



VINCE NICOLETTI
DIRECTOR

PLANNING AND DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

September 3, 2026

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Negative Declaration can be viewed on the County website at https://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html, Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and the public library listed below. Comments on the proposed Negative Declaration must be sent to the PDS address listed above and should reference the project number and name.

RAMONA BOUTIQUE HOTEL SITE PLAN AND LOT MERGER: PDS2023-STP-23-021, PDS2026-CC-26-0013, PDS2023-ER-23-09-002.

The project is a Site Plan and Lot Merger application for the development of a two-story, 101-room boutique hotel on approximately 3.3 acres in the unincorporated community of Ramona. The project site consists of three parcels (APNs 282-141-32, 282-141-33, and 282-141-34), which would be consolidated into a single legal parcel through a Lot Merger. The site has a General Commercial land use designation and is within the RM-V4 District of the Ramona Village Center Form-Based Code. Existing structures and improvements would be demolished to accommodate the project. The proposed development would include approximately 60,327 square feet of gross building area and would include 101 guest rooms, a lobby and breakfast area, fitness room, guest laundry, meeting/event space, outdoor courtyard and deck, swimming pool, and associated guest-service areas. The project would provide 102 parking spaces, including electric-vehicle infrastructure and bicycle parking. The hotel would operate 24 hours per day, seven days per week, and is anticipated to employ approximately 18 employees. Vehicular access would be provided by two commercial driveways from Main Street/State Route 67; no access is proposed from Vermont Street. Main Street frontage improvements would include a ten-foot-wide decomposed granite trail and would be designed to preserve and avoid disturbance to the historic eucalyptus trees. On-site improvements would include internal circulation and fire access, landscaping, utilities, and stormwater facilities. Water and sewer service would be provided by the Ramona Municipal Water District, and electrical service would be provided by San Diego Gas & Electric.

Comments on the proposed findings and associated analysis must be received no later than **October 5, 2026 at 4:00 p.m.** (a 33-day public review period) and can be mailed to the address listed above or emailed to bronwyn.brown2@sdcountry.ca.gov. For additional information, please contact Bronwyn Brown at (619) 309-9949 or by e-mail at Bronwyn.Brown2@sdcountry.ca.gov