

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024060258

Project Title: Carlton Oaks Country Club and Resort

Lead Agency: City of Santee

Contact Name: Christina Rios

Email: crios@cityofsantee.ca.gov Phone Number: 619-258-4100 x157

Project Location: Santee

City

San Diego

County

Project Description (Proposed actions, location, and/or consequences).

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 3.5 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 for a total of 236 units. In addition, seven single-family lots would front Carlton Oaks Drive. The 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, cart barn, a pro shop, and a store. 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 courtyard. Public trail segments are also proposed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The Draft EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The EIR will evaluate, at a minimum, the following environmental topic areas and mitigation measures would be identified as necessary to reduce potentially significant effects: Aesthetics/Visual; Air Quality; Archeological; Biological Resources; Geology; Cultural, Flood Plain; Minerals; Schools, Septic; Sewer; Soil; Solid Waste; Tribal Cultural and Paleontological Resources; Energy; Greenhouse Gas Emissions; Hydrology and Water Quality; Hazards and Hazardous Materials; Land Use and Planning; Noise; Public Services; Population and Housing; Recreation; Transportation; Utilities and Service Systems; Wetlands; Wildfire and Growth Inducement.

Environmental analysis is currently ongoing.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Flood-way
Traffic
Aesthetics
Housing
Drainage
Habitat
Hydrology
Noise
Wetlands
Public Services
Historical Significance
Biological Resources
Cultural Resources

Provide a list of the responsible or trustee agencies for the project.

Air Pollution Control District
San Diego County Flood Control District
San Diego Regional Water Quality Control District
City of San Diego
US Army Corps of Engineers
US Fish and Wildlife Service
Federal Emergency Management Agency
Regional Water Quality Control Board
CA Department of Fish and Wildlife
State Water Resources Control Board
Federal Aviation Administration