California Department of Transportation

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October 23, 2026

TUL-198-0.97
MND
GPA 26-001 & PZC 25-011
Wiersma RV and Mini Storage
SCH # 2026100088
GTS #: 60959

SENT VIA EMAIL

Sandy Roper, Chief Planner
Tulare County – Resource Management Agency - Special Projects Division
5961 S. Mooney Blvd.
Visalia, CA 93277

Dear Sandy Roper:

Caltrans has completed a planning level conceptual review of the Mitigated Negative Declaration (MND) for General Plan Amendment (GPA 26-001) and Zone Change (PZC) 25-011 proposing a RV and Mini Storage. The Project proposes a Recreational Vehicle (RV) Storage Facility with 130 spaces, a 440 Square Foot Office, a 2,087 Square Foot Residence with a 1,002 Square Foot Garage, and a Mini-Storage Facility on the 17.20-acre site. The existing walnut dehydrator on the Project site would continue to operate. The project site is located at the northwest corner of State Route (SR) 198 and Road 52.

GPA 26-001 proposes to amend Part II: Figure 2-1 of the Corridors Framework Plan of the Tulare County General Plan 2030 Update to change the segment of State Route 198 (SR-198) between Road 64 and the Kings/Tulare County Border (Road 44) from a Major Roadway to a Regional Growth Corridor. GPA 26-001 also proposes to change the land use designation from Valley Agriculture to Mixed Use.

Zone Change No. PZC 25-011 proposes to change the existing zoning for APNs: 073-140-045 & 047 from the Exclusive Agriculture – 40 Acre Minimum (AE-40) Zone to the Service Commercial with a Mixed-Use Overlay Zone (C-3-MU).

The mission of Caltrans is to improve lives and communities through transportation. The Local Development Review (LDR) process reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network. Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. According to the Caltrans Transportation Concept Report (TCR), segment 12 of SR 198 in the vicinity of the proposed Project is currently a 4-lane expressway and ultimately planned to be a 4-lane freeway within a total of 172 feet of right-of-way (86 feet from the centerline). Caltrans right-of-way maps show this segment of SR 198 existing at 211 feet with approximately 105 feet from the centerline on the north side of SR 198. No additional right-of-way is required at this time.

2. SR 198 at Road 52 is an at-grade intersection with eastbound and westbound left- and right-turn lanes for Road 52.

3. SR 198 has Access Control restrictions along the north and south right-of-way boundary which does not allow any access connections (i.e.: driveways) to SR 198. The Project site plan does not propose any access to SR 198.

4. As noted in the MND, Land Use and Planning Section: The requested corridor amendment would designate the SR-198 segment between Road 64 and the Kings/Tulare County border as a Regional Growth Corridor. With approval of GPA 26-001, the Project would be consistent with the amended Corridors Framework Plan and would not conflict with the General Plan provisions identified above. Approval of GPA 26-001 and associated IS/MND would not approve future development on other properties along the SR-198 corridor.

5. The MND Transportation section indicates that the estimated Project trip generation, based on the ITE Trip Generation Manual, 12th Edition, would be approximately 172 average daily trips with 12 trips for the AM peak hour and 19 trips for the PM peak hour.

6. Based on the Project's low trip generation, a Caltrans safety review will not be required.

7. Caltrans agrees with the following proposed conditions identified in the MND:

    - Condition TRANS-2: Caltrans Coordination. Because the Project site is adjacent to State Route 198 and Public Works identified State Route 198 as within Caltrans jurisdiction, the applicant shall coordinate with Caltrans and obtain any required encroachment permits or approvals before any work or improvements that may affect State Route 198 right-of-way, access restrictions, frontage drainage, construction traffic control, or other State highway facilities.

    - Condition TRANS-4: Gate Setback and Queuing. Prior to issuance of grading or building permits, final site plans shall demonstrate that gates, keypads, access controls, drive aisles, and on-site circulation areas provide adequate throat depth, turning radius, and queuing capacity for passenger vehicles, recreational vehicles, emergency vehicles, and service/truck vehicles. The final design shall ensure that vehicles do not queue into Road 52, State Route 198 facilities, or any public right-of-way. Final access and circulation design shall be reviewed and approved by the County, and by Caltrans where Caltrans facilities or right-of-way may be affected.

8. Any work completed in the State's right-of-way will require review and approval of a Caltrans encroachment permit. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provide Caltrans with discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.

9. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. During the meeting, Caltrans will determine the appropriate permit review process, including whether the project requires review through the Quality Management Assessment Process (QMAP), and identify any required supporting documentation. To schedule this meeting, please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, **at (559) 383-5047 or (559) 383-5235.**

10. Please review the encroachment permit application - required document checklist at: https://dot.ca.gov/programs/traffic-operations/ep, **and the** Applicant's Check List to determine appropriate review process (form TR-0416) (Rev 01/23) **at:** https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=DOTTR0416.

11. This review is limited to the information provided and does not constitute Caltrans approval of the proposed project. Additional comments or requirements may be identified during subsequent reviews, including the encroachment permit process, if applicable.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 981-1041.

Sincerely,

Mr. DAVE PADILLA, Branch Chief,
Regional and Community Planning Branch

Copy: Gary Mills, Chief Planner, Tulare County Environmental Planning Division