

California Department of Transportation

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May 30, 2024

11-SD-67
PM 23.213

Ramona Boutique Hotel (formerly Colonnade on Main)
Response To Comments

Mr. Damon Davis
Planner
County of San Diego
5510 Overland Avenue
San Diego, CA 92123

Dear Mr. Davis:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Ramona Boutique Hotel (formerly Colonnade on Main) located near State Route 67 (SR-67). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Traffic Engineering and Analysis

A meeting was held on March 12th, 2024, on the Ramona Boutique Hotel (formerly Colonnade on Main) project between the County of San Diego and Caltrans Traffic Engineering & Analysis (TEA) and LDR branches. The purpose was to discuss the unresolved comments 1-6, from the Caltrans comment letter to the County dated December 15th, 2022, specifically, TEA comment one on page 1:

"Provide a safe and reliable transportation network that serves all people and respects the environment"

"David Sibbet, Fire Services Coordinator for San Diego County Fire Protection District, is requiring two access points for the...development. Caltrans is still determining whether one or two points of access to SR-67 will be allowed."

The justification for the project's two driveways onto Caltrans' Right-of-Way (R/W) was provided in an email to Caltrans by Mr. David Sibbet, on September 30th, 2022. Mr. Sibbet outlined the project's need for adequate medical and fire access and the restricted easement limiting access at the rear of the property.

Caltrans TEA Branch reviewed this information and conditionally approves the proposed use of two driveways for the project, as outlined in project site plans submitted to Caltrans on September 18th, 2023. As a condition of approval for the two driveways onto Caltrans' R/W, the comments number 2 through 6 from the December 15th, 2022, Caltrans comment letter [attached] must be resolved.

The TEA Branch requests detailed root-ball maps for the Eucalyptus trees on Caltrans' R/W, as discussed below in comment 4 of the December 15th, 2022, comment letter. The consulting arborist report submitted only indicates pruning area and does not mention root-ball and sidewalk clearance:

"The existing Eucalyptus trees along SR-67/Main St are listed on the National Register of Historic Places and are to be protected, provide a plan on how the new sidewalk design will prevent any root damage. It is noted the revised driveways design seems to relocate them on the site plan to avoid these tree roots. Caltrans Environmental requires an HRCR document to be submitted as part of this development encroachment permit."

Truck turn templates for large delivery vehicles have not been submitted. The truck turning template needs to show all entry and exit paths for all approaches onto SR-67. Please include a truck-turning template for all heavy vehicles, as discussed below in comment 6 of the December 15th, 2022, comment letter.

"Since this hotel might be visited and stocked by large trucks, please provide a truck turning template to show rear tires are contained within the proposed driveway on the way in and out, per Caltrans HDM Section 205.3(4)(e)."

Caltrans recommends addressing these items prior to applying for an encroachment permit process.

Right-of-Way Engineering

Right of Way Engineering Branch requests the applicant submit Title Reports for the project area.

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits, specifically, the California Environmental Quality Act determination or exemption.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>.

Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Shannon Aston, LDR Coordinator, at (619) 992-0628 or by e-mail sent to shannon.aston@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

Kimberly D. Dodson, GISP
Branch Chief
Local Development Review

Attachment: Caltrans comment letter 12-15-2022