

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Carlton Oaks Country Club and Resort

**Lead Agency:** City of Santee

**Contact Person:** Christina Rios

**Mailing Address:** 10601 Magnolia Avenue

**Phone:** 619-258-4100 x157

**City:** Santee

**Zip:** 92071

**County:** San Diego

**Project Location:** County: San Diego

City/Nearest Community: Santee

Cross Streets: Carlton Oaks Drive & Inwood Drive

Zip Code: 92071

Longitude/Latitude (degrees, minutes and seconds): 32 ° 50 ' 31.67 " N / 117 ° 00 ' 36.00 " W Total Acres: 168.4

Assessor's Parcel No.: 383-060-26, 383-071-06, -09, -10, 383-080 03, -04, 383-221-01, -02, 03, -04, 383-241

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 52, 125

Waterways: San Diego River

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_ Schools: Carlton Oaks Elementary

### Document Type:

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

### Local Action Type:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation                                  |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment                               |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                              |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Development Review</u> |

### Development Type:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>236</u> Acres <u>27.51</u>                       | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                                  | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>51,926</u> Acres <u>5.68</u> Employees <u>25</u> | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                              | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input checked="" type="checkbox"/> Recreational: <u>104 acre golf course</u>                              | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____  |  |

### Project Issues Discussed in Document:

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                                   |
| <input type="checkbox"/> Agricultural Land                   | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality                     |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater          |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian                  |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement                 |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                          |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>GHG, Energy, Tribal</u> |

### Present Land Use/Zoning/General Plan Designation:

Planned Development (PD), Park / Open Space (P/OS), and Low Medium Density Residential (R-2)

### Project Description: (please use a separate page if necessary)

The project site is located within the boundaries of the existing Carlton Oaks Country Club, located in both the City of Santee and the City of San Diego for a total site of approximately 165 acres. Additionally, approximately 3.4 acres consist of areas outside of the project site that will be developed with offsite improvements associated with the project.  
 The existing 145-acre, 18-hole golf course would be redesigned to a 104-acre, 18-hole golf course with a reduced length from approximately 7,300 yards to 6,450 yards.  
 The project would also include residential components in the western and northeastern portions of the project site. Residential West, in the western portion of the project site, would consist of 86 multi-family detached residential units. Residential North would be located in the northern portion of the project site and would consist of 150 detached multi-family residential units. In addition, seven single-family lots would front Carlton Oaks Drive.  
 The Carlton Oaks Country Club and Resort would consist of approximately 51,926 square feet of golf related resort amenities including 10 cottage-style hotel units, a 42-room hotel, a clubhouse with a restaurant, event space, a golf learning center, a cart barn, a pro shop, and a store all located in the eastern portion of the project site. There would also be a golf cart waiting area and a shared, surface parking lot. The hotel and cottage buildings would be constructed as two-story structures. The clubhouse and resort would also provide an outdoor pool and deck area, a patio, and a courtyard. Public trail segments are also proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>11</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date June 7, 2024 Ending Date July 8, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Summit Planning Group</u>	Applicant: <u>Alika, LLC</u>
Address: <u>7040 Avenida Encinas #104</u>	Address: <u>9200 Inwood Drive</u>
City/State/Zip: <u>Carlsbad, CA 92011</u>	City/State/Zip: <u>Santee, CA 92071</u>
Contact: <u>Marisa Lundstedt</u>	Phone: <u>310-430-3338</u>
Phone: <u>858-243-6525</u>	

Signature of Lead Agency Representative:  Date: 2024.06.07 14:45:54 -07'00' Date: 6/7/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.