

California Department of Transportation

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October 4, 2026

11-SD-67
PM 23.213
Ramona Boutique Hotel
ND/SCH#2026090258

Ms. Bronwyn Brown
Environmental Planner
County of San Diego
5510 Overland Avenue, Suite 210
San Diego, CA 92123

Dear Ms. Brown:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process Negative Declaration (ND) for the Ramona Boutique Hotel 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.

Caltrans has the following comments.

Traffic Engineering & Analysis (TEA)

Please note previous TEA comments issued in Caltrans comment letters dated December 15th, 2022 & May 30, 2024, remain unresolved. All outstanding comments will need to be addressed prior to applying for an encroachment permit. Please see details below and attached.

1. Caltrans requests detailed root-ball maps for the Eucalyptus trees in Caltrans' Right-of-Way (R/W), as discussed in the December 15th, 2022, Caltrans comment letter. Currently, the plans do not show the root ball of the protected trees. The consulting arborist report submitted in 2022 only indicates pruning area and makes no mention of the root-ball or the

sidewalk clearance requirement. A new arborist report should be submitted considering the root ball of each tree and if the proposed pedestrian facility will impact the roots of the protected trees. Please see attached redlines.

2. Truck turn templates for large delivery vehicles have not yet 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 the December 15th, 2022, Caltrans 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)."

The applicant must show the truck turning template for large delivery or semi-truck to be shown coming in from the center of each approaching lane or Two-Way Left-Turn Lane (TWLTL) without impacting other lanes, per [Caltrans Highway Design Manual \(HDM\) Section 205.3\(4\)\(e\)](#). Please show the SR-67/Main Street lanes and TWLTL as they exist now and how each truck enters and leaves the driveway. Please see attached redlines.

3. Caltrans requires that sidewalks be upgraded to current standards Per Caltrans HDM, [Section 105.2](#) Sidewalks and Walkways: The minimum width of a sidewalk should be 8 feet between a curb and a building when in urban and rural main street place types. For all other locations the minimum width of sidewalk should be 6 feet when contiguous to a curb or 5 feet when separated by a planting strip. Sidewalk width does not include curbs. Please refer to Caltrans [DIB 82-06](#) "Pedestrian Accessibility Guidelines for Highway Projects". Please upgrade ADA curb ramps, sidewalks, and driveways to meet Caltrans DIB 82-06 and the Caltrans HDM.
4. The submitted plans do not show the driveway construction details. Please follow Caltrans HDM Section 205.3 and [Caltrans Standard Plans](#) A87A for driveways specifications for guidance. Also, all plans need to include Traffic Control Plans for constructing the driveways. Please refer to the [Caltrans Encroachment Permit Manual](#) for permit plan sheet requirements.

Hydraulics

Please ensure the drainage study, grading and improvement plans, and other supplemental project documents reflect the updated drainage concept that there shall be no direct connection to the Caltrans drainage facility. Runoff reaching the State facility is to continue sheet flowing to the existing Caltrans inlet consistent with existing drainage conditions.

Complete Streets

Please note future Caltrans project EA 43157 is a Complete Streets project in Ramona that will be repairing several segments of sidewalk and upgrading curb ramps along SR-67 between Pala St. and 10th St. The Caltrans proposed project starts one block northeast of the proposed Ramona Boutique hotel project.

Right-of-Way

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.

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit.
- have completed the Caltrans Local Development Review (LDR) process.
- have an approved environmental document.

need to have documents submitted for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. 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

Attachments:

Caltrans comment letter dated December 15, 2022

Caltrans comment letter dated May 30, 2024

TEA_Review_2022-11-16-Woodcrest_RE_Venture_ramona_eucs

TEA_Review_PDS2023-STP-23-021-PDS-PLN-Plans