

Mayor
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City Council
Ronn Hall
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Rob McNelis
Dustin Trotter

**NOTICE OF PREPARATION
of a Draft Environmental Impact Report and
Notice of Public Scoping Meeting**

Project: Carlton Oaks Country Club and Resort Project
Project Case Files: TM 2019-1, P2019-6, DR 2019-5, AEIS 2019-7
Project Proponent: Carlton Oaks Golf Resort and Lennar Homes
Project Address: 9200 Inwood Drive, Santee, California, 92071
Project Site Assessor Parcel Numbers (APN): 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

Environmental Impact Report

The City of Santee ("City") is preparing an Environmental Impact Report ("EIR") for the Carlton Oaks Country Club and Resort project ("Proposed Project") located on a 165-acre site in the Planned Development ("PD"), Park/Open Space ("P/OS"), and Low-Medium Density Residential ("R2") zones. The City will be the lead agency, in accordance with the California Environmental Quality Act ("CEQA"), for the proposed project.

As specified in the CEQA Guidelines, this NOP will be circulated for a 30-day scoping period. Agencies, organizations, and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, the views of your agency are requested on the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. If no response or well-justified request for additional time is received by any responsible agency or trustee agency by the end of the review period, the City will presume that these agencies have no response.

The NOP comment period begins on **June 7, 2024** and closes at **5:00 p.m.** on **July 8, 2024**. Comments concerning the scope of the EIR must be submitted in writing prior to the close of the review period to:

Christina Rios, Senior Planner
Planning & Building Department
10601 Magnolia Avenue, Santee, CA 92071
crios@cityofsanteeca.gov
(619) 258-4100 ext. 157

In your written comment, please indicate a contact person along with their contact information. The City will consider all written comments received during the noticed public scoping period in the preparation of the EIR.

Public Scoping Meeting

The City will hold a public scoping meeting to provide an opportunity for agency staff and interested members of the public to submit written comments on the scope of the environmental issues analyzed in the EIR. The public scoping meeting will be held on **June 25, 2024** from **5:00pm to 6:30PM**, at the **Santee City Council Chambers**, located at **Santee City Hall, 10601 Magnolia Avenue**. All parties are welcome to attend and are encouraged to ask questions or provide suggestions about the proposed project and environmental analysis.

Proposed Project Location and Adjacent Land Uses

The proposed 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 (Figure 1). The project site encompasses twelve APNs. The existing uses on the project site are the Carlton Oaks Golf Course and Country Club, including a clubhouse with restaurant/bar, pro shop, 52-key hotel and tournament hall.

The land uses surrounding the project location include residential uses to the north, open space and residential uses to the east, open space/riverbed and the State Route (SR)-52 right-of-way to the south, and the rights-of-way of SR-52 and West Hills Parkway to the west. Other surrounding land uses generally consist of residential, commercial, and public facilities.

Approximately 100.3 acres of the project location are within the City of Santee, and approximately 64.6 acres are within 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 improvements associated with the project and are located either in the City of San Diego or City of Santee (off-site improvement areas). The off-site improvement areas and the proposed project site make up the CEQA Study Area (Figure 2). In the City of San Diego, land uses would include a 64-acre portion of the redesigned golf course; access to the proposed Residential West (PA-1) subdivision from West Hills Parkway, including relinquished abutters access rights and revestment of access rights; and the widening and restriping of West Hills Parkway. The remaining project components, including most of the redesigned golf course, clubhouse and hotel (PA-3), Residential West, and Residential North (PA-2) are within the City of Santee.

Project Description

Golf Course Redesign

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 (Figure 2). The new course design would have a 50 percent reduction in turf irrigation and would utilize a new modern irrigation system. The existing ponds on the golf course would be reshaped, and the existing drainage patterns would be improved. Out-of-play areas around the golf course would be planted with native grasses and smaller shrubs native to the region. The maintenance facility in the eastern portion of the project site would remain in its current location.

Carlton Oaks Country Club and Resort

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, 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 (Figure 2). 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.

Residential Development

The Carlton Oaks Country Club and Resort would include a residential component 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 (Figure 2). In addition, six single-family lots would front Carlton Oaks Drive and allow for single-story homes on a minimum 6,000 square-foot lots. One existing home located at 9225 Inwood Drive has also been included within the project area to allow for minor driveway modifications but no changes to the structure are proposed. The applicant is requesting approval of required easements from the City of San Diego for grading, landscaping, utilities, access, and maintenance.

Access

Access to Residential West would be from a private driveway off the eastern side of West Hills Parkway, which would be widened and restriped. Two private internal streets would provide access to the homes. The private driveway would require access easements across vacant, previously disturbed lands owned by the City of San Diego (Public Utilities Department).

Access to Residential North and the resort would be from Carlton Oaks Drive at the intersection of Burning Tree Way. Internal streets and a roundabout would provide access to homes and to the resort facilities. A private utility maintenance road would be provided between Residential North and Residential West. Access to the golf course and resort would be provided by a private drive through Residential North from Carlton Oaks Drive southerly via a new bridge across the San Diego River (North Channel).

A 26-foot-wide private emergency access road would be provided through the existing Vista del Verde condominiums located in the northeastern corner of the project site (Figure 2). This emergency access would be for the proposed project only and would not be open to the public. A new fence with an emergency access gate will also be erected between buildings of the existing adjacent condominium complexes. A private emergency access road would be provided in the northern corner of Residential West from West Hills Parkway.

Proposed Trail Segments

Multipurpose, public trail segments will be provided on the project site that will link with existing and planned trails to the east and west of the site. In the western portion of the site, the trail segment will be constructed beginning at the Santee jurisdictional line ending at the property line (Station 38+60 as shown on Figure 2) and link to the future planned trail known as the Carlton Oaks Golf Course Segment. A graded bench (located within the Carlton Oaks Golf Course Segment) would also be provided within the easement areas that will be granted to the applicant by the City of San Diego as a part of this project. In the eastern portion of the site, an onsite trail segment will traverse through the resort to Carlton Oaks Drive and will extend the offsite Mast Park West Trail (east of the project boundary to the south to the property line), as well as link to the future planned trail known as the Carlton Oaks Golf Course Segment.

In addition to the proposed trail alignment currently proposed through Residential North and the County Club and Resort Area, a supplemental trail offer of dedication is shown on the applicant's

map should the City request this supplemental trail alignment. The supplemental trail offer of dedication starts from an area east of the Country Club and Resort parking lot to the property line of the Vista del Verde community. If the City were to request this supplemental segment, the applicant will agree to dedicate the trail alignment and construct this trail at a later date if the city determines that it desires to build this trail in the future.

100-Year Floodway Improvements

The project site is located within the regulatory limits of the San Diego River (floodplain and floodway) and receives runoff from Sycamore Canyon Creek (Santee Lakes) channel, the San Diego River (North Channel), several storm drain outfalls from the existing developments along Carlton Oaks Drive and Mast Boulevard roadway corridors, and runoff from Forester Creek.

The proposed grading for the clubhouse, hotel, and golf course would occur within the regulatory floodway. The proposed development would require elevating the grade of the proposed clubhouse and hotel above the floodplain. In addition, a small portion of the Residential North development encroaches into the existing floodplain. A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) would be processed through the Federal Emergency Management Agency (FEMA) to revise the flood mapping associated with the proposed alteration of the floodway.

Offsite Improvements (Additional APNs 383-221-05, -08, 383-223-02, 383-330-39, 383-381-22, 383-425-10, 383-431-01, 383-480-04, -44, -47, -48, -51)

1. Emergency Vehicle Access: The project will include the construction of a 26-foot-wide emergency vehicle access roadway, from the Vista del Verde community south onto the golf course property to the developed portion of the resort. One parking spot on the Vista del Verde property may be removed but will be relocated within that property. The project also includes installation of a motorized gate and replacement of the existing chain link fence with a steel tubular fence, on the boundary of the Golf Course property.
2. West Hills Parkway: West Hills Parkway will be widened within the existing right-of-way from Carlton Oaks Drive approximately 700 feet southerly to the existing bridge, to provide a dedicated left-turn lane into Residential West. New striping will include a striped median and increased width for bike lanes. This work would be located within the City of San Diego's jurisdiction, and therefore would follow their standards.
3. Extension of a Padre Dam Municipal Water District (PDMWD) public water main: A PDMWD water main would be extended from Carlton Oaks Drive south along West Hills Parkway and into Residential West to provide a connection to the proposed private water system.
4. Access to Residential North and the Resort Area: Access to these areas would be provided by Carlton Oaks Drive at the intersection of Burning Tree Way. This access point is approximately 200 feet east of the existing hotel access road (Inwood Drive). Inwood Drive will be closed and replaced with curb and sidewalk. Additionally, several existing driveway aprons along the project frontage will be closed and replaced with curb and landscaping along with other miscellaneous frontage improvements such as overhead power undergrounding and landscaping. Overhead power undergrounding would extend north of Carlton Oaks Drive. Potable and recycled water would be connected to existing main lines in Carlton Oaks Drive and extended into the project.
5. Drainage Improvements: Existing drainage pipes discharge to the golf course at five locations along the north subdivision boundary. All improvements will be constructed in a manner that will maintain the existing flow and drainage patterns.

- a) *An existing 42-inch storm drain discharges to the site from a headwall located approximately 15 feet offsite, within a public easement (City of Santee) on an existing residential lot (Lot 17 of Map 4402). The offsite flows will be picked up onsite by proposed storm drain improvements and discharged into the San Diego River (North Channel).*
 - b) *An existing 27-inch storm drain extends onto the project site from an existing residential lot (Lot 14 of Map 5417). This pipe will be extended under the proposed access road to a new headwall and discharge onto the golf course.*
 - c) *An existing 18-inch storm drain discharges to the site from a headwall located approximately 15 feet offsite, located within a public easement (City of Santee) on an existing residential lot (Lot 230 of Map 6973). The offsite flows will be picked up onsite by proposed storm drain improvements and discharged onto the golf course.*
 - d) *An existing 47"x71" storm drain discharges to the site from a headwall located approximately 20 feet offsite, located within a public easement (City of Santee) on an existing residential lot (Lot 239 of Map 6973). The offsite flows will be picked up onsite by proposed storm drain improvements and discharged onto the golf course.*
 - e) *An existing 72-inch diameter storm drainpipe discharges to the site from the headwall located approximately immediately offsite at the north property line of Residential West. The existing headwall includes a large concrete energy dissipator and concrete channel. These storm drain facilities are located offsite on existing residential lots (Lots 679 & 680 of Map 7295) and within an existing public easement (City of Santee). The offsite flows will be picked up onsite by proposed storm drain improvements and discharged onto the golf course.*
6. Sewer Maintenance Hole Improvements: There are three, existing sewer maintenance holes located offsite within a PDMWD easement within the Vista del Verde condominium property. The need for engineered sewer maintenance hole liners will be determined in the project design phase. All work will be limited to within the public easement area.

Requested Entitlements

The following discretionary actions would be required by the City of Santee:

- Certification of the EIR, adoption of Findings of Fact, adoption of a Mitigation Monitoring and Reporting Program, and adoption of the Statement of Overriding Considerations, if applicable
- Approval of the Tentative Map
- Approval of the Development Review Permit
- Approval of the Conditional Use Permit
- Issuance of ministerial construction permits (building, grading, etc.)

The following discretionary actions would be required by the City of San Diego:

- Issuance of a Site Development Permit
- Issuance of ministerial permits (including grading permits, etc.)
- Approval of required easements

The following discretionary actions would be required by other agencies:

- The U.S. Army Corps of Engineers would require Clean Water Act Section 404 authorization (Nationwide Permits 29, 39, and 42).

- The U.S. Fish and Wildlife Service would require a City of San Diego Permit (with conformance to Environmentally Sensitive Lands regulations) for impacts in the City of San Diego and/or Section 7 Incidental Take Permit for Endangered Species Compliance.
- The Federal Emergency Management Agency would require a Conditional Letter of Map Revision and Letter of Map Revision.
- The California Regional Water Quality Control Board would require a Clean Water Act Section 401 Water Quality Certification.
- The California Department of Fish and Wildlife would require a Fish and Game Code Section 1602 Streambed Alteration Agreement and Incidental Take Permit under Section 2081.
- The State Water Resources Control Board would require a National Pollutant Discharge Elimination System General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit).
- Federal Aviation Administration would require a project determination and approval for construction equipment and operational structures.

Project Alternatives

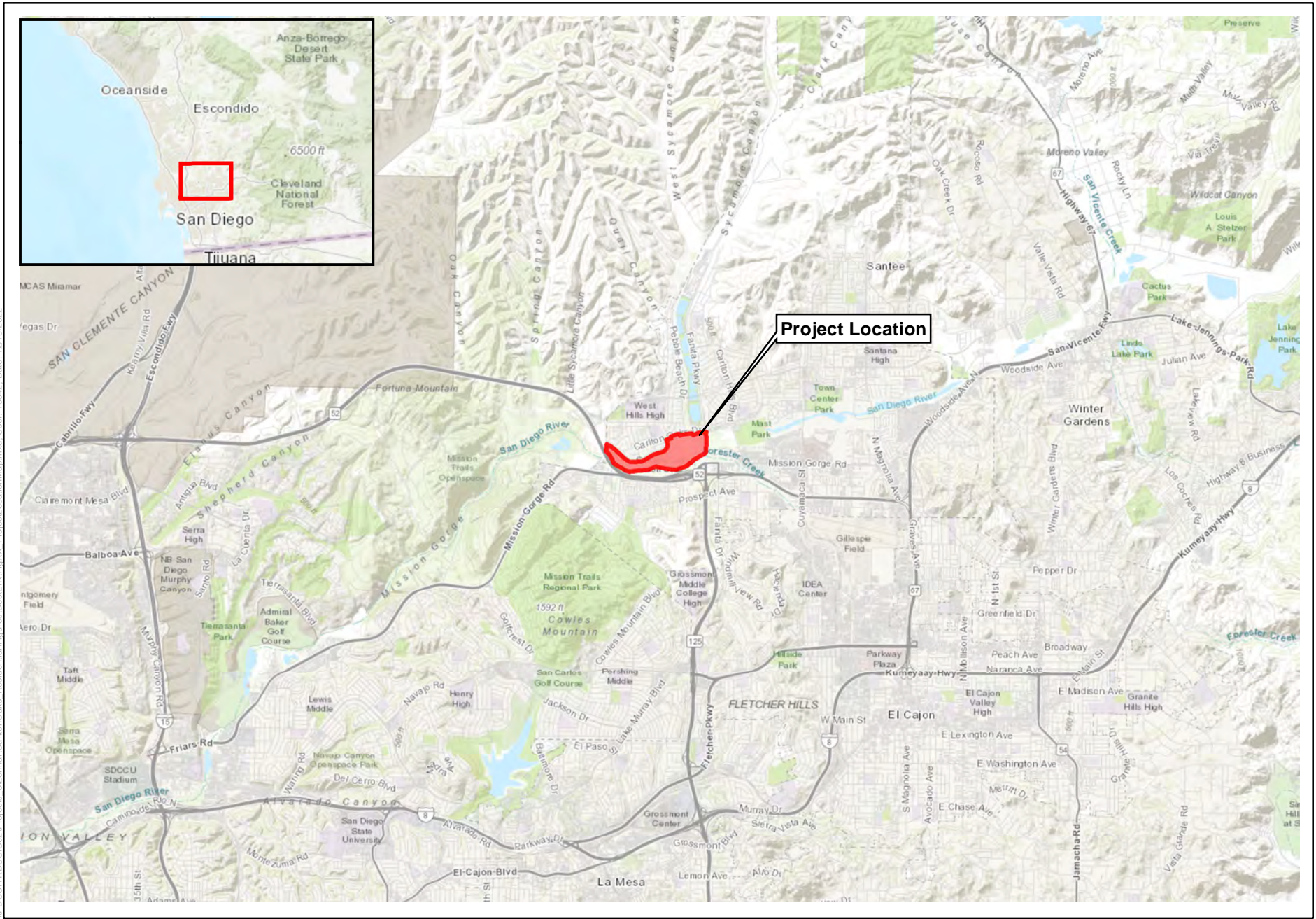
The EIR will evaluate a reasonable range of project alternatives, including the required No Project Alternative.

Potential Environmental Effect Areas

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 the following environmental topic areas, and mitigation measures would be identified as necessary to reduce potentially significant effects.

- | | |
|-----------------------------------|-----------------------------|
| • Aesthetics and Visual Resources | • Land Use and Planning |
| • Air Quality | • Mineral Resources |
| • Biological Resources | • Noise and Vibration |
| • Cultural Resources | • Population and Housing |
| • Energy | • Public Services |
| • Geologic Hazards and Soils | • Recreation |
| • Greenhouse Gas Emissions | • Transportation/Traffic |
| • Hazards and Hazardous Materials | • Tribal Cultural Resources |
| • Hydrology and Water Quality | • Utilities/Service Systems |
| | • Wildfire |

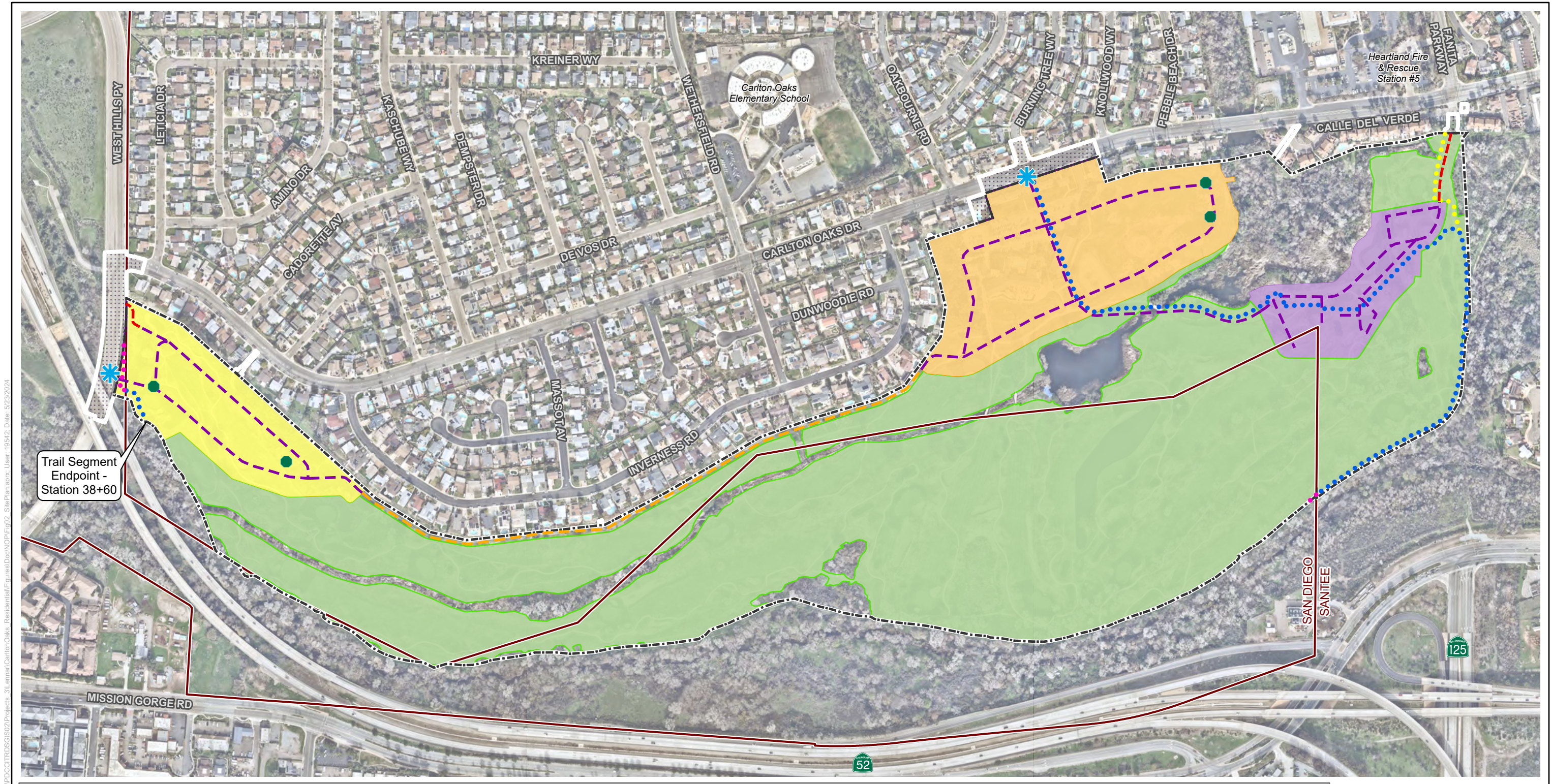
As environmental documentation for this project is completed, it will be available for review at the Planning & Building Department located in Building 4 at Santee City Hall, 10601 Magnolia Avenue, Santee CA 92071, and online at: cityofsanteeca.gov.



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Figure 1
Project Location Map
Carlton Oaks Country Club and Resort



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Project Site	Residential North	Primary Entrance	Project Trail Segment (Santee)	Emergency Vehicle Access Only
Off-Site Improvements	Residential West	Recreation Areas	Project Trail Segment (San Diego)	Private Utility Maintenance Road
City of Santee/San Diego Municipal Boundary	Golf Course Redesign		Supplemental Trail Offer of Dedication	Residential / Resort Circulation Roadway
CEQA Study Area	Hotel and Clubhouse			

Source: Site Plan-Hunsaker & Associates (2024); Imagery-SANGIS (2023)



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Figure 2
Site Plan and Off-Site Improvements
Carlton Oaks Country Club and Resort