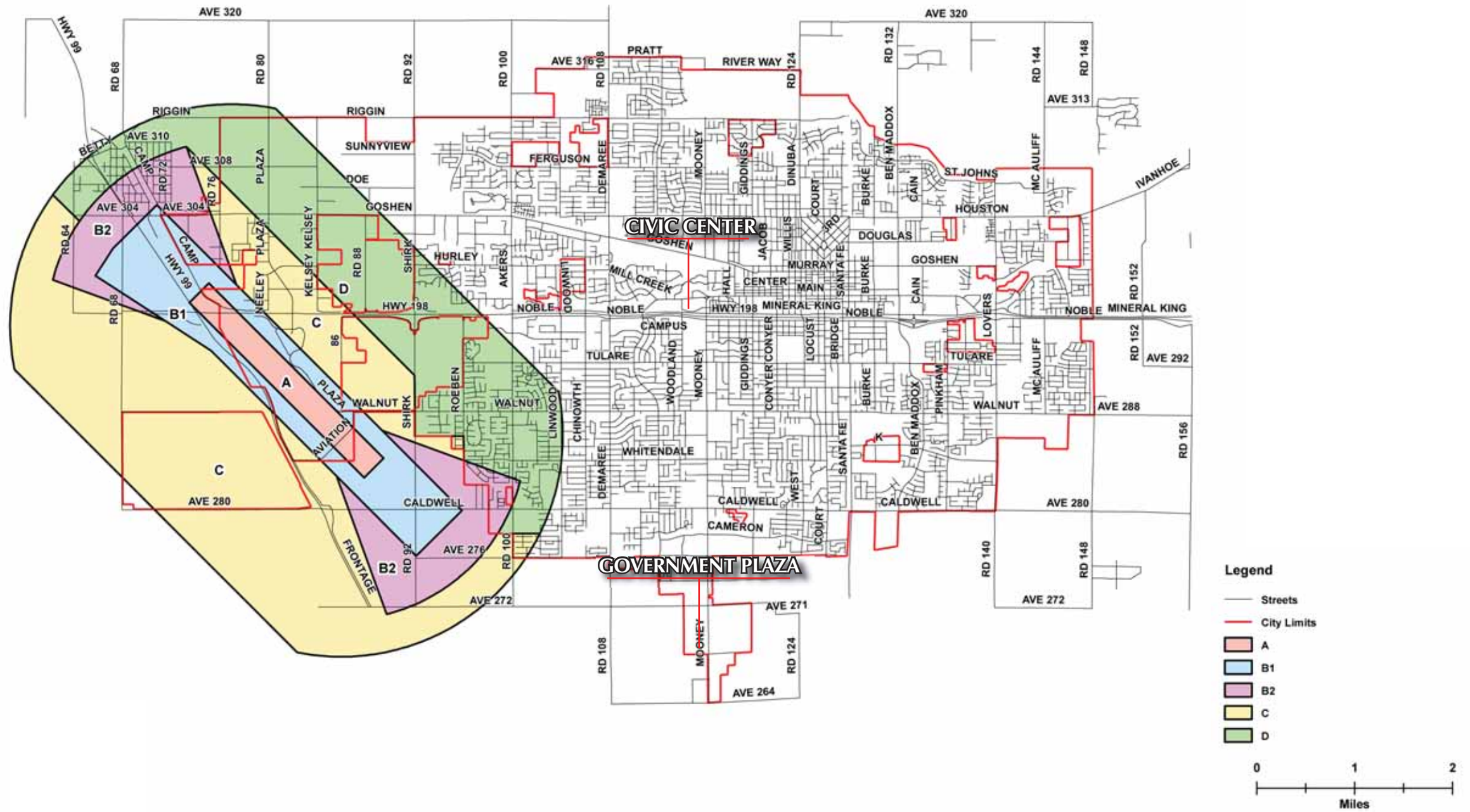
### SAFETY CONSIDERATIONS





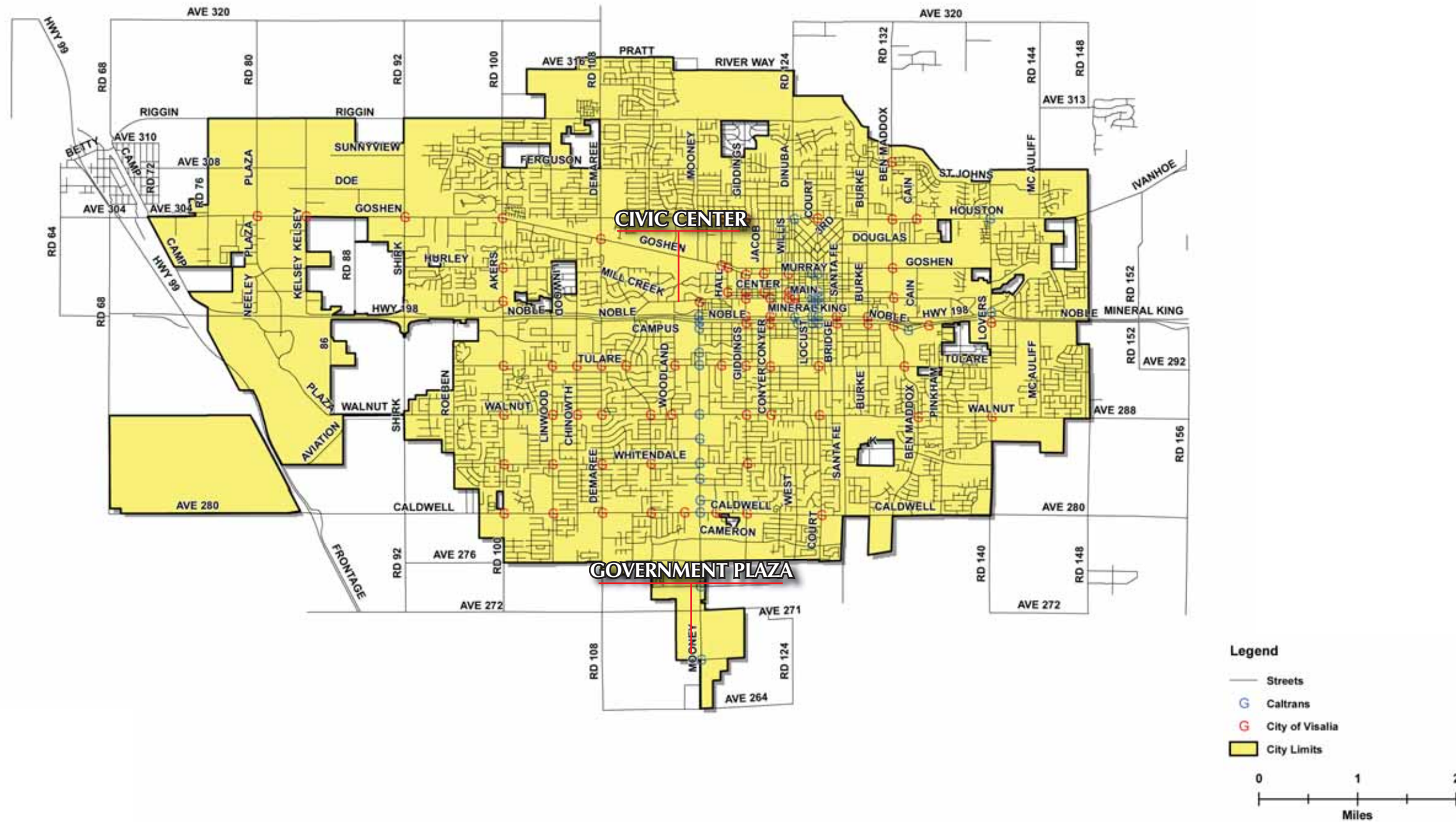


## Airport Zones





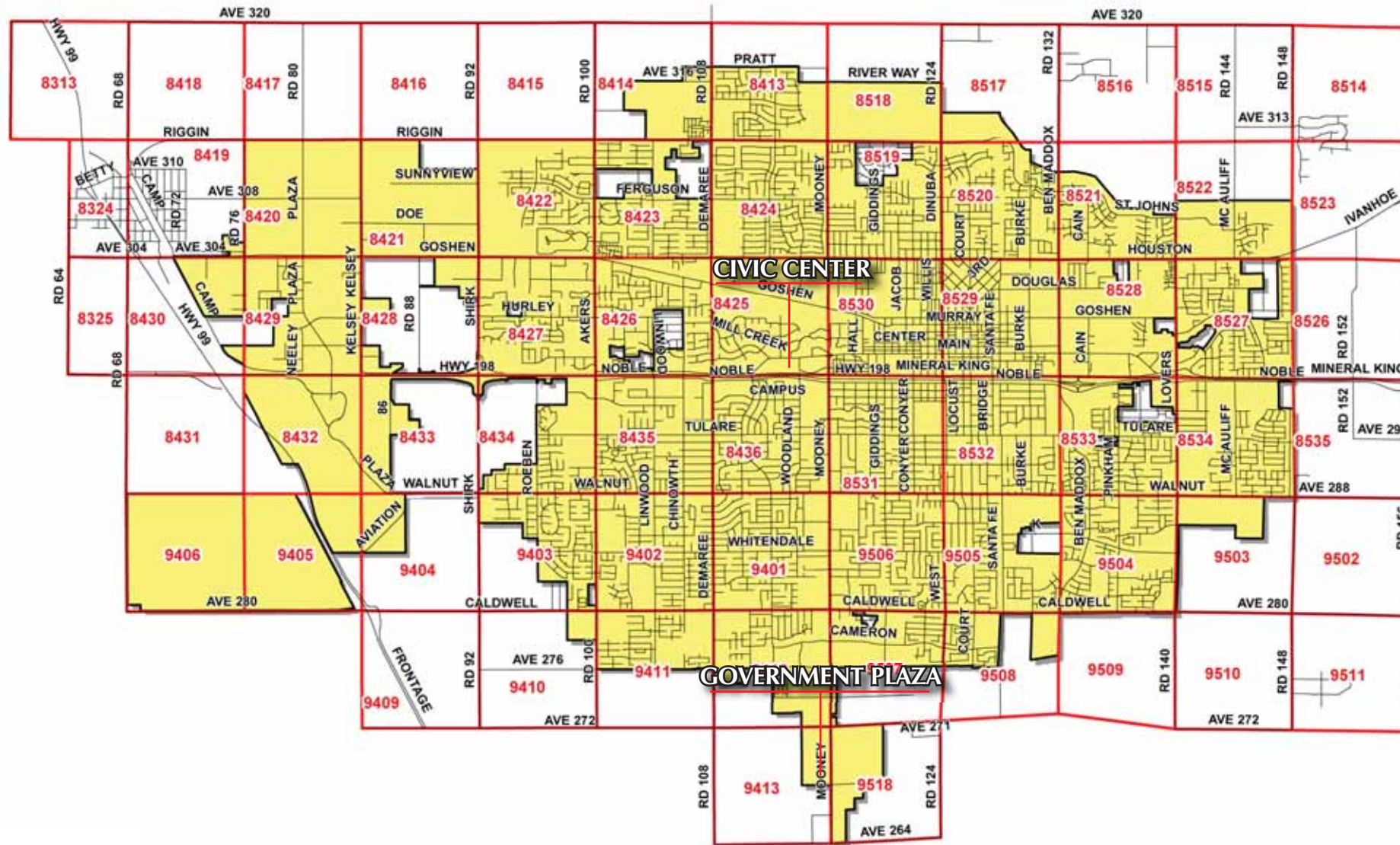
# Traffic Signals





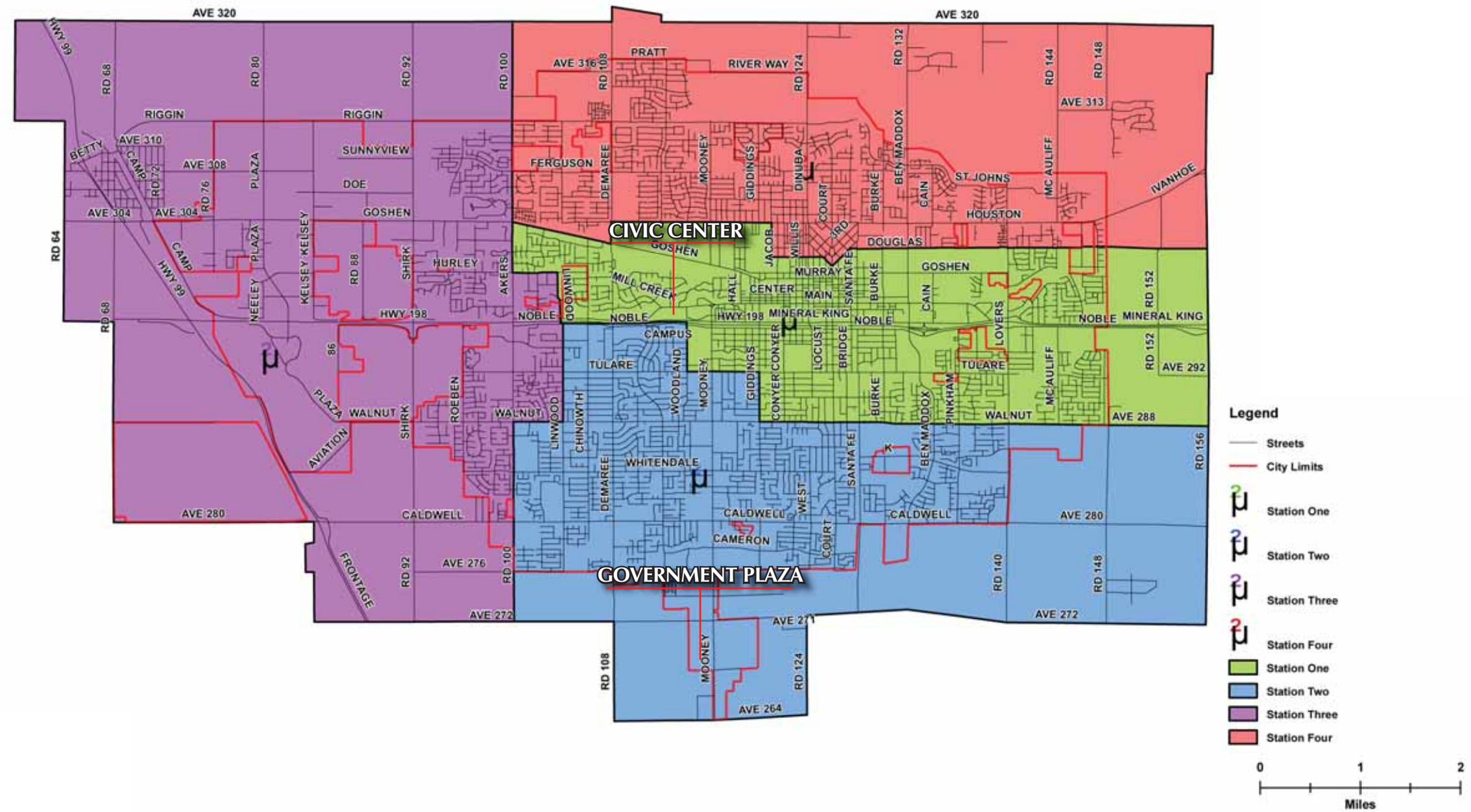


## Fire Districts



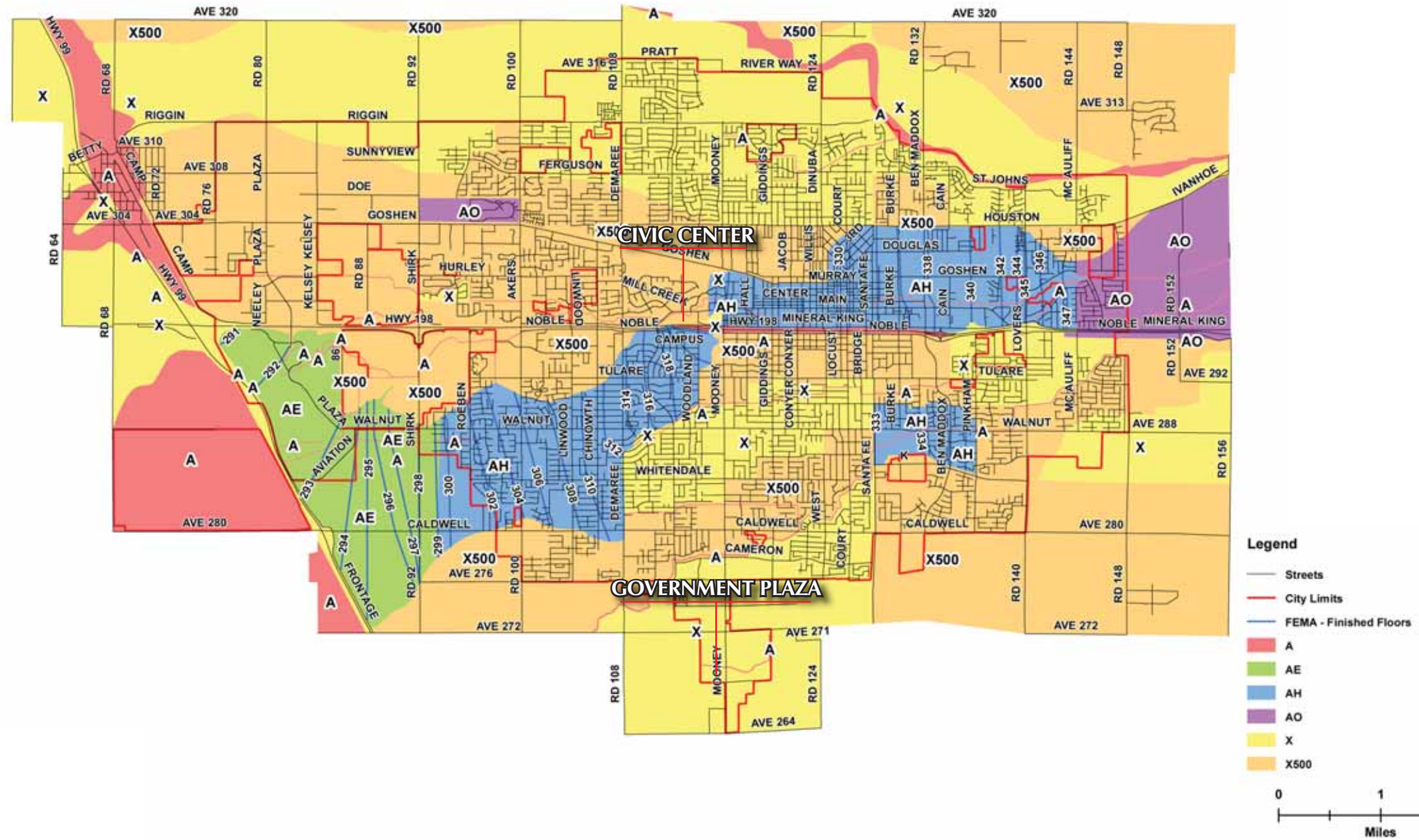


## Fire Stations and Coverage Areas



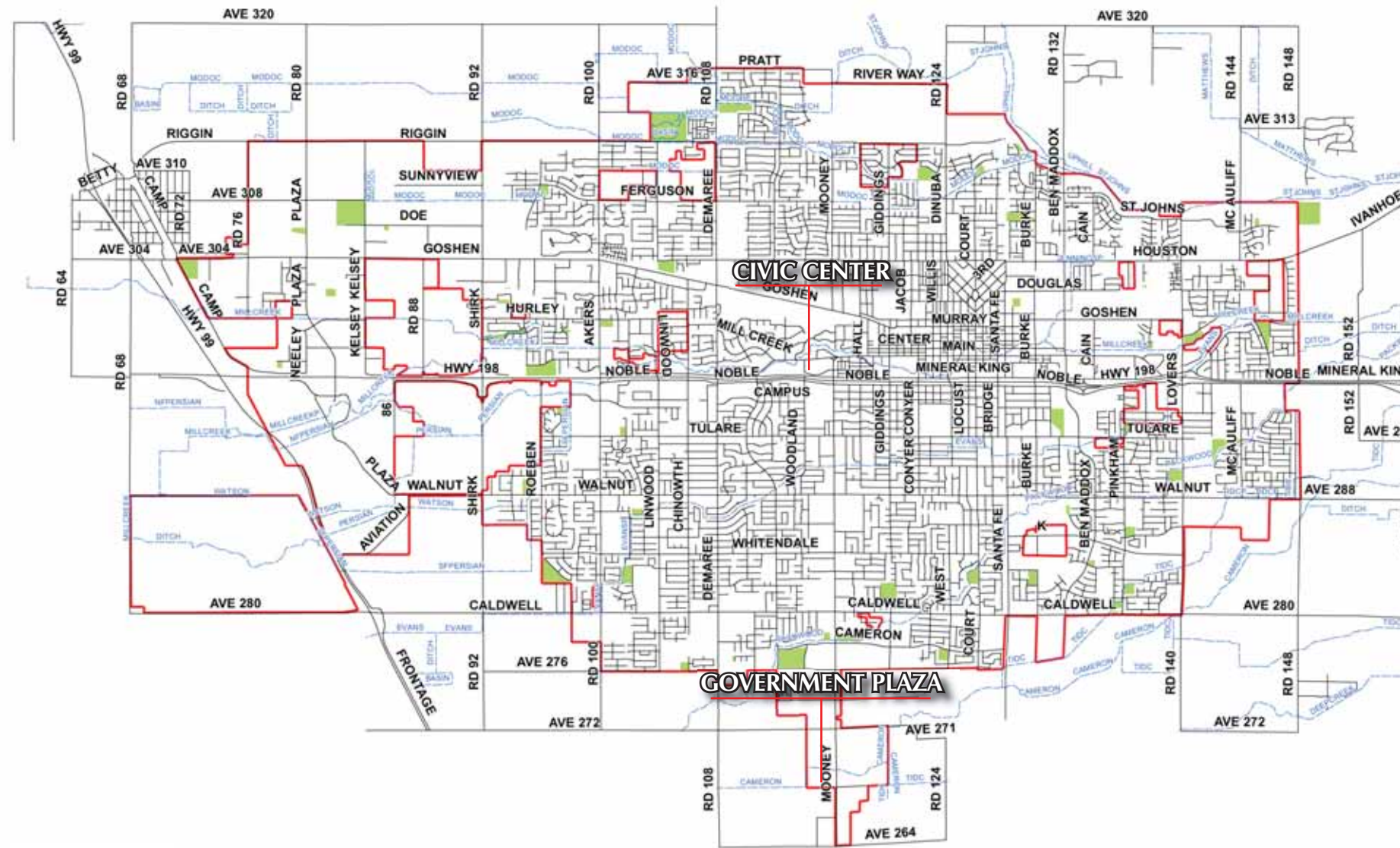


# FEMA Flood Zones





## Storm Water Basins



### Legend

- Streets
- City Limits
- Waterways
- Storm Water Basins





