

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

SCH #2024060258

Project Title: Carlton Oaks Country Club and Resort Project

Lead Agency: City of Santee Contact Person (Name and Title): Sandi Sawa, Director of Planning & Building

Mailing Address: 10601 Magnolia Avenue, Santee, CA 92071 Phone and Email: 619-258-4100 ext.167

City: Santee and San Diego 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' 31.4" N / 117° 00' 36.4" W Total Acres: 169

Assessor's Parcel No.: APNs 383-060-26, 383-071-06, -09, -10, 383-080-03, -04, 383-221-01, -02, -03, -04, 383-241-08 and 383-242-01 Section: _____ Twp.: 15S Range: 1W Base: San Bernardino

Within 2 Miles: State Hwy #: SR-52 and SR-125

Waterways: San Diego River

Airports: Gillespie Field

Railways: San Diego Metropolitan Transit System

Schools: Carlton Oaks Elementary

* Required field

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: Partially Recirculated Draft EIR ☐ FONSI _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Development Review Permit

Development Type:

☒ Residential: Units* 242 Acres* 27.51
☐ Office: Sq.ft.* _____ Acres* _____ Employees* _____
☒ Commercial: Sq.ft.* 51,926 Acres* 5.68 Employees* 25
☐ Industrial: Sq.ft.* _____ Acres* _____ Employees* _____
☐ Educational: _____
☒ Recreational: Redesigned/redeveloped golf course, open space, trails
☐ Water Facilities: Type* _____ MGD* _____
☐ Transportation: Type* _____
☐ Mining: Mineral* _____
☐ Power: Type* _____ MW* _____
☐ Waste Treatment: Type* _____ MGD* _____
☐ Hazardous Waste: Type* _____
☐ Other: _____

* Required field based on Development Type selected

Project Issues Discussed in Document:

☐ Aesthetics ☐ Energy ☐ Mandatory Findings of Significance ☐ Solid Waste
☐ Agriculture and Forestry ☐ Fiscal Impacts ☐ Mineral Resources ☐ Transportation
☐ Air Quality ☐ Flood Plain/Flooding ☐ Noise ☐ Tribal Cultural Resources
☒ Biological Resources ☐ Geology/Soils ☐ Population/Housing ☐ Utilities/Service Systems
☐ Coastal Zone ☐ Greenhouse Gas Emissions ☐ Public Services ☐ Vegetation
☐ Cultural Resources ☐ Growth Inducement ☐ Recreation ☒ Wetland/Riparian
☐ Cumulative Effects ☐ Hazards/Hazardous Materials ☐ Schools/Universities ☐ Wildfire
☐ Drainage/Absorption ☐ Hydrology/Water Quality ☐ Septic System ☐ Other: _____
☐ Economic/Jobs ☐ Land Use/Planning ☐ Sewer Capacity _____

Present Land Use/Zoning/General Plan Designation:

Santee Land Use/Zoning: Planned Development (PD) Park/Open Space (P/OS), Low-Medium Density Residential (R2). San Diego: Open Space (OS)

land use: Residential Single-Unit (RS-1-8) zone

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

The Partially Recirculated Draft Environmental Impact Report (PRDEIR) has been prepared for the project to document unmapped sensitive vegetation communities and updated mapping for jurisdictional aquatic resources occurring on the project site. In addition to minor editorial and clerical revisions, the Project Description of the PRDEIR has been revised to clarify details related to the following project elements: off-site improvements, trail segments, bridge descriptions, floodway improvements, roadway vacations, and required easements/permits. Figures have also been updated and added to the Project Description to reflect these revisions. The PRDEIR includes the Title Page, Executive Summary, Introduction, Project Description, the Biological Resources section, and the following appendices: Appendix E, Revised Biological Survey Report (with revised/new subappendices), Appendix S, Revised Planned Development District Standards, and new Appendix T, Comparison of Biological Impacts. The project site is located on approximately 165 acres, and the proposed project would include the following components: (1) demolition of the existing Carlton Oaks Golf Course; (2) redesign and redevelopment 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 outside of the project site will be developed with off-site improvements associated with the project and are located in the City of San Diego and City of Santee.

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".

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

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

Starting Date July 27, 2026 Ending Date September 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Alika, LLC</u>
Address: <u>687 S. Coast Highway 101, Suite 110</u>	Address: <u>9200 Inwood Drive</u>
City/State/Zip: <u>Encinitas, California 92024</u>	City/State/Zip: <u>Santee, California 92071</u>
Contact (Name and Title): <u>Daria Sarraf, Project Manager</u>	Contact (Name and Title): <u>John Chen, CEO</u>
Phone: <u>760-942-5147</u>	Phone: <u>310-430-3338</u>
Email: <u>dsarraf@dudek.com</u>	Email: <u>chen3338@gmail.com</u>

Signature of Lead Agency Representative: Sandi Sawa Date: 7/23/2026

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