

Notice Of Completion & Environmental Document Transmittal

Project Description Attachment

Carlton Oaks Country Club and Resort Project

SCH#2024060258

Description of Nature, Purpose, and Beneficiaries of Project:

The project site is approximately 165 acres, and the proposed project would include the following components: (1) demolition of the existing Carlton Oaks Golf Course; (2) redesign of the golf course; (3) reconstruction of the clubhouse with a new pro shop, restaurant, event space, practice area, a cart barn, and learning center structure; (4) construction of a hotel and associated cottages; (5) construction of two accessory residential neighborhoods with recreational areas; and (6) construction of related on-site infrastructure. Approximately 3.5 acres will be developed with off-site improvements and are located in the City of San Diego and City of Santee. The offsite improvement areas and the proposed project site make up the CEQA Study Area of a total of approximately 169 acres.

The redesigned 18-hole golf course would cover approximately 104 acres (approximately 64 acres within the City of San Diego and 40 acres within the City of Santee). The length of the golf course would be reduced from approximately 7,300 yards to 6,450 yards. As amenities to the golf course, a 1,200-square-foot pro shop, 6,012-square-foot cart barn, 1,258-square-foot storage area, and a golf cart waiting area would be developed at the eastern end of the golf course, northeast of the golf resort.

The proposed project would transform the existing, outdated clubhouse and facilities into a country club and resort. The resort would consist of 10 cottage-style hotel units, 42 hotel rooms, and a contemporary clubhouse. The single-story clubhouse would total approximately 16,000 square feet and contain a restaurant with a bar area, kitchen, banquet hall, administrative spaces, storage area, and restrooms. The 42-room hotel would be a separate, two-story, 43-foot-tall structure.

The project proposes to build a total of 242 new residential units, including 86 new units in the Planned Development (PD) zone in Residential West and 156 new units in the PD zone in Residential North. Within the R2 zone, the project also proposes to modify driveway access to an existing home at 9225 Inwood Drive (no changes to the existing structure are proposed). In total, the project includes 243 homes within the project area, which includes the existing home with the driveway modification.

Land Uses: The Project is consistent with the site's existing land use designation: City of Santee - Park/Open Space (P/OS), Planned Development (PD), and Low-Medium Density Residential (R2); and City of San Diego - Open Space (OS) and (Residential-Single Unit) RS-1-8.

Applicant: Alika, LLC