



NOTICE OF AVAILABILITY OF THE PARTIALLY RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CARLTON OAKS COUNTRY CLUB AND RESORT PROJECT (SCH #2024060258)

Notice is hereby given that the Planning & Building Department of the City of Santee (City) as the lead agency, in accordance with the California Environmental Quality Act (CEQA), has prepared a Partially Recirculated Draft Environmental Impact Report (PRDEIR) for the Carlton Oaks Country Club and Resort Project (project). The City of San Diego is a responsible agency, as defined under State CEQA Guidelines Section 15381, because a portion of the project is within the City of San Diego's jurisdiction, and the City of San Diego is responsible for approving applicable discretionary permits. There have been changes to several areas in the City of Santee and City of San Diego of the PRDEIR as noted below:

- updated unmapped sensitive vegetation communities;
- updated mapping for jurisdictional aquatic resources occurring on the project site, which created new impacts;
- updated biological impact calculations;
- revised impact analysis and mitigation measures;
- changes to the Project Description related to the following project elements:
 - o off-site improvements, trail segments, bridge descriptions, floodway improvements, roadway vacations, and required easements/permits; as well as minor editorial and clerical changes.

Figures have also been updated to reflect these revisions.

In addition, a portion of the golf course located within the City of San Diego was redesigned to avoid permanent impacts to wetlands within the newly mapped areas.

It should be noted that the City of Santee's website includes the Master Development Plan as part of the project plans for concurrent review during the PRDEIR's public review period available at the following link: <https://www.cityofsanteeca.gov/active-projects-map/carlton-oaks-country-club>

Partially Recirculated Public Review: Pursuant to CEQA, if revisions to the EIR are limited to chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified (State CEQA Guidelines section 15088.5(c)). It has therefore been determined that portions of the Draft EIR will be recirculated to ensure that the public has a meaningful opportunity to comment upon the changes to the Draft EIR in accordance with State CEQA Guidelines Section 15088.5. The PRDEIR includes:

- Title Page
- Executive Summary (Chapter ES)
- Introduction (Chapter 1.0)
- Project Description (Chapter 2.0)

- Biological Resources (Section 3.3)
- The following appendices are included:
 - Appendix E, Revised Biological Survey Report, which includes revised subappendix I, Updated Jurisdictional Delineation Report, replacement of subappendix K, Conceptual Habitat Mitigation and Monitoring Plan, with a new subappendix K, Proposed On-Site Mitigation Overview, and addition of subappendix O, Hydrology Memorandum. All other subappendices of Appendix E, Revised Biological Survey Report have not been revised, and can be found at the following link: <https://www.cityofsantee.ca.gov/active-projects-map/carlton-oaks-country-club>
 - Appendix S, Revised Planned Development District Standards
 - New Appendix T, Comparison of Biological Impacts

The identified sections above are being recirculated in their entirety. To facilitate review of the PRDEIR, two versions of the PRDEIR and associated appendices have been recirculated: a clean version and a “track changes” comparison version. The clean version of the PRDEIR presents a version without strikeout/underline revisions that incorporates all revisions without visible markup. The “track changes” comparison version of the PRDEIR presents a version that shows deletions marked with strikeout, and additions and moved text shown with double underline. Pursuant to State CEQA Guidelines Section 15088.5 (f)(2), the City requests that reviewers limit their comments to the recirculated portions of the Draft EIR described herein. Following the close of the public review period, responses to comments on the partially recirculated portions of the Draft EIR will be prepared.

The City has determined that all other portions of the Draft EIR will not be recirculated as the newly discovered information solely affects the Biological Resources section and the related Chapters of the Draft PRDEIR listed above. The City will not seek or entertain any further comments on unrevised portions of the Draft EIR.

Project Description: 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 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 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 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 site, which includes the existing home with the driveway modification within the R2 zone and 242 new homes within the PD zone. The project proposes a density of 8.2 to 9 dwelling units per acre in the PD zone.

The project is consistent with the site's existing land use designations: 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) with a zoning designation of RS-1-8 (Residential-Single Unit). The site is not listed as a hazardous waste and substance site pursuant to Section 65962.5 of the Government Code. This includes but is not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subsection (f) of that Section.

Case File: AEIS 2019-7

Related Case Files: TM 2019-1, P2019-6, DR 2019-5

Applicant: Aliko, LLC

Project Location: 9200 Inwood Drive, Santee, California, 92071 (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)

Document Availability: The PRDEIR for the Carlton Oaks Country Club and Resort Project can be reviewed during regular business hours at the following locations and on the City of Santee website at the following link: <https://www.cityofsanteeca.gov/active-projects-map/carlton-oaks-country-club>

City of Santee Planning & Building Department (Building 4)
City of Santee Clerk's Office (Building 3)
10601 Magnolia Avenue, Santee, CA 92071

County of San Diego Public Library
9225 Carlton Hills Boulevard, #17, Santee, CA 92071

Public Review and Comment Period: The PRDEIR can be reviewed during the 45-day public review period starting on Monday, July 27, 2026, and ending on Wednesday, September 9, 2026, at 5:00 p.m. (Pacific). Written and electronic comments (file size should be a maximum of 10 MB unless a link is

requested) addressing the PRDEIR for the Carlton Oaks Country Club and Resort Project must be received by mail or email at the following address:

Sandi Sawa, Director of Planning & Building
Subject: PRDEIR for the Carlton Oaks Country Club and Resort Project
Department of Planning & Building (Building 4)
10601 Magnolia Avenue
Santee, California 92071
Telephone: (619) 258-4100, extension 167
Email: ssawa@cityofsanteeca.gov

