
Appendix J2

Driving Range Berm Drainage and Flood Assessment



HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.

PLANNING

ENGINEERING

SURVEYING

MEMORANDUM

To: David Shepherd, Lennar Homes of California, LLC
From: Alisa S. Vialpando, Hunsaker & Associates, Inc. San Diego
Date: October 30, 2024
Regarding: **Carlton Oaks Country Club and Resort – Driving Range Berm – Drainage and Flood Assessment**

The purpose of this memo is to identify any drainage and flood-related impacts that may have occurred with the removal of the Carlton Oaks Country Club and Resort – Driving Range Berm.

Introduction

In 2023, as part of the existing golf course's continued operations, soil extracted from another project was transported to the project site to create a berm to aid in golf ball retention. In total, approximately 1,000 cubic yards were moved to the existing driving range during a year-long period. A small bulldozer was used to spread the soil on the site's natural surface contours to create a berm along the outer edge of the driving range adjacent to Sycamore Canyon Creek. No subsurface disturbance occurred as a result of the soil deposition.

On August 19, 2024, the City of Santee issued a Notice of Violation to the landowner of the project site. The Notice of Violation identified the transportation of the dirt to the driving range without the required permit as a violation of the City's Municipal Code. The applicant was directed to remove the transported dirt from the driving range and restore the area to pre-construction conditions to the satisfaction of the City Engineer. The appropriate regulatory agencies were also informed of the potential violation and requested that any restoration be completed prior to the raptor season of 2025.

By the end of 2024, the soil and berm were removed, and the soil was transported offsite. The remediation work involved removing the soil and berm from the driving range to restore the site to its original condition. The 1,000 CY of soil was transported offsite to a residential construction site located just north of Robertson Street and west of Day Street in the unincorporated town of Ramona, approximately 25 miles away. Equipment used for this effort involved a 966 loader, a D6 dozer, and a water equipment truck for dust control.

Drainage and Flood Analysis

The driving range at the project site was restored to its original topographic contours prior to soil deposition. Following soil removal, a survey crew inspected the site to confirm and document that it had been returned to its pre-existing state. Therefore, removing the berm will not impact the conditions identified in the drainage or flood analysis.

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