



## **NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CARLTON OAKS GOLF COURSE PROJECT (SCH# 2024060258)**

Notice is hereby given by the PLANNING & BUILDING DEPARTMENT of the CITY OF SANTEE (City) as the lead agency, in accordance with the California Environmental Quality Act (CEQA), of the availability for public review of a draft Environmental Impact Report (EIR) for the Carlton Oaks Golf Course Project (Project).

### **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 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The proposed project would transform the existing, outdated clubhouse and facilities into a country club and resort.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. 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:** Alike, LLC

**Project Location:** 9200 Inwood Drive, Santee, California, 92071 (APN s 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 EIR for the Carlton Oaks Golf Course can be reviewed during regular business hours at the following locations and on the City of Santee website at the following link:

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

Santee County Library  
9225 Carlton Hills Boulevard, Santee, CA 92071

<https://www.cityofsanteeca.gov/business/active-projects-map>

**Public Review and Comment Period:** The EIR can be reviewed during the 45-day public review period starting on Tuesday, June 10, 2025, and ending on Thursday, July 24, 2025, 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 Carlton Oaks Golf Course EIR must be received by mail or email at the following address:

Christina Rios, Senior Planner  
**Subject: Carlton Oaks Golf Course EIR**  
Department of Planning & Building (Building 4)  
10601 Magnolia Avenue  
Santee, California 92071  
Telephone: (619) 258-4100, extension 157  
Email: [crios@cityofsanteeca.gov](mailto:crios@cityofsanteeca.gov)

**Location Map  
AEIS-2019-7**

