



The County of San Diego

Planning Commission Hearing Report

Date:	October 14, 2016	Case/File No.:	PDS2016-GPA-16-002 PDS2016-ER-16-00-001
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	General Plan Amendment to Adopt the Campo/Lake Morena Community Plan and Amend the Mountain Empire Sub-Regional Plan
Time:	9:00 a.m.	Location:	Campo/Lake Morena Planning Area
Agenda Item:	#2	General Plan:	Various
Appeal Status:	Board of Supervisors is final decision maker	Zoning:	Various
Applicant:	County of San Diego	Community:	Campo/Lake Morena
Environmental:	EIR Addendum	APNs:	Various

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to consider a proposed General Plan Amendment (GPA) that would create a new community plan for the Campo/Lake Morena Planning Area. The Campo/Lake Morena Planning Area is currently addressed in the Mountain Empire Sub-regional Plan. As part of the GPA, the Mountain Empire Sub-regional Plan would be amended to remove the references to Campo/Lake Morena.

Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- a. Find that the Planning Commission has reviewed and considered the information contained in the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto dated August 18, 2016, on file with PDS under Environmental Review Log Number 16-00-001, prior to making its recommendation on the GPA.
- b. Recommend that the Board of Supervisors adopt the staff recommended resolution entitled:

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE MOUNTAIN EMPIRE SUB-REGIONAL PLAN AND ADOPTING THE CAMPO/LAKE MORENA COMMUNITY PLAN; GPA 16-002

2. Key Requirements for Requested Action

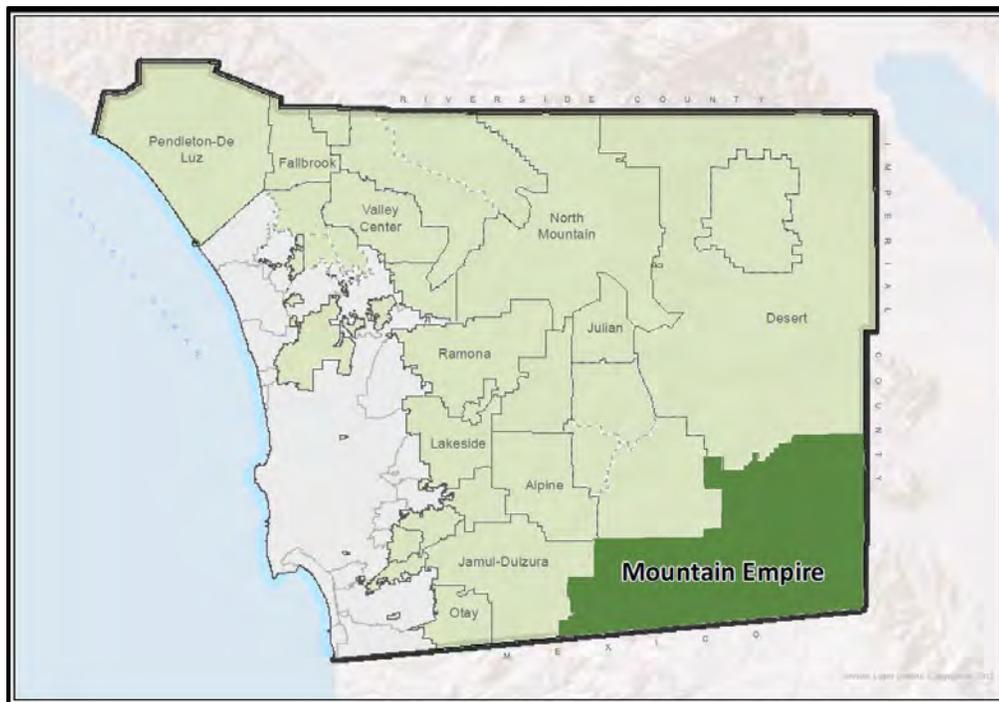
- a. Is the proposed GPA in compliance with the California Government Code?
- b. Is the proposed GPA consistent with the vision, goals, and policies of the General Plan?
- c. Does the proposed GPA comply with the California Environmental Quality Act (CEQA)?

B. BACKGROUND

As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors adopted community and sub-regional plans. Community and sub-regional plans provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. These plans contain goals and policies that address community character, land use development, transportation, public safety, conservation and open space and other issue areas important to the local community. The community plan policies add to the General Plan policies and apply to new development. General Plan Policy LU-2.1 requires that Community Plans be maintained and remain consistent with the General Plan. The proposed amendments to the Mountain Empire Sub-regional Plan and the proposed Campo/Lake Morena Community Plan are being processed in accordance with the maintenance requirements of the General Plan.

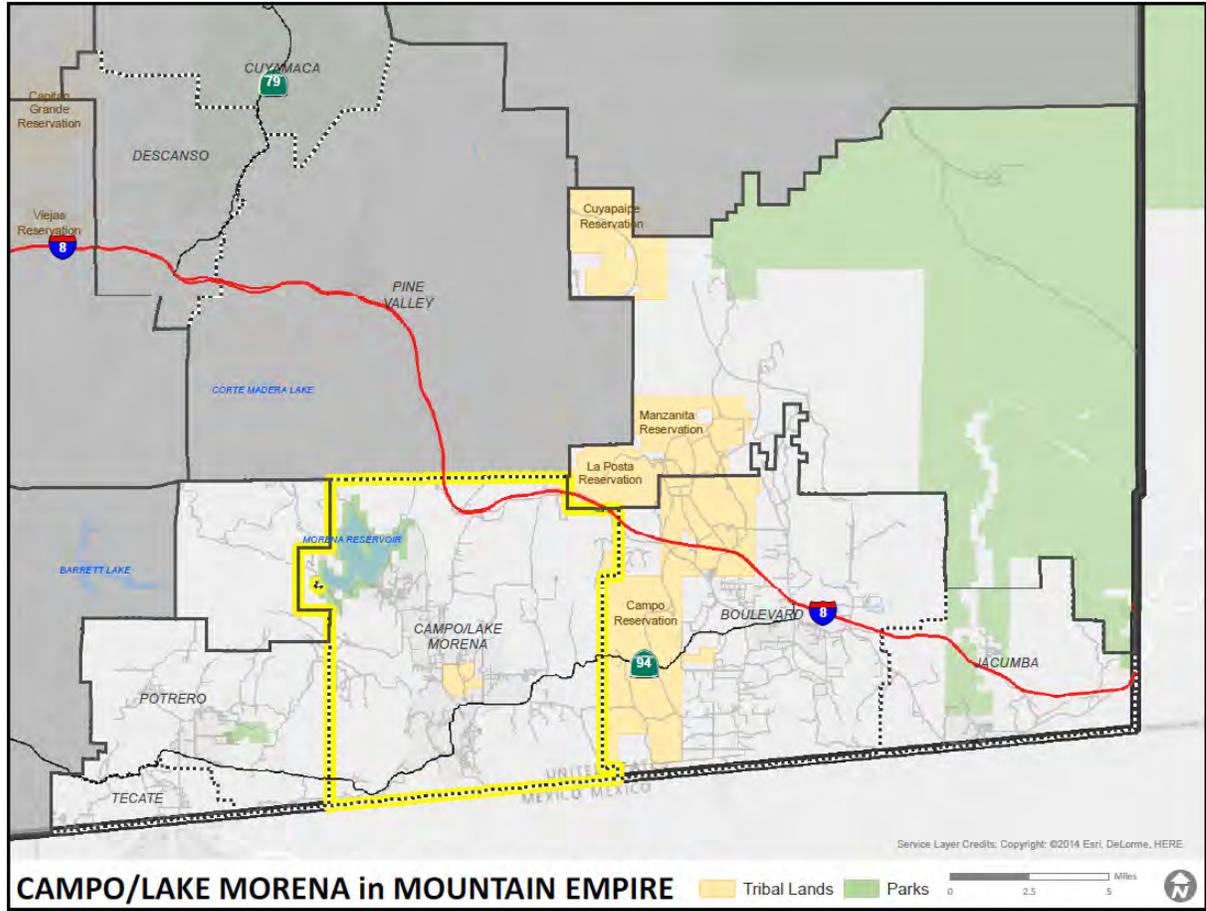
The Campo/Lake Morena Planning Area is part of the Mountain Empire Sub-regional Area and is located approximately 50 miles east of downtown San Diego (Figure 1).

Figure 1 – Mountain Empire Sub-Regional Area Vicinity Map



The Mountain Empire Sub-regional Planning Area includes five (5) different planning areas: Boulevard, Campo/Lake Morena, Jacumba, Portrero and Tecate (Figure 2).

Figure 2 – Mountain Empire Sub-Regional Area



Within the sub-regional area, The Campo/Lake Morena Planning Area encompasses approximately 90 square miles and includes Cameron Corners, Campo, and Lake Morena (Figure 3).

1. Cameron Corners

Cameron Corners has an estimated 35 residents, and is at the center of two major road systems: Highway 94 and Buckman Springs Rd. Existing infrastructure and businesses include not only the two major roads, but an existing elementary school, library, fire station, local retail center, store/gas stations, chiropractor, shops, real estate offices, church, antique stores, auto towing yard, water tank fabrication site, and restaurants. Recently, a Circle K store with a gas station has been added along with a Subway sandwich shop, beauty shop, and a Mexican food stand. Mountain Health & Community Services (MHCS) has plans to build a 10,000 square foot health and dental clinic on Buckman Springs Road just north of Highway 94. The commercial core is surrounded by limited and medium impact industrial, semi-rural residential and rural lands. On August 3, 2011, the Board of Supervisors approved the Star Ranch Special Study Area, which is partially within the Cameron Corners boundary.

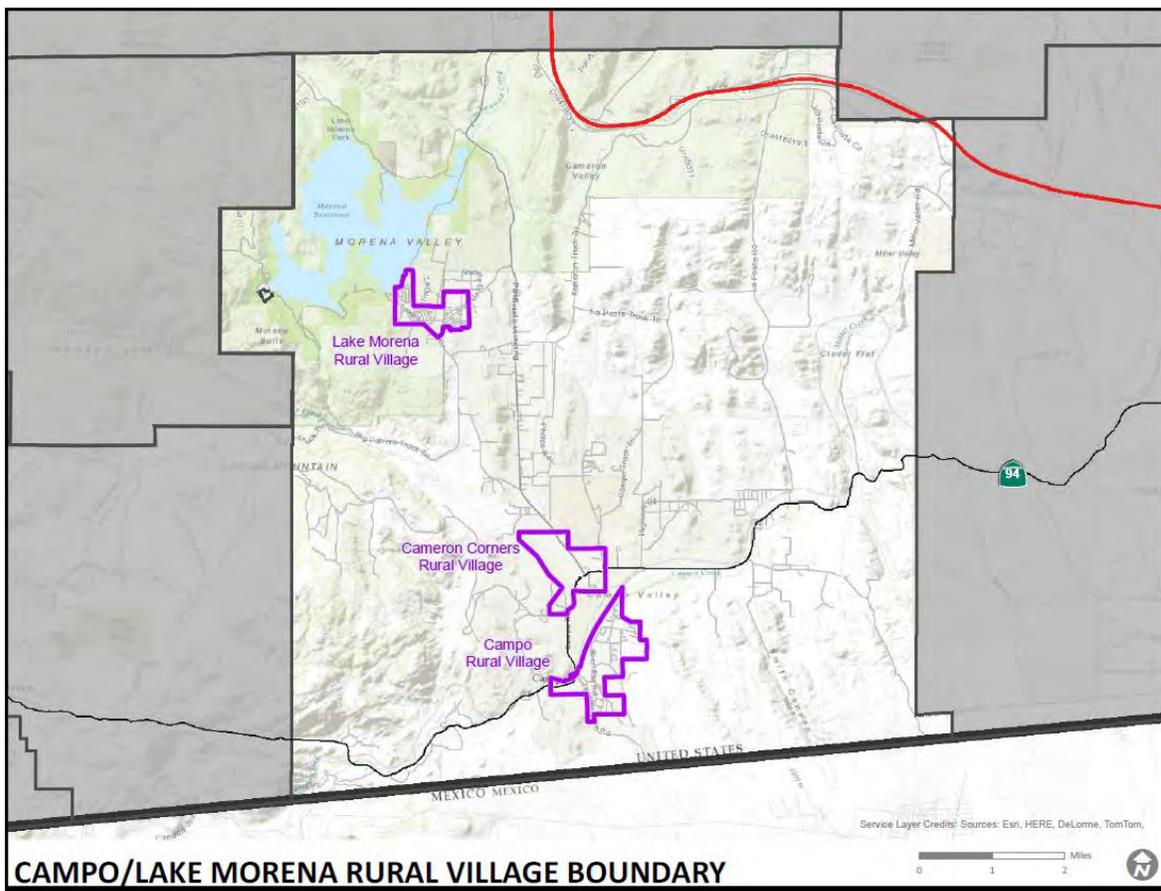
2. Campo

The rural village of Campo has a small commercial core area that is surrounded by village residential, semi-rural residential, rural lands, and public/semi-public facilities. According to the 2010 Census, it has 545 residents. This area contains a railroad station, a volunteer fire station, a post office, a community center, a senior center, Little League fields, the Stone Store Museum, a thrift shop, a church, a convenience store, a sheriff's station, a Border Patrol station, a County road maintenance facility and two minimum-security youth facilities: Rancho del Rayo and Rancho del Campo.

3. Lake Morena

Lake Morena Village has an estimated population of 609 residents and consists of approximately 279 homes nestled around the southeastern shore of Lake Morena and the John Lyons-Lake Morena County Park. The Cleveland National Forest borders the village on portions of the north and south. The commercial core is surrounded by village residential, semi-rural residential and public/semi-public facilities.

Figure 3 – The Villages of Cameron Corners, Campo, and Lake Morena Village



C. SUB-REGIONAL AND COMMUNITY PLAN UPDATES

A new Campo/Lake Morena Community Plan and amendments to the Mountain Empire Sub-regional Plan are proposed to comply with the maintenance requirements of the General Plan. The amendments to the Mountain Empire Sub-regional Plan include the removal of references to the Campo/Lake Morena Planning Area. A summary of the salient policies that are incorporated into the proposed Campo/Lake Morena Community Plan is included below. Staff and the Campo/Lake Morena Community Planning Group (CLMCPG) are in agreement on the inclusion of these policies in the proposed Pine Valley Community Plan.

1. Land Use

- a. The proposed Campo/Lake Morena Community Plan includes policies that address industrial-scale wind and solar renewable energy projects to ensure they are designed appropriately so as to not disrupt viewsheds and highly sensitive habitat areas.
 - Policy LU 3.6.1: Seek to locate these projects in locations where landforms could hide them from view to the maximum extent feasible.
 - Policy LU 3.6.2: Require such projects to place service utilities, such as power lines, underground, to the maximum extent feasible.
 - Policy LU 3.6.3: Seek placement of such installations away from ridgelines, flood plains and highly sensitive habitat areas.
- b. Policies encourage development within the village boundaries to allow growth while preserving the unique character of the area.
 - Policy LU 4.1.1: Do not allow village density growth outside the village boundaries.
 - Policy LU 4.1.2: Encourage development in the villages of Campo and Lake Morena to be limited to infill on existing lots, except as noted in the Lake Morena Village map.

2. Conservation and Open Space

- a. Groundwater policies were written to discourage exporting groundwater and discourage large-scale commercial sand and aggregate mining to protect groundwater supplies.
 - Policy COS 1.1.1: Prohibit commercial export of groundwater and other forms of water mining for use outside of the local basin.
 - Policy COS 1.1.5: Discourage large-scale commercial sand and aggregate mining. Any of these projects must be fully mitigated in order to protect recharge and prevent disruption of wildlife habitat and movement through the area.
- b. The proposed Campo/Lake Morena Community Plan includes supporting the creation of the Camp Lockett Historical Park. This is an area of special interest that has the potential to improve both the local economy and quality of life.

3. Noise

- a. The CLMCPG included language that expresses concerns about low flying military aircraft passing directly over homes, livestock operations and sensitive wildlife areas of the community.
- b. Policies were written into the proposed Campo/Lake Morena Community Plan to encourage commercial, industrial development and large scale energy generation projects to create and maintain adequate buffers between residential areas in order to reduce noise and other negative impacts.

- Policy N 2.2.1: Encourage commercial, industrial development and large scale energy generation projects to create and maintain adequate buffers between residential areas and incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust and unsightly views; and impacts to groundwater quality and quantity.

In addition to the polices that are proposed for the Community Plan, the CLMCPG is also requesting changes to the village boundaries of the Proposed Campo/Lake Morena Community Plan and the removal of the Star Ranch Special Study Area from the Mountain Empire Sub-regional plan:

4. Village Boundary Changes

- a. The CLMCPG is requesting to reduce the existing Cameron Corners Village Boundary by approximately 258 acres (Attachment A).
- b. No changes are proposed to the Campo Rural Village Boundary.
- c. The CLMCPG is requesting to expand the Lake Morena Rural Village Boundary to include approximately 135 acres of additional SR-4 land (Attachment B).

5. Special Study Area Updates

- a. The Star Ranch Special Study Area can be found in the Mountain Empire Sub-regional Plan (Attachment A). The CLMCPG is requesting that the Special Study Area be removed from the plan.

D. ANALYSIS AND DISCUSSION

Changes to an adopted General Plan are required to follow the process specified in Government Code Section 65350, which includes evaluation and analysis, public and agency review, Planning Commission review and Board of Supervisors approval.

The proposed Campo/Lake Morena Community Plan identifies community-specific issues and corresponding goals and policies, and is intended to complement and refine the General Plan. The new community plan does not represent a change in the policies set forth in either the County General Plan, or the Central Mountain Sub-regional Plan; rather, it continues the themes established in the sub-regional plan and applies them to the specific characteristics of the Campo/Lake Morena Planning Area. The proposed GPA does not make any revisions to the text of the General Plan. The proposed Mountain Empire Sub-regional Plan modifications include the removal of references to this area in the sub-regional plan.

According to the General Plan, a village boundary is defined as a line delineated in a community plan that defines the extent of a village or rural village as a means to direct future growth and identify where development should be directed. Reducing the Cameron Corners Village Boundary would limit the growth potential around Cameron Corners. Staff does not support this change because it will potentially affect the Star Ranch Special Study Area adopted by the Board of Supervisors on August 3, 2011, and also Star Ranch, an active general plan amendment currently being processed by PDS. For this reason, staff recommends that the Star Ranch Special Study Area be retained in the Mountain Empire Sub-regional Plan.

PDS staff supports the CLMCPG's request to expand the Lake Morena Rural Village Boundary. The additional 135 acres that would be encompassed by the proposed boundary change have a land use designation of Semi-Rural Residential (SR-4). This is consistent with the neighboring lands within

the existing village boundary which also have an SR-4 designation. There are no active projects affected by this change.

According to the General Plan, Special Study Areas define areas for further planning and implementation and should be further defined in more detail in the community plan for each area that is identified. The designation of a Special Study Area does not presume modifications to the General Plan are necessary nor does it bestow any additional entitlement upon the property. A Special Study Area is intended to give a clear commitment to the community and property owners that if further changes are processed in the future, those changes will address the areas identified as areas needing further information and evaluation. Staff believes that the retention of the Board of Supervisors approved Star Ranch Special Study Area within the Mountain Empire Sub-regional plan is appropriate while the Star Ranch General Plan amendment is processed.

County Policy I-1 states, "There may be instances where staff and the CPG disagree...in which case both proposals should be brought forward to the Planning Commission and Board of Supervisors." In order to comply with Policy I-1, PDS is presenting both proposals to the Planning Commission and Board of Supervisors for a final determination (Attachment C).

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an Addendum to the General Plan Update EIR under CEQA Section 15164. An EIR Addendum dated August 18, 2016, has been prepared for the project (Attachment D). There are no changes in the project, no changes in the circumstances under which the project is undertaken, and no new information which results in a new significant environmental effect or a substantial increase in the severity of a previously identified significant environmental effect since the certification of the previous EIR for the project dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001.

F. PUBLIC INPUT

PDS staff attended CLMCPG meetings on March 28 and May 23, 2016 in order to work directly with the CLMCPG in developing a community plan that appropriately addressed both the needs of the community and the requirements of the County. Staff also conducted public outreach that included a 30-day public review and comment period, a 45-day agency review and comment period (for agencies listed in Government Code Section 65352) and SB18 tribal outreach. No public comments were received within the 30-day public comment period.

On July 6, 2016, by a vote of 7 ayes; 0 nays; 0 absent; 0 abstentions; 0 vacant, the Campo/Lake Morena CPG recommended adoption of the Campo/Lake Morena Community Plan with the changes to the Cameron Corners and Lake Morena village boundaries.

G. RECOMMENDATIONS

PDS recommends that the Planning Commission take the following action:

- a. Find that the Planning Commission has reviewed and considered the information contained in the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, and the Draft Addendum thereto dated August 18,

2016, on file with PDS under Environmental Review Log Number 16-00-001, prior to making its recommendation on the GPA (Attachment D).

- b. Recommend that the Board of Supervisors adopt the staff recommended resolution entitled (Attachment E):

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS AMENDING THE MOUNTAIN EMPIRE SUB-REGIONAL PLAN AND ADOPTING THE CAMPO/LAKE MORENA COMMUNITY PLAN; GPA 16-002.

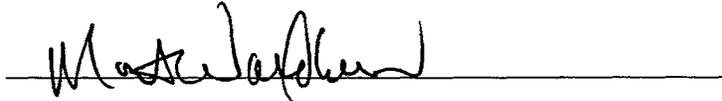
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MARK WARDLAW, DIRECTOR

ATTACHMENTS

- Attachment A – Cameron Corners Existing/Proposed Village Boundary and the Star Ranch Special Study Area
- Attachment B – Lake Morena Existing/Proposed Village Boundary
- Attachment C – Policy I-1
- Attachment D – Environmental Review Update Checklist Form - Project with Previously Approved Environmental Documents (EIR Addendum)
- Attachment E – RESOLUTION AMENDING THE MOUNTAIN EMPIRE SUB-REGIONAL PLAN AND ADOPTING THE CAMPO/LAKE MORENA COMMUNITY PLAN

Attachment A – Cameron Corners
Existing/Proposed Village Boundary and the Star
Ranch Special Study Area

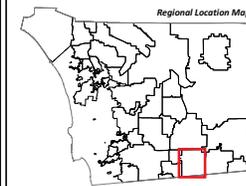
COUNTY OF SAN DIEGO



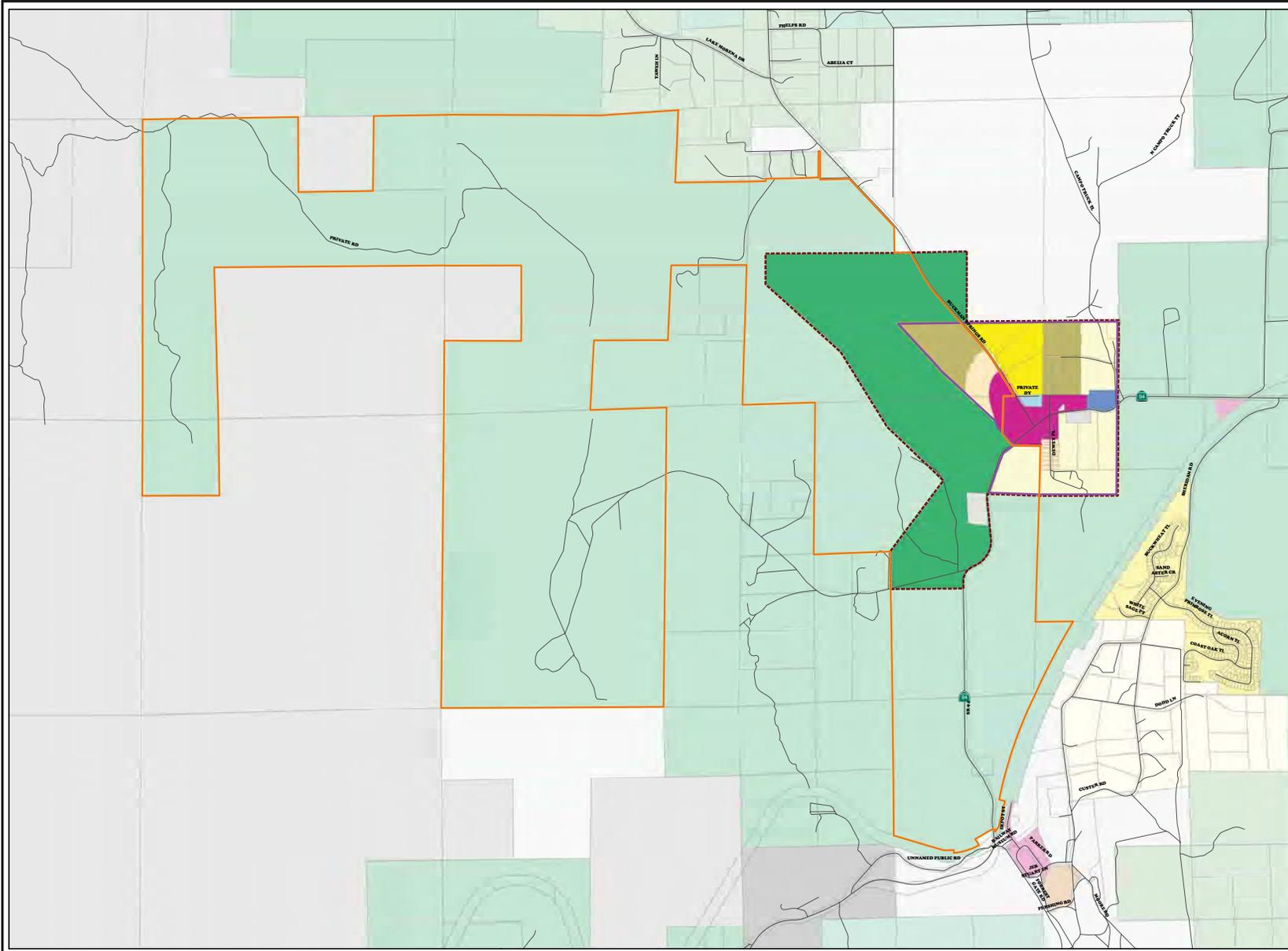
**Campo/ Lake Morena
Community Plan
Update**
*Mountain Empire
Community Planning Area*

Cameron Corners: GP Land Use Designations

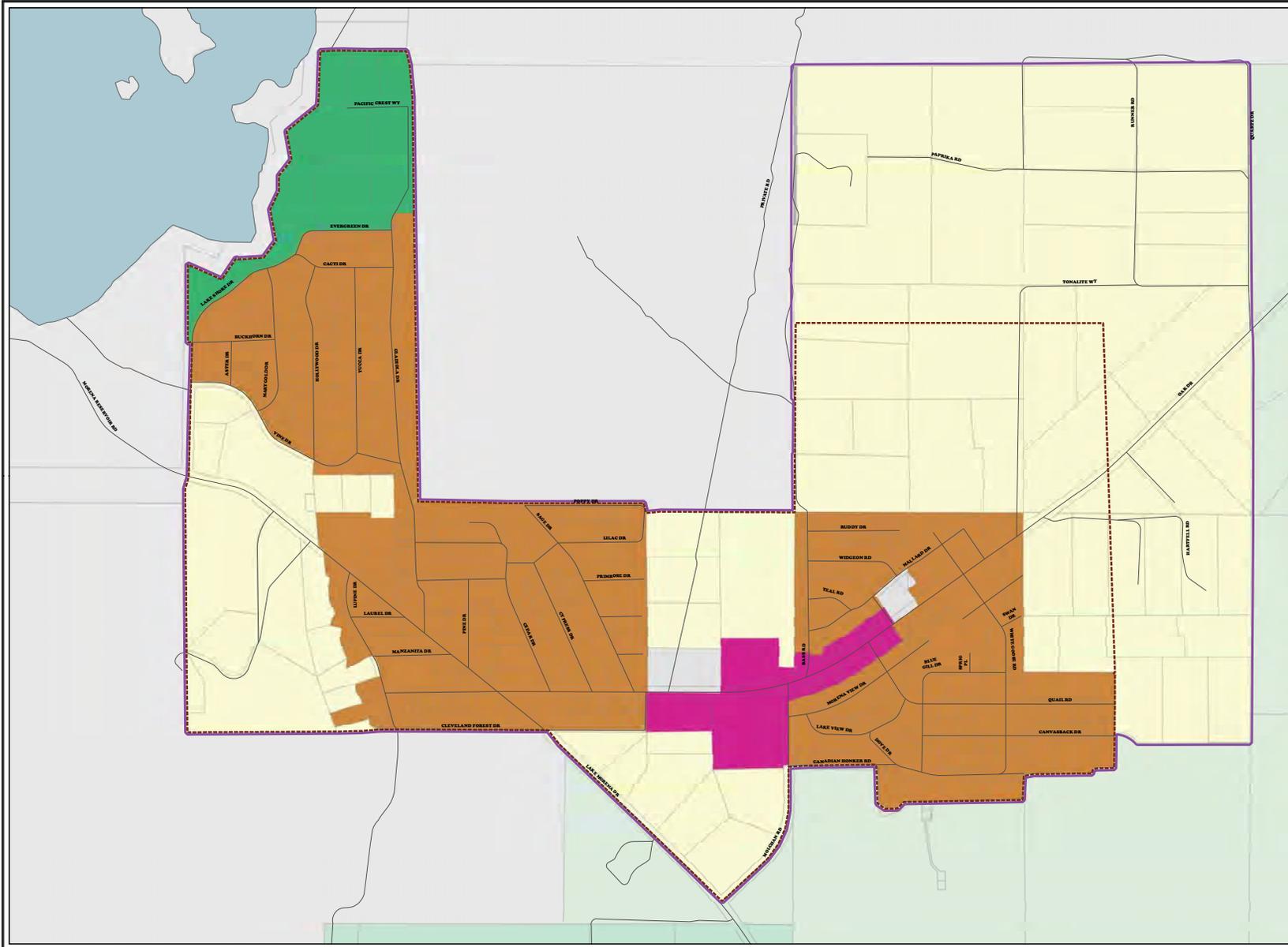
- Star Ranch Special Study Area
- Existing Cameron Corners Village Boundary
- Community Proposed Cameron Corners Village Boundary
- Assessor Parcels
- Roads
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Rural Lands (RL-40)
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- Public/Semi-Public Facilities



Coordinates: NAD83 Feet
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This is a draft map and should be interpreted upon substantial of subsequent versions.



Attachment B – Lake Morena Existing/Proposed
Village Boundary



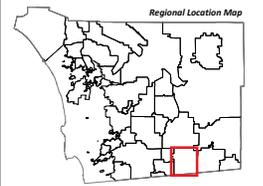
COUNTY OF SAN DIEGO



**Campo/ Lake Morena
Community Plan
Update**
Mountain Empire
Community Planning Area

Lake Morena Village: GP Land Use Designations

- Lake Morena Village
- Lake Morena Village Proposed Boundary
- Assessor Parcels
- Roads
- Village Residential (VR-7.3), 7.3 du/ac
- Semi-Rural Residential (SR-4), 1 du/4.8, 16 ac
- Rural Lands (RL-40), 1 du/40 ac
- Rural Commercial²
- Public/Semi-Public Facilities³



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Geographic Information Services

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This is a GIS map and should be displayed upon installation of subsequent versions.

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Attachment C – Policy I-1

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	1 of 24

Purpose

To establish policy and procedures for the establishment and operation of planning and sponsor groups. This Policy shall also establish procedures for the groups' primary responsibilities of updating the County of San Diego's (County) General Plan and reviewing discretionary regulatory projects.

Background

The County General Plan, adopted by the Board of Supervisors, meets the requirements of State law and provides broad guidelines for the proper development of the unincorporated county. An accepted method for refining and updating the General Plan is to prepare, adopt and implement local plans for the various unincorporated communities in the county.

Local planning is more responsive to local needs if there is a high level of citizen participation in the planning process. The policies and procedures that follow are intended to encourage citizen participation and to provide a uniform process in the preparation, revision and implementation of community and subregional plans for unincorporated areas of the county and for the creation of planning and sponsor groups. These groups work closely with the local citizenry and staff to help guide the course of growth in their respective planning areas.

Policy

It is the policy of the Board of Supervisors that:

Representative planning groups and sponsor groups be formed in the communities and subregions of the unincorporated area for the purpose of advising and assisting the Director of Planning & Development Services, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and subregional plans.

The procedures set forth herein shall be followed in the establishment of community and subregional plan boundaries, the formation of planning and sponsor groups and in the preparation, amendment, and implementation of community and subregional plans. Further, the groups may advise the County of San Diego (County) on discretionary projects as well as on planning and land use matters important to their community.

Because planning and sponsor groups exist to advise the County, a planning and land use matter that does not require County of San Diego approval may be discussed if properly

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
	Planning and Sponsor Group Policies and Procedures	I-1

noticed, but the only action that the group may take is an action to advise the County of the group's perspective on the issue.

The procedures set forth herein shall also guide the operations of all planning and sponsor groups, including the consideration of planning business in public meetings and the administration of internal responsibilities that must be carried out by all planning and sponsor groups throughout the year.

COMMUNITY BOUNDARIES

The Department of Planning & Development Services shall maintain a map of the unincorporated area of San Diego County identifying the boundaries of all community and subregional plan areas, as well as sponsor group areas. The boundaries shall reflect commonality of interest, topography, access, and existing district boundaries to the greatest extent possible. If the boundaries of community and subregional plan areas are revised, voting precinct boundaries shall also be revised if necessary to conform to these new boundaries.

The boundaries of group areas shall be defined at the time a group is established by the Board. The map shall be reviewed periodically by LAFCO and SANDAG staff for consistency with regional planning efforts.

Each planning and sponsor group area and subregion shall be identified by name. The boundary map shall be reviewed periodically by the Planning Commission and the Board. During such review, boundaries may be changed for good cause by the Board after notification and comment by affected planning or sponsor groups. The Registrar of Voters shall be notified within 30 days of the Board of Supervisors' actions. There shall be no boundary changes within 180 days prior to an election.

SPONSOR GROUP FORMATION

The principal function of a sponsor group is to be an information linkage between the community and County on matters dealing with planning and land use.

A sponsor group may be formed through two different approaches by the Board of Supervisors. Any community organization in an area where there is no elected planning group may seek designation by the Board of Supervisors as a sponsor group upon obtaining the recommendation of the Supervisor(s) for their district. Formation of a sponsor group may also be initiated upon the recommendation to the Supervisor of the district in which the need for a group has been indicated.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	3 of 24

Nominations for membership in a sponsor group may be solicited from the community-at-large, by departmental staff, and/or the staff of the Supervisor's office. Each sponsor group member must be appointed by the Board of Supervisors. A member cannot function as a sponsor group member until the Board has appointed the member and the member has completed the community planning/sponsor group training pursuant to Article III, Section IV of the Planning and Sponsor Group Bylaws contained in this Policy. Subsequent vacancies shall be filled in the manner specified in Article II, Section IV of the Planning and Sponsor Group Bylaws contained in this Policy. The term of membership for sponsor groups members is provided in Article II, Section III of said Bylaws.

The members of a sponsor group may, upon the recommendation of the Supervisor of their district and authorization by the Board, stand for election as members of a planning group, thus bringing to an end their sponsor group status.

COMMUNITY PLANNING GROUP FORMATION

The formation of community planning groups is authorized by the Board of Supervisors and the planning group members are elected by the registered voters in the community plan area.

Elections for planning groups that have been authorized by the Board of Supervisors will be conducted by the County Registrar of Voters the first Tuesday after the first Monday in November of each even-numbered year. Except as otherwise specifically provided herein, elections will be administered according to the California Elections Code. Sections 10500 through 10566 as they presently exist or may be amended in the future.

If by 5:00 p.m., on the 88th day prior to the election, the number of candidates does not exceed the number of positions to be filled, the Registrar of Voters shall not conduct an election of such planning group, but shall certify the qualified candidates to the Board of Supervisors for appointment. When the number of available positions equals or exceeds the number of qualified candidates, the Board of Supervisors shall, during a regular Board meeting, appoint qualified persons to the planning group as nominated by the Supervisor(s) of the applicable district(s). In either case, appointments shall become effective the first Monday after January 1 following the election date. Notwithstanding the foregoing, no person elected to membership on a planning group shall have, as against the County, the right to any specific term of membership and the County may call an election for any group whenever the Board of Supervisors deems appropriate.

Only registered voters living in the planning area are eligible to be candidates and to vote in the election of the planning group for that planning area. Candidates may obtain

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	4 of 24

petition of nomination forms from the office of the Registrar of Voters beginning on the 113th day prior to the election. To be a qualified candidate, the completed forms must be filed with the Registrar of Voters office by 5:00 p.m., at least 88 days prior to the election. There shall be no 5-day extension for candidate filing if an incumbent fails to file by the 88th day before the election.

The Registrar of Voters shall number each seat on the planning group 1 up to 15. For the purpose of election and filling vacancies, each planning group member shall be designated as filling a numbered seat.

The specific number of seats up for re-election shall not appear on the ballot. Instead the ballot shall state "Vote for no more than Seven" or "Vote for no more than Eight" (with appropriate changes for subregional areas), depending on which terms are expiring. In cases where the Board of Supervisors makes appointments to the group due to an insufficient number of candidates, such appointments shall specify the seat number which the appointee is to fill.

In a newly authorized planning group, the 15 individuals receiving the highest number of votes shall become members of the planning group. The top eight will receive a 4-year term, and the remainder will receive a 2-year term. This rule will apply to the formation election only.

The successful individuals, as certified by the Registrar of Voters, shall become members of the planning group beginning on the first Monday after January 1 following the election. The Registrar of Voters shall provide each newly elected individual with a copy of the certified election results. Any person who fails to comply with any of the requirements as outlined by the Registrar of Voters shall be ineligible for membership on a planning group.

The recall of a planning group member shall be governed by the provisions of Division 11 of the California Elections Code, as it presently exists or may be amended in the future, regarding the recall of local officers. A planning group member shall be regarded as a local officer solely for the purpose of implementing the recall provisions of Division 11. The terms "governing board" and "governing body" referenced in Division 11 mean, for the purpose of implementing the recall provisions of Division 11, the community planning group whose member is the subject of a recall petition. The Registrar of Voters shall determine the method of conducting a recall election for a planning group member.

Subsequent vacancies shall be filled in the manner specified in Article II, Section IV of the Planning and Sponsor Group Bylaws contained in this Policy. The term of membership for planning group members is provided in Article II, Section III of the Bylaws.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	5 of 24

Election of Planning Groups in Subregions

To ensure adequate neighborhood representation for each section in a subregion, the Board of Supervisors may identify sections of the subregion and determine the number of members and numbered seats to be filled from each section, at least 180 days in advance of the election, and direct the Registrar to so indicate on the ballot. Only registered voters living in a given section of a subregion are eligible to represent that section on the planning group. All registered voters in the subregion may vote to elect members for vacant seat(s) from each section. If the number of candidates does not exceed the number of vacancies in each section, the Registrar shall not conduct an election for that section but shall certify the qualified candidates to the Board of Supervisors for appointment.

If a planning group member changes his/her legal address to a different section of the subregion from that in which he/she was elected or appointed to represent, that group member shall immediately forfeit his/her position in the planning group. This vacancy may then be filled by a resident from that section of the subregional plan area where the vacancy occurred in accord with Article II of the Bylaws.

FINANCIAL DISCLOSURE

No person who is a candidate for membership on a community planning group shall accept or receive any campaign contribution which either: (1) is from a source other than a natural person; or (2) will cause the total amount contributed by the same person (other than the candidate himself or herself) with respect to a single election, including contributions to any agent or committee on behalf of the candidate, to exceed the sum of \$250.00.

Financial disclosure statements shall be filed as follows:

At the time of filing the petition for nomination with the Registrar of Voters, planning group candidates shall file, and within 30 days of assuming office sponsor group and planning group members shall file, financial disclosure statements disclosing all financial interests in disclosure categories 1, 2, 3 and 7 below (investments, interests in real property and business positions). Thereafter, sponsor group and planning group members shall file annually (no later than March 31 covering the preceding calendar year), and within 30 days of leaving office, financial disclosure forms disclosing all financial interests in all disclosure categories below. All statements by candidates for and members of planning groups shall be filed with the Registrar of Voters. All statements by members of sponsor groups shall be filed with the Clerk of the Board of Supervisors.

Financial disclosure statements shall be made on forms prescribed by the Fair Political Practices Commission (FPPC) and supplied by the Department of Planning & Development Services. The jurisdiction to which the financial disclosure requirements

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	6 of 24

relate shall be the community planning or sponsor group area served by the group member, and real property shall be deemed "within the jurisdiction" if the property or any part of it is located within or not more than two miles outside the boundaries of the jurisdiction. (See Gov. Code § 82035) The members shall provide all financial information in respect to investments, real property and income relating to the jurisdiction required on the FPPC disclosure forms in the following disclosure categories:

1. Investments (other than those held by a business entity or trust).
2. Interests in Real Property (other than those held by a business entity or trust)
"Interests in Real Property" does not include the principal residence of the filer for purposes of disclosures.
3. Interest in Real Property and Investments Held by Business Entities and Trusts.
4. Income (other than loans and gifts)
5. Income - Loans
6. Income - Gifts
7. Business Positions
8. Commission Income, Income and Loans to Business Entities and Income From Rental Property

In addition, candidates for membership of a planning group shall file with the Registrar of Voters campaign disclosure statements in accordance with the requirements of Chapter 4 of the Political Reform Act of 1974 (Gov. Code Section 84100 et. seq.).

Planning and sponsor group members who do not completely and accurately file financial disclosure statements pursuant to the provisions of this Policy shall not receive legal defense and indemnification from the County pursuant to Article VIII of the Bylaws contained in this Policy until financial disclosure statements are filed pursuant to the provisions of this Policy.

OPERATION OF PLANNING GROUPS AND SPONSOR GROUPS

Conduct and operation of the planning and sponsor groups is governed by this Policy, and the Brown Act, as well as by Bylaws and Standing Rules that may be adopted by the groups. Bylaws and Standing Rules may supplement this Policy but may not supersede it in any manner.

Planning and sponsor group members are not County decision makers. They act in an advisory capacity to the Director of Planning & Development Services, the Zoning Administrator, the Planning Commission, the Board of Supervisors, and others involved in the County land development process. Planning and sponsor groups are not

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	7 of 24

empowered by ordinance or policy to render decisions of any kind on behalf of the County of San Diego or its appointed or elected officials. These groups are recognized as having a working relationship with the County on planning and land use matters. Community issues not related to planning or land use are not within the purview of these groups.

No planning or sponsor group member shall request any project proponent to make any contribution of money, goods, services or any other things of value to the community or to any person or organization within the community as a condition of or for receiving the favorable vote of the group or any of its members. Planning and sponsor groups and their members shall not make direct requests to project applicants for additional studies. This prohibition includes, but is not limited to, requests for further analysis of potential project impacts, additional studies and additional mitigation. These requests shall be made to the assigned County project manager, who will make a determination as to whether the requested study or mitigation is necessary. As part of a group's recommendation on a project, planning and sponsor groups can make recommendations for conditions of approval relating to a development proposal provided the recommended conditions of approval are consistent with State law and County ordinances.

Disqualification

No planning or sponsor group member shall make, participate in making, or in any way attempt to use his or her position on the planning or sponsor group to influence the making of any decision which he or she knows or has reason to know will have a reasonably foreseeable material financial effect, distinguishable from its effect on the public generally as described in Article VII, Section II of the planning and sponsor group Bylaws contained in this Policy. Members shall disqualify themselves from group business in accordance with Article VII, Section III of the Bylaws, but may represent their personal interests in the manner specified in Article VII, Section IV of the Bylaws.

Planning and Sponsor Group Meetings

All group meetings shall be in accordance with the requirements of the Ralph M. Brown Act (Gov. Code Sections 54950 and following) and Article VI of the Planning and Sponsor Group Bylaws. All planning and sponsor group meeting agendas shall follow the meeting agenda template provided in Attachment A of this Policy. Group business, adjournments and other similar actions should not be heard by the group before agendaized Action Items.

Political Activity

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject

Planning and Sponsor Group Policies and Procedures

**Policy
Number**

I-1

Page

8 of 24

The group will not endorse, take action on, or support any political activity (e.g. the support of any candidate for office). The group may, however, provide a public forum for the discussion of planning issues which are important to their community.

Legal Defense and Indemnification

Planning and sponsor group members may receive legal defense and indemnification through the Office of County Counsel if the criteria in Article VIII of the Planning and Sponsor Group Bylaws contained in this Policy are met. To be eligible to receive County Counsel assistance, a group member must make a written request to County Counsel for defense and indemnification within 5 business days of having been served with legal papers. The County of San Diego may decline to defend a group member under the circumstances specified in Article VIII of the Planning and Sponsor Group Bylaws contained in this Policy.

Planning and Sponsor Group Assistance

County staff is available to assist the planning and sponsor groups. The Department of Planning & Development Services (Department) shall coordinate staff support for the groups. Assistance may be requested for periodic training regarding areas of concern and for staff attendance at meetings to give additional information on selected projects.

The Department shall provide community planning/sponsor group training for new and seated members of the groups in accordance with Article III, Section IV of the Planning and Sponsor Group Bylaws contained in this Policy.

The Department shall interpret and recommend revisions of Policy I-1, recommend changes in planning area boundaries, recommend creation of new groups and provide general resolution of problems that may arise in the course of group activities. The Department shall coordinate the appointments and confirmation of new planning group and sponsor group members with the Board of Supervisors and the Registrar of Voters.

Planning and Sponsor Group Expenses

The Department shall cover authorized expenses incurred by the group while doing group business. The list of reimbursable expenses is below. Other expenses for which reimbursement is sought must be reviewed and approved by the Department prior to those expenses being incurred. The allocation of reimbursements among the groups shall be reviewed annually and shall reflect the workload of the group.

1. Posting Public Notices in Newspaper

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	9 of 24

2. Postage
3. Copying
4. Office Supplies:
 - a) Calendars
 - b) File Folders
 - c) Paper
 - d) Envelopes
 - e) Return Address Stamps
 - f) Name-Plates
 - g) Equipment under \$50.00
 - h) Other similar types of office supplies
5. Post Office Box Rentals
6. Meeting Hall Rentals not to exceed \$100.00/ hour
7. Letterhead (must be purchased through the Department of Planning & Development Services)
8. Mileage is a reimbursable expense for the group Chair or his/her designee at County stakeholder and steering committee meetings and public hearings for discretionary projects located within the Chair's or his/her designee's community.
9. Telephone calls from the Chair, the Chair's designee, and/or Secretary of the group when it is not possible to call using the Department's toll free telephone number.

Each reimbursement request shall not exceed \$100.00 (except for meeting hall and post office box rentals) and must be received by the Department within three months of purchase or receipt of invoice.

PLAN PREPARATION

During the preparation or update of a community or subregional plan, the role of the planning or sponsor group is to advise and provide recommendations to the Planning Commission and Board of Supervisors on the proposed community or subregional plans. The group shall be assisted by County staff in preparing the community or subregional plan and related documents pursuant to this Policy.

Research and Analysis

During the research phase, staff may gather data on existing and needed public services, population, environmental constraints and other information related to the potential for development within the community or subregional plan area. A community conference may be sponsored by the planning or sponsor group to identify community needs, aspirations and issues.

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	10 of 24

During this stage of the program, the group should become familiar with the adopted County General Plan, and the existing Community Plan and Text. The needs of the community should be assessed, and the data prepared by staff should be reviewed by the group.

Goals and Policies

Based on the community conference, the adopted County General Plan, and other relevant planning policies, staff shall prepare draft goals and policies for the consideration of the group. The purpose of the draft goals and policies shall be to give direction to the subsequent more specific detailed planning that will be done to complete a preliminary plan. The draft goals and policies may address community preference with respect to the appropriate timing for annexation or incorporation of areas within the community or subregional plan area.

The planning or sponsor group shall review and revise the staff prepared goals and policies with staff assistance and approve a draft set of goals and policies for publication. Any conflicts between the preliminary goals and existing County policy or planning principles will be resolved at this time. The draft goals and policies shall be well publicized throughout the community and the group shall hold an open community meeting to discuss the draft. Subsequent to the meeting, acceptance of the final draft goals and policies will be by a majority vote of the authorized group membership.

Plan Formulation

Based on the accepted community goals and policies, staff will prepare a preliminary plan consisting of a land use map, proposed zoning and a text setting forth goals, policies, and standards. In the course of scheduled public meetings, staff proposals will be revised by the planning group. With the help of community input during these meetings, a revised preliminary plan, hereafter referred to as the proposed plan, will be prepared and approved by the group.

Staff will identify for the group, the Planning Commission and the Board of Supervisors any differences between the proposed plan and existing County policy, fundamental planning principles, or the accepted community goals and policies. Differences thus identified would result in a recommendation to either change County policy or the proposed plan.

There may be instances where staff and the group disagree on parts of the proposed plan in which case both proposals should be brought forward to the Planning Commission and the Board of Supervisors.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	11 of 24

The expenditure of County funds is authorized to pay for the printing and distribution of a preliminary goals report and preliminary plan map and report for a community which has been duly authorized by the Board to prepare or update a community or subregional plan, subject to the existence of sufficient funds in the Department budget for such publication and distribution.

The preparation of a community or subregional plan or its update shall be completed within two years from the date of Board authorization, unless specifically modified or extended by action of the Board of Supervisors. The proposed plan shall then be processed with all due speed in compliance with applicable environmental review, public hearing notification and general plan amendment scheduling as determined by the Board of Supervisors.

PLAN ADOPTION

Planning Commission Hearing

Staff will prepare the necessary notice of public hearing and other documents as required by law. If feasible, the Planning Commission may hold its hearing in the planning area. It is the responsibility of the group to assist staff in presenting the proposed plan at the hearing.

The purpose of the public hearing is to assure everyone an opportunity to present testimony on the proposed plan and proposed zone reclassifications. Since every resident of the unincorporated county will be affected either directly or indirectly by the plan, the hearing is an important part of the democratic process. Upon completion of the hearing, the Planning Commission may approve the plan and recommend its adoption to the Board of Supervisors or may recommend revisions to the plan.

Board of Supervisors Hearing

The Board of Supervisors must also conduct an advertised public hearing. After closing the hearing, the Board may adopt the plan or direct that the plan be revised. In the latter case, the plan must be returned to the Planning Commission for a recommendation on any substantial proposed revisions not previously considered by the Planning Commission, prior to the final adoption of the plan by the Board of Supervisors.

PLAN AMENDMENTS

It is the role of the planning and sponsor groups to review and make recommendations on proposed amendments to the community or subregional plan. Staff shall present

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	12 of 24

proposed amendments to the group prior to the plan amendment being transmitted to the Planning Commission and the Board of Supervisors.

PLAN REVISION

Upon authorization of the Board of Supervisors, a comprehensive revision to an existing community plan may be undertaken, in which case the provisions of this Policy related to Plan Preparation shall apply. Staff is not authorized to work on comprehensive plan revisions without specific Board authorization.

PLAN IMPLEMENTATION

Proponents of development are encouraged to submit their development proposals to the planning groups for a preliminary review prior to formal application to the County. This procedure could be more cost effective to the applicant and could result in earlier resolution of local concerns. Preliminary review does not eliminate or replace the group's formal review and/or appeal rights as a part of the normal application process.

The planning or sponsor group shall advise the Director of Planning & Development Services, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the implementation of the adopted community or subregional plan. In carrying out this responsibility, the group shall advise on development proposals, rezones, general plan amendments, and similar matters which would impact their planning area. Planning and sponsor group comments on these proposals are strictly advisory. Group recommendations must be in writing, and must represent a majority of the planning or sponsor group's authorized membership. Minority opinions may be provided, and shall be accompanied by a statement identifying what portion of the group endorses the statement.

The group shall forward its recommendation to the Department pursuant to Form #534 (Attachment B), so that the recommendation can be included in correspondence to the project applicant and as part of the staff report for the appropriate hearing body or officer (the Director of Planning & Development Services, the Zoning Administrator, the Planning Commission and the Board of Supervisors). Every effort should be made to submit a group recommendation within seven calendar days following a meeting.

The staff report to the hearing body or official shall indicate if the County has received an official recommendation and/or a minority report from the affected planning or sponsor group. If no recommendation is provided, the hearing body or official may request one from the planning or sponsor group.

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	13 of 24

Proposed Publicly-Initiated Projects

The planning or sponsor group may make recommendations on proposed publicly-initiated planning and land use projects based on their consistency with the adopted community or subregional plan.

County staff shall inform the group of all proposed publicly-initiated planning and land use projects, including zoning amendments, proposed plan amendments, and proposed text revisions. Such proposals shall be presented to the group for review prior to being presented to the Planning Commission and Board of Supervisors.

Proposed Privately-Initiated Projects

The planning and sponsor groups may make recommendations on proposed privately-initiated planning and land use projects based on their consistency with the adopted community or subregional plan. Each group may review and make recommendations on private development applications according to the following process:

1. The Department of Planning & Development Services shall provide each group with timely notice of private development or land use proposals that are filed with the County and located within each group's community planning or sponsor group area.
2. The Department of Planning & Development Services shall provide each group with one hard copy and an electronic copy of permit applications and plans associated with each project. The hard copy shall be used for display during public meetings and the electronic copy shall be promptly made available upon receipt by the Chair or his/her designee to members of the planning or sponsor group to provide members with adequate time to review permit applications and plans prior to meetings.
3. Public notices mailed by County staff upon submittal of private development applications shall include the following information: Name of the pertinent planning/sponsor group, where and when the group meets, and a link to the County of San Diego website where the group's agenda can be.
4. Each group Chair or his/her designee shall coordinate with the project applicant's point of contact to place the project on the agenda for group consideration and recommendation. Each group Chair or his/her designee should notify the project applicant's point of contact and the County Project Manager at least two weeks in advance of the scheduled meeting. Every effort should be made to have the

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	14 of 24

meeting occur within 30 days following application submittal to the Department of Planning & Development Services. This is because when a project is submitted, the County Project Manager provides the initial scoping letter that identifies project issues after a 30 day review period. Ideally, a planning or sponsor group's comments/recommendations are included in this initial letter to inform the applicant of community concerns. If a project is unable to be considered by a planning or sponsor group within the first 30 days after project submittal, the group's recommendation will be sent to the project applicant by the County Project Manager via a separate letter.

5. Each group shall conduct its meetings in accordance with the Brown Act and any other legal requirements, including but not limited to the Political Reform Act and Conflict of Interest Codes, necessary to assure the project's proponents and opponents and other members of the public receive a fair opportunity to be heard.
6. Each group shall complete its review, write its recommendation, and forward it to the Department of Planning & Development Services pursuant to Form #534 (Attachment B) so that the recommendation can be included in transmittal of the project correspondence/staff report to the project applicant and the applicable hearing body or officer. Every effort should be made to submit the group recommendation within seven days following a meeting.
7. The staff report to decision makers on private development proposals shall include the official advisory group recommendation. If such a recommendation is not provided by the group, the staff report to decision makers shall indicate that no statement was filed by the planning or sponsor group.

APPEAL PRIVILEGES

The planning and sponsor groups are authorized free appeal privileges on all discretionary land use matters that are located within their community planning or sponsor group area.

The decision to file an appeal must be approved by a majority of the group's authorized membership. If no group meeting at which the appeal item may be placed on the agenda a minimum of 72 hours in advance (to ensure Brown Act noticing requirements) is scheduled prior to the end of the appeal period, the Chair of the group may file the appeal or must file the appeal if so directed by petition of a majority of the group's membership. The decision to appeal shall then be confirmed by a majority of the group's authorized membership at their next meeting. Failure to achieve a majority vote in favor of appeal at the next group meeting shall require the group to withdraw the appeal. The group Chair

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	15 of 24

or his/her designee shall promptly notify the County project manager that the group confirmed the decision to appeal or that the group withdraws the appeal.

PLANNING AND SPONSOR GROUP BYLAWS

ARTICLE I - PURPOSE AND AUTHORITY

Section I The authority for the establishment of a planning or sponsor group (group) is in the San Diego County Board of Supervisors Policy I-1 entitled, "Planning and Sponsor Group Policies and Procedures." Policy I-1 also governs the group's operations.

Section II The purpose of the group is to advise the Department of Planning & Development Services, the Zoning Administrator, the Planning Commission and the Board of Supervisors on discretionary projects and on planning and land use matters important to their community.

Section III The group is a non-partisan, non-sectarian, non-profit-making organization. It does not take part officially in, nor does it lend its influence to, any political issues.

Section IV Planning group members are not County decision makers. They are advisors to the Director of Planning & Development Services, the Zoning Administrator, the Planning Commission and the Board of Supervisors only. Such groups are not empowered by ordinance or policy to render a decision of any kind on behalf of the County of San Diego or its appointed or elected officials.

Section V These Bylaws may be amended only by action of the San Diego County Board of Supervisors.

ARTICLE II - MEMBERSHIP

Section I Planning group membership shall be limited to adults (18 years of age or older) who are registered voters living in the pertinent planning area. Sponsor group members appointed after June 3, 1998 shall be limited to adults who are registered voters that either reside within the sponsor group boundaries or own property located within the sponsor group boundaries.

Section II The group is limited to 15 members. Groups shall consist of an odd number of members, determined by the Board of Supervisors, ranging from a minimum of 5 members to a maximum of 15 authorized members. Neighborhood representation by a specific number of members is permitted. Elected and appointed members shall reflect that prescribed ratio of representation.

Section III Membership on planning and sponsor groups shall be for four (4) years. Numbers shall be assigned to all seats. Planning group members will retain their membership until the first Monday after January 1 following the election, after which, if reelected, they will begin a new term. If not reelected, members may retain membership

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	16 of 24

until replaced by the newly elected members of the planning group. Planning group seats shall be up for election in the following years:

- a. for even numbered seats: 1986, and each fourth year thereafter;
- b. for odd numbered seats: 1988, and each fourth year thereafter.

For sponsor groups, the four year term shall expire on the first Monday after January 1, in the following years:

- a. for even numbered seats: 2003, and each fourth year thereafter;
- b. for odd numbered seats: 2001, and each fourth year thereafter.

Appointees to vacancies shall serve out the full unexpired term of the vacant seat.

Section IV Candidates for vacancies occurring in the membership of the group must meet all the requirements for membership, as set forth elsewhere in this Policy.

Vacancies are filled in accordance with the group's Standing Rules. If there are no applicable Standing Rules, vacancies are filled from the list of candidates in the election in order of the number of votes they received; and if no list exists, volunteers may be accepted. Confirmation of the candidate from an Election list or of a volunteer shall be by majority vote of the remaining members of the group. Only upon appointment by the Board of Supervisors can the new candidate assume the responsibilities of membership. The process of filling vacancies shall maintain neighborhood representation if applicable. In addition, appointments to planning and sponsor groups must be made to a specifically numbered seat.

Solicitation for candidates to fill vacancies may be made in the notices of meetings published in a local paper.

Section V All Chairs shall provide a valid email address to the Department of Planning & Development Services to receive electronic copies of project applications and plans associated with discretionary projects. Group Chairs shall coordinate with all members to promptly make available copies of project applications and plans associated with discretionary projects.

ARTICLE III - DUTIES

Section I The group conducts such business and takes such actions as are necessary to accomplish its purpose as defined in Article I, Section II, of these Bylaws.

Section II The group solicits comments from all citizens regarding all aspects of their planning duties. Project proponents must always be advised in advance when their project is an agenda item for discussion and possible action.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	17 of 24

Section III Group chairs are encouraged to meet collectively from time to time with the Chair of the County Planning Commission to discuss community planning and regional planning issues and to advise the Planning Commission on planning matters.

Section IV Annually each seated member must complete a community planning/sponsor group training available online and in person. All newly elected and appointed planning group and newly appointed sponsor group members being seated on the first Monday after January 1 shall complete the community planning/sponsor group training in person prior to being seated. All planning and sponsor group members appointed after the first Monday after January 1 shall complete the planning and sponsor group training online prior to being seated.

Section V Each member shall comply with the provisions of this Policy and the Ralph M. Brown Act and required training. Any alleged violation of the provisions of the Ralph M. Brown Act or this Policy may be investigated by the Department of Planning & Development Services and appropriate actions may be taken, including those actions detailed in Article VIII of the Bylaws of this Policy.

Section VI Each group may be represented by the Chair or his/her designee at all County hearings.

ARTICLE IV - OFFICERS

Section I The election of officers is a responsibility of group membership and is governed in accordance with the Group's Standing Rules. If there are no applicable Standing Rules, the following Sections II through VI apply.

Section II The group elects from its members the following officers: Chair, Vice-Chair and Secretary. Officers shall be elected annually upon nomination by members of the group or by a slate of nominees prepared by a nominating committee. A majority vote of the authorized membership is required to elect officers. Newly elected officers shall take office at the end of the meeting during which they were elected.

Section III If an office is vacated, the Chair will temporarily appoint a member of the group to fill the vacancy until a new officer is elected. Such election shall be held within 30 days of the vacancy.

Section IV The Chair provides general supervisory guidance to the group and presides over all its meetings. The Chair develops the meeting agenda. The Chair assigns coordinating duties to the Vice-Chair as necessary. The Chair is the sole official spokesperson for the group unless this responsibility is delegated by the Chair. The Chair may vote on every motion put before the members.

Section V In the absence of the Chair, the Vice-Chair assumes the duties and responsibilities of the Chair. The Chair may create a file of correspondence during his or her tenure. At the end of the Chair's term, this file shall be added to the correspondence file maintained by the Secretary.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	18 of 24

Section VI One person may be elected Secretary or the responsibilities may be rotated among the group's membership. However, regardless of the number of people who serve as Secretary, the following functions must be carried out. The Secretary records the minutes of all group meetings and maintains a file of all group correspondence. The Secretary keeps the roll, certifies the presence of a quorum, and keeps a record of actions as they occur at each meeting. If the group meets regularly once a month, minutes shall be sent to the Department of Planning & Development Services, when feasible, two weeks after the minutes are approved by the group but no later than two months from the time the meeting described in the minutes occurred; if the group meets regularly twice a month, minutes shall be sent to the Department of Planning & Development Services, when feasible, eight days after the minutes are approved by the group and no later than one month from the time the meeting described in the minutes occurred. Minutes shall record the motions and the names of those who make and second motions if seconds are required. Likewise, the minutes shall indicate which members voted against, disqualified themselves, or abstained from voting on a motion. If a member disqualified themselves, the minutes shall state the reason. (All planning/sponsor group agendas and minutes are kept on file in the Office of the Clerk of the Board of Supervisors as required by the Public Information Act.) It will be the responsibility of County staff to place published legal advertisements for groups who are involved in Plan Updates. Groups not involved in an Update shall be responsible for placing legal advertisements for group meetings. County staff shall reproduce and distribute the group's meeting notices and minutes to interested parties for a nominal fee.

ARTICLE V - SUBCOMMITTEES

Section I The conduct and membership of subcommittees is a responsibility of the group's membership and is governed in accordance with the group's Standing Rules. If there are no applicable Standing Rules, the following Sections II through V apply. However, no subcommittee shall include a quorum of the planning or sponsor group.

Section II The Chair shall appoint the chair of all subcommittees (except the nominating subcommittee) and all its members with the concurrence of a majority of the group. There may be standing as well as ad hoc subcommittees. Chairs of subcommittees must be members of the planning and sponsor group. Membership on the subcommittee is open to all interested citizens, but requires nomination by the Chair and appointment by the group. All members of a subcommittee may vote on subcommittee matters. However, at group meetings, only authorized group members may vote.

Section III The purpose and scope of activities of each subcommittee shall be outlined in writing by the chair of the group upon creation of the subcommittee, and shall relate to planning and land use matters important to their community.

Section IV Each subcommittee chair shall be responsible for keeping records of actions and reports of the subcommittee and shall submit these actions and report to the

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	19 of 24

group on a regular basis. A subcommittee Chair shall not act as a spokesperson of the group unless authorized to do so in writing as set forth in Article IV, Section IV of these Bylaws or as officially designated by the group as shown in the official minutes.

Section V A coordinating committee comprised of the chairs of each subcommittee may be formed to assemble information from each subcommittee for presentation to the group. The chair or vice-chair of the group shall be the Chair of the coordinating committee. The coordinating committee may serve in an advisory capacity to the chair on administrative matters.

ARTICLE VI - ORGANIZATION PROCEDURES

Section I Rosenberg's Rules of Order, Robert's Rules of Order or Ray Keesey's Modern Parliamentary Procedures shall govern the operation of the planning and sponsor groups in all cases not otherwise covered by these Bylaws. The group may formulate additional specific Standing Rules which do not conflict with or supersede these Bylaws to govern the conduct of its meetings.

Section II All group voting is on the basis of one vote per person, and no proxy, telephone-canvassed or absentee votes are permitted. Secret ballots are not allowed.

Section III Unexcused Absences: Any member who misses three consecutive monthly meetings, six consecutive twice-monthly meetings, or misses non-consecutively one-third of the total number of meetings in any one calendar year shall forfeit his/her membership. Such forfeiture (i.e., a vacancy) shall be acknowledged by a majority vote of the remaining authorized membership at the next succeeding meeting of the group. Also, by a vote of the majority of the remaining authorized membership, the group may waive recognition of the forfeiture for cause.

This provision may be made more restrictive in the group's Standing Rules. Such vacated membership will be filled in the manner described in Article II, Section IV of these Bylaws.

Section IV All group meetings shall comply with the requirements of the Brown Act (Gov. Code Section 54950 and following) and any other legal requirements. All meetings of the group and its subcommittees are open to the public and are to be held in a public place which is known in the community as a facility used for public assembly. Notice of all group meetings shall be placed in a community newspaper at least five days prior to the meeting, if available. In addition, a final agenda shall be posted 72 hours before the meeting is held outside of the established meeting location in a public place that is open to the public 24 hours a day. The community planning or sponsor group must provide a copy of the agenda to the Department of Planning & Development Services at least 72 hours before a meeting convenes to ensure agendas are posted on the County of San Diego website prior to a meeting. In addition, a meeting agenda will be mailed upon request by Department staff, for which a fee may be charged. All community planning/sponsor group meeting agendas shall follow the meeting agenda

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	20 of 24

template provided in Attachment A of this Policy. Group business, adjournments and other similar actions should not be heard by the group before agendaized Action Items.

Section V A quorum of the group shall consist of more than 50% of its authorized membership. No vote of the group constitutes an official position of the group on matters of planning and land use, unless passed by a majority of its authorized membership, unless otherwise required in this Policy. Any action not made in accordance with Policies I-1 or the Brown Act shall not constitute an official action of the group and shall not be considered by the appropriate hearing body as an official vote.

Section VI Reconsideration of a previous vote is permissible only if pertinent new information is brought to the attention of the group and the new information could not, with the exercise of reasonable diligence, have been provided at or before the meeting at which the prior vote was taken. A vote to reconsider requires a majority vote. If the group votes to reconsider, then the group may reconsider the project in light of the new information.

Section VII Board of Supervisors referrals on specific projects shall be placed on the agenda of the next properly noticed regular group meeting for discussion and an official action.

ARTICLE VII – CONFLICT OF INTEREST

Section I Service on community planning and sponsor groups is a public trust. Group members must not engage in any activity where there is conflict between their private interests and the public interests of the community represented. Group members are encouraged to avoid situations which could give the appearance of such a conflict. Group members may not use their planning and sponsor group positions to induce or coerce, or appear to induce or coerce, any person or entity to provide financial benefit to themselves or other entity or person, nor may planning and sponsor group members use information not available to the public to secure private gain for either themselves or their families.

- (a.) **Bribery or Graft.** Planning and sponsor group members shall not solicit, accept or agree to accept anything of value in return for performing or refraining from performing their planning group duties.
- (b.) **Gratuities.** Planning and sponsor group members shall not solicit or accept any gift, gratuity, favor, entertainment, loan or any other thing of monetary value aggregating to \$250 or more, either directly or indirectly, from any person, firm, corporation or other entity which would benefit materially from the outcome of a planning or sponsor group decision. Acceptance of any such gratuity must be reported under Chapter 7 of the Political Reform Act of 1974 and will disqualify

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	21 of 24

the member from participation in the group's activities related to the person, firm, corporation or entity responsible for the gratuity.

Section II Disqualification

No group member shall make, participate in making, or in any way attempt to use his or her position on the planning or sponsor group to influence the making of any decision which he or she knows or has reason to know will have a reasonably foreseeable material financial effect, distinguishable from its effect on the public generally, on:

- (a) Any business entity in which the member has a direct or indirect investment worth two thousand dollars (\$2,000) or more;
- (b) Any real property in which the member has a direct or indirect interest worth two thousand dollars (\$2,000) or more;
- (c) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating five hundred dollars (\$500) or more in value provided to, received by, or promised to the member within 12 months prior to the time when the decision is made;
- (d) Any business entity in which the member is a director, officer, partner, trustee, employee, or holds any position of management; or
- (e) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating \$250 or more in value provided to, received by, or promised to the member within 12 months prior to the time when the decision is made.

Section III Manner of Disqualification

When a planning or sponsor group member determines that he or she should not make a decision because he or she has a disqualifying interest in it, the determination not to act must be accompanied by disclosure of the disqualifying interest. This determination and disclosure shall be made part of the group's official records.

Section IV Representation of Personal Interests

A planning or sponsor member who is disqualified above may appear before the group in the same manner as any other member of the general public solely to represent himself or

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	22 of 24

herself on a matter which is related to his or her personal interests. 'Personal interests' include:

- (a) An interest in real property wholly owned by the member or the member's immediate family; or
- (b) A business entity which is either wholly owned by the member or the member's immediate family, or is under the member's sole direction and control or the sole direction and control of the member and the member's spouse jointly."

ARTICLE VIII – DEFENSE AND INDEMNIFICATION

In order to encourage the fullest possible participation of qualified and interested persons as members of planning groups and sponsor groups, the Board of Supervisors, as a matter of public policy only, has decided in its discretion that the members of such planning groups and sponsor groups should receive legal defense and indemnification provided the members meet the criteria in this Policy.

It is the policy of the Board of Supervisors:

- (a). To defend and indemnify, through the office of County Counsel, any member of a planning group or sponsor group against any civil claim or proceeding against such member, if all the following circumstances exist:
 1. The person is a duly elected or appointed member of a recognized planning or sponsor group at the time the alleged act or omission occurred;
 2. The alleged act or omission occurred during a lawful meeting of the recognized planning or sponsor group, or at a lawful meeting of a sub-committee, the members of which were appointed by a planning group or sponsor group at a lawful meeting;
 3. The alleged act or omission was within the reasonable scope of duties of a planning or sponsor group as described in this Policy and was not in violation of any of the provisions of this Policy or the regularly adopted by-laws of the planning or sponsor group;
 4. The member completed the County's most recent annual Community Planning/Sponsor Group training;

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	I-1	23 of 24

5. The member made a request in writing to County Counsel for defense and indemnification within five working days of having been served with legal papers;
 6. The member performed his/her duties in good faith with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances;
 7. The member completed the most recent state mandated biannual ethics training course required by Government Code Section 53234 (AB1234) and will provide evidence of completion upon request; and
 8. The member timely and accurately filed financial disclosure statements (Form 700 and required schedules) pursuant to the provisions of this Policy.
- (b). The County of San Diego may decline to represent a member of a planning or sponsor group who would otherwise be entitled to defense and indemnification under this Policy if any of the following circumstances exist:
1. The member does not reasonably cooperate in good faith with County Counsel in the defense of the claim for action; or
 2. The member acted or failed to act because of fraud, corruption, actual malice or bad faith; or
 3. The member has more than one prior substantiated violation of the provisions of the Ralph M. Brown Act or this Policy.
- (c). Nothing in this Policy authorizes the County of San Diego to pay any part of a claim or judgment that is for punitive or exemplary damages.

Attachments:

A: Agenda Template

B: Form 534

C: Community Boundary Map

Sunset Date

This Policy will be reviewed for continuance by 12/31/16.

**COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject	Policy Number	Page
Planning and Sponsor Group Policies and Procedures	1-1	24 of 24

Board Action

3-6-68	2-16-77 (23)	1-20-82 (23)	8-13-86 (5)	3-11-92 (4)
3-11-68 (93)	8-23-77 (56)	3-2-83 (29)	10-14-87 (38)	5-06-98
6-23-69 (98)	9-28-77 (20)	3-8-83 (56)	7-6-88 (14)	10-02-02 (3)
3-24-71 (12)	2-7-78 (103)	3-23-83 (25)	2-15-89 (5)	02-24-10 (2)
4-3-74 (30)	6-27-78 (71)	6-18-85 (54)	3-27-89 (10)	12-5-12 (4)
9-1-76 (4)	10-3-78 (50)	10-2-85 (18)	4-24-89 (11)	
1-25-77 (145)	5-22-79 (130)	2-5-86 (5)	7-3-89 (5)	

1. Department of Planning & Development Services
2. Registrar of Voters

COUNTY OF SAN DIEGO
(Insert CPG/CSG name) GROUP

***** MEETING AGENDA *****

DAY OF THE WEEK, MONTH DAY, YEAR, TIME

Meeting Location:

Address of the meeting, Community name, California

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE (optional)
- C. APPROVAL OF THE MINUTES FOR THE MEETING OF _____ (Insert date of the last meeting)
- D. **PUBLIC COMMUNICATION:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.
- E. **ACTION ITEMS:** *(Discretionary projects must be placed at the beginning of the agenda and be heard prior to all other action items. Group Business may be listed as an Action Item, but must be placed after all discretionary projects on the meeting agenda)*

1. Provide the name of the project and the project number

(Example: **Doe Residential Subdivision Tentative Map; TM 5678**)

PROJECT DESCRIPTION: Provide a brief general description of the item.

Example: **"The project is a major residential subdivision of a 77-acre site. The applicant proposes to develop 27 residential lots, ranging in area from 2.0 to 9 net acres."** Include the complete street address (if there is one), the APN, the community area, and the nearest cross streets. *Provide enough information so that anyone could find the site using the information provided.*

**For Continued Items Only add: (Continued from the meeting of: Month Day, Year)*

***Continued items must always be placed at the beginning of the action item agenda followed by new discretionary projects.*

2. Continue with format from #1 above for as many items as needed.

- F. **GROUP BUSINESS**
 1. Announcements and Correspondence Received
 2. Discussion Items
 3. Subcommittee Reports
 4. Meeting Updates
 - a. BOS and PC Hearings
 - b. Future Group Meeting Dates

- G. **ADJOURNMENT**

Purpose of Planning and Sponsor Groups:

Advise the County on discretionary projects as well as on planning and land use matters that are important to their community.



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
SERVICES: Zoning
COMMUNITY PLANNING OR SPONSOR GROUP
PROJECT REVIEW

Project Manager: _____

Project Manager's Phone: _____

Project Name: _____

Project Case Number(s): _____

Scope of Review:

Board Policy I-1 states; "groups may advise the County on discretionary projects as well as on planning and land use matters important to their community." The Department of Planning and Development Services (PDS) has received an application for the project referenced above. PDS requests your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

- A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.
- B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

PDS-534 PDS-534 (01/12)

Recommendation goes on reverse side.



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
SERVICES: Zoning
COMMUNITY PLANNING OR SPONSOR GROUP
PROJECT RECOMMENDATION

PROJECT NAME: _____

PROJECT CASE NUMBER(s): _____

PLANNING / SPONSOR GROUP NAME: _____

Results of Planning / Sponsor Group Review

Meeting Date: _____

A. Comments made by the group on the proposed project.

B. **Advisory Vote:** The Group Did or Did Not make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- Approve without conditions
- Approve with recommended conditions
- Deny
- Continue

VOTE: _____ Yes _____ No _____ Abstain

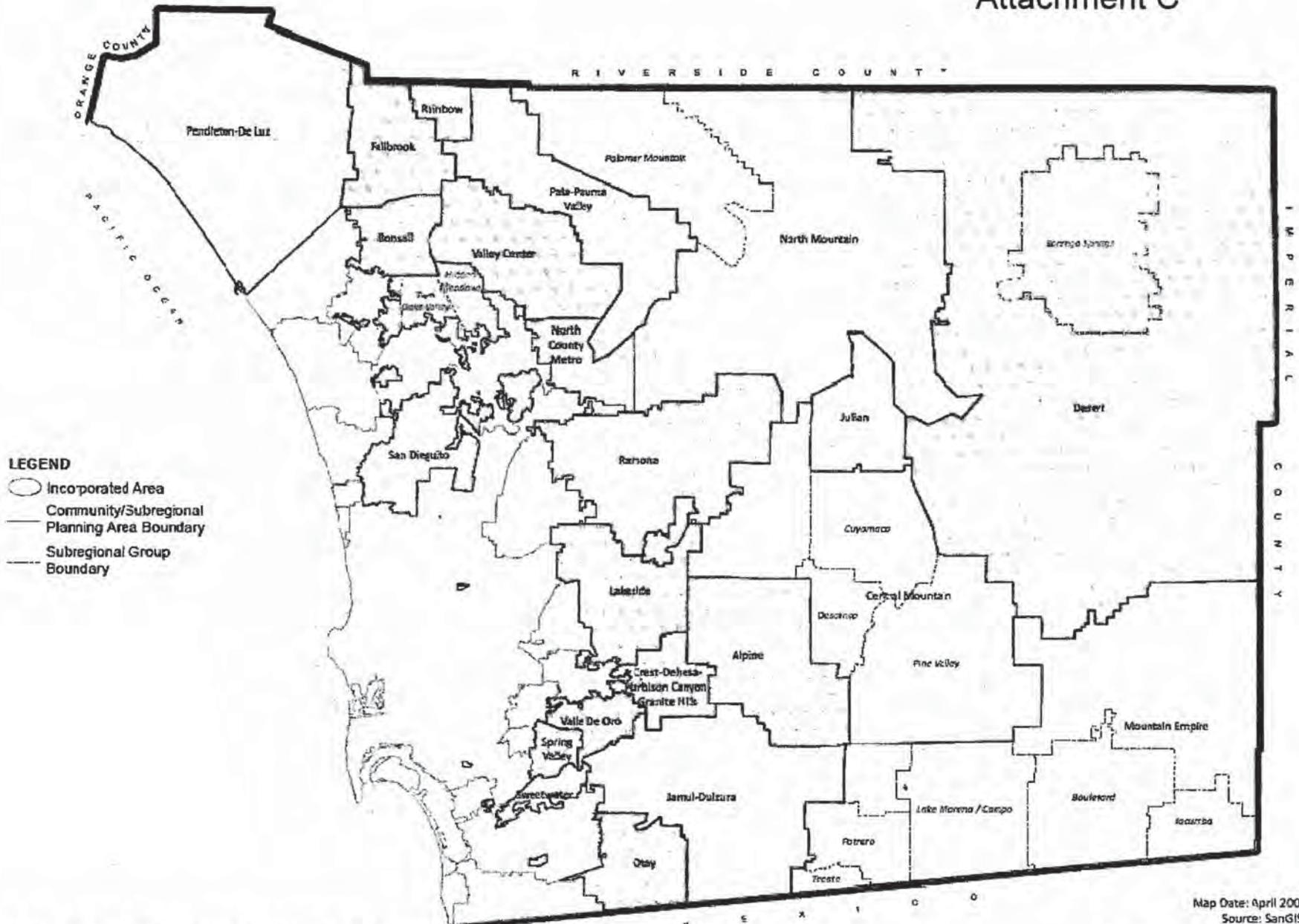
C. Recommended conditions of approval:

Reported by: _____ Position: _____ Date: _____

Please email recommendations to BOTH EMAILS; Project Manager listed in email (in this format):
Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov .

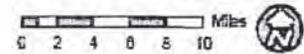
PDS-534 PDS-534 (01/12)

Attachment C



County of San Diego Community Planning and Sponsor Group Areas

Map Date: April 2009
Source: SanGIS



Attachment D – Environmental Review Update
Checklist Form - Project with Previously
Approved Environmental Documents (EIR
Addendum)



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

AN ADDENDUM TO THE PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE (SCH 2002111067)

FOR PURPOSES OF CONSIDERATION OF NEW COMMUNITY PLANS FOR THE CAMPO/LAKE MORENA AND PINE VALLEY SUBREGIONAL PLANNING AREAS PDS2016-GPA-16-002; ER LOG NO. PDS2016-ER-16-00-001

AUGUST 18, 2016

CEQA Guidelines, Section 15164 (a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of subsequent or supplemental EIR have occurred.

Introduction

There are some changes and additions, which need to be included in an Addendum to the previously certified EIR for the County of San Diego General Plan Update to accurately cover the new project in accordance with CEQA Guidelines Section 15164(a). These modifications would not involve substantial changes in the magnitude of impacts identified in the Program EIR and would not create new potentially significant impacts that would require new mitigation.

Background

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011.

Project Changes

The project develops new standalone community plans for the Campo/Lake Morena and Pine Valley Sub-regional Areas. The Campo/Lake Morena Sub-regional Area is presently part of, and addressed in the Mountain Empire Sub-regional Plan. The Pine Valley Sub-regional Group Area is part of, and addressed in the Central Mountain Sub-regional Plan. The new community plan for Pine Valley will also include the rural communities of Guatay and Mount Laguna. The new community plans identify community-specific issues and corresponding goals and policies. They do not represent a change in the policies set forth in either the General Plan, or Mountain Empire and Central Mountain Sub-regional Plans; rather, they continue the themes established in these plans and apply them to the specific characteristics of the Campo/Lake Morena and Pine Valley planning areas.

The proposed GPA does not make any revisions to the text of the General Plan or Central Mountain or Mountain Empire Sub-regional Plans. The proposed new community plan for Campo/Lake Morena proposes a reduction to the boundary of the Rural Village area for Cameron Corners and an increase to the boundary of the Rural Village for Lake Morena; however, no changes are proposed to the underlying General Plan Land Use Designations. In addition, no changes are proposed to the underlying General Plan Land Use Designations in the Central Mountain Sub-regional Plan or Pine Valley Sub-regional Plan. Therefore, no change in density of development would result from the project and no new impacts would occur.

Attachments

- Environmental Review Checklist Form



County of San Diego

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DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

August 18, 2016

Environmental Review Update Checklist Form For Projects with Previously Approved Environmental Documents

For Purposes of Consideration of a General Plan Amendment to Develop New Community Plans for the Campo/Lake Morena and Pine Valley Subregional Group Areas; PDS2016-GPA-16-002; ER Log No. PDS2016-ER-16-00-001

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for this General Plan Amendment to create new community plans for the Campo/Lake Morena and Pine Valley Planning Areas that are currently included in the Mountain Empire and Central Mountain Subregional Plans, respectively.

1. Background on the previously certified EIR:

A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearinghouse Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: (1) Aesthetics; (2) Agricultural Resources; (3) Air Quality; (4) Biological Resources; (5) Cultural and Paleontological Resources; (6) Geology and Soils; (7) Hazards and Hazardous Materials; (8) Hydrology and Water Quality; (9) Land Use and Planning; (10) Mineral Resources; (11) Noise; (12) Population and Housing; (13) Public Services; (14) Recreation; (15) Transportation and Traffic; (16) Utilities and Service Systems, and (17) Climate Change.

Of these 17 environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be

mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, a Statement of Overriding Considerations was adopted pursuant to CEQA Sections 15091 and 15093. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

The Board of Supervisors approved the Meadowood GPA on January 11, 2012 (GPA-04-002). This GPA amended the Land Use Element and Fallbrook Community Plan. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Meadowood GPA relied on an EIR that was developed specifically for the project (GPA 04-002, SP04-001, R04-004, TM5354, S04-005, S04-006, S04-007, P08-023, Log No. ER 04-02-004).

The Board of Supervisors approved the San Dieguito Community Plan GPA on April 10, 2013 (GPA-12-008). This GPA corrected errors and inconsistencies in the Land Use Map, San Dieguito Community Plan and approved specific plans. The GPA did not result in changes to density or changes to community plan or specific plan text related to the Rancho Cielo or Cielo Del Norte Specific Plans. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The GPA relied on the General Plan Update EIR without modification.

The Board of Supervisors approved the Housing Element Update GPA on April 24, 2013 (GPA-12-009). This GPA consisted of a minor update to the Housing Element that was previously updated by the Board with the approval of the General Plan Update in August 2011. The revisions were largely limited to the Background Report of the Housing Element with more recent demographic data and analyses. No changes were made by this GPA to the Land Use Map, Mobility Element Map, or Central Mountain or Mountain Empire Subregional Plans. The Housing Element Update GPA relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved the Campus Park West Master Planned Community GPA on June 18, 2014 (GPA-05-003). This GPA amended the Land Use Element map, Mobility Element map, and the Fallbrook Community Plan specifically related to this project located at the northeast corner of SR-76 and I-15. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Campus Park West project relied on an EIR that was developed specifically for the project (GPA-05-003, SP05-001, R05-005, TM5424, ER 05-02-009).

The Board of Supervisors approved the first "clean-up" amendment to the General Plan Update on June 18, 2014 (GPA-12-007, REZ-13-002 (2013 General Plan Clean-Up)). The 2013 General Plan Clean-Up consisted of changes to the Land Use Map, policy documents, glossary, Mobility Element Network, and community/subregional plans. Land Use Map changes that occurred in Pine Valley area consisted of re-designating three parcels purchased by the County Department of Parks and Recreation from Rural Lands 80 and Office Professional to Open Space Conservation (40.5 acres). Mobility Element changes that occurred in the Central Mountain Subregion consisted of correcting the name

of a road segment from “Pine Hills Eagle Peak Road” to “Boulder Creek Road” and revising a segment boundary of Old Highway 80 to be stated as “SR-79 to Mountain Empire Subregion boundary” instead of to “Interstate 8 Sunrise Highway.” All revisions to the General Plan resulting from the 2013 General Plan Clean-Up can be viewed online at http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2013_GP_Clean-up/GP_Clean-Up_Staff_Rec.pdf. The “clean up” process is only intended for minor changes or additions to the General Plan that do not result in additional or more severe environmental impacts. The 2013 General Plan Clean-Up relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors also approved a Property Specific Requests (PSR) General Plan Amendment (GPA 12-012, REZ 13-003) on June 18, 2014. None of the changes to specific properties that were approved by this GPA were located in the Central Mountain Subregional Plan area. This PSR GPA relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved the Quarry Road and Elkelton Place GPA on October 29, 2014 (GPA-14-002). This GPA corrected the Mobility Element classification of Elkelton Place and added Quarry Road to the Mobility Element. The classification of these roads, located in the Spring Valley Community Plan area, was changed to “4.2B – Boulevard” with intermittent turn lanes consistent with existing conditions and use of the roads. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Quarry Road and Elkelton Place GPA relied on a CEQA Negative Declaration.

The Board of Supervisors approved the Otoy Business Park GPA on April 22, 2015 (GPA-14-004). This GPA removed the segment of Airway Road between Alta Road and Siempre viva Road from the Mobility Element and East Otoy Mesa Specific Plan due to changes in the alignment of SR-11 and the location of the Point of Entry at the United States/Mexico International Border. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Otoy Business Park GPA relied on a CEQA Addendum to the previously certified Subsequent EIR for the Otoy Business Park project (PDS2006-3100-5505).

The Board of Supervisors approved a second “clean-up”_amendment to the General Plan Update on November 18, 2015 (GPA-14-001 and REZ-14-001 (2015 General Plan Clean-Up)). The 2015 General Plan Clean-Up consisted changes to the General Plan text, Implementation Plan, Mobility Element Network, community/subregional plans, and Land Use Map and zoning. A residential land use policy in the Central Mountain Subregional Plan was revised to state “Prohibit ~~new residential developments on the creation of new lots with~~ lots sizes of less than four acres (or the zoning minimum lot size, if that is less than four acres) outside of Rural Village boundaries, unless specifically exempted in this text.” No changes were made to the Land Use Map, zoning, or Mobility Element Network in the Central Mountain Subregional Plan area. This second amendment updated a minimum lot size policy in the Central Mountain Subregional Plan for consistency with the existing minimum lots sizes allowed by zoning classifications. All revisions to the General Plan resulting from the 2015 General Plan Clean-Up can be viewed online at <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2015gpclean-up/bos-attach->

b.pdf. The 2015 General Plan Clean-Up relied on an Addendum to the General Plan Update EIR.

Most recently, the Board of Supervisors approved the Grand Tradition GPA and zoning amendment to the General Plan Update on May 4, 2016 (GPA-15-005 and REZ-15-006). This GPA changed the Land Use Designation of two of eight parcels and amended the zoning classification of all eight parcels of the Grand Tradition Estate and Gardens property in the Fallbrook Community Plan area. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. The Grand Tradition GPA relied on an Addendum to the General Plan Update EIR.

- 2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
 - a. Contact: Joshua Menvielle, Project Manager
 - b. Phone number: (858) 495-5451
 - c. E-mail: joshua.menvielle@sdcounty.ca.gov

- 3. Project applicant's name and address:
County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

- 4. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors adopted Community and Subregional Plans. The Community Plans for larger geographic areas are called Subregional Plans. These plans contain more precise goals and policies regarding community character, land use development, transportation, public safety, conservation and open space, and other issue areas for the local community. These plans are part of the General Plan and therefore must remain consistent with the overall goals and policies of the General Plan. Generally, Community Plans goals and policies are considered more limiting and restrictive than the countywide goals and policies but not to the extent that they contradict the guiding principles of the General Plan. Community plan updates were anticipated as part of the General Plan and are specifically identified as a component of the General Plan Implementation Plan. However, the details of future community plan updates were not known at the time of the original adoption.

The proposed General Plan Amendment would provide new standalone community plans for the Campo/Lake Morena and Pine Valley Planning Areas. The Campo/Lake Morena Planning Area is part of, and addressed in, the Mountain Empire Subregional Plan, which also covers the Tecate, Potrero, Boulevard, Jacumba and Mountain Empire Subregional

Group Areas. The Pine Valley Planning Area is part of, and addressed in, of the Central Mountain Subregional Plan, which also covers the rural communities of Cuyamaca, Descanso, Guatay, and Mount Laguna. The new community plan for Pine Valley includes the rural communities of Guatay and Mount Laguna. The new community plans identify community-specific issues and corresponding goals and policies. They do not represent a change in the policies set forth in either the General Plan, or Mountain Empire and Central Mountain Subregional Plans; rather, they continue the themes established in these plans and apply them to the specific characteristics of the Campo/Lake Morena and Pine Valley planning areas. The proposed GPA does not make any revisions to the text of the General Plan or Subregional Plans. The proposed new community plan for Campo/Lake Morena does propose a reduction to the boundary of the Rural Village area for Cameron Corners and an increase to the boundary of the Rural Village for Lake Morena; however, no changes are proposed to the underlying General Plan Land Use Designations. Therefore, no change in density of development would result from the revisions to the boundaries of these Rural Village areas.

The following is a more detailed description of the contents of each of the proposed community plans:

Campo/Lake Morena Community Plan

Chapter 1: Land Use – This chapter includes figures that show a reduced Rural Village boundary for Cameron Corners by excluding area that has a Land Use Designation of RL-40, and that show an increased Rural Village boundary for Lake Morena by including area that has a Land Use Designation of SR-4. The chapter also states the intent to preserve, protect, and enhance the rural atmosphere, unique community character, and historical and natural environment, and to provide opportunities for economic benefit from these community attributes. The intent for community growth of the three rural village areas (Campo, Cameron Corners, and Lake Morena) is described with the vision that the rural villages will remain separate. Infill commercial and smaller lot residential development should occur in the village areas, and larger lot residential development, agricultural and open space areas outside the village areas. Goals and policies are identified to preserve community character and scenic views; discourage franchise owned businesses; protect and create parks, recreational facilities, and historic attraction; discourage urban development such as impervious sidewalks, street lighting, curbs and gutters; support visitor friendly businesses such as bed-and-breakfasts, farm-stays, equine hotels, and boutique wineries; protection of view-sheds and property values from industrial scale energy development; support development of the rural and commercial elements of the Cameron Corners Rural Village; conserve open space areas and ranchlands; discourage high-density development and tract housing; protect but support further development of historical sites; protect and manage groundwater resources to ensure a sustainable supply for residents and biological resources; pursue funding and other options to upgrade water treatment and delivery infrastructure and wastewater treatment for Lake Morena Rural Village; and, encourage the development of additional recreational facilities.

Chapter 2: Circulation and Mobility – This chapter describes the advantages and disadvantages of limited access to the community and the desire for more mobility through alternative transportation modes. Goals and policies are identified to promote connectivity through a network of trails and pathways for non-motorized users and non-standard motorized vehicles; encourage and pursue funding for safety improvements of community roadways; and, encourage and pursue funding for transit services such as bus service, carpooling and ridesharing.

Chapter 3: Conservation and Open Space – This chapter articulates the value and importance of natural resources in the community such as the La Posta wildlife linkage and Cottonwood Watershed sole source groundwater aquifer, the benefits of these resources to the local economy and quality of life for residents and visitors, and the importance of local park and recreational facilities. Potential threats to these resources are also identified from sand mining and industrial scale energy development. Goals and policies are identified to protect and manage groundwater supplies in a sustainable manner; create Camp Lockett Historical Park; encourage development of playgrounds and recreation facilities; protect and conserve existing open space and biological habitat for biological and aesthetic values;

and, require industrial scale energy developers to disclose energy transmission losses, and ensure that net reduction of greenhouse gas emissions is achieved.

Chapter 4: Safety – This chapter recognizes inherent dangers from potential earthquakes, flooding, and wildfires, along with truck and rail transportation of hazardous materials and drug and human trafficking. Goals and policies are identified to secure funding for year round fire department staffing and emergency supplies; and, restrictions on placement of sexually violent predators in the community.

Chapter 5: Noise – This chapter recognizes that noise from agricultural activity and economic activity of a small rural town is consistent with the community character but that other sources of noise pose existing and potential problems that are inconsistent with the rural and natural environment. Goals and policies are identified to restrict large scale transportation systems; provide adequate buffers from any future commercial or industrial development that might be approved; coordinate with the U.S. Navy, Border Patrol and others to reduce noise from flight, firing range, and explosives training operations; coordinate with the California Highway Patrol, County Sheriff and others to enforce on- and off-road vehicle noise regulations; and, restrict large sand extraction, transport operations, and large-scale commercial/housing developments.

Chapter 6: Specific Plans and Special Study Areas – This chapter names the Cameron Corners and Star Ranch Special Study Areas and states the desire that any future specific plans or special study areas (and associated discretionary permits) should conform to the community character of Campo/Lake Morena and the goals and policies of the proposed community plan.

Pine Valley Community Plan

Chapter 1: Land Use –proposed this chapter seeks to establish policies by which the rural character of the community will remain intact while also encouraging limited and appropriate growth within designated areas. The residential and commercial development is concentrated in rural village cores. The Land Use chapter identifies several types of development that are discouraged in the planning area, including urban sprawl and franchise businesses, that would negatively affect the local businesses and the overall character of the community. Several policies are intended to promote open space and preserved land and non-motorized trails for the enjoyment of the residents and visiting tourists. This chapter also recognizes the scarcity of groundwater within the region and states that limited growth is central to maintaining sustainable rural communities.

Chapter 2: Circulation and Mobility – This chapter identifies policies designed to improve the safety of the roads in the community. Several of the policies identify possible future road improvement projects. This chapter also contains policies aimed at reducing car trips on the local roads by encouraging carpooling and pursuing funding for transportation services among the rural villages.

Chapter 3: Conservation and Open Space – This chapter identifies many areas of existing public and private open space to be maintained. It addresses the need for new

development to respect existing habitats, groundwater resources, and water quality. The chapter also considers the expansion of recreational opportunities.

Chapter 4: Safety – Wildfires are a major threat to public safety in the Pine Valley planning area. Several of the policies identify possible future safety infrastructure projects, such as a new helicopter landing pad. These projects would be analyzed at a project level at that time. Additionally, the chapter states the goals of increasing fire safety awareness and law enforcement within the Pine Valley planning area.

Chapter 5: Noise – This chapter promotes the maintenance and creation of natural noise buffers to mitigate traffic or other nuisance noise sources. The preservation of the natural wooded habitat and rolling hill topography is central to continued noise mitigation.

Chapter 6: Specific Plans and Special Study Areas – Because there are no Specific Plans or Special Study Areas within the Pine Valley planning area, there are no goals or policies included in this chapter.

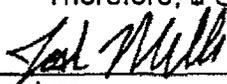
5. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to have new significant environmental effects or to have previously identified effects that have a substantial increase in severity either due to a change in the project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

 Signature	August 18, 2016 Date
Joshua Menvielle Printed Name	Project Manager Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that may cause one or more effects on environmental resources. The responses support the “Determination,” above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

When compared to the policies of the existing Mountain Empire and Central Mountain Subregional Plans contained within the General Plan, the policies of the proposed Campo/Lake Morena and Pine Valley Community Plans closely reflect those of the Subregional Plans and would not result in significant changes to how scenic vistas, scenic resources, visual character, and light pollution are considered or treated.

Campo/Lake Morena Community Plan

The proposed Community Plan has policies in place to retain the valuable rural character of the community while encouraging limited residential and commercial growth within the rural villages of Campo Village, Cameron Corners, and Colonia of Lake Morena. Campo Village contains many historical landmarks and parks, and large vacant parcels that can be developed in the future. The Cameron Corners area is the primary commercial area in the community, and will be developed further with commercial and residential uses. Lake Morena Village is suited for infill development of residential and commercial uses. The land use designations established by the General Plan have not changed in the proposed Community Plan. The proposed Community Plan establishes specific policies based on managing the type of development in each village in order to maintain the existing visual character and limiting the impact on the public facilities and infrastructure.

Proposed Community Plan Policies LU 3.4.1, LU 3.4.2, and LU 3.4.3 discourage the use of sidewalks, streetlights, curbs, and gutters, and encourage the use of permeable surface walkways and trails to keep with the visual character of the community. The policies also encourage the use of low-level, low-angle, downcast outdoor lighting when it is necessary for public safety, in order to limit light pollution. These three policies remain consistent with the goals and policies of the Mountain Empire Subregional Plan.

Issue LU 3.6 of the proposed Community Plan indicates that industrial-scale wind and solar renewable energy installations are not consistent with most of the planning area due to the threat to viewsheds, the tourism economy, and property values. While the General Plan encourages the development of sustainable energy, General Plan Policy COS-18.1 states, “Work with San Diego Gas & Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their

setting.” The proposed Community Plan is consistent with the General Plan in that it allows for development of renewable energy systems in a way that upholds the rural character of the Campo/Lake Morena area and prevent impacts on existing scenic vistas and scenic resources found throughout the community.

Pine Valley Community Plan

The Central Mountain Subregional Plan states the goal of preserving the small-town rural character of the communities in the planning area. Similarly, the proposed Pine Valley Community Plan states the goal of preserving the intrinsic rural community character of the Pine Valley planning area. The policies included in the proposed Community Plan follow this guiding principle. Proposed Policy LU 1.1.8 is an example of the Community Plan’s commitment to preserving the aesthetic resources of the planning area, as it states: “Encourage new development to incorporate local native, fire resistant, and drought tolerant plants in landscaping plans. This will ensure compatibility with community appearance and support local water conservation efforts.”

The proposed Community Plan would not result in impacts on scenic vistas beyond those described in the certified EIR because the policies focus on protecting scenic vistas, scenic resources, and the visual character of the planning area. Proposed Policy LU 1.1.10 is an example of the community’s commitment to protecting these resources, as it states: “Per General Plan Policy, COS 11.7, Require under grounding of traditional utilities, such as telephone, cable, and power, to preserve scenic vistas and reduce wildfire danger.”

The proposed Community Plan would not result in changes to the levels of light pollution beyond those described in the certified EIR because the proposed policies support the protection of nighttime views. Proposed Policy COS 4.1.1 is an example of the commitment to protecting this resource, as it states: “Support the Sub-area’s designation as a Dark Skies region and require development to limit lighting to what is necessary for safety and security.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on aesthetics beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

II. AGRICULTURE AND FORESTRY RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects on agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use; conflicts with existing zoning for agricultural use or Williamson Act contract; or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

When compared to the policies of the existing Mountain Empire and Central Mountain Subregional Plan, the policies of the proposed Community Plans closely reflect those of the

Subregional Plans and would not result in new or more significant impacts to agriculture and forestry resources.

Campo/Lake Morena Community Plan

The proposed Community Plan does not change zoning regulations or land use designations from those adopted by the General Plan Update. Based on the General Plan Map included in the General Plan Update, the Campo/Lake Morena planning area does not contain agricultural land. However, the California Department of Conservation indicates on its California Important Farmland Finder map that the area north of Campo Village contains Prime Farmland and Unique Farmland, primarily along Campo Creek. The proposed Community Plan identifies this area as the La Posta Linkage, an important wildlife corridor. The proposed Community Plan does not propose future development in this area; in fact, it encourages the preservation and restoration of this area. The proposed Community Plan promotes infill development within Campo Village rather than suburban-sprawl type development. Therefore, potential development associated with population growth forecasts would not have the potential to affect agricultural lands, Prime Farmlands, Unique Farmlands, or Farmlands of State Importance in the planning area.

The Campo/Lake Morena planning area contains public forest land, including the Cleveland National Forest and Bureau of Land Management land, but does not contain timberland zoned for Timberland Production, according to the General Plan Map. Goal COS 3.1 within the Conservation and Open Space Chapter of the proposed Community Plan identifies the desire to conserve the existing open space and habitat. Additionally, the proposed Plan contains policies within the Land Use chapter regarding preservation of ranchlands. Policy LU 4.3.1 encourages developers and owners of large parcels to conserve ranchlands as part of their development proposals. Therefore, the proposed Community Plan is consistent with the goals and policies of the General Plan.

Pine Valley Community Plan

Similar to the Subregional Plan, the proposed Community Plan contains policies that recommend or mandate the protection of agriculture and forestry resources. While some the policies are general, they are consistent with the General Plan's policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of a policy in the proposed Pine Valley Community Plan that promotes the protection of agriculture and forestry resources is Policy LU 1.1.4, which states: "Encourage the preservation of the sub-region's agricultural lands for equestrian facilities and cattle grazing operations. These uses reflect historical character of the area, and provide highly desirable open space and resource conservation areas."

The proposed Community Plan would not result in impacts on agriculture and forestry resources beyond those described in the certified EIR because the proposed policies encourage the protection of agriculture and forestry resources. Proposed Policy COS 1.1.1 is another example of the commitment to protecting these resources, as it states: "Support the continuation of the County's agricultural open space preserve program through the Williamson Act."

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on agriculture and forestry resources beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

III. AIR QUALITY. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would not result in new or more significant impacts related to air quality.

Campo/Lake Morena Community Plan

The Community Plan Land Use chapter does not propose changes in land use designations as adopted by the General Plan Update that could have the potential of increased air emissions. The Circulation and Mobility chapter does not propose changes in road classifications or increase capacity of roadways in the planning area which could affect potential forecasted emission from vehicles. The proposed Community Plan continues to accommodate the population growth projections for the region that were based on the General Plan Update land uses, therefore the proposed Community Plan would be consistent with the RAQS that have been developed based on the General Plan Update. In addition, development projects within the planning area would be subject to CEQA analysis, which would analyze the potential air quality impacts of the specific project. Additionally, the Circulation and Mobility chapter also encourages developing transit options for the local community that would reduce the number of cars on the road, potentially reducing impacts on air quality.

Pine Valley Community Plan

Similar to the Central Mountain Subregional Plan, the proposed Community Plan contains policies that recommend or mandate the protection of air quality. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of a policy in the proposed Community Plan that protects air quality is Policy COS 1.7.2, which states: “Require projects or operations that generate potentially significant levels of air pollutants, such as construction projects or agricultural cultivation to incorporate best available air quality mitigation in project design.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on air quality beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

IV. BIOLOGICAL RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects on federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan, policies or ordinances?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would result in no changes to biological resources impacts of the General Plan.

Campo/Lake Morena Community Plan

The proposed Community Plan contains policies that conserve and protect the open spaces and natural resources that are located within the community. The proposed Plan includes policies to establish programs to replant riparian habitat, encourage the protection of waterways and groundwater resources, and preserve open space and ranchlands. For example, Policy COS 3.1.1 states, “Encourage the preservation of creeks and rivers and the maintenance of such areas in a natural state.” The Community Plan policies are consistent with the General Plan’s policies related to the preservation of biological resources and would not result in greater impacts on biological resources than what has been presented in the previous EIR.

Goals stated within the proposed Community Plan encourage future development projects that may have the potential to affect biological resources; however, these are general in nature and would be subject to further CEQA analysis when they are proposed as specific projects. All development proposed within the proposed Sub-Area Plan would be subject to the County regulations set in place to protect the sensitive habitats and species protected by law.

Pine Valley Community Plan

Similar to the Central Mountain Subregional Plan, the proposed Community Plan contains policies that recommend or mandate the protection of biological resources. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of a policy in the proposed Community Plan that protects biological resources is Policy COS 1.2.1, which states:

“Require development to avoid endangered, threatened, special status and sensitive species to the maximum extent feasible or provide adequate mitigation, preferably on-site or within the Sub-area.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on biological resources beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

V. CULTURAL RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would result in no changes to potential impacts on archaeological resources, cultural resources, historical resources, paleontological resources, or human remains.

Campo/Lake Morena Community Plan

The proposed Community Plan does not propose any new development within historical or culturally important areas. The Campo Village is an area identified as an area with historical importance, and contains many areas designated as historic landmarks or parks. For example, Camp Lockett was the last horse cavalry post built for the U.S. Army in World War II. The proposed Community Plan includes policies to enhance and support access to the historical features. Specifically, Policy LU 3.3.1—“Support the concept and reasonable development of Camp Lockett as a Historic Park”—indicates a strong desire to preserve historic resources in the community. Once this concept becomes a specific project, the project would be subject to CEQA analysis, at which time the impacts on cultural resources would be evaluated. In addition, maintaining a low-density design in the planning area limits impacts on cultural resources, and remains consistent with the policies adopted in the Mountain Empire Subregional Plan and the General Plan Update.

Pine Valley Community Plan

As stated above, the Central Mountain Subregional Plan states the goal of preserving the small-town rural character of the communities in the Subregion and, similarly, the proposed Community Plan states the goal of preserving the intrinsic rural community character of the Pine Valley planning area. Preserving cultural and historical resources is central to maintaining the rural character of Pine Valley planning area. Therefore, the proposed Community Plan’s policies help protect these resources. An example of this type of policy is Policy CM 2.3.1, which states: “Maintain the Pine Valley Bridge as both a viable traffic element and a historic structure.”

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on cultural resources, archaeological resources, historical resources, paleontological resources, and human remains beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

VI. GEOLOGY AND SOILS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plan and would result in no changes in potential impacts to geology and soils.

Campo/Lake Morena Community Plan

The residential and commercial development planned for the community would require wells and septic systems for each parcel because of the limited capacity of the County wastewater treatment systems. However, all future development projects under the project designations would be required to comply with all applicable federal, state, and local regulations related to septic tanks and wastewater disposal, including County Department of Environmental Health standards, to ensure that soils are capable of supporting the use of septic tanks or alternative wastewater disposal systems. All future development associated with the land uses designated under the project would be required to comply with federal, state, and local building standards and regulations to address inherent geologic and soils issues.

Pine Valley Community Plan

The proposed Community Plan contains policies that recommend or mandate the protection of geology and soils. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of this type of policy is Policy S 1.2.2, which states: “Discourage the removal of existing native vegetation within designated floods plain to minimize erosion.” Additionally, the proposed Community Plan encourages new roadways to follow natural land contours and minimize grading to avoid erosion, which further helps protect existing geology and soils.

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on geology and soils beyond those analyzed in the General Plan Update EIR.

VII. GREENHOUSE GAS EMISSIONS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would not result in new or more severe impacts related to greenhouse gas emissions.

Campo/Lake Morena Community Plan

The proposed Community Plan does not change any land use designations from the General Plan Update. The Plan contains policies that strive to reduce greenhouse gas emissions and retain wildlife areas important for greenhouse gas retention. The Circulation and Mobility chapter of the proposed Plan recommends improving transportation options between the villages. If any of the recommendations become specific transportation projects, those projects would be subject to CEQA analysis, at which time the potential impact on greenhouse gas emissions would be analyzed.

Pine Valley Community Plan

The proposed Sub-Area Plan contains policies and proposals that strive to keep greenhouse gas emissions levels low. While some of the policies are general, they are consistent with the General Plan’s policies related to minimizing impacts on the environment and community and clearly would not result in greater impacts on environmental resources than what was presented in the EIR. An example of this type of policy is Policy LU 1.1.9, which states: “Encourage single family homes to utilize alternate energy sources and other green technology that are compatible with community character to maximize energy efficiency and conserve resources.” In addition, the proposed Community Plan encourages energy efficient design in commercial buildings.

The proposed Community Plans would not result in increased greenhouse gas emissions beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the

release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The policies of the proposed Community Plans closely reflect those of Subregional Plan and would not result in new or more significant impacts related to hazards and hazardous materials. Similar to the existing General Plan, any future development of land uses, as designated under the project, would be required to comply with all applicable federal, State, and local regulations pertaining to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to existing hazardous materials and the transportation, use, and disposal of hazardous materials to a less-than-significant level. Additionally, compliance with these regulations would ensure that risks associated with hazardous emissions near schools would be kept to below a level of significance.

Campo/Lake Morena Community Plan

Many areas within the planning area are considered to have high, very high, or extreme fire threat levels. The proposed Community Plan addresses emergency response to fires and wildfires in policies S 2.1.1 and S 2.3.1, which seek funding for year-round staffing of the Campo Fire Department and for emergency supplies and equipment. These policies are consistent with the goals established in the General Plan Update, specifically Policy S-1.3, "Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards."

Pine Valley Community Plan

The Pine Valley planning area has been identified as one of the most dangerous wildfire-prone areas within the county. The proposed Community Plan addresses emergency response to fires and wildfires in policies S 1.3.1, S 1.3.4, and S 1.3.6, which seek funding to construct firebreaks and community-based fire safety education programs. These policies are consistent with the goals established in the General Plan Update, specifically Policy S-1.3, "Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards."

Neither of the proposed Community Plan areas contain an airport. The proposed Community Plans do not result in additional significant impacts from hazards or hazardous materials beyond those analyzed in the General Plan Update EIR. However, impacts would still be

considered significant associated with wildland fires, and the mitigation identified in the EIR would be required.

IX. HYDROLOGY AND WATER QUALITY. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of the Subregional Plans and would not result in new or more severe impacts related to hydrology and water quality.

Campo/Lake Morena Community Plan

The proposed Community Plan has the potential for significant impacts on the water resources of the planning area. Increased development in a sensitive area with limited groundwater resources could decrease the groundwater levels, affect the water quality, and/or result in increased runoff or polluted runoff water. However, the proposed Sub-Area Plan addresses the existing groundwater issues facing the community and proposes policies for improving water quality and decreasing impacts on the groundwater table level. The community primarily accesses water from a federally designated Sole Source Aquifer, as identified in Issue 1.5.6. Policies LU 5.6.1 and LU 5.6.2 both address the regulations that would be required for development that could result in potential impacts on the aquifer. The proposed Plan identifies policies to protect this aquifer, such as Goal LU 5.3.1, which states, “Ensure that proposed new developments conduct thorough tests to ensure that the groundwater will not be overdrafted or contaminated for present or future generations.” Additionally, the proposed Plan contains Policy LU 5.5, which states, “Only allow wells that would not affect the long term sustainability of the alluvial aquifer in order to protect if for future generations.”

Pine Valley Community Plan

The existing General Plan includes potential impacts associated with violating groundwater quality standards by designating land uses that would be groundwater dependent in areas that

are currently experiencing groundwater contamination. In addition, the existing General Plan would allow land uses and development in areas currently experiencing groundwater supply impacts. The proposed Community Plan would not allow for any additional development potential in groundwater-dependent areas. There will be no increased impacts associated with development within 100-year flood hazard areas or impeding or redirecting flood flows, as the proposed Community Plan does not propose any additional development potential within 100-year floodplains. Additionally, the proposed Plan does not contain any policy changes that involve increased development potential along the shore of a lake or reservoir.

The proposed Community Plans would not result in additional significant impacts or substantially more severe environmental effects on hydrology and water quality beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

X. LAND USE AND PLANNING. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The policies of the proposed Community Plans closely reflect those of Subregional Plans and would not result in new or more severe impacts related to land use and planning.

Campo/Lake Morena Community Plan

The proposed Community Plan does not contain policies that would change the land use designations or zoning regulations established in the General Plan Update and analyzed in the General Plan Update EIR; however, the Plan does propose a reduction of the Rural Village area for Cameron Corners and an increase in the Rural Village area for Lake Morena as described above under No. 4 (Campo/Lake Morena Community Plan, Chapter 1). The proposed Community Plan seeks to maintain the rural character of the Campo/Lake Morena planning area and to limit most development to within one of the three rural villages. The proposed Community Plan does not include plans to develop land uses or roadways that would result in a divided community. The proposed Community Plan is consistent with Goal SSA 2.1 of the Mountain Empire Subregional Plan, which states: “A Land Use Plan with a mix of commercial and residential uses that enhance the vitality of Cameron Corners and the greater community of Campo/Lake Morena, while minimizing environmental impacts and retaining the rural character of the community.” The proposed Community Plan remains consistent with the land use and planning policies of the Mountain Empire Subregional Plan and the General Plan Update.

Pine Valley Community Plan

The proposed Community Plan does not propose any changes to the land use designations or zoning regulations established in the General Plan Update and analyzed in the General Plan Update EIR. The proposed Community Plan seeks to maintain the rural character of the Pine

Valley planning area and to limit most development. The proposed Community Plan does not propose development of land uses or roadways that would result in a divided community. The proposed Community Plan remains consistent with the land use and planning policies of the Subregional Plan and the General Plan. Therefore, the proposed Community Plan would not result in additional impacts on land use and planning beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XI. MINERAL RESOURCES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause one or more effects on mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The policies of the proposed Sub-Area Plan closely reflect those of the Subregional Plans and would result in no major changes to potential impacts associated with the availability of a known mineral resource or a locally important mineral resource recovery site.

Campo/Lake Morena Community Plan

The planning area contains limited mineral resources. The proposed Community Plan does not propose changes to the land use designations or zoning classifications from the existing General Plan, nor does it propose development within any of the Resource Conservation Areas identified by the Mountain Empire Resource Conservation Map found within the Mountain Empire Subregional Plan.

Pine Valley Community Plan

The proposed Community Plan does not propose changes to the land use designations or zoning from the existing General Plan, nor does it propose development within any of the Resource Conservation Areas identified by the Central Mountain Resource Conservation Map found within the Central Mountain Subregional Plan.

Therefore, the proposed Community Plans would not result in additional impacts on mineral resources beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered significant, and the mitigation identified in the EIR would be required. The proposed Sub-Area Plan would be consistent with the findings of the General Plan Update EIR.

XII. NOISE. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the

project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The policies of the proposed Community Plans closely reflect those of the Subregionals Plan and would not result in new or more severe impacts associated with noise.

Campo/Lake Morena Community Plan

The Campo/Lake Morena planning area is a rural community characterized by low noise pollution associated with rural living. The proposed Community Plan recommends development and includes goals and policies that would maintain this quiet environment. In addition, the proposed Community Plan does not contain policies that recommend widening roads or highways; therefore, the project would not involve an expansion of the 60–75 dB Community Noise Equivalent Level (CNEL) noise contours on either side of local roads.

The proposed Community Plan Land Use chapter supports residential development, small-scale commercial development, and the development of specific projects such as Camp Lockett as a Historic Park within the villages. If any of these recommendations become specific development projects they would be subject to CEQA, at which time the potential impacts from noise would be analyzed.

Pine Valley Community Plan

As stated above, both the Subregional Plan and the proposed Community Plan share the goal of preserving the small-town, rural character of their communities. To achieve this goal, the proposed Community Plan states that all growth must be gradual and modest in nature, which decreases the potential for new, significant increases in noise levels, excessive groundborne vibration, and permanent and temporary increases in ambient noise levels.

Proposed Policy CM 7.1 of the proposed Sub-Area Plan seeks funding and explores the feasibility of acquiring land or securing a long-term lease for a helicopter landing spot adjacent to the Pine Valley Fire Station and County Sherriff's sub-station. This policy is consistent with the current Subregional Plan that states, "Private airports, heliports, helipads, and helistops shall be discouraged in the Central Mountain Subregion except for emergency services."

The proposed Community Plans would not result in additional noise impacts beyond those analyzed in the existing General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; therefore, the impact would remain significant and unavoidable.

XIII. POPULATION AND HOUSING. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that result in one or

more effects on population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of Subregional Plans and would result in no new or more severe impacts on population and housing resources.

Campo/Lake Morena Community Plan

The proposed Community Plan does not contain policies that recommend changes to the zoning code. Commercial and residential development is recommended for vacant lots or open land within the rural villages that are zoned for such development. The land designated as open space is existing open public land that does not contain development. The Community Plan does not contain policies that support any development that would result in displacement of housing or people within the community.

Pine Valley Community Plan

The housing accommodated with the existing General Plan is consistent with regional growth forecasts. Future development under the proposed Community Plan would be required to comply with the land use plan adopted as part of the General Plan, which includes a land use framework and policies for growth that would avoid unplanned growth beyond regional growth forecasts.

The proposed Community Plans would not result in additional population and housing impacts beyond those analyzed in the existing General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XIV. PUBLIC SERVICES. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

When compared to the policies of the existing Subregional Plans, the policies of the proposed Community Plans closely reflect those of Subregional Plans and would result in no new or more severe impacts on public services.

Campo/Lake Morena Community Plan

Policies S 2.1.1 and S 2.3.1 of the proposed Community Plan address the community’s need for additional funding and support for increased staffing of the fire department and additional

supplies and emergency equipment. In addition, the proposed Community Plan discourages development outside of the village boundaries, thereby promoting a compact village to aid in the efficient delivery of public services.

Pine Valley Community Plan

Policy LU 2.2.1 in the proposed Community Plan requires development to provide associated improvement to the Pine Valley planning area’s transportation, fire, and social services infrastructure so that the existing level of service is not impaired. This policy helps ensure public services remain adequate.

In addition, as stated above, both the Subregional Plans and the proposed Community Plans share the goal of preserving the small-town, rural character of their communities. To achieve this goal, the proposed Community Plan states that all growth must be gradual and modest in nature, which decreases the likelihood of any new significant impacts on public services. Therefore, the project would not result in additional significant impacts or substantially more severe environmental effects on public services beyond those analyzed in the existing General Plan Update EIR. However, overall impacts would still be considered potentially significant and the mitigation identified the EIR would still be required.

XV. RECREATION. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The policies of the proposed Community Plan closely reflect those of Subregional Plan and would result in no new or more significant impacts related to recreational facilities.

Campo/Lake Morena Community Plan

The projected population growth under the Land Use designations of the existing General Plan would result in an increase in the number of persons that utilize recreational facilities in the unincorporated County, particularly in areas within the Village regional category, where most of the increases in density are planned to occur. The proposed Community Plan contains policies that recommend residential development be limited in design to support population growth within the rural villages, but preserve the majority of the open space and private lands to maintain the rural character of the community. The planning area contains existing parks that serve as recreational facilities for the residents of the community as well as tourist destinations. The Community Plan Conservation and Open Space chapter contains policies to encourage the development of parks and recreational facilities near village residential areas, and public access to non-motorized trails. These policies are consistent with the Mountain Empire Subregional Plan, which contains policies encouraging the maximum use of existing recreational facilities, as well as expansion and improvement of local park facilities in the Campo/Lake Morena planning area.

Pine Valley Community Plan

As stated above, both the Subregional Plan and the proposed Community Plan share the goal of preserving the small-town, rural character of their communities. To achieve this goal, the proposed Community Plan states that all growth must be gradual and modest in nature, which decreases the likelihood of a significant increase in the use of existing neighborhood and regional parks and recreational facilities.

The proposed Community Plans would not result in additional impacts on recreational facilities beyond those analyzed in the existing General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XVI. TRANSPORTATION/TRAFFIC. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause effects on transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The policies of the proposed Community Plan closely reflect those of Subregional Plans and would result in no new or increased impacts to transportation or traffic.

Campo/Lake Morena Community Plan

The proposed Community Plan maintains the goal of moderate community growth found within the Subregional Plan, and introduces no new increase in overall potential growth. As a result, the proposed Community Plan would not result in any additional impacts on transportation resources, increase traffic loads on the existing street system, or affect emergency access or parking. The proposed Community Plan would not result in any additional impacts on air traffic because there are no airports in the planning area and the plan does not contain policies that address air traffic. The proposed Community Plan would not result in a substantial increase in hazards due to a design feature or incompatible beyond those described in the certified EIR because the proposed Sub-Area Plan makes no policy recommendation of this nature.

Pine Valley Community Plan

The proposed Community Plan maintains the goal of moderate community growth found within the Subregional Plan, and introduces no new increase in overall potential growth. As a result, the proposed Community Plan would not result in any additional impacts on transportation resources, increase traffic loads on the existing street system, or affect emergency access or parking. The proposed Community Plan would not result in any additional impacts on air traffic because there are no airports in the planning area and the plan does not contain policies that

address air traffic. The proposed Community Plan would not result in a substantial increase in hazards due to a design feature or incompatible beyond those described in the certified EIR because the proposed Community Plan makes no policy recommendation of this nature. Therefore, the proposed Community Plan would not result in additional impacts or substantially more severe environmental effects on traffic or transportation. However, overall impacts would still be considered potentially significant and the mitigation identified in the EIR would still be required.

XVII. UTILITIES AND SERVICE SYSTEMS. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that cause effects on utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

When compared to the policies of the existing Subregional Plan, the policies of the proposed Community Plan closely reflect those of Subregional Plans and would not result in new or more severe impacts related to utilities and service systems.

Campo/Lake Morena Community Plan

The proposed Community Plan does not include goals or policies that would create additional impacts on the existing utilities in Campo/Lake Morena. The proposed Plan identifies the issues with water quality and capacity of existing water delivery systems in the rural villages of Cameron Corners and Colonia of Lake Morena. The policies put forth in the proposed Plan seek to improve the quality of the water and to pursue options for new wastewater treatment infrastructure in Lake Morena. When this policy is proposed as a specific development project, it will be subject to further CEQA analysis of the potential impacts on the utilities. Additionally, the proposed Plan contains Goal LU 5.3.1, which states, “Ensure that proposed new developments conduct thorough tests to ensure that the groundwater will not be overdrafted or contaminated for present or future generations.”

The total potential dwelling units in the community are the same as the population growth forecasts on which the General Plan is based; therefore, the proposed Community Plan remains consistent with the General Plan.

Pine Valley Community Plan

Many of the policies contained within the proposed Community Plan promote the preservation and longevity of existing utilities and service systems. Policy CM 10.1.1 is an example of the proposed Community Plan’s commitment to protecting utilities and services systems, as it

prohibits development that would adversely affect groundwater supply and quality. In addition, as stated above, the proposed Plan contains the goal of preserving the small-town, rural character of its community. To achieve this goal, the proposed Plan states that all growth must be gradual and modest in nature, which lowers the likelihood of increased development that would increase demands on existing utilities and service systems.

Therefore, the proposed Community Plans would not result in new or more severe impacts related to utilities and service systems beyond those analyzed in the General Plan Update EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

As discussed previously, policies of the proposed Community Plans closely reflect those of Subregional Plans and General Plan and do not result in new or more severe significant impacts. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan, including cumulative effects. All applicable mitigation from the General Plan EIR shall be carried forward with the project, and the project will also rely on statements of overriding considerations adopted with the General Plan EIR for significant and unavoidable impacts discussed above. The project would not introduce new or more severe significant effects beyond those analyzed in the General Plan EIR.

EIR and Project Reference Links

Link to previous environmental review – County of San Diego General Plan Update EIR:
<http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>

**XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
UPDATE CHECKLIST FORM**

County of San Diego. 2011. Central Mountain Subregional Plan, amended November 18, 2015. Available:
http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Central_MT_CP.pdf.

Campo/Lake Morena and Pine Valley
Community Plans
GPA 16-002, ER-16-00-001

- 29 -

August 18, 2016

County of San Diego, 2011. Mountain Empire Subregional Plan.
http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/MTN_Empire_CP.pdf

County of San Diego, August 2016. Proposed Pine Valley Community Plan.

County of San Diego, August 2011. General Plan Update Environmental Impact Report.

Attachment E – RESOLUTION AMENDING THE
MOUNTAIN EMPIRE SUB-REGIONAL PLAN AND
ADOPTING THE CAMPO/LAKE MORENA
COMMUNITY PLAN

**A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
AMENDING THE MOUNTAIN EMPIRE SUB-REGIONAL PLAN AND ADOPTING THE
CAMPO/LAKE MORENA COMMUNITY PLAN; GPA 16-002**

WHEREAS, pursuant to Government Code Sections 65350 et seq., GPA 16-002 has been prepared, being an amendment to the Land Use Element and the Mountain Empire Sub-regional Plan, and the adoption of the Campo/Lake Morena Community Plan, in the Calendar Year 2016; and

WHEREAS, GPA 16-002 has been filed by the County of San Diego consisting of an amendment to the Land Use Element and the Mountain Empire Sub-regional Plan, and the adoption of the Campo/Lake Morena Community Plan; and

WHEREAS, on October 14, 2016, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA 16-002; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, on December 14, 2016, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA 16-002; and

WHEREAS, on TBD, the Board of Supervisors has made findings pursuant to Attachment F, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Approve GPA 16-002, which consists an amendment to the Land Use Element, including the amendment of the Mountain Empire Sub-regional Plan and the adoption of the Campo/Lake Morena Community Plan, as shown in Exhibit A and Exhibit B of the Resolution

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

Exhibit A – Mountain Empire Sub-Regional Plan
(Strikeout/Underline Version)

Mountain Empire Subregional Plan

San Diego County General Plan

Adopted
January 3, 1979
GPA 78-03

GPA 01-01

Adopted
August 3, 2011

Statement of Intent	1
Chapter 1 – Community Character	5
Chapter 2 – Land Use	
General.....	6
Residential.....	7
Commercial	11
Industrial	12
Agricultural.....	14
Specific Plan Areas.....	14
Chapter 3 – Housing	20
Chapter 4 – Mobility	21
Chapter 5 – Public Facilities and Services	22
Chapter 6 – Conservation	23
Chapter 7 – Recreation	24
Chapter 8 – Energy	27
Chapter 9 – Scenic Highways	29
Policy Code Explanation	30
Appendices	
A – Resource Conservation Areas	
B – Kimley-Horn Associated Memo:	
Proposed Land Use and Traffic Modeling	

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Mountain Empire Subregional Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: ERIC GIBSON Mark Wardlaw, Director
~~Department of Planning and Land~~

Use Planning & Development Services

MOUNTAIN EMPIRE SUBREGIONAL PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION.....	1
1. COMMUNITY CHARACTER.....	5
2. LAND USE	6
- General.....	6
- Residential.....	7
- Commercial	11
- Industrial.....	12
- Agricultural	14
- Specific Plans.....	14
Ketchum Ranch.....	14
Tecate Special Study Area.....	14
3. HOUSING	20
4. MOBILITY	21
5. PUBLIC FACILITIES AND SERVICES.....	22
6. CONSERVATION.....	23
- Environmental Resources	23
7. RECREATION.....	24
8. ENERGY CONSERVATION.....	27
9. SCENIC HIGHWAYS	29
POLICY CODE EXPLANATION.....	30
APPENDIX A – RESOURCE CONSERVATION AREAS	
APPENDIX B – KIMLEY-HORN ASSOCIATED MEMO:	
Proposed Land Use and Traffic Modeling	
<u>FIGURES</u>	
1-A. Tecate Special Study Area.....	3
1-B. Star Ranch Special Study Area Boundary.....	4
2. Lake Morena/ Campo Village Boundary.....	9
23. Jacumba Rural Village Boundary	10
34. Mountain Empire Resource Conservation Area Map.....	A-3

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MOUNTAIN EMPIRE SUBREGIONAL PLAN

INTRODUCTION

A goal is a purpose or ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless. A policy is a principle that guides the allocation of County resources towards prescribed outcomes consistent with the goals.

The goals and policies that follow reflect a thoughtful analysis of the Mountain Empire Subregion and are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved.

It is recognized that legal and economic limitations may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

The Land Use Element of the General Plan can be referred to for complete descriptions, the Land Use Maps and definitions of these Land Use Regional Categories and Designations.

There are six other elements of the General Plan besides the Land Use Element. They are Housing, Mobility, Safety, Conservation and Open Space (combined), and Noise. These subject areas provide the basic structure by which this Subregional Plan is organized.

The purpose of addressing these elements within the Subregional Plan is to ensure that the goals and policies formulated by each community in the Subregion will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan Elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case, while in another the existing policies might be adequate.

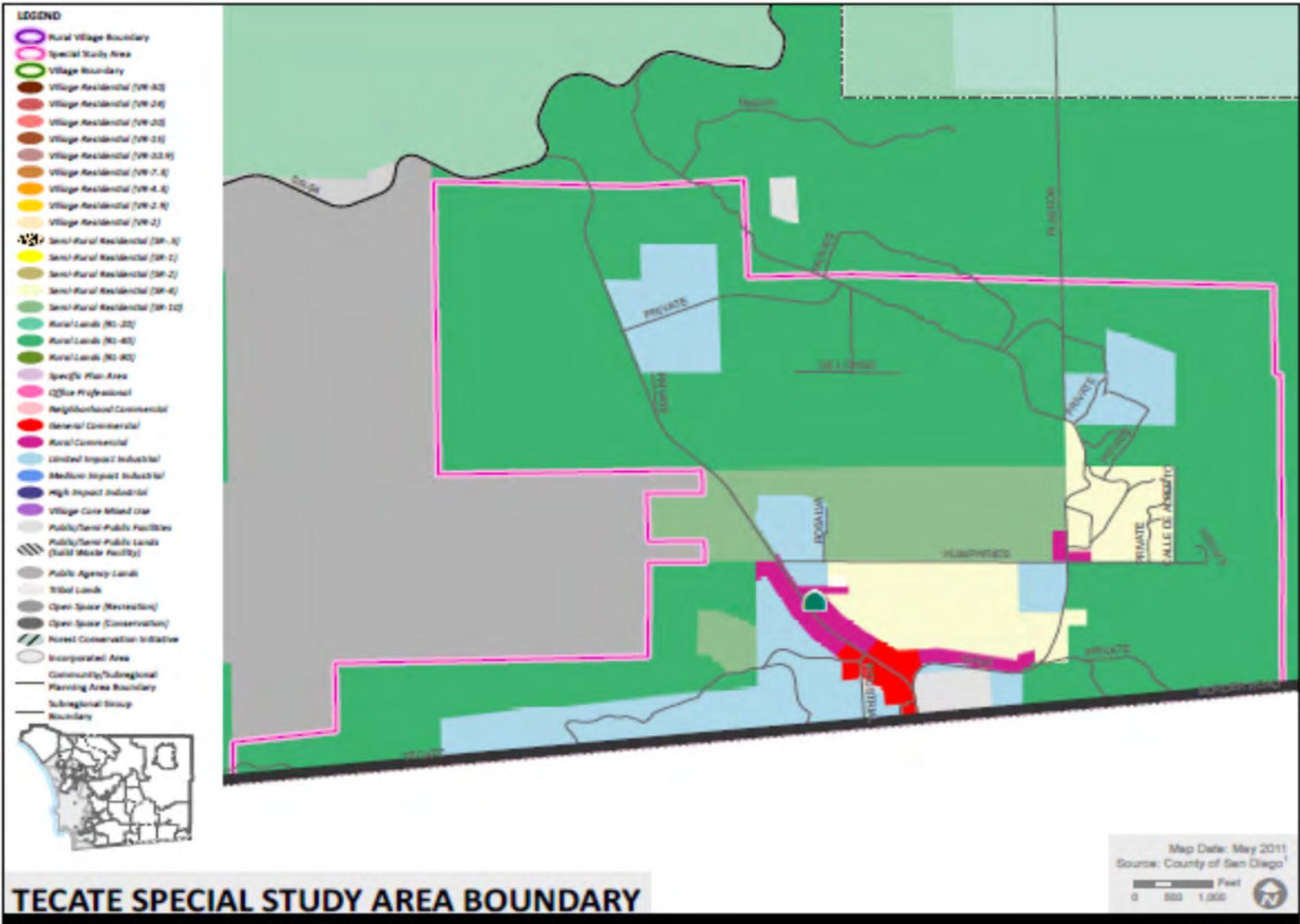
The policies contained in this Subregional Plan should be regarded as applications of broad General Plan policies, which are designed to fit the specific or unique circumstances existing in the individual communities. Where the General Plan element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

The Mountain Empire Subregion contains ~~six~~four areas with their own unique identities, but they are similar in many natural characteristics such as topography, water resources, and environment. These areas are the ~~four~~five Subregional Group Areas: Tecate, Potrero, Boulevard, ~~Campo / Lake Morena~~, Jacumba and the Mountain Empire Balance, the remainder of the plan area. Although the policies in this section apply generally to the entire Subregion, the Subregional Group Areas of Boulevard and Potrero have adopted specific vision statements, goals and policies affecting their Subregional Group Areas. These Subregional Group Area Plans are adopted to cover those specific areas as chapters in this Mountain Empire Subregional Plan, and serve as the primary community plans for those areas.

Additionally, Jacumba and Tecate haves adopted a vision statement and along with Campo/Lake Morena and Tecate have the option in the future to develop specific goals and policies.

A Special Study Area (SSA) applies to a large portion of Tecate that will be implemented through an amendment to the Mountain Empire Subregional Plan text and map, rezoning as necessary for consistency with that amendment, and adoption of a Specific Plan (See Figure 1-A on page 3).

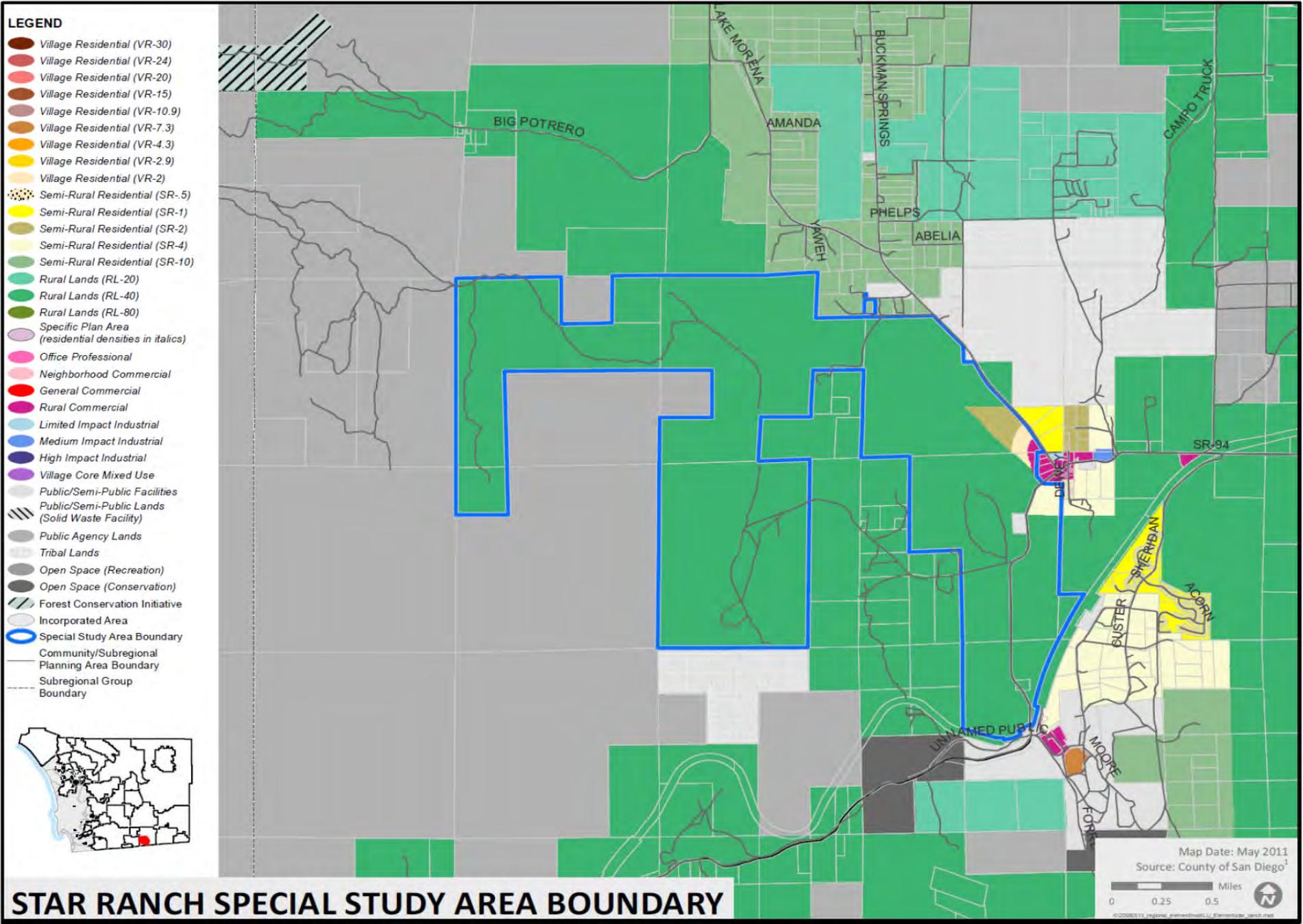
A SSA has been applied to the Star Ranch area of Campo / Lake Morena in the western portion and adjacent to the Village of Cameron Corners (See Figure 1-B on page 4).



TECATE SPECIAL STUDY AREA BOUNDARY

San Diego County General Plan

Figure 1-A



2 - 84

STAR RANCH SPECIAL STUDY AREA BOUNDARY

San Diego County General Plan

Figure 1-B

1. COMMUNITY CHARACTER

GOAL

ENCOURAGE THE DEVELOPMENT OF LAND IN A MANNER THAT REINFORCES THE UNIQUE IDENTITY OF THE MOUNTAIN EMPIRE SUBREGION AND ITS COMMUNITIES.

FINDINGS

Because it is a port of entry, the Tecate Subregional Group Area has certain land uses that are unique. Its proximity to Tecate, Mexico, has given rise to uses that are generally nonresidential and need greater planning, which will be achieved through implementation of a SSA, an amendment to the Mountain Empire Subregional Plan text and map, rezoning, as necessary for consistency with that amendment, and adoption of a Specific Plan.

The Potrero Subregional Group area has unique natural characteristics, such as: excellent air quality, a gently sloping valley floor bisected by Potrero Creek, the surrounding mountains, which offer view sites of the valley, and proximity to the border and a growing population in Tecate, Mexico.

~~The Campo/Lake Morena Subregional Group Area consists of three clusters of development. Campo, Lake Morena and Cameron Corners have historically been rural in character. The need to provide services and to house the population has not, as of yet, presented a threat to the rural life style.~~

The Boulevard Subregional Group Area developed as a linear, highway oriented community and that orientation has been altered by the construction of Interstate 8. As a result, there now is a need to reassess the existing land use pattern.

The Jacumba Subregional Group Area is unique in both its natural and manmade settings and has a long history of human occupation. These natural attributes - hot springs, desert environment, and clean air - attracted many residents and brought about the town's development.

The northern portions of the Subregion consist primarily of the Anza-Borrego State Park, agricultural preserves and other public lands. There exists very little pressure to urbanize and no significant growth is anticipated.

POLICIES AND RECOMMENDATIONS

1. Development proposals within Rural Village Boundaries should avoid the removal of mature trees. [PP]

2. LAND USE ELEMENT

GENERAL GOAL

PROVIDE A LAND USE PATTERN CONSISTENT WITH THE SUBREGIONAL POPULATION FORECAST.

FINDINGS

The Mountain Empire Subregion is expected to grow from its present population of approximately 5,815¹ to some 8,844² persons by the year 2030. There is a need to provide sufficient land area and density to accommodate this projected growth within the Subregion.

All residents of the Mountain Empire Subregion are aware of the importance that must be given to protecting the unique quality of the area's natural resources. Existing trees, rock outcroppings, hillsides, and meadows are significant resources that contribute to the character and beauty of the Subregion.

The Mountain Empire Subregion is totally dependent on groundwater resources. Surface runoff is meager and too variable to be used as a water supply and importation of water is not a viable option for the foreseeable future. The availability of groundwater varies from community to community but, generally, future development will require large minimum lot sizes to ensure long term availability of groundwater.

There have been increased demands on law enforcement agencies along the International Border in recent years and a greater need for law enforcement and fire protection activities is anticipated in future years.

POLICIES AND RECOMMENDATIONS

1. The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours. [PP]
2. Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government. [AP, PP]
3. Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing sixty (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of The Zoning Ordinance. [PP]

¹ SANDAG Profile Warehouse <http://profilewarehouse.sandag.org/profiles/est/cocpa1952est.pdf>, August 2010

² SANDAG 2050 Regional Growth Forecast for 2030, February 2010

RESIDENTIAL GOAL

PROVIDE A LAND USE PATTERN THAT WILL ACCOMMODATE THE FORECAST POPULATION INCREASE, WHILE RETAINING THE RURAL CHARM OF THE PRESENT LIVING ENVIRONMENT.

FINDINGS

The Mountain Empire Subregion is generally characterized by single family residential development on large lots outside the Rural Villages, and generally undeveloped meadows, open spaces, and hillsides. The ability to experience large open spaces and views to distant hills is essential to preserving the Subregion's present quality of life.

POLICIES AND RECOMMENDATIONS

1. Apply a Rural Village Boundary to each of the following historically significant settlements in this Subregional Area, as shown in Figures 2 and 3 on pages 9 and 10, respectively. ~~Campo, Jacumba, Lake Morena, Cameron Corners,~~ and Potrero. [AP]
2. Preserve the rural atmosphere of the Subregion by blending roads into the natural terrain. [DPW, PP]
3. Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Rural Villages. [PP]
4. All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation, and views shall be incorporated, to the maximum extent feasible, into the future development of the land. [PP]
5. Residential site design shall avoid: [PP]
 - level grading of entire lots without respect for existing landforms or neighboring developments;
 - removal of oaks without careful consideration;
 - blocking existing significant views through the property and within the property;
 - diverting natural drainage patterns unless no other alternative is available; and
 - creation of a landscape foreign to that of surrounding sites.
6. Minimize the visual impacts of hillside developments with buildings, retaining walls, and other improvements deferring to the natural landforms and kept to as low a profile as possible. [PP]

7. Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope. [DPW, PP]
8. Waive concrete curbs, gutters, and sidewalk requirements in new subdivisions to ensure compatibility with existing rural developments. [DPW]
9. Preserve open space areas, such as steep slopes and canyons, floodplains, agricultural lands, meadows, and unique scenic views and vistas by clustering residential development away from such areas.
10. Buffer residential areas from incompatible activities that create heavy traffic, noise, lighting, odors, dust, and unsightly views. [PP]
11. Avoid all extensive or severe grading to preserve the natural terrain. [DPW, PP]

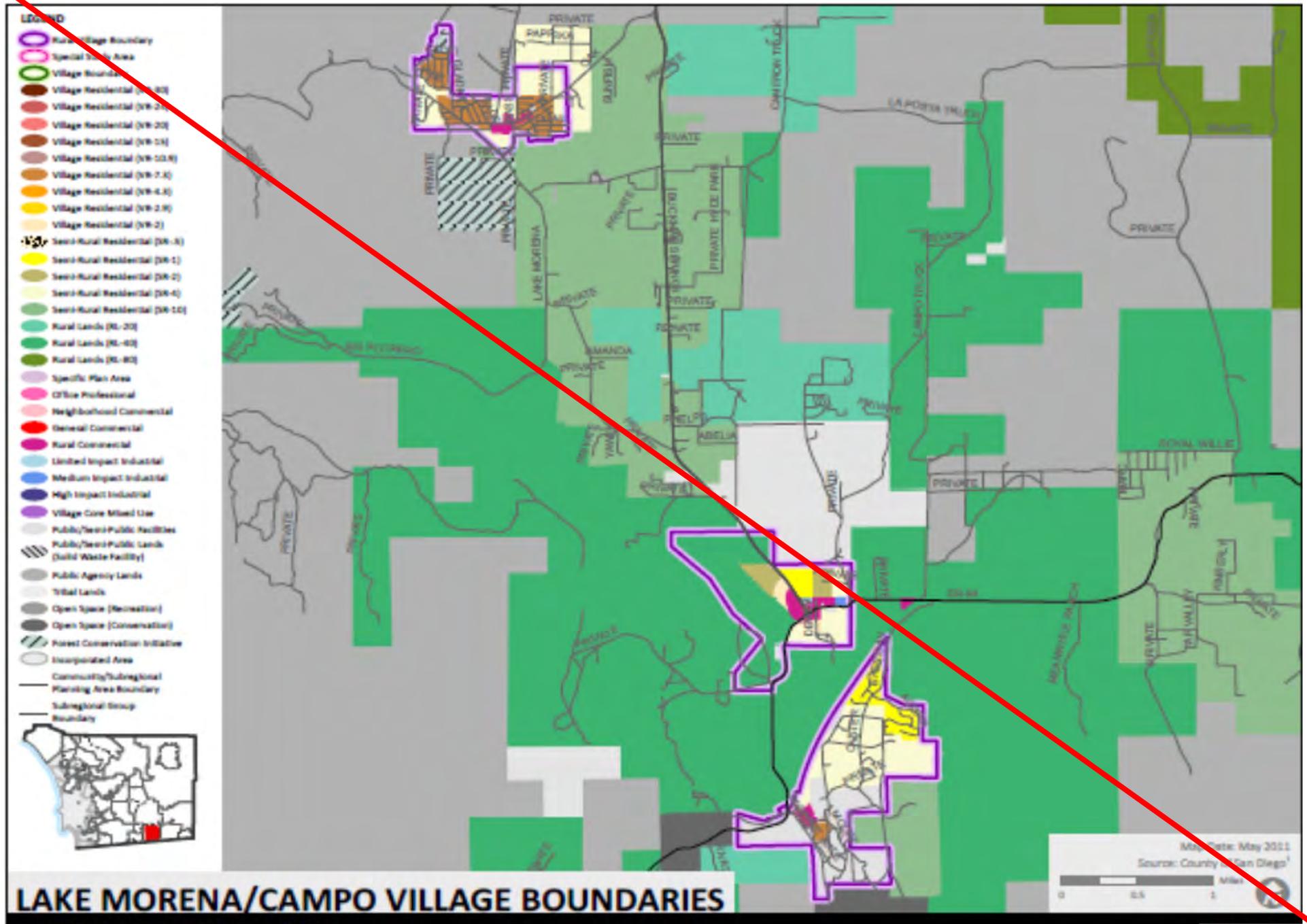
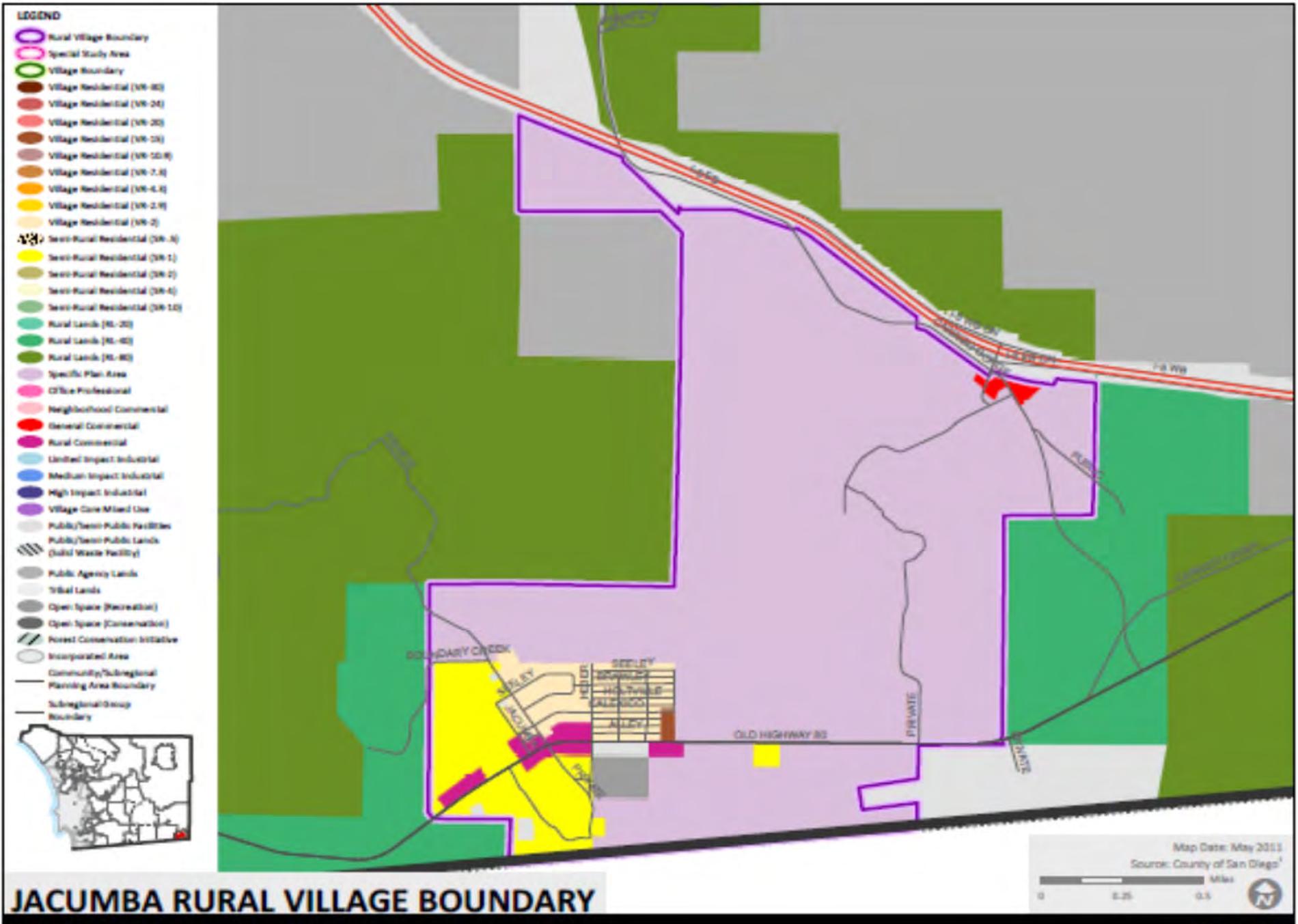


Figure 2



San Diego County General Plan

Figure 2

COMMERCIAL GOAL

PROVIDE FOR THE ORDERLY GROWTH OF BUSINESS AND PROFESSIONAL SERVICES AND OPTIMIZE CONVENIENCE FOR LOCAL AND HIGHWAY-RELATED SHOPPING NEEDS.

FINDINGS

Commercial businesses are generally concentrated in the Rural Villages where they are located in small neighborhood shopping centers or are contiguous to one or more businesses. However, Tecate's commercial businesses will be providing goods and services for the population of Tecate, Mexico with the goal of reducing vehicle traffic on State Route 94.

There exists a need to promote further concentration of commercial uses in most communities within the Subregion.

The amount of commercial acreage provided in each community is based upon the size of the forecasted support population and the recognition that, for the foreseeable future, most properties in the Subregion will be served by individual septic systems and wells. The supporting population for commercial development in Tecate, USA is located across the border in Tecate, Mexico.

POLICIES AND RECOMMENDATIONS

1. Protect areas designated for commercial development from encroachment by incompatible non-commercial uses. [AP, PP]
2. Discourage requests which may lead to mixed residential in commercial areas except those residential uses which are secondary to a commercial use. [PP]
3. Upgrade existing "strip" commercial by providing landscaping and clearly defined parking and access areas. [PP]
4. To create shade for the comfort of pedestrians, design the south-facing facades of businesses to include arcades, porches or trellised walkways. [PP]
5. Cooperate with the federal and state governments at the time the Port of Entry at Tecate is redesigned. [AP]
6. Limit new commercial uses to sites within the Rural Village Boundaries. [AP, PP]
7. Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.
8. Soften the visual impact of parking areas by screening all parking areas from street view, by interrupting continuous rows of parking spaces with planting, and by creating planted canopies over parking areas to lessen heat build-up. [PP]

9. Parking lots for commercial uses may utilize permeable surfacing materials, such as gravel or decomposed granite, in order to minimize surface runoff and maximize groundwater recharge. [PP]
10. Commercial parking areas adjacent to residentially zoned property must be completely screened from view of the residential property with a 72 inch high solid fence, wall, hedge, or other dense plant material. The following plant species would be appropriate if a vegetative screening is to be utilized: [PP]
 - a. San Diego Mountain Mahogany (*Cercocarpus minutiflorus*); 4'-15'.
 - b. Toyon (*Heteromeles arbutifolia*); 8'-15' with flowers and berries.
 - c. Hollyleaf cherry (*Prunus ilicifolia*); 8'-20' with flowers and berries.
 - d. California scrub oak (*Quercus dumosa*); 8'-10'.
 - e. Coffeeberry (*Rhamnus California*); 5'-15' with flowers and berries.

To provide an effective screening, these plants should be planted four to five feet apart. These suggested plants are all native evergreens that naturalize after two growing seasons (two winters). They will require water during the summer in order to ensure adequate adaptation, and are not effective in areas over 4,000 feet in elevation.

11. Plan for land use development that would contribute to the cultural and economic relationship between Tecate, USA and Tecate, Mexico.
12. In Tecate, explore the potential for development of agricultural services and agri-tourism to promote East County agricultural products.

INDUSTRIAL GOAL

PROVIDE A LAND USE PATTERN WHICH WILL PERMIT THOSE KINDS OF INDUSTRIAL USES THAT WILL NOT DETRACT FROM THE RURAL CHARM AND LIFESTYLE OF THE SUBREGION.

FINDINGS

Parcel size, transportation, and utility service availability are typical constraints to industrial development. As a result, the Mountain Empire Subregional Plan Area is not expected to attract much general industrial development.

Existing industrial development is generally characterized by open storage and parking areas that are not landscaped or screened from the street or neighboring properties.

While, additional industrial development is not compatible with the goal of maintaining the rural character in the Subregion, the Tecate SSA is an important exception. Tecate is located across the international border from Tecate, Mexico, which has a population of approximately 91,000³. Such a support population with

³ Based on 2005 census, <http://en.wikipedia.org/wiki/Tecate>

its large, highly competitive labor pool presents many opportunities for business and industry. Industrial development in Tecate shall be governed by the SSA and the Tecate Specific Plan.

POLICIES AND RECOMMENDATIONS

1. Preserve those existing industries that are compatible with a rural lifestyle. [GEN]
2. New industrial development should be clean, non-polluting, and complementary to a rural area. [GEN]
3. Industrial development in Tecate should not adversely affect the excellent air quality of the Potrero area. [PP]
4. -Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.
5. New industrial development should consider all views into the property from public streets, adjacent properties, and residences on nearby hills. [PP]
6. Concentrate future industrial development in those Rural Village areas already designated or planned for industrial uses. [PP]
7. Apply heavy industrial designations sparingly to avoid uses that can create noise, dirt, air pollution, other forms of pollution, and congestion. [AP]
8. Upgrade existing industrial developments by providing landscaping and clearly defined parking and access area. Soften the visual impact of parking areas for new development by providing landscaped screening and by interrupting continuous rows of parking spaces with plantings of shade trees. [PP]
9. Parking lots for industrial uses may utilize permeable surfacing materials, such as gravel or decomposed granite, in order to minimize surface runoff and maximize groundwater recharge. [PP]
10. Industrial parking areas adjacent to residentially zoned property must be completely screened from view of the residential property with a 72 inch high solid fence, wall, hedge, or other dense plant material. [PP]
11. Large unbroken expanses of wall shall be avoided. If this is not possible, architectural details and/or landscaping shall be utilized to soften straight unbroken facades. [PP]

AGRICULTURAL GOAL

ENCOURAGE THE EXPANSION AND CONTINUANCE OF AGRICULTURAL USES IN THE SUBREGION.

FINDINGS

While the Subregion is essentially rural in character, the topography, lack of water, and poor soil quality offer little opportunity for instituting any large scale agricultural operations. In the past, the most significant agricultural enterprise has been at the Ketchum Ranch near Jacumba, but this has ceased operation and it is currently planned for development as a residential project under a Specific Plan.

Small scale agricultural opportunities are scattered throughout the Subregion, which include orchards, chicken ranches, and grazing operations. However, any expansion or increase in the number of these within the foreseeable future is unlikely.

There are currently 55,578 acres of Agricultural Preserves in the Subregion.

POLICIES AND RECOMMENDATIONS

Study and determine the possible benefit from promoting agricultural uses in the Subregion. Explore the potential for development of agricultural services and agri-tourism in Tecate to promote East County agricultural products. [AWM]

SPECIFIC PLAN AREAS

KETCHUM RANCH SPECIFIC PLAN AREA

The Ketchum Ranch Specific Plan proposes a multi-use concept, a residential community with recreational and visitor oriented commercial uses on approximately 1,300 acres next to Jacumba.

The Ketchum Ranch Specific Plan proposal shall create a community in harmony with the existing town of Jacumba and provide services to the existing residents of Jacumba. It will also be sensitive in its design to the natural and historical resources of the Jacumba area. Adequate provisions shall be made to prevent periodic flooding originating at the Mexican border.

TECATE SPECIAL STUDY AREA

Tecate, USA and Tecate, Mexico lie within the Tecate Valley and share many resources, including air quality, water, and weather. The Tecates are connected to State Route 94 and the international border by State Route 188. The Tecate Valley has retained much of its national beauty, which has been recognized by the designation of State Route 188 as a scenic corridor.

The Tecates are physically separated by the International Border and the border fence. The uses of land on each side of the border currently are significantly

different. Tecate, USA is dominated by trucking, storage, and other border-related uses, with a very small residential component. Tecate, Mexico has a population of more than 100,000 residents. Many residents of Tecate, Mexico and the surrounding area drive through Tecate, USA and westerly along State Route 94 to the urban areas of San Diego County (such as Rancho San Diego and the eastern portions of Chula Vista) to purchase goods and services not readily available in stores where they live.

As a result, State Route 94 is heavily traveled between those urban areas and Tecate, causing traffic congestion and safety concerns, along with a number of environmental impacts. The Tecate SSA is intended to create a cross-border community and to promote development of Tecate, USA as an International Trade Community with commercial and industrial uses intended to provide goods and services that ~~compliment~~complement the needs of the residents of Tecate, Mexico.

Establishing Tecate, USA as an International Trade Community provides an opportunity to redevelop the existing portions of Tecate in proximity to the International Border as well as to develop the large, generally flat area northerly along State Route 188 in a coordinated manner, while also reducing vehicle traffic on the heavily traveled State Route 94. The reduction in traffic would also have the beneficial effects of reducing energy consumption, air pollution, and ~~reduce~~ the generation of greenhouse gases.

The vision for the Tecate, USA community is based upon developing commercial and industrial uses that reduce vehicle traffic reaching State Route 94 rather than developing residential dwelling units, which are readily available in Tecate, Mexico.

The Goals and Policies outlined herein for the Tecate SSA are designed to allow the development of commercial uses largely not available to residents of Tecate, Mexico. In this regard, the SSA includes a vehicle trip limit of approximately 65,000 Average Daily Trips (ADT) ends.

Sufficient roadway capacity will need to be provided within Tecate, USA to ensure adequate property access. Planning and development shall be coordinated with the federal government to ensure that sufficient border crossing capacity is maintained.

The Tecate Valley has retained much of its natural beauty, which should be considered during the implementation of the Tecate SSA. The SSA should include design criteria that respect the State Route 188 scenic corridor. Additionally, the SSA should identify the infrastructure needed to support the land use designations and logical phasing. Currently, Tecate, USA does not have adequate infrastructure to serve the proposed SSA. Therefore, the SSA implementation will consider which facilities will be needed to serve the community and how those facilities will be provided. All property development will comply with County requirements and standards related to water and wastewater facilities.

Land Use Plan

Issue SSA 1.1 A mix of commercial uses needs to be developed to reduce trips into the urban areas of San Diego County. While the topography near the Port of Entry limits development of large flat building pads, it does provide an opportunity for development of uses that ~~compliment~~complement the Port of Entry. North of this border area along State Route 188, is a large generally flat area, which represents an excellent opportunity for larger commercial development. A companion component for the development of Tecate, USA will be fostering industrial land uses that emphasize International Trade, and develops land uses that generate increased sales and property tax revenues, while lessening the need for typical public services such as schools, parks, and other population-based services.

Goal SSA 1.1 A Land Use Plan with a mix of commercial and industrial uses tailored to reduce trips into the urban areas of the County of San Diego by developing as a complement to the existing populations in Tecate, Mexico and revitalize the existing underutilized development.

Policy SSA 1.1.1 Encourage commercial development in areas with appropriate topography and road access, as a complete plan that integrates revitalization of existing underutilized sites and allows growth in appropriate areas.

Policy SSA 1.1.2 Require the development plan to include design guidelines that will create a distinctive entry to Tecate USA, and will unify the land uses across the multi-ownership.

Goal SSA 1.2 Development of an integrated transportation plan that includes a road network to accommodate traffic from automobiles, pedestrians, and other modes of transportation on a regional and local level to tie the development to Tecate, Mexico.

Policy SSA 1.2.1 Require the development plan to include traffic analysis and establish land uses based on the Kimley-Horn Traffic Study (See Appendix A: Kimley-Horn Associated 9 May 2009 memo, subject: Tecate Sponsor Group Proposed Land Use and Traffic Modeling) to capture existing through traffic and limit traffic on State Route 94 to 65,000 average daily trips from originating from the SSA.

Policy SSA 1.2.2 Periodically review traffic conditions relative to new development in Tecate USA to demonstrate that uses are achieving the desired interaction with Mexico and limiting the traffic burden on State Route 94. Make adjustments to the land plan and intensities where necessary to better achieve the desired balance between growth within Tecate, while limiting the effects on State Route 94.

Policy SSA 1.2.3 Arrange retail uses in nodes such that visits to multiple businesses can be made on foot. As development intensity in Tecate

increases, consideration should be given to a shuttle service that would transport shoppers between the border crossing and retail establishments in Tecate, USA.

Implementation of the SSA will require a General Plan Amendment, a Mountain Empire Subregional Plan Amendment, zoning implementation, and a Specific Plan that will describe and designate land uses, design guidelines, and infrastructure consistent with the goal of creating an International Trade Community.

The inclusion of this SSA for the Tecate community in this Subregional Plan is considered a County-initiated General Plan Amendment, although privately processed, that does not require further approval as a Plan Amendment Authorization by the Board of Supervisors to begin its planning process in compliance with the Goals and Policies in this Subregional Plan. The SSA within the Subregional Plan on Figure 3-A anticipates requiring a General Plan Amendment, Subregional Plan Amendment, Rezone, and the adoption of a Specific Plan. There are no time limits or prohibitions relative to the processing and approval of said General Plan Amendment and Mountain Empire Subregional Plan Amendment, rezoning and/or Specific Plan.

The Goals and Policies and Recommendations of the Tecate SSA are adopted within this Subregional Plan.

STAR RANCH SPECIAL STUDY AREA (SSA)

The Star Ranch Special Study Area (SSA) is composed of 2,160-plus acres located within the western portion of the Cameron Corners Village; extending to the Rural Lands west of the Village boundary (see Figure 3-B). Wetlands are located within the boundary of the SSA. However, the wetlands are also considered as prime agricultural lands. This SSA is intended to determine if changes to the Land Use Map, adopted August 2011, can enhance the economic and social viability of both the Village and the community of Campo / Lake Morena, while minimizing impacts to sensitive resources and maintaining the rural character of the community.

A mix of commercial and residential land uses in the vicinity of the Cameron Corners Village is necessary to enhance the vitality of the Campo / Lake Morena community, while minimizing environmental impacts and maintaining its rural character. The current lack of goods, services, and employment opportunities in this community requires its residents to travel long distances, often on a daily basis. Therefore, the availability of additional local goods, services, and employment opportunities, along with residential development to support them would potentially provide a community-wide benefit.

Implementation of the Star Ranch SSA shall include the studies identified below:

Infrastructure Study —This Study shall identify opportunities and constraints for providing infrastructure to new development. Specific topics for analysis include the sufficiency and quality of groundwater to accommodate growth, as well as opportunities for shared wastewater facilities. The availability of fire protection, schools, medical facilities, telecommunications infrastructure, other public services, and the potential for

transportation impacts should also be considered for providing appropriate levels of service that are acceptable in a community while retaining its rural character. The Infrastructure Study should consider options for creating an environmentally sustainable community with specific attention paid to energy use, carbon emissions, and water supply and reuse.

Economic Study — This Study shall identify development opportunities that are available and necessary to facilitate investment, build infrastructure, support public services, and ensure an adequate jobs-to-housing ratio. The Economic Study should examine the feasibility of implementing a pilot Transfer of Development Rights program within the Campo / Lake Morena Community or the larger Mountain Empire Subregion. Specific attention should be paid to employment opportunities for area residents, as well as opportunities for increased tourism and recreation in the community. Additionally, the Economic Study should examine the options for revenues necessary to support new and existing residents, which could be generated for local public services, such as libraries, schools, Sheriff, and fire protection.

Land Use Study — This Study shall, with consideration to the findings from the Infrastructure Study and the Economic Study, provide the framework for development of a land use plan that would accommodate a level of residential, commercial, civic, and other employment-producing land uses to balance sustaining a community with maintaining its rural character. The process of preparing the Land Use Study will include a Public Planning Process with community workshops, meetings, and design charrettes to determine appropriate land uses that achieve general consensus with residents, property owners, stakeholders, and the County of San Diego. The land use study should include a land use plan that offers a variety of housing types to accommodate residents of diverse age, family size, and income level, as well as options providing opportunities for public gathering places, civic uses, and "main street" commercial areas. The Land Use Study should include design guidelines that retain the community's rural character, while limiting impacts to environmentally constrained lands, including the conservation, rehabilitation and/or incorporation of these valuable resources.

Completion of the studies identified above may be achieved in coordination with, and may be embodied in, the technical and other studies being prepared by the Star Ranch property owner as a part of the Star Ranch land use entitlement application process through the County of San Diego.

The Goals and Policies outlined herein for the Star Ranch SSA are designed to allow the development of commercial and residential uses that both respect and enhance the viability of the Cameron Corners Village and reduce environmental impacts, while accommodating the potential for additional development beyond that shown on the Land Use Map adopted in August 2011.

Goal SSA 2.1 A Land Use Plan with a mix of commercial and residential uses that enhance the vitality of Cameron Corners and the greater community of Campo / Lake Morena, while minimizing environmental impacts and retaining the rural character of the community.

Policy SSA 2.1.1 Require new commercial development to recognize existing commercial businesses and attempt to integrate new development so as to provide an overall community benefit without adversely impacting existing businesses.

Policy SSA 2.1.2 Require the pattern and design of new residential development to reflect both the rural character of the community and the compact form of development consistent with the General Plan Guiding Principles.

Goal SSA 2.2 A mobility network that enhances public connectivity and walkability in the Cameron Corners Village, while still maintaining the community's rural character.

Policy SSA 2.2.1 Provide a public road and trail network that considers and enhances existing development patterns, while respecting the rural character of the community.

Policy SSA 2.2.2 Provide a public network of non-motorized trails and pathways that connects the residential development to community facilities and commercial areas.

3. HOUSING

GOAL

ENSURE THAT ADEQUATE, AFFORDABLE SHELTER IS PROVIDED FOR ALL RESIDENTS OF THE MOUNTAIN EMPIRE SUBREGION IN A WAY THAT IS CONSISTENT WITH ITS RURAL CHARACTER.

FINDINGS

The Housing Element of the General Plan sets forth goals, policies, and action programs that are designed to adequately provide for the housing needs of all economic segments of the County. In most cases, the policies and action programs are targeted toward the larger, more urbanized communities. However, there are some policies that involve issues affecting all parts of the County.

The Tecate SSA is based upon developing commercial and industrial land uses that reduce vehicle traffic on State Route 94 through the provision of goods and services desired by the more than 91,000 residents of Tecate, Mexico.

The lack of adequate housing for the County's farm workers is of concern. However, the Subregion does not have significant labor-intensive agricultural activities.

POLICIES AND RECOMMENDATIONS

1. Take those steps necessary to ensure that the private sector is able to provide for the housing needs of the Subregion's low and moderate income households. [AP]
2. Designate appropriate parcels within the Subregional communities for multi-family or mixed use development. [AP]
3. Identify and inventory areas with underused infrastructure when revising this Subregional Plan. This could be instrumental in minimizing housing costs, as well as actualizing economics from infilling. [AP]
4. Study and determine if there is a need for farm employee housing in the Subregion. [AP]
5. Study and determine if there is a need for creating emergency housing for the homeless in the Subregion. [AP]
6. If a project is in conformance with the General Plan and if the Subregion has had a certified Environmental Impact Report (EIR) done for it, then the EIR may be used as a master environmental assessment. This would provide the applicant with a central source of current information on potential regional impacts, including the cumulative and growth inducing impacts of the project, making it necessary to address only site specific impacts. [PP]
7. The demand for low income housing anticipated for the Potrero Valley Planning Area can be accommodated at the Twin Lakes Trailer Park. [PP]

4. MOBILITY

GOAL

IMPROVE THE TRANSPORTATION SYSTEM TO PROVIDE FOR SAFE AND EFFICIENTLY MAINTAINED TRAVEL THROUGHOUT THE SUBREGION, WHILE MAINTAINING THE RURAL ATMOSPHERE AND NATURAL BEAUTY OF THE AREA.

FINDINGS

Transportation facilities have significant design, location, and environmental impacts on community character.

Primary access to the Mountain Empire Subregion is provided by Interstate 8, a limited access freeway with interchanges at the following:

- Buckman Springs Road;
- ~~Cameron Road and Old Highway 80;~~
- Crestwood Road and Old Highway 80; and
- Ribbonwood Road (Highway 94) and Carrizo Gorge Road.

Secondary access to the Subregion is provided by State Route 94 and Old Highway 80, which serve to connect the Rural Villages of the Subregion.

Buckman Springs Road is the principal north-south access road within the Subregion.

The current road network can accommodate the existing and planned increases in population without encountering capacity problems. Large portions of the Subregion are not served by roads. Access to public lands is not required, and, for those areas in private ownership, local roads will be built as development occurs. In general, traffic volumes generated by existing and proposed land use designations will not warrant any addition to, or expansion of, Mobility Element roads, with the possible exception of State Route 188 to implement the traffic reducing land uses planned for the Tecate Subregional Group Area.

Some community groups have identified traffic safety and parking problems within their communities as issues that should be addressed.

POLICIES AND RECOMMENDATIONS

1. Consider prohibiting trucks, one ton and over, from parking on Thing and Emery Roads in Tecate. [DPW]
2. Request CalTrans to study the safety aspects of SR-94 in the vicinity of Tecate Road. [DPW]

5. PUBLIC FACILITIES AND SERVICES

GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO SATISFY THE NEEDS OF THE SUBREGION.

FINDINGS

San Diego Gas and Electric (SDG&E) maintains a 69 kilovolt (KV) overhead transmission line that runs through the middle of the Boulevard Planning Area. In addition, the Southwest Powerlink transmission line runs west and east through the entire Subregion. SDG&E has a substation facility~~ies~~ located in Boulevard ~~and Cameron Corners~~. It is possible that development within the vicinity of these power transmission facilities can have an effect upon SDG&E's ability to patrol, maintain, and repair them.

POLICIES AND RECOMMENDATIONS

1. Maintain unobstructed access to and along the path of existing power transmission facilities and lines.
2. Any proposed grading, improvements, or other encroachments to the substation or transmission right-of-ways must be reviewed by SDG&E.
3. Any alteration of drainage patterns affecting the substation or transmission line right-of-ways should be reviewed and approved by SDG&E.
4. Uses proposed for property adjacent to substations or transmission line right-of-ways should be reviewed for possible impacts to the power facilities and vice versa.

6. CONSERVATION

ENVIRONMENTAL RESOURCES GOAL

ENSURE THAT THERE IS CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE AREA IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES AND TO MAINTAIN THEM FOR FUTURE NEEDS.

FINDINGS

The Subregion contains a variety of different plant and animal habitats, as well as numerous rare and endangered plant and animal species.

Residents recognize the native oaks as a significant historical, aesthetic, and ecological resource that contribute to the distinctive character of many areas of the Mountain Empire Subregion.

Important geological resources are also present which include the following:

- a) An assortment of land formations, some of which have scenic value;
- b) Groundwater resources; and
- c) Soils of biological significance.

There are significant limitations to groundwater resources, and sewage disposal capabilities are affected by certain soil characteristics.

Numerous archaeological and historical sites have been identified in the Subregion, which attests to a rich history of human habitation.

POLICIES AND RECOMMENDATIONS

1. All development shall demonstrate a diligent effort to retain as many native oak trees as possible. [PP]
2. Encourage sewer districts to implement a wastewater reclamation program in areas where groundwater is not abundant. [AP]
3. Floodways shall be maintained in their natural state unless findings can be made that a threat to public safety exists. [GEN]
4. The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it. [GEN]
5. Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value. [PP]
6. The Jacumba Hotel should be restored, if at all possible. [AP, PP]

7. RECREATION

It is the policy of the Board of Supervisors that the Recreation Chapter of the Mountain Empire Subregional Plan shall provide for satisfying the park needs of the community in accordance with the overall guidelines of the General Plan (Board Policy No. F-26). The Recreation component of the General Plan is incorporated in the Conservation and Open Space Element. The following is intended to give direction and guidelines for providing and fulfilling the requirements of park and recreation needs for the citizens of the Mountain Empire Subregion.

GOAL

SUPPORT RECREATIONAL OPPORTUNITIES TO MEET COMMUNITY NEEDS AND ENRICH THE LIVES OF ALL RESIDENTS BY ESTABLISHING A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS

The County Local Park Planning Area for the Mountain Empire exceeds the boundaries of the Subregion. The communities of Descanso and Pine Valley are also served by the Laguna/Mountain Empire Local Park Planning Area. For this reason, park facilities and development priorities for Descanso and Pine Valley are included in this Recreation Element.

Existing Regional Park and Recreation Facilities⁴

~~John Lyons - Lake Morena Park - 3,250-acre lakefront park with facilities for camping, fishing, hiking, and entrance to the Pacific Crest Trail. As funds become available, additional water related activities may be developed.~~

Mountain Springs Park - 137 acres of undeveloped land adjacent to Anza-Borrego State Park to be preserved as open space for future needs.

In-Ko-Pah Park - 159.65 acres of undeveloped land also adjacent to Anza-Borrego State Park to be preserved as open space for future needs.

~~Pine Valley Park - This 17.07-acre park is considered a subregional facility. The large acreage allows the park to be used extensively by local Pine Valley residents and by visitors from the entire Laguna/Mountain Empire Area. Facilities include family and group picnic areas, play areas, ballfields, a tennis court, and horseshoe and shuffleboard courts. This facility is maintained by the County of San Diego Department of Parks and Recreation.~~

⁴ Does not include facilities identified in Subregional Group Area sections (Boulevard and Potrero)

Existing Local Park and Recreation Facilities⁴

Tecate Planning Area

Because of the limited population, there are no existing local park facilities and none are being currently developed.

~~*Campo/Lake Morena Planning Area*~~

~~Campo Stone Store is a 1.04 acre parcel containing a historic building open for community use.~~

Jacumba Planning Area

Jacumba Community Park consists of one parcel of about 20 acres of undeveloped land, which is intended to be developed with local park facilities.

POLICIES AND RECOMMENDATIONS

1. Through the cooperation of the San Diego County Parks and Recreation Department and local sponsor groups, the coordination and maximum use of existing recreational facilities shall be undertaken. [DPR]
2. Future development of park and recreation facilities are to be coordinated with the location and needs of local school facilities in order to promote joint use and most effective use of resources. [DPR]
3. So that Park Land Dedication Ordinance Funds may be used to develop local park facilities, County Service Areas, alternative taxing agencies, or other organizations are to be created to provide ongoing park maintenance and operation services for each community requiring park facilities within the Subregion. [GEN]
4. In order to proceed with any local park improvements, joint powers or cooperative agreements will be required with the affected community organization. These agreements will be prepared when local groups have established maintenance and operation capabilities. [DPR]
- ~~5. Future Development - Regional Facilities: As funds become available, additional water-related activities may be developed at John Lyons - Lake Morena Park. [DPR]~~

56. Future Development - Local Facilities: The Mountain Empire Subregion meets the County General Plan goal for local park land provided per 1,000 in population⁵. Consequently, County Parks Department and local Sponsor Group's review of park and recreation needs has concentrated on facility development rather than acquisition. Review of possible future acquisition needs should occur along with large scale development proposals. Facility development is recognized and prioritized as follows and is to occur as staffing, funding, and maintenance and operation capabilities become available. [DPR]

a. Jacumba - Develop local park facilities at the 20-acre Jacumba Community Park site in accordance with Jacumba Community Service Districts maintenance capabilities and the needs of the citizens of Jacumba.

~~b. Campo - Expand or improve local park facilities at the Campo Community center site, leased from the County by the Lake Morena/Campo Fund, Inc. Organization, to meet the needs of the citizens of the Campo Community and the organization's operation and maintenance capabilities.~~

~~Establish a local Historical Society Chapter at the Campo Stone Store to enhance and protect its State Historical Designation and to preserve local historical culture, artifacts, and information.~~

~~b.c.~~ Tecate - No park facilities are planned for the near term. If additional local park land is needed to serve the forecast population, means to acquire additional parkland will be assessed.

67. Local Park Acreage Goals

The County General Plan Conservation and Open Space Element, Parks, Open Space, and Recreation section establishes a goal of ten acres of local park land for every 1,000 persons. Aggregate totals for the Mountain Empire Subregion show that it currently has 15.3 acres of local park land for every 1,000 population, which by the year 2030 this will shrink to 10.0 acres per 1,000 population. The breakdown of park acreage by planning area is:

<u>Planning Area</u>	<u>Local Park Acreage</u>	<u>2010 Population</u>	<u>2030 Projected Population (1)</u>
Tecate	-----		
Potrero	55.00		
Campo/Lake Morena	0.57		
Boulevard	3.14		
Jacumba	20.00		
TOTALS:	88.1474	5,815 ⁶	8,844 ⁷

⁵ Conservation and Open Space Element Goal COS-21.

⁶ SANDAG Profile Warehouse <http://profilewarehouse.sandag.org/profiles/est/cocpa1952est.pdf>, August 2010

⁷ SANDAG 2050 Regional Growth Forecast for 2030, February 2010

- | 78. The Jacumba Sponsor Group recommends that Park Land Dedication fees collected from the Ketchum Ranch Specific Plan area be spent for park and recreation facilities within the Jacumba Planning Area. [DPR]

8. ENERGY CONSERVATION

GOAL

ENSURE THAT THE CONSERVATION OF NON-RENEWAL ENERGY RESOURCES IS PURSUED IN A WAY THAT IS NOT DETRIMENTAL TO THE RURAL LIFESTYLE.

FINDINGS

Site planning, planting, and building design can be used to reduce heating and cooling costs, and to provide more comfortable indoor and outdoor living spaces.

Advances in technology are producing energy effective housing designs and improvements in home energy systems.

POLICIES AND RECOMMENDATIONS

1. New development should utilize alternative energy technologies, especially active and passive solar energy systems. [GEN]
2. Protected courtyards, porches, arcades, loggias, verandas, and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure. These elements are easily added to buildings as temperature moderating elements. An additional benefit is their ability to add character to a building. [GEN]
3. Deciduous trees used on the south and west sides of a building can provide shade in summer, while allowing sun penetration in winter. [GEN]
4. Roof overhangs on south facing walls offer effective protection of window areas from summer sun, while admitting lower winter sun rays. [GEN]
5. South-facing courtyards may be used to create protected outdoor spaces, giving the site a more favorable micro climate for year-round activities. [GEN]

9. SCENIC HIGHWAYSGOAL

ESTABLISH A NETWORK OF SCENIC HIGHWAY CORRIDORS WITHIN WHICH SCENIC, HISTORICAL AND RECREATIONAL RESOURCES ARE PROTECTED AND ENHANCED.

FINDINGS

There are eight-five scenic corridors identified on the Scenic Highways Figure C-5 in the County General Plan Conservation and Open Space Element that pass through the Mountain Empire Subregional Plan Area.

1. Tecate Road (State Route 188), from the Mexican border north to State Route 94;
2. Potrero Valley Road, from State Route 94 to Potrero County Park;
- ~~3. Lake Morena Drive from Buckman Springs Road, north to Morena Lake;~~
- ~~4. Oak Drive, from Lake Morena Drive North to Buckman Springs Road.~~
35. Interstate 8, from State Route 79 east to the Imperial County Line;
64. State Route 94, from State Route 125 to Interstate 8 through Tecate, Potrero, Boulevard, and Jacumba;
- ~~7. Buckman Springs Road, from Lake Morena Drive to State Route 94; and.~~
58. Old Highway 80, from the Central Mountain Subregion to Interstate 8 through Boulevard and Jacumba.

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use Development Services (DPLUPDS). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed at the end of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use Development Services which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHS	Department of Health Services
<u>DPLUPDS</u>	— Department of Planning and <u>Land Use Development Services</u>
AP	- Advance Planning
PP	- Project Planning
B	- Building Division
C	- Code Enforcement

APPENDIX A: RESOURCE CONSERVATION AREAS

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include public acquisition, establishment of open space easements, application of special land use controls, such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include, but are not limited, to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects that they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

Section 6, Conservation, of this Subregional Plan provides policies and recommendations for environmental resources within the Subregion. This appendix identifies Resources Conservation Areas within the Subregion and includes Figure 4, Resource Conservation Area Map, showing their location.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative stands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
 - in large blocks, if possible;
 - wide, rather than long and narrow to minimize adverse effects along their margins; and
 - in contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability.

RESOURCE CONSERVATION AREAS

- | 115. Gaskill Peak, Horse Thief-~~Pine Valley Creek~~, Lawson Peak, Barrett Lake, Mother Grundy Mountain, Deer Horn Valley

Lawson Peak is a scenically important mountain, as well as biologically important area, because of the presence of the threatened Felt leaf rock mint, Gander's butterweed, and the rare Campo clarkia and Creeping sage. This Resource Conservation Area also contains the Riparian and Oak woodlands of Hollenbeck Canyon, Pringle Canyon, and Dulzura Creek. The rock formation namesake for this mountain is a prominent landscape feature for the Dulzura area. It also contains some of the rare and endangered species that occur in the Barrett RCA. Resources in this area include Tecate Peak, as an international landmark, Cottonwood Creek, and its waterfall, Riparian woodlands, as well as rare and endangered plants, such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed, and Orcutt's brodiaea.

119. Tecate Peak Cottonwood Creek

Resources in this area include Tecate Peak as an international landmark, Cottonwood Creek and its waterfall, Riparian woodlands, stands of the rare Tecate cypress, as well as rare and endangered plants, such as Mountain misery, the spectacular Campo pea, Cleveland monkey flower, Dense reed grass, Slender pod caulanthus, Gander's butterweed, and Orcutt's brodiaea.

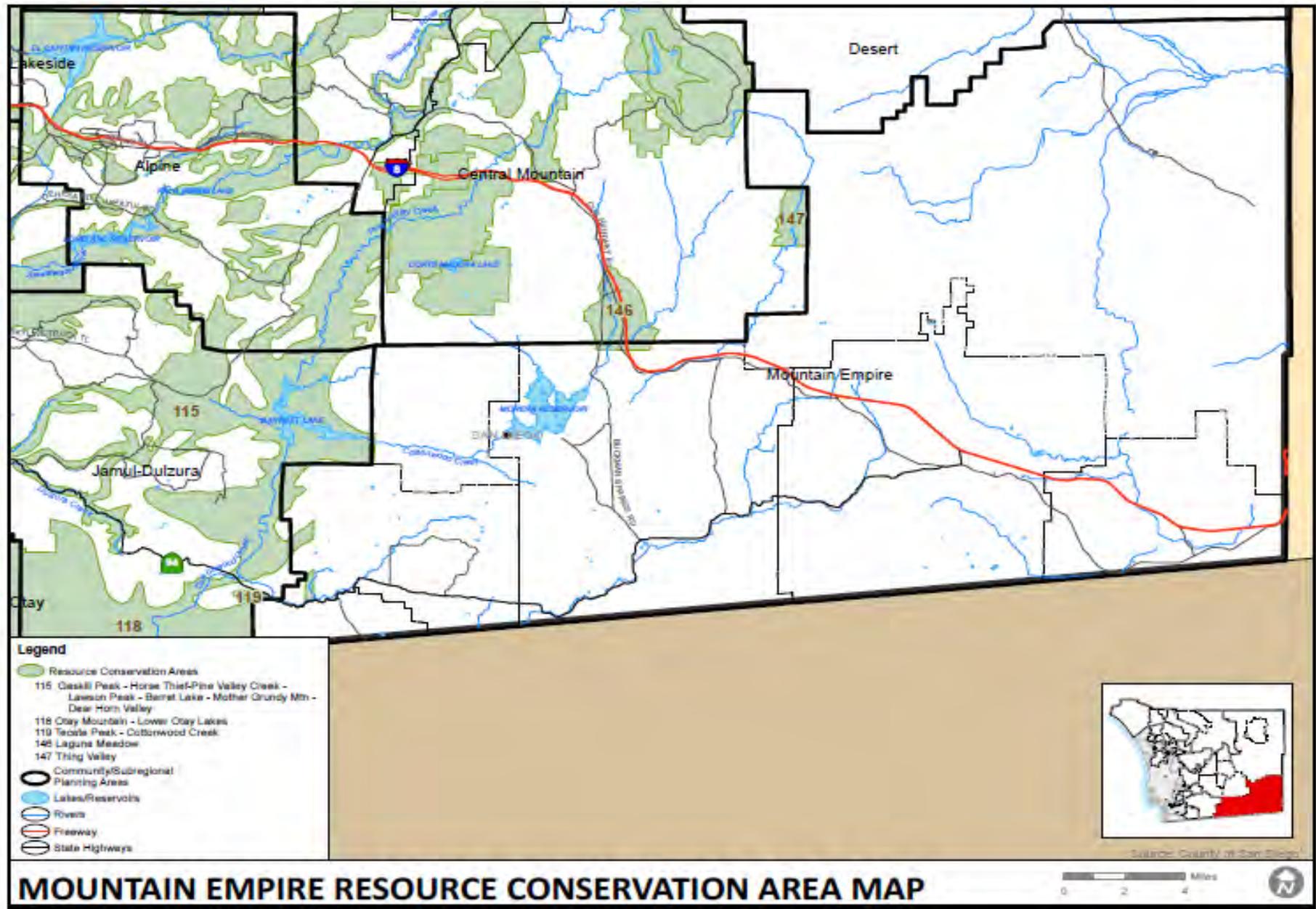


Figure 4

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APPENDIX B

KIMLEY-HORN ASSOCIATES MEMO

Tecate Sponsor Group Proposed Land Use and Traffic Modeling

May 21, 2009

Exhibit B – Campo/Lake Morena Community Plan

County of San Diego General Plan Update

CAMPO/LAKE MORENA
COMMUNITY PLAN

Table of Contents

- Community Background 1
 - a. History 1
 - b. Relationship to Adjoining Communities 4
 - c. Environmental Setting 4
 - d. Existing Land Uses and Community Character 6
 - e. Existing Circulation and Mobility 10
 - f. Existing Community Facilities and Infrastructure 10
 - g. Public Safety 11
 - h. Trends and Future Projections 13
- Community Vision 17
 - a. Who We Are 17
 - b. Community Character 17
 - c. Circulation and Mobility 19
 - d. Community Services and Infrastructure 19
 - e. Environmental Resources and Sustainability 20
 - f. Economy 22
 - g. Safety 22
 - h. Human and Social Well Being 23
 - i. Protecting Agriculture 23
- Goals, Policies, and Implementation 25
 - 1. Land Use (LU) 26
 - 1.1 Village/Rural Village Boundaries 26
 - a. Campo/Lake Morena Planning Area 26
 - b. Campo Rural Village Boundary 27
 - c. Existing Cameron Corners Rural Village Boundary 28
 - d. Proposed Cameron Corners Rural Village Boundary 29
 - e. Lake Morena Village Rural Village Boundary 30
 - 1.2 Land Use Diagram 30
 - 1.3. Community Character 30
 - 1.4 Community Growth Policy 33
 - 1.5 Community Conservation and Protection 36
 - 1.6 Areas of Change: Development Infill and Intensification 39
 - 1.7 Community Facilities 40
 - 2. Circulation and Mobility (CM) 41
 - 2.1 Issues Goals and Policies 41
 - 3. Conservation and Open Space (COS) 44
 - 3.1 Resource Conservation and Management 44
 - 3.2 Parks and Recreation 46
 - 3.3 Community Open Space Plan 47
 - 4. Safety (S) 50
 - 4.1 Hazards/Risk Avoidance and Mitigation 50
 - a. Seismic and Geologic Risks
(faulting, earthquake shaking, liquefaction, landslide, and other) 50

- b. Flooding..... 50
- c. Wildland Fire/Urban Fire 50
- d. Toxic and Hazardous Materials 51
- e. Drug and People Smuggling..... 51
- 4.2 Issues, Goals, and Policies 51
- 5. Noise (N)..... 53
 - 5.1 Context 53
 - 5.2 Overview of Issues 53
 - 5.3 Issues, Goals, and Policies 53
- 6. Specific Plans and Special Study Areas..... 57

Figures

- Figure 1: Campo Lake/Morena Planning Area 26
- Figure 2: Campo Rural Village Boundary 27
- Figure 3: Existing Cameron Corners Rural Village Boundary 28
- Figure 4: Proposed Cameron Corners Rural Village Boundary 29
- Figure 5: Lake Morena Village Rural Village Boundary 30

Community Background

a. History

Campo is at the heart of an area rich in multiple cultural traditions and the site of many significant events in early San Diego County. The area was and remains the home ground of the Tipai, the Kumeyaay bands of Campo, La Posta, and Manzanita Native Americans. They ranged across these mountains and valleys for centuries in their seasonal migrations. Spanish, and later Mexican, newcomers began to settle the fertile valleys of Campo.

The pursuit of a better life brought the Anglo Americans during the mid-19th century. The gold seekers noted the grazing and ranching potential as they passed through these mountain valleys. Many would return after the luster of their golden vision faded. Others, of a more pragmatic sort, were seeking only a chance for a new beginning and some land they could call their own. This influx increased after the Civil War and new families settled in the Milquatay and neighboring valleys. The Milquatay Valley was later called Campo. Among the early Anglo arrivals were the Burris clan. They built the first store, which served a very wide area both north and south of the border. Mr. Burris decided he really wasn't cut out to be a storekeeper and readily sold the store to the two Gaskill brothers. Silas and Lumen Gaskill, who had come from Indiana during the gold rush, were looking for a place to set down family roots and became key players in the community for nearly 40 years.

The 1870s brought some heavy snow conditions that lay on the ground for an extended period, effectively killing off the sheep, which were never commercially reintroduced, and leaving the cattle industry to become preeminent in the area. The U.S. Army telegraph arrived to connect San Diego and the east with General Crook and his Department of Arizona, and then heavily engaged with the Apaches. In December of 1875, this telegraph/weather station, located at the Gaskill Brothers' store, would carry news of the infamous Mexican bandit raid on the store to the sheriff in San Diego. The raid resulted in the deaths of six, including the lynching of two, and ranked at the top of the notorious civilian gun battles of the old west. It also motivated the Gaskills to build the fortress-like Stone Store in 1885, now a prominent landmark, which houses one of several museums that preserve Mountain Empire history.

More settlers were attracted to the area in the 1880s and brought with them the beginnings of industry. The Buckman's became among the earliest bottlers of "designer" mineral water in the West. Natural springs bubbled forth with lightly carbonated water that included, among other minerals, a generous percentage of both lithium and iron. Lithium is a natural tranquilizer leaving consumers of the water mellow and regarding it as "pretty good stuff." Iron had the unfortunate property of precipitating out as an orange sludge at the bottom of the bottle. These side qualities

were easily dealt with by the “Madison Avenue” types of the day; the product carried instruction to shake well before drinking and it was positioned as “not genuine unless cloudy.” Bottled in brown glass, it kept bread on the Buckman family table from the 1880s to the mid-1920s.

The international border with México has always been with the citizens of Campo and it was early on a border crossroads. By the 1880s, what had been a wide-open border was finally accurately surveyed and the Border Riders were organized. Younger sons of local ranchers sought gainful employment patrolling the border. The first rider in the area was young Charlie Cameron, who, with his horse, had responsibility for 40 miles of border. Such were the roots of the U.S. Border Patrol of today. Campo would become an official Port of Entry by the turn-of-the-century and continue as such until WWII.

Campo became the site of the first school inland of coastal San Diego. And finally, a road was completed from San Diego to connect with the earlier toll wagon road that conquered the escarpment from Mountain Springs to Campo. This created a through route to the Imperial Valley that was completely north of the border, eventually becoming State Route 94 (SR-94).

By the 1890s, the pioneer settlers were aging and passing leadership to their descendants and newcomers. Thanks to young entrepreneur Ed Aiken, the Gaskill store had become the Mountain Commercial Company. Financed by Klauber-Wangenheim and managed by the Johnson brothers, it was the distribution point to new stores built in the communities growing up in the backcountry. Aikens built a new Campo Hotel and continued the cattle ranch. Two big projects transformed the backcountry, construction of John Spreckels’ Morena Dam and the San Diego & Arizona (SD&A) Railway. New roads were required to support these projects and the automobile came to the backcountry up the escarpment in 1914, on what would become Highway 80. Arriving in 1916, the railroad cut the toe of the molybdenum deposit above the Stone Store bringing a new mining operation to join gold, and eventually, feldspar as mineral revenue for the region. In January of that year, a massive storm system generated extensive flooding and ripped out portions of the rail delaying arrival of the trains, breaching Otay Dam, and threatening Morena Dam. Rain enhancer, Charles Hatfield, had been boiling his chemicals into the atmosphere at Morena to what some said was too great an effect.

The reservoir behind Morena Dam became a major recreational getaway for urban San Diego. The village of weekend cabins eventually evolved into year-round homes. Meanwhile, local ranchers were doing battle with the newly created Cleveland National Forest, which originally extended to the Mexican border. The cattlemen insisted that they could manage their range, as they had been since their arrival, better than a government bureaucracy. They won their case. Meanwhile, the Kumeyaay had banded together to form the Mission Indian Federation to attempt to assert their rights and regain some of their lost homeland.

The Mountain Empire School District was formed and the first high school was built. It would become a key center for the youth and future leadership of the communities in the area and faced many trials of fire and earthquake before establishing the center of the broader community we know today.

As World War II was beginning in Europe, a great impact was felt in Campo. Camp Lockett was built here as the last horse cavalry post built for the U.S. Army. It was home to the 11th Cavalry in the first years of the war and would later become the last home of the 10th and 28th Cavalry, the famed “Buffalo Soldiers.” The post had the mission of anchoring what the Army called the Southern Land Frontier Sector. It was charged with defending key infrastructure in an area seen as vulnerable to invasion by Japan through Baja and behind the military bases in San Diego. To support the 5,000 troops, 1,000 civilian employees, and 4,000 horses in the valley from 1941 to 1944, a pipeline was built to bring water from Lake Morena. From 1944 to 1946, the Mitchell Convalescent Hospital housed staff and 1,300 patients. During the hospital period of the war, Italian and a few German prisoners of war captured in North Africa were housed in the East Garrison of the former cavalry camp. The war years had a tremendous impact on this small, rural, crossroads community. That is why establishment of a Camp Lockett Historic Park looms large in the desires of the community today.

Many changes followed the war years. Once decommissioned by the military, some Camp Lockett buildings housed the high school, and would be so occupied through 1976 when a new facility was built. New industry, including a clothing factory, joined the gas stations and retail shops that the increased population had brought to the area. Then, in 1976, the edges of Hurricane Kathleen struck, closing the railroad and Highways 80 and 94 with major damage to all.

The mid-1970s was a benchmark for the area. Rebuilding after the damage from Kathleen, a new junior and senior high school built near the Interstate 8 exit, the completion of Interstate 8, and the reduced travel time into Metropolitan San Diego by freeway became a recipe for exodus of business.

In 1985, a century after the opening of the Stone Store as a commercial enterprise, the awakening of historical interest, the beginnings of a tourism vision, and real estate availability brought three non-profit museums to Campo. The Mountain Empire Historical Society (MEHS) was formed and took on the challenge of making good on an earlier promise by County Parks and Recreation to transform the former Gaskill Stone Store into a museum of history. The Pacific Southwest Railway Museum (PSRM) Association decided to site their new railroad museum at Campo on the dormant Desert Line of the SD&A Railway. Additionally, a new group, the Motor Transport Museum (MTM) of San Diego settled on the old feldspar mill building and grounds for their preservation yard and restoration facility, later expanding that concept to a museum of the region’s commercial highway vehicles. All three began public operation in 1986.

A reunion of many men and women who served at Camp Lockett 50 years earlier gathered at their former post in 1991, an event that gave birth to the concept of preserving the unique border role and the story of the passing of the country's horse cavalry at a Camp Lockett Historic Park. Work began among local, county, and state forces to turn the concept of a historic park into a reality that can attract tourism.

The 1992 commencement of "Operation Gatekeeper" brought thousands of illegal immigrants flooding through rural communities in East County and Border Patrol staffing increased accordingly. Homeland Security agents have become a major presence in the community.

b. Relationship to Adjoining Communities

The Campo/Lake Morena Planning Area is located in the south central area of San Diego County. On its southern boundary is the international border with Mexico. To the east are several Kumeyaay reservations and the community of Boulevard (12 miles). To the north are Pine Valley, Interstate 8, and the Cleveland National Forest. To the west is the community of Potrero (8 miles), and further to the west is the Tecate Port of Entry (12 miles).

We are an economic and social hub for much of the southern portion of the Mountain Empire Sub-region. Tucked into and around this triangle are the small communities of Descanso, Guatay, Pine Valley, Boulevard, Potrero, Jacumba Hot Springs, Live Oak Springs and La Posta as well as the Campo and La Posta Reservations. These communities are inter-dependent, offering shopping, employment and social events for the area.

Buckman Springs Road (SR1) is our primary connector to the North. It connects us to Interstate 8 and Historic Highway 80 (10 miles). Pine Valley is about 15 miles to the northwest. State Route 94, now also a California Historic Highway, is the primary connector to our neighbors to the east and west.

Casinos arrived with a new stream of revenue for the economy of the Campo Kumeyaay Nation that feeds into the local economy generally and brings new people to visit the area. Controversial wind turbine arrays have been built on the Campo Kumeyaay reservation, with more proposed, and are a growing source of concern both on and off the reservation.

c. Environmental Setting

Campo/Lake Morena is bordered on the north by Interstate 8 and the Laguna Mountains, to the west by Hauser Mountain (BLM) and United States Forest Service (USFS) lands, on the south by a range of mountains and the US-Mexico border, and on the east by the Campo Indian Reservation, which is mostly undeveloped.

The Campo/Lake Morena Planning Area encompasses an area of approximately 90 square miles classified as Southern California Cismontane - a mountainous region with mild winters and hot summers, and primarily consisting of mixed chaparral. The area is a transition zone between the Pacific Ocean 50 miles to the west and the Anza-Borrego Desert 30 miles to the east. This semi-arid land has an average rainfall of between 13.5 inches and 17.2 inches per year, according to NOAA and the County of San Diego respectively, with the bulk of the rainfall coming during the winter months. The federal government has designated the Campo Creek and Cottonwood Creek areas as a sole source aquifer (Federal Register Notice, 58 FR 31024 [05/28/93]), which results in the restrictions below.

“Any Federal financially assisted project planned for this area must be coordinated with the Regional EPA Office. The planned project must go through EPA review to determine that there will be no threat of aquifer contamination or of hazards created to public health” (Sole Source Aquifer Program Designation), James M. Shroud, Director of Natural Environment, November 2, 1999).

Residential and commercial development and many other uses are generally constrained in the Campo/Lake Morena area due to reliance upon groundwater supplies.

More than half of the land in the Campo/Lake Morena Planning Area is public domain, national forest, or federally owned and is mostly undeveloped. The Campo/Lake Morena Planning Area is essentially square in shape. The area is characterized by the extraordinary beauty of its mostly undisturbed natural landforms and by its sense of openness, wilderness, and remoteness. Rugged mountains and steep hillsides are covered with mixed chaparral and feature substantial granite formations and large rock outcroppings. Oak filled canyons and narrow valleys generally slope to the south and the combination of meadows, trees, outcroppings, and hillsides are a significant resource. In the southern section there is a break in the north/south mountain formations where Campo Creek flows westerly across a broad flat valley, which is bordered on the south by another range of mountains. The visual quality of the landscape is extremely important to the community with the ridgelines and mountains that provide a scenic backdrop. Air quality is excellent and the hours of sunshine are among the highest in the United States. A relatively quiet wilderness setting and dark night skies characterize the area with most residences having either no night lighting or minimal light.

Campo/Lake Morena is home to a wide variety of wildlife, some of which is classified as sensitive, threatened, or endangered. It is home to many native and migratory birds and countless other species of plants, animals and insects. A prevalent feature of the area is large groves of California Coast Live Oak, many ranging in age from 250 to 500 years. Many of these groves define seasonal riparian areas. Large areas of mixed chaparral, including manzanita, sage, ceanothus, chamise and buckwheat are found throughout the Campo/Lake Morena Planning Area.

Campo Valley and the surrounding area are located directly within the La Posta Linkage, which is a conservation area linking existing habitats from the border region south of Campo to the Laguna Mountains. The La Posta Linkage is one of very few large mammal corridors left in San Diego County. It is critical for the maintenance of the remarkable diversity of native flora and fauna in our region and Mexico, and is increasingly threatened by the rapid growth of human population. (“La Posta Linkage Portfolio, San Diego County, California”. Conservation Biology Institute, for the San Diego Foundation, July 2003).

d. Existing Land Uses and Community Character

Of the approximately 90 square miles in the Campo/Lake Morena Planning Area, the approximately 45 square miles in private ownership outside the three small rural villages are predominantly ranches, farms, and homes with large acreage. The three rural villages are Campo, Lake Morena and Cameron Corners. Each of these rural villages is less than one square mile in size. Cameron Corners is the smallest of the three and presently occupies only about 40 acres. The combined area of the three rural villages is approximately 2 percent of the Campo/Lake Morena Planning Area. These rural villages are mostly residential with a small commercial core that includes some light and medium industrial and rural commercial areas.

Population in the Campo/Lake Morena Planning Area is expected to grow slowly over the next 20 years. To date, the great majority of the population is concentrated in the Campo and Lake Morena rural villages. According to the 2010 U.S. Census, Lake Morena is estimated to have 609 residents and Campo is estimated to have 545 residents. According to the 2014 American Community Survey, Cameron Corners is estimated to have 35 residents. The remainder of the Planning Area in private ownership is home to an estimated 1,580 residents. Private land is used for ranching, agricultural enterprises, and family homesteads.

The entire area is completely groundwater dependent. With the exception of portions of the village of Campo, virtually the entire area is on septic systems, which is another limiting factor in development. Small windmills can be found throughout the area, but are primarily used for irrigation or livestock water.

Most homes are modest in size, often one story, significantly setback from roadways, and shielded from traffic by vegetation and trees. Native vegetation and drought resistant landscaping is the norm. The majority of driveways consist of decomposed granite and there are few curbs and concrete sidewalks. The style of architecture is eclectic and homes are generally simple in design.

Residents move to the Campo/Lake Morena area for the peace, quiet, privacy, and tranquility. They also enjoy the ambiance of the natural setting, with a broad vista of undeveloped hills, ridges, mountains, and valleys. Many residents have moved here for a feeling of security and safety and in search of a slower paced life devoid of

smog, traffic congestion, noise, and crowded conditions. Shopping for everyday items such as groceries, drugstore goods, and convenience services is generally not available within the area; thus, residents must travel 20 to 40 miles to meet these needs. The nearest hospital is over 50 miles away.

Even though employment is available, it is not generally the reason that most people have moved to this area. Local casinos, U.S. Border Patrol, school districts, and healthcare providers employ hundreds of employees, some of whom commute long distances from urban areas to work in our community. While some residents work locally in the service commercial businesses, most who are employed commute to urban areas. This independent, private lifestyle is balanced by the friendliness of a small community where the schools are small and the residents are involved. In sum, many of the residents of the Campo/Lake Morena Planning Area have moved here to enjoy a wholesome rural atmosphere.

The rural village of Campo has a small core area of approximately 40 acres. This area contains a railroad station, a volunteer fire station, a post office, the Mountain Empire Family Medicine & Community Services, a community center, the East County Feed & Lumber, a Senior Center, Little League fields, the Stone Store Museum, a thrift shop, a church, a convenience store, a sheriff's station, a Border Patrol station, a County road maintenance facility, and two minimum-security youth facilities: Rancho del Rayo and Rancho del Campo. Many of these facilities are located within the footprint of the planned future historic Camp Lockett Park.

Campo has a sewer system that is owned and maintained by the County of San Diego. This sewer system, constructed in 1941, has been upgraded and is in full compliance with state regulations as of 2015. In the center of the rural village, there are a small number of low-income apartments. In addition to the apartments, there are a limited number of residential parcels to the south of the commercial core. In an area northeast of Campo, along Sheridan Road, there are several homes on small acreage parcels. The Campo Hills neighborhood has 222 homes. There is also a small commercial area associated with the Campo Hills neighborhood. This is the result of the old Policy 3.8, which encouraged low-and moderate-income housing in exchange for higher density development. It resulted in a very dense city-like development that is not consistent with the rest of the community.

The rural village of Cameron Corners is the smallest of the three rural villages. However, it is at the center of the major road systems: Highway 94 and Buckman Springs Rd. At one time, it was a stop along the historic stage routes. It is currently a 30 acre assortment of highway-related businesses and residential lots. Approximately 30 homes are currently in the vicinity of Cameron Corners. Existing infrastructure and businesses include, not only the two major roads, but the existing elementary school, library, CDF Fire Station, local retail center, country store/gas stations, chiropractor, shops, real estate offices, church, antique stores, auto towing yard, water tank fabrication site, and restaurants. Recently, a Circle K store with a gas station has been added along with a Subway sandwich shop, beauty shop, and a Mexican food stand. Mountain Health & Community Services (MHCS) has plans to

build a 10,000 square foot health and dental clinic on Buckman Springs Road just north of Highway 94. The site is physically constrained by tribal lands to the north and environmental limitations from existing floodplains and wetlands.

East of Cameron Corners and northeast of Campo, and standing alone along the railroad tracks, is the old Campo Feldspar Mill. This historic building is now the site of the MTM. It is an integral part of the historic fabric of the area, which appeals to tourists, and Campo is creating an image of a place to take a day trip to see the historic features.

Lake Morena Village is a federally designated colonia of approximately 279 homes nestled around the southeastern shore of Lake Morena and the John Lyons-Lake Morena County Park. The Cleveland National Forest borders the village on portions of the north and south. Unlike surrounding ranch lands, which range in size from a few acres to hundreds of acres, Lake Morena Village is a compact development with approximately seven dwelling units per acre. There are no curbs or sidewalks.

When the village was originally laid out, two tracts were developed as an “upper village” and “lower village.” The lots were very small and primarily used for summer cabins with outhouses. Gradually, as people began to live year round in the village, the outhouses were replaced with cesspools, seepage pits, and “fifty five gallon” drum septic systems. It now takes two or three lots to build a new house and put in a septic system to modern standards. Some vacant lots remain, but some of these have failed percolation tests. Future growth will be slow and the village core is essentially built out.

The village has four water delivery systems: the County park, the privately-owned RV park, and two shareholder-owned mutual water companies. All of these delivery systems are on wells. Water in the lake belongs to the City of San Diego and is not available for use by the residents of the village. Water problems in the village are high nitrates and gross alphas (uranium). The “upper district” has a nitrate scrubbing system that removes nitrates to an acceptable level. With the encouragement of the State of California, the RV park and the “lower district” have reached an agreement to combine when the funds become available. This agreement includes the installation of a nitrate scrubbing system. The “lower district” is also examining wells with the possibility of controlling nitrates at the well.

Ample commercial property exists along Oak Drive and Lake Morena Drive, but most is currently unused. The existing commercial uses include a barbershop, real estate office, bar/restaurant, gas station/market, community church, fire department, RV park, and liquor store/market. Local patronization, as well as tourism to the County park, support these businesses.

Two roads lead to the village from Buckman Springs Road: Oak Drive and Lake Morena Drive. These roads, which are part of the County Scenic Highway System, are popular with bicyclists, but need to be improved with bicycle lanes to improve safety and attract additional tourists. Lake Morena is the first stop on

the Pacific Crest Trail (PCT), which starts in Campo at the Mexican border and extends all the way to the Canadian border.

Lake Morena Village and Campo both offer walkability and a variety of services and facilities may be reached from surrounding homes on foot, horseback, or bicycle. Businesses in and around Cameron Corners – the intersection of Buckman Springs Road and Highway 94 – are accessed almost exclusively by motorized vehicles and Cameron Corners has been selected as the community’s most likely area for siting successful businesses.

Many of the County-owned buildings in the Camp Lockett area are used and maintained by lease tenants. Some of these are falling into disrepair. The County is also attempting to dispose of the surplus property by selling or leasing to the public or local non-profits. There is currently a coalition of local non-profits working with the County in an effort to create a park and public area in the vicinity of the ball fields. MHCS has been improving the athletic fields and playgrounds near the community center on a continuing basis. The MTM has already purchased the four remaining cavalry stables from the County and has started renovation of the structures. The PSRM organization has purchased additional property in the area and is making improvements. Also, the Camp Lockett Equestrian & Event Facility (CLEEF) has leased, from the County, about 80 acres south of Campo and is creating an equestrian facility. The MEHS is helping to spearhead this combined effort to improve the area and create a public historic park.

Gasoline, propane, convenience goods, and basic grocery needs are available locally from four existing stores. A local feed and hardware store offers livestock and gardening supplies and building and “fix-it” goods. Goods and services beyond this are available outside of the Planning Area. Non-emergency medical services are available through MHCS. The nearest hospital with emergency services is over 50 miles away. Emergency transportation is available to the hospital when needed.

e. Existing Circulation and Mobility

The area is served by three travel corridors, all of which are two-lane, picturesque roadways. Buckman Springs Road (San Diego County S-1) is a north-south road that provides access from Interstate 8 to SR-94 at Cameron Corners. La Posta Road is also a north-south road that provides access from Historic Old Highway 80 to SR-94 near Shockey Truck Trail. SR-94, a historic state highway, provides east-west access. There is no access from the south. There are no stoplights in the area and only a limited number of stop signs.

Two roads lead to Lake Morena Village from Buckman Springs Road, Oak Drive, and Lake Morena Drive. There are several other roads, such as Shockey Truck Trail, Dewey Place, Sheridan Road, and Cameron Truck Trail that provide access and egress for local residents and community focal areas.

SR-94 is a winding, dangerous road in many areas, as is Buckman Springs Road. The danger is compounded by truck traffic. These twisting roads make access to our community more difficult and dangerous, while at the same time invite visitors to our community who enjoy driving on these picturesque roads.

The “S” curve on Lake Morena Boulevard has been reviewed by the County and nothing is planned for it in the near future. The narrow underpass on Historic Highway 94 at Canyon City is created by the railroad bridge overhead and is not likely to be worked on by Caltrans.

f. Existing Community Facilities and Infrastructure

The Campo area has telephone service from AT&T via landlines, as well as cell service from several wireless providers. Multiple types of internet service are offered from several companies. Trash pick-up and propane are available from several dealers. Natural gas is not used in the area. Generally, television antennas do not work well here and many households have private satellite dishes. Electric service is provided by SDG&E and a growing number of homes have their own on-site generation.

The rural village of Campo, accessed from SR-94 via Forrest Gate Road, contains the community center, hardware/feed store, grocery store, health clinic, railroad station, volunteer fire station, post office, Little League fields, Veterans of Foreign Wars (VFW) post, two museums, a County road maintenance facility, and two minimum-security juvenile correction facilities. Campo village is served by a nearby water/sewer system owned and maintained by the County of San Diego, as well as both community and private wells.

Within a mile of Cameron Corners are an elementary school, library, three restaurants, a Circle K Store, a convenience store and gas station, auto parts store, tow yard, convenience store with gas station, the MTM, two hair salons, ATM

machines, a continuation school, a real estate office, and CDF fire station. A health clinic is under construction as of 2016.

Two small water districts, two convenience stores, a gas station, a fire station, one restaurant, a barbershop, and a County park serve Lake Morena Village. There is a radio broadcast antenna and wells that serve the water districts and some homes.

In addition to the local paved roads and highways, the community contains viable railroad tracks and a portion of the PCT, which begins at the U.S/Mexico border and runs north through the community and all the way to Canada.

g. Public Safety

The Planning Area is subject to both natural and man-made hazards. The severity of some hazards can be eliminated or reduced, while others require training and preparedness by the citizens.

Natural Hazards

Campo/Lake Morena, located in the center of a chaparral forest, is classified as a Very High to Extremely High Fire Threat area. During the drier months, much of the forest goes dormant and retains very little moisture, making it extremely susceptible to fire danger.

We are also an area prone to high winds. We have areas where Santa Ana or east winds can reach speeds of 100 miles per hour. The natural disaster of wind driven vegetation fires and related power outages are threats we continually face.

Heavy rains can produce flash flooding in our area and the communities should be prepared for that danger. Freezing temperatures and the resultant snow and ice are regular winter hazards.

As in all of Southern California and Baja California, there is an ever-present danger of earthquakes.

Manmade Hazards

We have a railroad running through our community in an east-west direction. The railroad could carry dangerous materials, and there have been several incidents when cars have derailed. The railroad also poses a fire hazard if surrounding vegetation is not maintained.

Additionally, the rail yard in Campo has traditionally been used as a site to load and offload all sorts of materials. Those materials are trucked into or from Campo via winding, two-lane roads that present a serious safety hazard to local residents and visitors. These types of rail-to-truck operations are incompatible with our community character. Specifically, the processing of sand from rail to trucks at the Campo depot is considered unacceptable to local residents and tourists who visit the railway

museum. While we encourage light industrial activities in the area, the blowing sand and noise associated with this specific sand transfer operation is considered incompatible with our community character and public safety.

The Southwest Power Link and the Sunrise Power Link Line run through the local fire prone area and may also present a fire and safety threat.

Migrant travelers building campfires also present an extreme fire danger.

We are served by many narrow and two-lane paved roads and privately maintained decomposed gravel roads. Many of these roads have narrow bridges, sharp corners, and little or no safety shoulders. In wet or snowy weather, the paved roads are maintained, but most residences in the more remote areas are not assisted by state or County agencies.

Public Safety Providers and Community Involvement

The Campo/Lake Morena Planning Area is served by several fire agencies. Cal Fire, with a station on SR-94 in Cameron Corners, is present for any fires throughout the area. A volunteer and reserve department, Campo Fire and Rescue, located on Job Stewart Road, also serves Campo. San Diego Rural Fire, located on Oak Drive, protects Lake Morena. It is a full time contract and volunteer agency. Mutual aid agreements exist with Cal Fire, Pine Valley Fire, Campo Indian Reservation Fire, the U.S. Department of Forestry, and other departments in San Diego County. Response times vary by location. The San Diego County Fire Authority recently consolidated most of the volunteer departments under one system. This will help greatly with coordination.

One sergeant and six resident deputies man the San Diego County Sheriff's sub-station on Sheridan Road in Campo. Response times can also vary by location, type of call, and time of day, but remain in line with other rural areas of our county on similar calls.

The Campo/Lake Morena Planning Area has resident California Highway Patrol officers, which serve all of the Mountain Empire.

This area is also home to a relatively large contingent of Border Patrol agents, who work under Homeland Security. They have a mutual aid agreement with all other first responders in our area and are an integral part of our safety network.

Cameron Corners is home to the Mountain Empire's only ground ambulance service. Mercy Air also provides a helicopter medical response team.

The community has two medical clinics serving our area, as well as one chiropractor.

A fully developed and accepted “Disaster Response Plan” is in place and operating. Campo/Lake Morena has an active “Civilian Emergency Response Team,” or CERT group, along with several Red Cross-approved shelters with trained personnel.

h. Trends and Future Projections

The recurring theme among citizen planners is the community’s great strength as a scenically spectacular and historically rich place to visit. Future growth will be distributed throughout the area, with some growth planned for the Cameron Corners area. Our geographic location in relation to various cities in San Diego County and Imperial County are far enough up into the mountains to offer cooler summer temperatures and close enough to be a day trip destination, making it attractive to visitors.

The area’s chief weakness is a climate-vulnerable water resource – an issue that has been mentioned repeatedly. The annual rainfall is cyclical but is generally declining and may be consistent with the predictions for climate change in the Southwest. Predicted higher temperatures and lower rainfall are major threats to our groundwater supplies and the flora and fauna as we now know it. While the Planning Area is essentially rural in character, the rugged topography, limited water resources, and inconsistent soil quality offer little opportunity for instituting more intensive agricultural operations than the existing chicken ranches, dry pasture cattle operations, and a few vineyards and truck gardens. Small-scale agricultural opportunities are scattered throughout the Campo/Lake Morena Planning Area.

In community planning workshops, there was a high level of consensus that natural and historic resources, rather than high-intensity agriculture or the construction of additional high-density neighborhoods, would be the key to future economic growth in Campo. To this end, goals and policies developed by citizen planners in the community character and rural village center subcommittees are intended to help the Campo/Lake Morena area to retain the expansive views, wildlife, and recreational opportunities that currently fuel the local economy and enhance residents’ lives. Community compatible operations and sustainable resource use is a key to maintaining our flora, fauna, and character. In 2014, the Governor signed into law The Sustainable Groundwater Management Act of 2014. It is a major step forward in managing groundwater and stressing sustainability; don’t over use and abuse one of our most valuable resources.

New development projects should not follow the urban-style densities of the Campo Hills development. It is not consistent with our community plan for low density, large-acreage building sites, preserved viewsheds, and country-style living.

Existing Trends

A number of issues related to public safety continue to impact the area, chief among these being the threat of fire, accidents on our winding two-lane roads, and crime related to illegal alien and drug trafficking throughout the area. Efforts are being

made to alleviate these issues, including brush clearance, creation of a countywide fire authority, and increased presence of immigration and drug agents. In many areas, residents have taken a strong role to address safety concerns through, for example, better disaster planning and maintaining fire defensible spaces around homes to minimize fire hazards.

Efforts have been made to compensate for the lack of emergency hospital facilities and the threat this poses to resident survival in the case of heart attack, stroke, severe burns, and similar health emergencies. For instance, defibrillator equipment has been placed in strategic locations in Campo and other backcountry communities. However, such isolated efforts are no substitute for the ability to quickly get a patient to a place where the effects of illness or injury may be mitigated. This can be expected to be an increasingly important issue as local populations age.

Water for the entire area comes from local groundwater resources and the region in and around Campo has been declared a sole source aquifer region for purposes of federal grants and permits. Regional water authorities have stated repeatedly that imported water is not in the backcountry's future. There is a San Diego County Water System in Old Campo and two water districts in Lake Morena. All of these districts are primarily for residential users. However, all other residents are on deep wells into fractured rock, which typically have low but adequate supply for regular residences. Some wells are developed into the shallow alluvium valleys and have higher capacity but are in limited use. There has been a general adherence to reasonable, prudent, and sustainable use of groundwater by farmers and ranchers who own wells with potential high capacity. Groundwater use in California has reached a critical level in many places and the new groundwater law passed in 2014 was passed to help preserve our valuable resource.

Communities throughout the region have requested a higher standard for permitting water-intensive projects and the County has responded by updating its rainfall maps and rewriting a portion of the groundwater ordinance.

Local businesses and residents benefit from the preserved rural lifestyle of the area. Special features of the area include:

- Commercial and recreational railroad operations housed at the historic Campo Depot.
- Museums, including the Old Stone Store Museum, the Pacific Southwest Railroad Museum, and the MTM. Lake Morena and Lake Morena County Park.
- CLEEF offers youth horse activities and connects with the PCT.
- Sweeping rural and natural views on both sides of SR-94 and Buckman Springs Road.
- Corral Canyon off-road park.
- Abundant opportunities for riding, hiking, hunting, fishing, wildlife observation, and photography.

- The PCT, which starts in Campo and goes north through the Lake Morena area, eventually leads all the way to Canada.

The community is feeling its way toward hosting events that bring visitors in large enough numbers to give the community an economic boost. The PSRM, the MTM, the MEHS, and the CLEEF groups are also showing real leadership in capitalizing on the community's rural ambience with advertising and sign campaigns intended to define and freshen Campo's image.

The potential exists for such business opportunities as farm stay and bed-and-breakfast establishments to grow, especially in properties that can be considered historic, and this should be encouraged. Small-theater enthusiasts, artists, and musicians have proved quite successful in communities that rely on tourism, but much hinges on the development of Camp Lockett – the most logical venue for festival-type events. The new effort by the Camp Lockett Interest Group may help improve the area.

Future Trends

While efforts currently underway to improve emergency services can be expected to bear fruit in coming years, efforts to provide a hospital within a reasonable distance has yet to materialize. It is doubtful that a hospital within Campo itself would be feasible, but a small regional facility at a strategic location might be. When the new clinic by MHCS is completed, it should greatly help the medical and dental services in the area.

Attention to the quantity and quality of groundwater is vital. Without adequate supplies of clean water, the entire region would be far less habitable and not at all viable economically. Most families have deep wells in fractured rock with a low yield. These wells are quickly affected by low rainfall and excess use. Numerous studies, such as the Scientific American's article in the August 2015 issue by Dan Baum entitled "Change of State" includes a chart displaying a Palmer Hydrological Drought Index which predicts that our Southern California area is trending toward a lower annual average rainfall and therefore less recharge for our aquifers. The U.S. Environmental Protection Agency Region 9 and the California Department of Water Resources have prepared a "Climate Change Handbook for Regional Water Planning" that reinforces the need for local protection of the groundwater due to climate change and its uncertainties. At the same time, we are experiencing an increase in new homes and new wells, which will increase the withdrawal rate from a declining aquifer.

Declining recharge and increased consumption are both trends in the wrong direction for a sustainable aquifer. These detrimental trends can partially be offset by conservation, wise water use, drought resistant plants, fewer lawns, and greater use of gray water. Excessively high water use by business, ranchers, and farmers should be resisted whenever possible. Instead, we should plan for products that require less water and use drip irrigation or other proven conservation methods. The goal is to

keep our aquifer levels at the levels they are at now so the well levels remain viable, the flora and fauna continue to thrive in their historical areas, and water overuse and abuse is not tolerated. We strive to maintain a healthy natural environment in all areas of our Planning Area.

Firmly based on the historical and natural assets outlined above, the guidelines set forth by community and county planners forecast a bright future for Campo and Lake Morena. One can foresee thriving local businesses, enhanced educational and recreational opportunities for visitors, and increasing property values all within the matrix of a healthy and protected natural environment. Blessed with a deep, rich history, and natural beauty, the Campo/Lake Morena area can become a model for other small communities in retaining its unique character and quality of life while becoming an integral and valued part of the larger San Diego County community.

Community Vision

a. Who We Are

Campo/Lake Morena is an area of three villages – two residential and one primarily commercial – surrounded by rural parcels and large tracts of public and private open space.

Residents move to this area for peace, quiet, privacy, and tranquility. They also enjoy the ambiance of the natural setting, with a broad vista of undeveloped hills, ridges, mountains, and valleys. Many residents move here to feel safer and more secure. They seek a slower paced life devoid of smog, traffic congestion, noise, and crowded conditions. We view ourselves as self-reliant, but always willing to help a neighbor or our community.

Being close to and part of the natural setting is of great value to us. We enjoy having animals, both domestic and wild, just outside our doors and being able to see the stars clearly almost every night of the year.

Our populace is a nice mix of retired and semi-retired residents and working age people raising families. Many residents are employed in the area, while others have businesses – either home-based or in storefronts. A few work on local ranches, while others commute to urban areas for work. Tourism is an important part of the community's economic mix.

b. Community Character

Campo/Lake Morena is rich in heritage, with working horse and cattle ranches and the blessing of abundant natural beauty and resources. The area boasts scenic vistas and wonderful stands of mature oaks. We have sought to preserve pastures, riparian areas, and ridge tops. We all benefit from the area's verdant tranquility, as well as its groundwater and abundant sunlight as an energy resource. Dirt roads are the norm when we leave the highways.

Preservation of the Campo/Lake Morena natural areas, with their open spaces, long views, rugged natural ridgelines, night skies, and oak and chaparral woodlands, is a priority for the community. These features enhance quality of life, while improving business viability and job availability within the community. Many local businesses depend on our natural beauty, open space tourist activities, such as camping, hunting, fishing and hiking, and historic venues like the railway museum, Old Stone Store, and the developing Camp Lockett Historic Park and Camp Lockett Equestrian Center. Our importance as a family and day trip destination has grown and our economy grows with it. Local merchants work hard to promote Campo/Lake

Morena's relaxed country atmosphere and visitors flock here to enjoy its visual simplicity and relaxing atmosphere.

Our architecture remains as eclectic as our population and homes continue to be a reflection of the lifestyles and needs at the time they were constructed. Housing is mostly single-family ranch style homes followed by California cottages, chalets, bungalows, 1960s contemporary style, manufactured homes, mobile homes and specialty homes, such as log and straw bale houses, A-frames, and cabins. Some homes are on expansive ranches, some are cottages on larger parcels, some are tract housing, and many in the two residential villages are on small lots.

Determined to avoid mistakes made in the past by other communities, we have prevented new construction on the ridgelines or along the scenic byways that serve as the gateways of our community and bring tourist customers to local businesses. Commercial and service development has been directed primarily to Cameron Corners, which also serves as a convenient shopping and service area for neighboring communities and highway traffic.

The area of Old Campo and Camp Lockett is now the main civic and public area with functions such as the Campo Fire and Rescue Station, U.S. Post Office, community center, County Sheriff's Station, Little League baseball fields, playgrounds, county road maintenance yard, and the U.S. Border Patrol Station. The Homemaker's Thrift Shop, VFW Meeting Hall, Kiwanis Meeting building, a church, and East County Lumber hardware store are also located nearby.

The village of Lake Morena has experienced some infill development, especially in the expanded area to the east. The remainder of residential growth has occurred in the areas outside of the three villages. This has been largely limited to a few homes on existing parcels along the major transportation corridors that generally mirror the historic development pattern of the area. A modest amount of residential growth has occurred on larger parcels of 10 or more acres.

Our goals include walkability in the Campo and Lake Morena villages and ample trails for getting around the community by other means. This also contributes to our reputation for hospitality to visiting trail users, encouraging riders and hikers of the Pacific Crest Trail (PCT) to stay awhile at the beginning or end of their journeys.

We have new parks and recreation opportunities and a modest commercial area at Cameron Corners, which includes expanded medical services.

A growing number of homes boast solar and wind power. Many homeowners provide the majority of their own power and some are even energy independent. All new construction includes elements of energy efficiency standards and renewable power sources. The community purchases electricity through a Community Choice Aggregate program.

The community embraces low impact land uses, such as energy-and water-saving building techniques, minimal grading, brush management, habitat and soil protections, and better use and reuse of water.

We are still working with the County to repair and restore the Campo Creek streambed in a severely eroded area south of State Route 94 extending approximately four miles east of Cameron Corners to Forrest Gate Road. This aids watershed restoration, streambed health, and groundwater recharge. A public trail and natural park wanders along the creek route, allowing walkers to enjoy the riparian ambience.

We empower all the citizens of our community to help make this a better place to live, work, raise a family, and retire.

c. Circulation and Mobility

We have scenic country roads with easy flowing light traffic, no streetlights or curbs, and few signs. We value our dirt roads and rustic undeveloped feel. We are able to get in and out easily and safely with accessibility to emergency evacuation on free flowing adequate roads, while maintaining our rural look and feel.

A growing network of trails connects our higher density areas to each other and with outlying areas.

d. Community Services and Infrastructure

The San Diego County Sheriffs' Department and California Highway Patrol provide primary law enforcement for the Campo Lake Morena area, with support from the Department of Homeland Security due to the community's proximity to the border. The Sheriff's Department offers a number of community safety programs, including volunteer senior patrol and Neighbor to Neighbor.

The County fully funds and operates fire protection services in the area and works closely with Cal-Fire and U.S. Forest Service. Cal-Fire and U.S. Forest Service are primarily responsible for wildland fires and the County is primarily responsible for structure fires, but all participate in mutual aid.

Campo Elementary, Mountain Empire High School, and Campo Continuing Education Center consistently achieve high marks in measures of school performance. After-school programs, a full sports program, and adult education programs are offered at local schools. The classrooms and campuses are modern and utilize renewable energy. The high school offers a broad range of electives and Advanced Placement classes in addition to Regional Occupational Program (ROP) classes for both teens and adults.

Local families and students have access to a state-of-the-art library, theater, and cultural center, as well as a recreational facility with a pool, playground, and weight lifting/exercise equipment. Busing is available for local student athletes to train at the recreational facility after school.

In addition to Mountain Health and Community Services, which maintains a medical and dental clinic and community center in Campo, and the Southern Indian Health Clinic to the east, the community enjoys 24-hour emergency services and a pharmacy. Local outpatient services include social and psychological support.

Lake Morena Village water and sewer systems have been modernized, improving both the quantity and quality of water and enabling full use of the legal parcels within its boundaries.

The installation of alternate septic systems has improved water quality in the area and allowed infill housing on parcels that were previously not buildable.

Electrical systems throughout the entire area are underground, significantly reducing fire danger and service disruptions. Energy efficiency and self-generation capability are required on new construction and encouraged in existing homes. The community has avoided the construction of large industrial renewables in favor of small, privately owned distributed generation.

There is an expanding multi-use, public trail system in place in many portions of our Planning Area.

Telecommunication systems have been upgraded and modernized to accommodate broadband Internet connections and more reliable communications overall.

Cameron Corners has emerged as a commercial and service center of the area.

A County park within the footprint of old Camp Lockett serves the community as a play area and social gathering place.

We have adequate quality housing and amenities for our teachers, health care workers, law enforcement, and service providers that choose to live in the community.

e. Environmental Resources and Sustainability

Campo residents have long recognized the close relationship between its ecological viability and its economy, and are vigilant in protecting the community's landforms, air quality, animal habitat, and water resources both underground and on the surface. We take a comprehensive approach to conservation, assessing open space proposals for multiple benefits to human users, wildlife, watershed

protection/improvement, and preservation of views. We take pride in our natural resources, history, and parks and museums that bring visitors to our community.

We have discouraged commercial sand or aggregate mining due to its adverse impact on traffic, safety, air quality, and streambed health. We discourage industrial-scale power generation for the same reason. Renewable energy installations are constructed to a small scale, suitable for single family homes and individual businesses.

Our village core areas are compact and linked by both motorized and non-motorized means on a variety of paved roads and unpaved trails and are navigable by foot, auto, horse, and bicycle. We support infrastructure improvements in our village cores to promote usability of all legal parcels within their boundaries and improve the quality of life for people of all ages.

We remain dependent on local groundwater resources and, thus, have been conservative in growth. Our average summer temperatures continue to increase slowly, while annual rainfall decreases, consistent with the predictions of state and federal experts on climate change in the Southwest. Both parameters are cyclical, but the two act together to more quickly exhaust what little soil moisture is near the soil surface and to reduce the long-term recharge of our groundwater table. That combination is made even worse with the increasing occurrences of the Santa Ana winds, aggravating the evaporation rate from soils and vegetation alike.

However, a combination of less groundwater extraction and more efficient water use by local users, tighter control on the number of new water users, and continuous education of backcountry residents about the water cycle and evapotranspiration helps to keep our vegetation on the hills and in the valleys, maintain the water levels in our wells, and not have our most precious resource lost to excessive use, waste, and greed.

Export of water to uses outside the basin is prohibited.

New housing is energy efficient and uses recycled and non-toxic materials wherever possible.

We assess all commercial and industrial proposals carefully to ensure that their greenhouse and toxic emissions, noise pollution, and energy use is within limits that do not harm the health and welfare of residents and the viability of the community groundwater supply.

Our community is an attractive and healthy place to live and is a social and economic asset to other communities in our region.

f. Economy

We have succeeded in combining the economic engines of agriculture, home-and farm-based businesses, and tourism to create a vibrant and positive future for our area.

The majority of our residents work and shop in cities 45 miles or more away from our rural community. Our local economy benefits from multiple county, state, and federal operations in the area and these employ a few local people. We get a weekend boost from tourists and visitors from San Diego and other areas that come to our museums, parks, boutique wineries, and farmers market.

They come to see and enjoy our long vistas of trees, ranches with green valleys and cattle grazing, open un-crowded views, and vineyards, where they can escape from the confinement of crowded downtown areas.

Our Historic Highway 94 and Historic Highway 80 are favorite routes for car, bike, and motorcycle enthusiasts. We have also achieved designation of scenic highway status for these roads. Regionally, local business has teamed up with agriculture to promote wine tours, local product sales, and entertainment, such as historical reenactments.

We encourage development of bed and breakfast houses, guest ranches, and horse-friendly overnight facilities for travelers of the PCT. The PCT has been incorporated into an evolving network of community and intercommunity trails.

New technologies provide viable alternatives to commuting for a number of families, though a portion of the population continues to commute. Land use decisions discourage housing patterns that create a larger commuting population. An increasing number of locally-and self-employed professionals reside in our community.

A range of affordable housing is available to meet the needs of the community. Our clean air, carefully preserved vistas, excellent schools, and outdoor activities make the community a desirable place to live. This, in turn, supports stable property values, giving the community a prosperous feel.

g. Safety

There are adequate local facilities and service capacity to support land use and population estimates as defined in the community plan. The organizational structure of fire and law enforcement services continues to reflect the unique needs of rural residents and businesses.

Continued fire agency consolidation of equipment, command, and control has improved response times and addressed the creation of safety buffers around

existing villages. Vegetation clearance between homes and wild lands is conscientiously maintained.

Agencies and community groups stress community education and training through the local Disaster Preparedness Committees to identify and update local public safety needs and hazards in the Campo/Lake Morena Annex to the San Diego County Disaster Response Plan.

Improved public education on how to create and maintain fire safe properties and communities is an important component of our Community Fire Safe Councils. Personal preparedness training and education for natural and manmade disasters is provided by our Community Emergency Response Teams (CERT).

h. Human and Social Well Being

As a community, we recognize that, along with planning for future services, infrastructure, economic needs, safety, and resource preservation, we also need to plan for human and social wellbeing in our community.

We are closely involved in our children's schools and social lives and this is reflected in the high quality of local education.

We have an active older population and adequate retirement and elder services for them.

Historically, churches and service groups, such as Homemakers, Kiwanis and Veterans of Foreign Wars (VFW) have played a strong supporting role in the community, providing the social base for all manner of activities, including youth and scholarship programs, special events, charitable services, and food assistance.

We have been successful in attracting and retaining young families whose enthusiasm and energy invigorate our community.

i. Protecting Agriculture

We value our agricultural enterprises highly and encourage efficient, sustainable groundwater use. We recognize the importance of preserving opportunities for the production of food and goods and our development patterns consistently discourage the conversion of agricultural land to residential use.

We emphasize the distribution of our agricultural products locally and within the region and explore new opportunities and growing methods to make our operations more efficient and respectful of local resources, such as soil and water.

San Diego County is becoming a leader in appropriate agriculture – the common sense and scientific method of matching what you grow with where you grow it – and

Campo has long been on board with this effort. Combined with the availability of sustainable resources in the area, careful stewardship produces a net gain for farmers and ranchers and does not diminish area resources. Instead, agriculture enhances the area economically, culturally, and visually.

The San Diego County Farm Bureau has introduced a program called “The San Diego Grown 365” which assists farm and ranch producers with advertising and market enhancement of locally grown products, including grass-fed cattle, specialty vegetables, grapes and wine, rabbits, chickens, pork, cheese, honey, and apples. Many of these products are qualified as organic and many are grown in Campo.

A weekly livestock auction and nearby farmer's market at Cameron Corners enhance one another and bring ranchers, farmers, and customers together for lively give and take. This also provides a venue for veterinary clinics, craft sales, and farm supply sales. These facilities draw in livestock and produce growers from all over East County.

We have an active agriculture education program at the local Mountain Empire High School that includes 4H, FFA, adult education classes, and seminars.

All of these efforts strive to make the best and most efficient use of our limited water supply by recycling the water where possible, utilizing minimum tillage and composting to preserve soil quality, and implementing biological controls of insects and pathogens.

Goals, Policies, and Implementation

1. Land Use (LU)

1.1 Village/Rural Village Boundaries

a. Campo/Lake Morena Planning Area

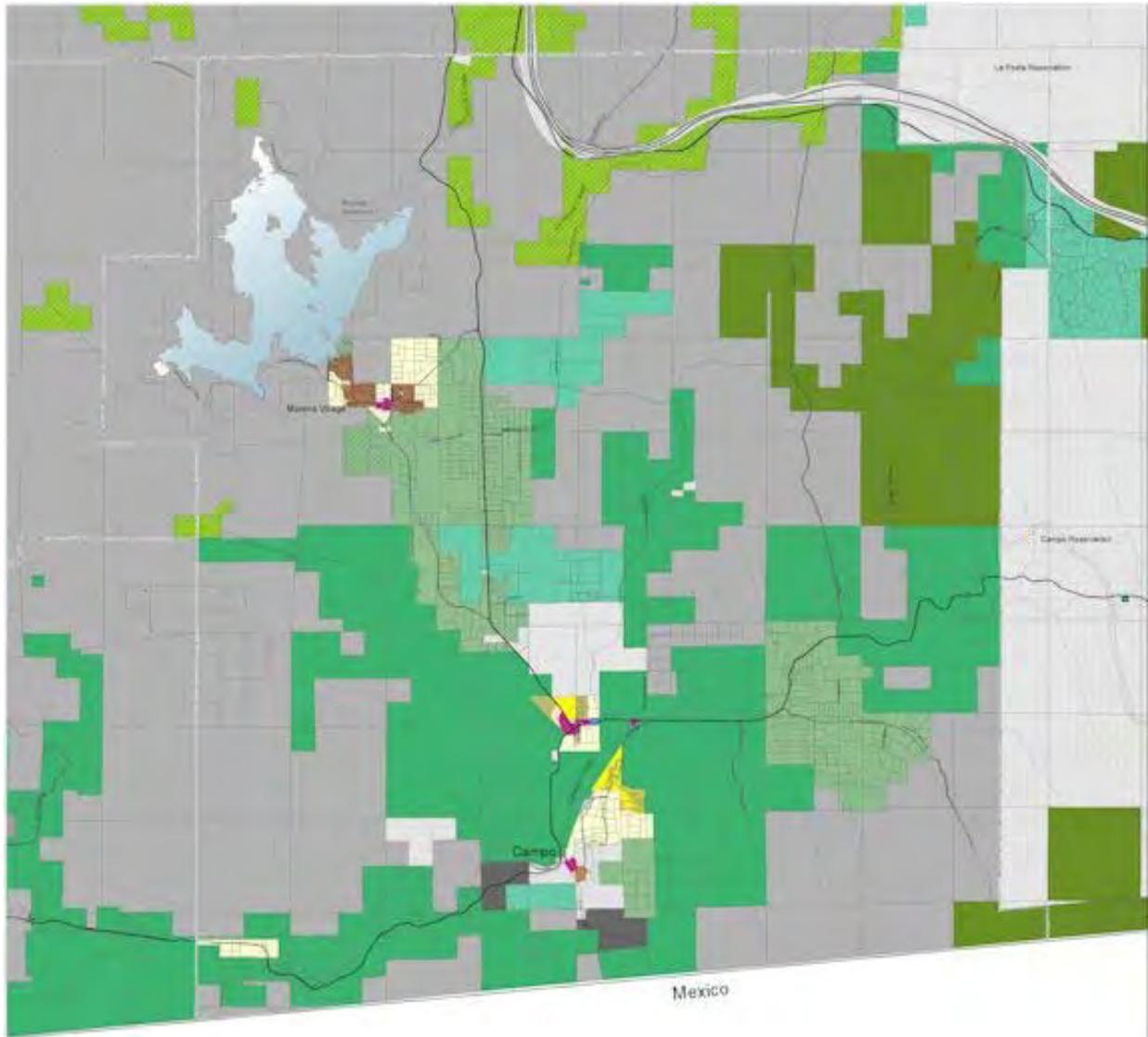


Figure 1

b. Campo Rural Village Boundary

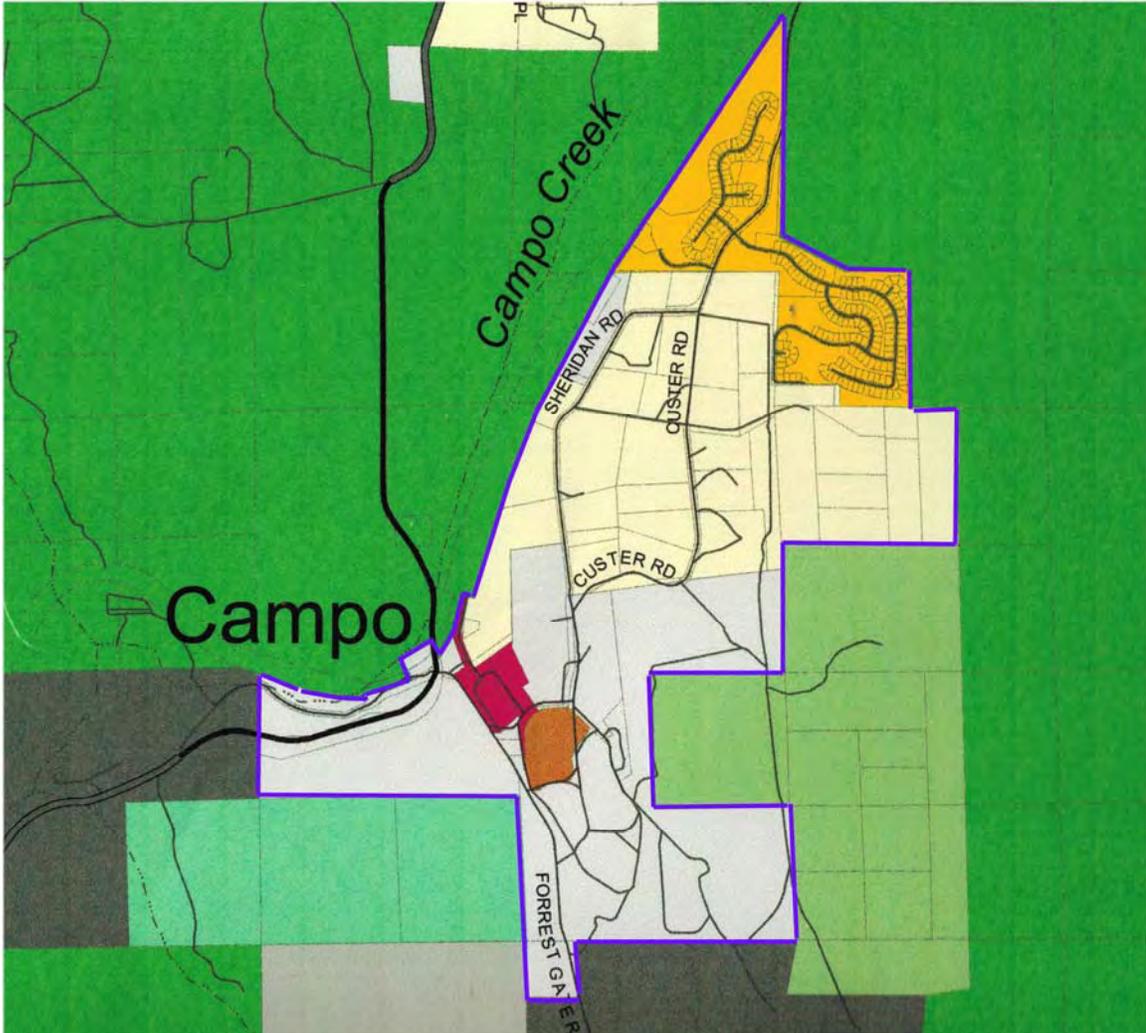


Figure 2

c. Existing Cameron Corners Rural Village Boundary

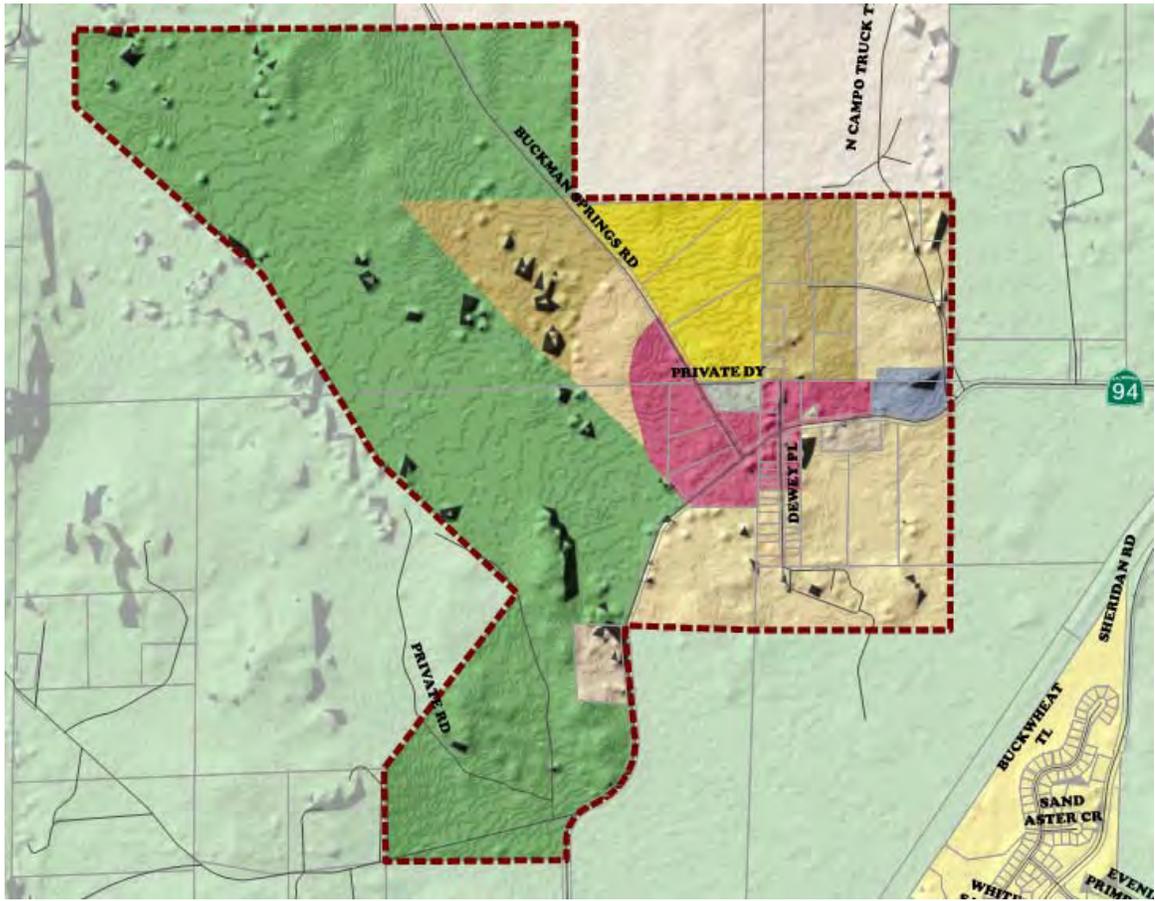


Figure 3

d. Proposed Cameron Corners Rural Village Boundary

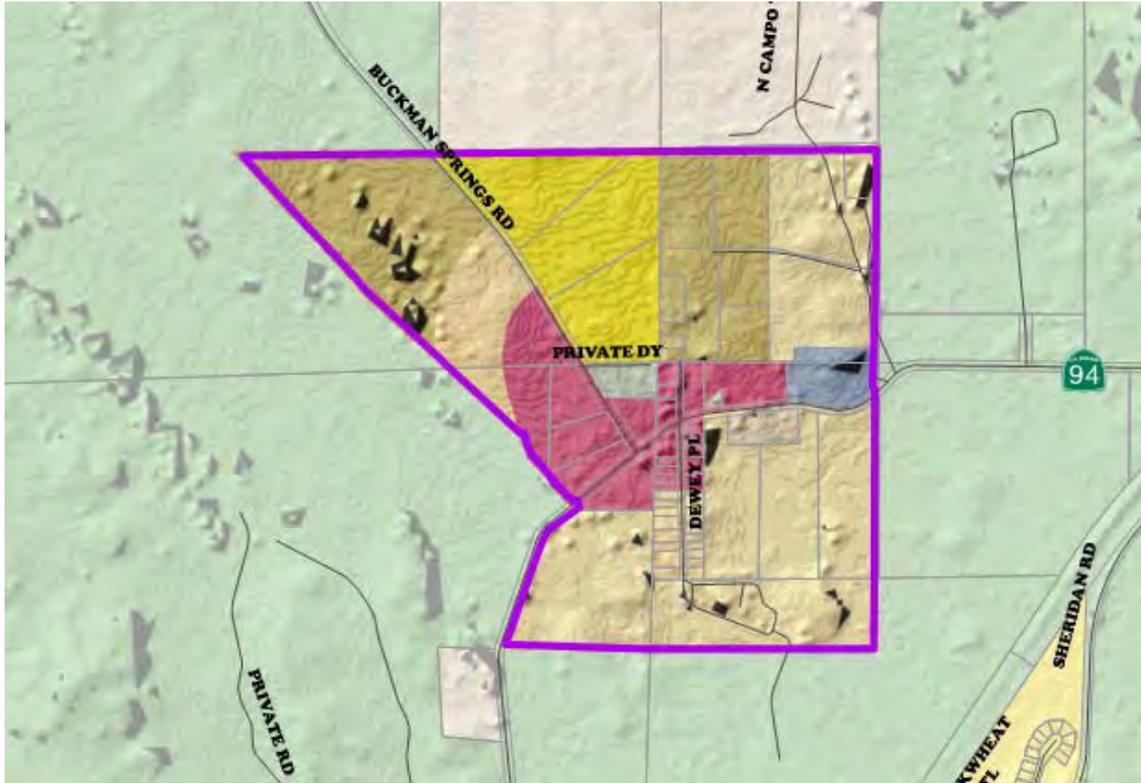


Figure 4

e. Lake Morena Village Rural Village Boundary

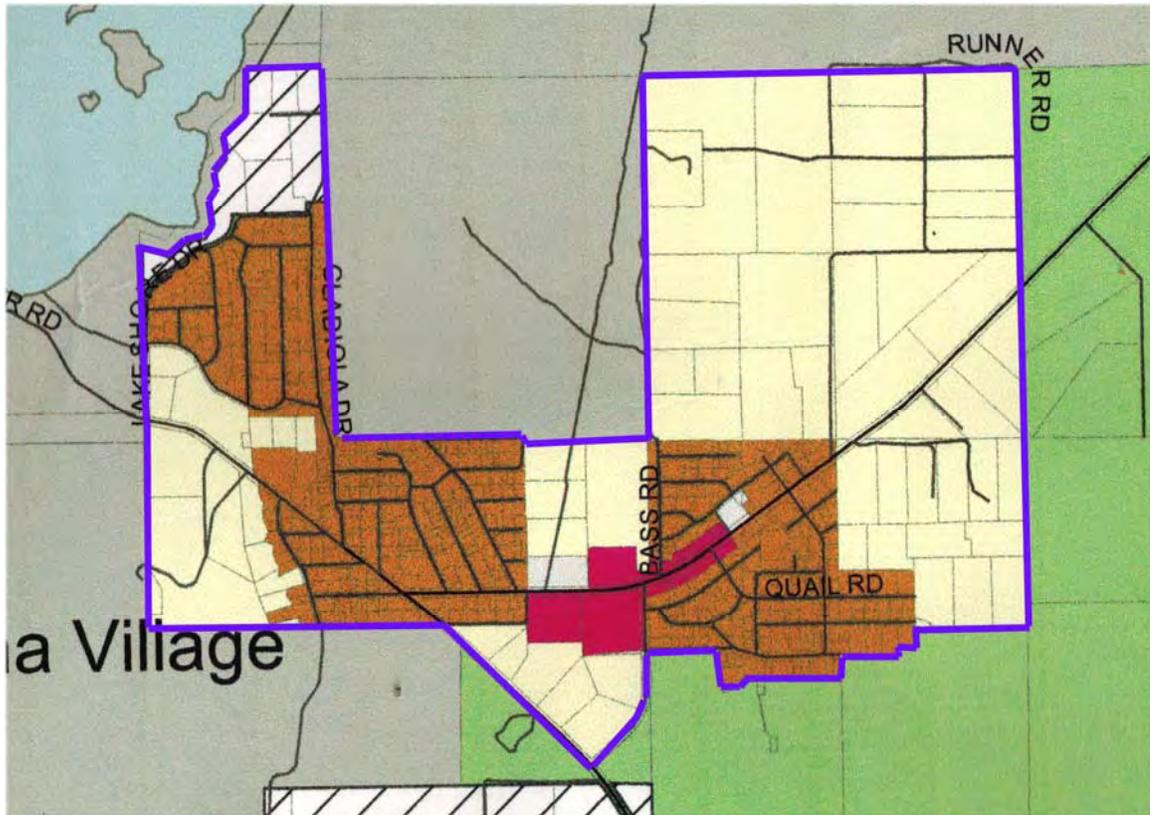


Figure 5

1.2 Land Use Diagram

The Land Use Diagram is included as Figure LU-A-11.2 in the County General Plan Land Use Maps Appendix.

1.3. Community Character

The intent of this Community Plan is to preserve, protect, and enhance the existing small town rural atmosphere and unique community character of the Campo/Lake Morena Planning Area, preserve and enhance the historical and natural environment, which is the core of our rural character, and maintain a pattern of rural density.

We also seek to provide opportunities for local businesses and residents to benefit economically from the natural beauty, recreational opportunities, and historic elements that make us attractive, both as a destination and as a place to live.

Issue LU 3.1 Urban type sprawl, multiple story structures, and high intensity residential and industrial structures are incompatible with our community character.

Goal LU 3.1 Preservation of community character and scenic views while accepting compatible development.

Policy LU 3.1.1 Permit higher density construction only within designated village boundaries.

Policy LU 3.1.2 Discourage structures near the roadside outside of the village boundaries.

Implementation Program LU 3.1.1 Campo/Lake Morena Planning Group (CLMPG), PDS.

Issue LU 3.2 Franchise businesses pose a threat to locally owned and financed small businesses, visually detract from community character, and may reduce opportunities for local residents to successfully own and operate a business.

Goal LU 3.2 Minimal franchise businesses to ensure that local businesses, people, and the community as a whole are not negatively impacted or overwhelmed.

Policy LU 3.2.1 Discourage franchise owned businesses unless they provide the community with a service that would not otherwise be available.

Implementation Program LU 3.2.1 CLMPG, PDS.

Issue LU 3.3 Parks, museums, and other historic/natural attractions help support local businesses and provide education and recreation opportunities.

Goal LU 3.3 Protection and creation of parks, recreation facilities, and historic attractions that showcase the natural and historic features of the area.

Policy LU 3.3.1 Support the concept and reasonable development of Camp Lockett as a historic park.

Policy LU 3.3.2 Support visibility and improved public access to historic and natural attractions.

Policy LU 3.3.3 Protect historic and natural attractions from encroachment by non-compatible development.

Implementation Program LU 3.3.1 CLMPG and PDS.

Issue LU 3.4 Public paved sidewalks, street lighting, curbs, and gutters are not compatible with the rural community character and ambience.

Goal LU 3.4 Preservation of rural character by discouraging concrete or other impervious surface sidewalks, street lighting, curbs, and gutters unless public safety is an issue.

Policy LU 3.4.1 Discourage concrete or other impervious surface sidewalks, street lighting, curbs, and gutters unless required for public safety purposes.

Policy LU 3.4.2 Encourage natural, water permeable surfacing of walkways and trails in keeping with rural character.

Policy LU 3.4.3 When lighting is absolutely necessary for safety, use low level, low angle, downcast outdoor lighting and fixtures that reflect the rural character of the area.

Implementation Program LU 3.4.1 CLMPG and PDS.

Issue LU 3.5 Many local businesses depend on visitors who help keep stores and services open and available to local customers.

Goal LU 3.5 Visitor friendly businesses, including bed-and-breakfasts, farm-stays, equine hotels, sporting needs, boutique wineries, and similar businesses for the community outside of rural village cores to benefit from visitor-oriented development.

Policy LU 3.5.1 Support reduced restrictions on conversion or construction of bed-and-breakfasts, farm-stays, equine motels and hotels, boutique wineries, and similar visitor-focused businesses.

Policy LU 3.5.2 Require bed-and-breakfasts, farm stays, equine motels/hotels, boutique wineries, and similar businesses to consist of visually modest structures, especially if immediately adjacent to main highways.

Policy LU 3.5.3 Require construction and operation of bed-and-breakfasts, farm-stays, equine motels/hotels, boutique wineries and similar businesses to be consistent with the rural community character with regard to lighting, pavement, scale, and design.

Policy LU 3.5.4 Prohibit bed-and-breakfasts, farm stays, equine motels/hotels, boutique wineries, and similar businesses from use as long-term and full-time residential rentals.

Implementation Program LU 3.5.1 CLMPG, interested parties in the community, and PDS.

Issue LU 3.6 Industrial-scale wind and solar renewable energy installations are inconsistent with most of our Planning Area. If not designed appropriately, they would be visually disruptive of viewsheds, pose a threat to tourist businesses, and have the potential to negatively impact property values.

Goal LU 3.6 Protection of view-sheds and property values from the potential negative impacts of industrial scale wind and solar renewable energy installations for all residents.

Policy LU 3.6.1 Seek to locate these projects in locations where landforms could hide them from view to the maximum extent feasible.

Policy LU 3.6.2 Require such projects to place service utilities, such as power lines, underground, to the maximum extent feasible.

Policy LU 3.6.3 Seek placement of such installations away from ridgelines, flood plains, and highly sensitive habitat areas.

Implementation Program LU 3.6.1 CLMPG, interested parties in the community, and PDS.

1.4 Community Growth Policy

Our community is essentially comprised of three very separate and distinct rural villages that are separated geographically by several miles. These areas of denser population do not lend themselves to unification. We see continued infill of the vacant lots in our villages and the surrounding larger lot parcels as resources permit. The logical location for a business intersection is the centrally located Cameron Corners area where our two main roads, Historic Highway 94 and Buckman Springs Road, converge. This village is an area where a small sustainable rural village that serves the region with services such as health care, a pharmacy, library, and commercial activities can be allowed to grow.

Communities: The community's intent for the three villages is explained below:

Campo Village – Most of Campo Village is designated as a historic landmark and park. Uses in this area will be heavily influenced by future decisions regarding the renovation and development of Camp Lockett Historic Park. There are many vacant large parcels within the village area that could be built on in the future. This growth should augment the present civic/public facilities and services already in the area. As the area changes, more history functions could be added,

such as trails that link to the larger San Diego County trails system and additional signage to help tell the story of the area.

Cameron Corners – The Cameron Corners area was the focus of a San Diego County assisted Special Study and Sub-committee involving a large number of residents over several months. The Board of Supervisors endorsed the community's Special Study recommendations (Appendix E, pg. 61-67) on May 18, 2005; Minute Order #19. On August 3, 2011 the Board established a Special Study Area for Star Ranch, which overlaps with a portion of this. The key points of the original Special Study were:

- No more than 50 homes within the 1,500-foot circle around the intersection of Highway 94 and Buckman Springs Road. The original study added no more than 6 to 7 additional acres to enhance the size of the commercial center.
- This area is still expected to be one of only modest growth within the village boundary that enhances the commercial center, but maintains the small, rural character of the area. The center of Cameron Corners is the intersection of Buckman Springs Road and Historic Highway 94. Some light industrial and service commercial will exist off the main thoroughfares. Limited residential development can occur in a circular area around the epicenter of the village. Development should reflect the rural eclectic heritage of our area, preserving as much of the natural beauty as possible. The lots for residential and commercial will need to be large enough to provide for wells and septic systems, as the County, which operates the sewer district in Campo, has stated that it only has a limited reserve available for new connections and that **additional capacity is restricted by Board of Supervisors Policy I-135.**

Colonia of Lake Morena – This area, like Campo, will be an area of infill and renovation. The infrastructure in this area was never designed to handle the number of fulltime residents that it has today. Due to health and safety concerns, this village is in need of a wastewater treatment plant or alternate septic systems. Once the wastewater disposal issue is resolved, infill in this community should happen in the northwest part of the village as the intensification of existing large lots becomes denser and should allow for more home construction. Build-out of this area is planned for approximately 40 to 60 dwelling units along with existing commercial lots along Oak Drive, which may also develop with residential units.

Issues, Goals & Policies For The Three Villages

Issue LU 4.1 The rural nature of the community is important to its residents, who desire that change should reflect the community character.

Goal LU 4.1 Preservation of the rural character of the villages of Campo, Cameron Corners, and Lake Morena.

Policy LU 4.1.1 Do not allow village density growth outside the village boundaries.

Policy LU 4.1.2 Encourage development in the villages of Campo and Lake Morena to be limited to infill on existing lots, except as noted in the Lake Morena Village map.

Implementation Program LU 4.1.1 PDS, DPW, and CLMPG.

Issue LU 4.2 Development of the residential and commercial elements of the village of Cameron Corners.

Goal LU 4.2 A small, rural residential and commercial area that is compatible with the community and allows for growth while preserving the unique character of the area.

Policy LU 4.2.1 Support residential development within the village boundary that supports the commercial core while maintaining the rural, open character of the community.

Policy LU 4.2.2 The property within the village boundary that is designated as residential will consist of a mix of village, residential and semi-rural designations centered around the intersection of Buckman Springs Road and Highway 94.

Policy LU 4.2.3 Require residential densities of no higher than VR-2 in Cameron Corners.

Policy LU 4.2.4 Develop design guidelines that illustrate the type of rural-style development that is desired within the Cameron Corners village core.

Policy LU 4.2.5 Support small-scale commercial development within the village core.

Policy LU 4.2.6 Recognize that wells and individual onsite wastewater treatment systems are reflective of the rural character of the area and encourage future growth to rely on such systems where feasible.

Policy LU 4.2.7 Maintain a small, rural village that meets some of the needs of local residents and travelers and does not serve as a catalyst for large-scale or leapfrog growth.

Implementation Program LU 4.2.1 PDS, DPW, and CLMPG.

Open Space Areas and Ranchland

The Campo/Lake Morena Planning Area is made up of many small and large parcels that make up our open space views. Many landowners have voluntarily set aside acreage for open space and habitat.

Issue LU 4.3 The community seeks to prevent the loss of open spaces and ranchland view areas.

Goal LU 4.3 Conservation of large open space areas and ranchlands.

Policy LU 4.3.1 Encourage developers and owners of large parcels to conserve open space viewsheds and ranchland as part of their development proposals.

Policy LU 4.3.2 Encourage fair market value acquisition of private properties for open space and natural resources preservation through the Multiple Species Conservation Program and PACE.

Implementation Program LU 4.3.1 PDS.

1.5 Community Conservation and Protection

The Campo/Lake Morena Planning Area lies in one of the areas in San Diego County that still enjoys a rural lifestyle. Accommodating some limited growth while keeping our identity is the key element to the future of Campo/Lake Morena. The large amount of public land within its boundary makes this a natural location for preservation of the rural lifestyle, rural business development, and abundant local wildlife.

Issue LU 5.1 The threat of high-density growth on currently undeveloped land in our rural setting.

Goal LU 5.1 Preservation and enhancement of our rural character to accommodate limited growth while conserving open space and rural lands.

Policy LU 5.1.1 Discourage rural village lot sizes outside of rural village limits and exceptions adopted under the General Plan Update.

Policy LU 5.1.2 Minimize the visual impacts of buildings and water storage tanks, and have them set back with screening vegetation to shield structures, if possible.

Policy LU 5.1.3 Discourage high-density development and tract housing where it would visually dominate the landscape and ridgelines or obscure roadside views.

Policy LU 5.1.4 Encourage residential and commercial developments to utilize a variety of site orientations, rooflines, exterior building materials, and colors so as to avoid uniform tract-like housing development.

Policy LU 5.1.5 Encourage developments to utilize protected courtyards, porches, arcades, verandas, and overhangs. These are effective means of shading exterior wall surfaces and windows from direct sun exposure and add character to buildings.

Policy LU 5.1.6 Protect historical sites, such as, but not limited to, the San Diego & Arizona Eastern Railway Depot, Camp Lockett, Old Stone Store, and the Campo Feldspar Mill, from residential and commercial encroachment.

Policy LU 5.1.7 Discourage the use of state-approved density bonuses as a means to force village-density development outside of village limits.

Implementation Program LU 5.1.1 CLMPG and PDS.

Issue LU 5.2. Sustainability of groundwater.

Goal LU 5.2. Manage groundwater resources to ensure adequate recharge and future supplies for residents, wildlife, and vegetation.

Policy LU 5.2.1 Discourage interference with historic surface water flows, including seasonal creeks and ponds, so that they continue to move freely and sustain wetlands, riparian habitats, and groundwater.

Policy LU 5.2.2 Maintain wetland and riparian areas in their natural state, to the extent feasible, and restore impacted wetlands and riparian areas.

Implementation Program LU 5.2.1 CLMPG and PDS.

Issue LU 5.3 As a groundwater dependent community, it is important that we protect our water resources so that future generations have adequate, clean water and our flora and fauna are also protected.

Goal LU 5.3.1 Ensure that proposed new developments conduct thorough tests to ensure that the groundwater will not be overdrafted or contaminated for present or future generations.

Policy LU 5.3.1.1 Support updates to the County Groundwater Policy, as appropriate, to revise the 30-year average precipitation data for the area and provide new climate change information.

Policy LU 5.3.1.2 Require tests to ensure that groundwater will not be over-drafted or contaminated. Ensure that water quality testing includes testing for radionuclides and that the safety standards are met.

Policy LU 5.3.1.3 Require environmental documents under the California Environmental Quality Act to use the latest available rainfall information in groundwater studies, concurrent with the Notice of Preparation or initiation of the Initial Study.

Implementation Program LU 5.3.1 This process will be controlled by PDS and DEH and approved by the County hydrologist.

Goal LU 5.3.2 Protect our existing groundwater resources from intrusion by potentially contaminated imported water.

Policy LU 5.3.2.1 Support verification and validation of the source and quality of water that is imported into the area via tanker trucks to avoid contamination of local surface and groundwater resources.

Policy LU 5.3.2.2 Require permit conditions, as necessary, to include standards for imported water to avoid contamination of local surface and groundwater resources.

Implementation Program LU 5.3.2 DPW and PDS.

Issue LU 5.4 The water quality in Lake Morena Village has been difficult for the two water districts to improve and maintain.

Goal LU 5.4 Upgrade delivery and water treatment infrastructure and reduce groundwater pollutants in Lake Morena Village.

Policy LU 5.4.1 Upgrade delivery and purification systems to ensure adequate supplies of clean water for present and future residents.

Policy LU 5.4.2 Pursue all options and funding to improve water quality, including new wastewater treatment infrastructure.

Implementation Program LU 5.4.1 DPW, PDS, DEH, village water boards.

Issue LU 5.5 The Campo Valley alluvial aquifer is currently the sole source of water for the great majority of valley residents in two villages and should be carefully protected for current and future generations.

Goal LU 5.5 Prevent draw-down of the water table below the root zones of native plants that are dependent on a higher water table.

Policy LU 5.5.1 Only allow wells that would not affect the long term sustainability of the alluvial aquifer in order to protect it for future generations.

Implementation Program LU 5.5.1 DPW and PDS.

Issue LU 5.6 Campo Creek and all of Campo is within a federally designated Sole Source Aquifer – a resource that cannot be replaced by other means – and is required to enjoy protections as defined by federal law.

Goal LU 5.6 Projects proposed for the Campo Lake Morena planning area that have the potential to deplete or pollute the aquifer may not use federal program funds for any part of the project.

Policy LU 5.6.1 Inform prospective developers of the Sole Source Aquifer restrictions at the time of application.

Policy P LU 5.6.2 Require that projects comply with all federal, state, and county regulations regarding use of groundwater by prospective developers.

Implementation Program LU 5.6.1 PDS and DPW.

1.6 Areas of Change: Development Infill and Intensification

Currently, most neighborhoods in the three rural villages are eclectic. They offer a variety of architectural styles and housing types appropriate to many ages and incomes. It is the goal and purpose of the Campo/Lake Morena Planning Group to support only limited growth in the Planning Area. We want this limited growth to be primarily single-family homes on large lots, per our community character. Conservation subdivisions should be constructed only in village infill areas. We seek to maintain the informal atmosphere of past growth while addressing shortcomings in infrastructure and services.

Issue LU 6.1 Lake Morena Village is constrained from building on some of the legal parcels within its borders due to insufficient space for conventional absorption fields.

Goal LU 6.1 Improve wastewater-processing options in Lake Morena Village for both residents and businesses.

Policy LU 6.1.1 Allow all state-approved alternate wastewater treatment systems.

Implementation Program LU 6.1.1 CLMPG, PDS, DPW, DEH, and interested parties.

1.7 Community Facilities

Issue LU 7.1 Facilities and services in the areas of recreation and transportation are the community's most immediate needs.

Goal LU 7.1 Creation and preservation of life-enhancing and recreation facilities.

Policy LU 7.1.1 Encourage development or restoration of swimming pool facilities in the Campo area.

Policy LU 7.1.2 Encourage the establishment of bus transportation between Lake Morena and Campo.

Policy LU 7.1.3 Encourage the establishment of locations for Park-and-Ride lots, ridesharing, and carpooling.

Policy LU 7.1.4 Encourage development of a skate park in the Lake Morena County Park.

Implementation Program LU 7.1.1 CLMPG, PDS, Traffic Advisory Committee, and DPW.

2. Circulation and Mobility (CM)

The limited number of main roads in and out of the Campo/Lake Morena Planning Area offers both advantages and disadvantages. For instance, a scarcity of alternate routes in and out of the area present challenges to emergency services personnel and residents in the case of fire or traffic accidents, but also simplifies the task of planning public transit routes and rideshare facilities.

Provision for public transit has proven challenging, as it is expensive to provide an adequate number of trips to accommodate the schedules of people who commute to town to shop and work. Many residents have found carpooling to be a better solution, though finding a good match for riders and drivers has been hit and miss. Currently, the best strategy for reducing vehicle trips to town is to support carpooling. Trails for alternate forms of transport are viewed as complementary to both economic development and resident access to rural villages.

The community does not have an airport.

2.1 Issues Goals and Policies

Issue CM 1.1 The community would benefit socially and economically from non-motorized travel throughout the community.

Goal CM 1.1 A network of trails to accommodate horse, bicycle, and foot traffic that link the community's three rural village cores and connect to existing public trails used by visitors.

Policy CM 1.1.1 Encourage trail creation and development through open space and ranch easements and MSCP lands where trails would promote desired connectivity and offer the opportunity for public enjoyment of rural and wild areas.

Policy CM 1.1.2 Produce a master plan of local trails and their connections with parks, villages, roads, wildlife areas, and other points of interest.

Policy CM 1.1.3 Produce a map of the master plan for the interconnecting trails.

Policy CM 1.1.4 Incorporate signs for trails that clearly indicate the route name, if any, and destination.

Policy CM 1.1.5 Encourage the creation of small overnight facilities to accommodate trail users so they will stay longer in the community. (See I LU 3.5)

Policy CM 1.1.6 Pursue funding to accommodate bicycle and non-standard motorized vehicles, such as mopeds and golf carts, by adding pathways along the sides of existing roadways, a footbridge over Campo Creek by the Stone Store, and hitching posts in suitable areas throughout the community.

Implementation Program CM 1.1.1 CLMGP, PDS, County MSCP program, county trails program, Pacific Crest Trail Association, private sector businesses, and interested parties.

Issue CM 1.2 The Campo/Lake Morena Planning Area has dangerous intersections, roads with hairpin turns, narrow bridges, and other transportation dangers.

Goal CM 1.2 Roads within the Campo/Lake Morena planning area that are designed to be safe for all users and compatible with the physical context of the community.

Policy CM 1.2.1 Encourage the replacement of the railroad overpass at Canyon City on SR-94 with one with increased clearance and road width.

Policy CM 1.2.2 Pursue funding to identify and improve dangerous sections of roadway throughout the community.

Policy CM 1.2.3 Seek funding to develop a grade separated crossing of La Posta Road at the Carrizo Rail line.

Policy CM 1.2.4 Establish speed reduction zones before major village intersections along Highway 94.

Implementation Program CM 1.2.1 PDS, DPW, TAC, and CLMPG.

Issue CM 1.3 Community residents who have limited access to vehicles have trouble traveling between villages.

Goal CM 1.3 More frequent/reliable transportation between villages.

Policy CM 1.3.1 Pursue grants and other funding, and increase coordination with transit providers and the local tribal representatives to establish local transport services among the rural villages.

Policy CM 1.3.2 Encourage the creation of a volunteer-based service to assist seniors in reaching transportation services in rural villages.

Implementation Program CM 1.3.1 PDS, DPW, CLMPG, County of San Diego Health and Human Services, and other interested parties.

Issue CM 1.4 Vehicle trips to and from area cities for work and shopping could be reduced if carpooling were encouraged and facilitated.

Goal CM 1.4 Increased coordination, use, and facilitation of carpooling.

Policy CM 1.4.1 Identify locations and funding for small park-and-ride lots and/or commuter ride share facilities in or near each rural village and equip them to also serve as public transit nodes for users of the rural bus service.

Policy CM 1.4.2 Establish and publicize methods to match up riders and drivers.

Implementation Program CM 1.4.1 PDS, DPW, TAC, CLMPG, County of San Diego Health and Human Services, and interested parties.

3. Conservation and Open Space (COS)

3.1 Resource Conservation and Management

Campo/Lake Morena is noted for its vast public lands, cattle ranches, and open space. Wildlife is abundant and varied. There is an important chaparral, shrub and riparian wildlife corridor – the La Posta Linkage -- that roughly follows the Campo Creek through our community from east to west, turning south to go into Mexico near the western boundary of the Planning Area. Identified and studied by a bi-national committee with the Conservation Biology Institute, the study includes Cottonwood Creek, Miller Creek, Pine Creek, Kitchen Creek, and La Posta Creek. The La Posta Linkage study identifies this corridor as both a critical animal migration route and a vital component of year-round habitat for large mammals. These wildland areas are also vital to groundwater recharge, greenhouse gas retention, and pollution removal.

Air quality, dark night skies, surface water, and varied plant life are also important resources to our area. Open space dependent recreation is an important driver of the local economy. Groundwater and the water table are critical resources to our area. Mineral resources are limited. Sand mining and industrial wind and solar installations pose the principal threats to air quality, noise, safety, habitat, and community character.

The federal government has recognized the limited nature of local groundwater by naming the Cottonwood Watershed, which includes Campo Creek and the La Posta Habitat Linkage, as a sole source aquifer and giving it limited protections from pollution and overuse.

Issue COS 1.1 Groundwater resources are not expected to be supplemented through any outside source so the community must be able to comfortably function on any recharge that occurs. Sustainability must be maintained and great caution used in the face of severe droughts, climate change, and overuse.

Goal COS 1.1 Protect groundwater supplies from overuse and quality degradation while protecting and enhancing recharge capability.

Policy COS 1.1.1 Prohibit commercial export of groundwater and other forms of water mining for use outside of the local basin.

Policy COS 1.1.2 Discourage the construction of artificial drainage structures, except for those installed to prevent severe erosion, those that

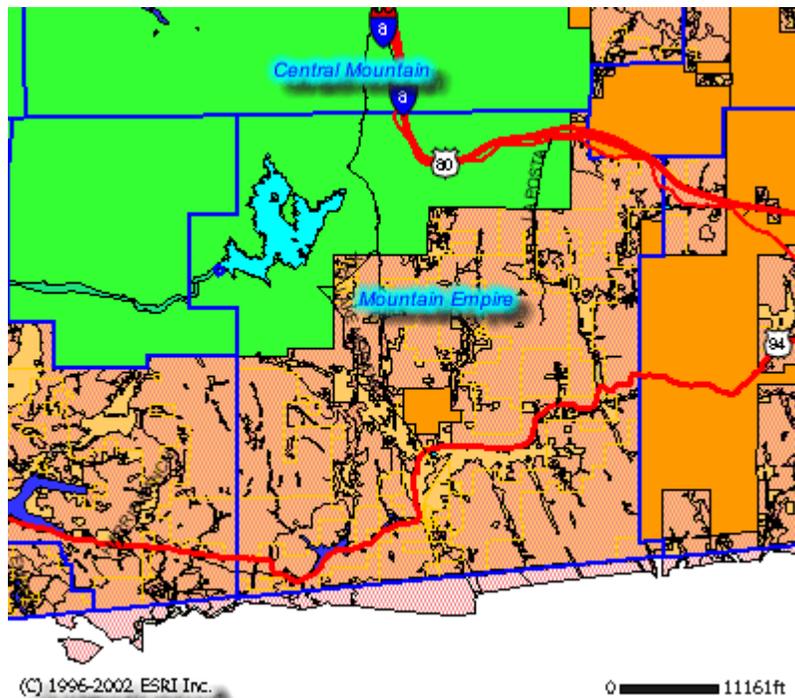
utilize natural channels and streambeds, and those that encourage retention of runoff for groundwater recharge.

Policy COS 1.1.3 Require floodways to be maintained in a natural state unless findings can be made that a threat to public safety exists. Maintain native riparian vegetation and, where disturbed, encourage repair/revegetation along existing floodways, creeks, and seasonal streams to encourage retention of runoff for groundwater recharge, habitat protection, and removal of pollutants.

Policy COS 1.1.4 Support and encourage the restoration of Campo Creek where severe erosion and cattle damage have occurred to support recharge, wildlife health, and removal of pollutants.

Policy COS 1.1.5 Discourage large-scale commercial sand and aggregate mining. Any of these projects must be fully mitigated in order to protect recharge and prevent disruption of wildlife habitat and movement through the area.

Implementation Program COS 1.1.1 CLMPG, PDS, DPW, and other interested parties.



Campo/Lake Morena Planning Area contains national forest, BLM and Indian Reservation lands and is adjacent to the U.S.-Mexico border.

3.2 Parks and Recreation

Lake Morena County Park is the largest park in the community and draws users from throughout the County. Wildlife and other nature programs are offered and camping is popular with both self-contained and primitive sites available. The centerpiece of the park is Lake Morena, which offers fishing, boating and other recreation for campers and day visitors. The Pacific Crest Trail runs through the park, serving hikers and equestrians.

A smaller recreation area is associated with the Mountain Empire Community Center and may be expanded one day, preferably in the form of a swimming pool and a passive area with barbeque facilities on the County-owned land. The community's baseball fields are also adjacent to the community center and Camp Lockett Equestrian Event Facility, a non-profit corporation, has succeeded nearby in creating a viable equestrian center within the footprint of old Camp Lockett. A local coalition, the Camp Lockett Interest Group (CLIG), is also working to increase parkland within the footprint of old Camp Lockett, in central Campo.

The community is popular with equestrians, both local and from outside the area, and neighborhood and linkage trails are getting more attention. The non-motorized trail system needs expansion to reach into more areas of the community. Corral Canyon offers recreation for the off-road community and both private and public properties are open to hunters.

Issue COS 2.1 Camp Lockett Historical Park is an area of special interest in the Campo/Lake Morena Planning Area and has the potential to improve both the local economy and quality of life.

Goal COS 2.1 The creation of the Camp Lockett Historical Park.

Policy COS 2.1.1 Incompatible activities, such as off-roading, shooting, high-density housing, and industrial energy generation should be discouraged in the area of the park and access roads to the park.

Policy COS 2.1.2 Require future development within Camp Lockett to be consistent with the goals contained in the Camp Lockett Overlay. The Overlay is currently being developed by the CLIG and the County of San Diego.

Policy COS 2.1.3 Promote community participation in park planning issues, to include, but not be limited to, conveying community wishes regarding the master plan for the park and ensuring that park planning documents are circulated to the Community Planning Group for review.

Implementation Program COS 2.1.1 PDS, County of San Diego Department of Parks and Recreation, CLMPG, and other interested parties.

Issue COS 2.2 Lack of parks, playgrounds, and recreation facilities.

Goal COS 2.2 Encourage development of parks, playgrounds, recreation facilities, and athletic fields.

Policy COS 2.2.1 Encourage the development of public access parks and playgrounds near village residential areas.

Policy COS 2.2.2 Encourage co-location of future athletic fields through public-private partnerships.

Implementation Program COS 2.2.1 PDS, SDC, Department of Parks and Recreation, CLMPG, and other interested parties.

3.3 Community Open Space Plan

Most of our community is comprised of the Cleveland National Forest, County parks, and other public lands that remain open space. Much of our private land also remains open space. Open space is a valuable community resource and is considered an asset to the local economy. Building on ridgelines and habitat areas should be discouraged and offsite mitigation credits would provide no benefit where the La Posta Linkage would be disrupted.

Issue COS 3.1 The large percentage of land in Campo that is publicly owned provides the foundation for open space and wildlife habitat, which can be enhanced by limiting high-density development and increasing riding and hiking trails.

Goal COS 3.1 Conservation of existing open space and habitat.

Policy COS 3.1.1 Encourage the preservation of creeks and rivers and the maintenance of such areas in a natural state.

Policy COS 3.1.2 Encourage public trail access to open spaces and natural areas for pedestrian and equestrian traffic.

Policy COS 3.1.3 Discourage development that infringes into local wetlands and restrict offsite mitigation credits from being used to get approval to build in these wetlands.

Implementation Program COS 3.1.1 PDS, DPW, CLMPG, and other interested parties.

Issue COS 3.2 Oak trees, riparian areas, wetlands, and chaparral are recognized as significant and highly valued historical, aesthetic, and ecological resources that contribute to the Campo/Lake Morena community character, as do the extensive mature stands of manzanita, redshank, scrub oak, chamise, and other native habitat.

Goal COS 3.2 Preservation of the native and riparian habitat to retain the distinctive character of the Campo/Lake Morena Community.

Policy COS 3.2.1 Require development to minimize impacts to native and riparian habitat.

Policy COS 3.2.2 Work with applicable agencies and organizations to find solutions to detrimental insect infestations of native and riparian plants, such as oak and pine trees. Control of the Gold Spotted Oak Borer is of special concern.

Policy COS 3.2.3 Establish programs to replant or regenerate impacted native and/or riparian habitat, such as oak and pine trees.

Implementation Program COS 3.2.1 PDS, DPW, CLMPG, and other interested parties.

Issue COS 3.3 The placement of industrial wind turbine and solar arrays is currently allowed in San Diego County, which may result in impacts including noise, dust, electromagnetic emissions, increased fire risk, personal and property damage from adjacency to wind turbines, decreased property values, and loss of enjoyment in a rural environment.

Goal COS 3.3 Use the environmental review and permitting process to ensure that any industrial renewable energy projects placed in the community are fulfilling their stated objectives – energy and net reduction of greenhouse gas emissions – and disclosing the extent to which the project is expected to achieve those objectives.

Policy COS 3.3.1 Require studies, using best available information, to assess the impact of vegetation and soil microbe removal on carbon sequestration.

Policy COS 3.3.2 Require the developer to disclose best available information for energy needed to replace or supplement the renewable energy lost in transmission to the end user. Encourage the use of energy storage technology to provide intermittent energy that may otherwise need to be supplemented with either base load plants or peaker power plants, some of which are fossil fuel burning plants.

Policy COS 3.3.3 Require projects to use best available methods to evaluate a loss factor for transmission and distribution and disclose approximate net energy production.

Implementation Program COS 3.3.1 PDS, DPW, CLMPG, and other interested parties.

4. Safety (S)

4.1 Hazards/Risk Avoidance and Mitigation

a. Seismic and Geologic Risks (faulting, earthquake shaking, liquefaction, landslide, and other)

The Campo area is subject to earthquakes and liquefaction in some alluvium filled valleys. Most of the major earthquakes in the area have occurred in the Imperial Valley to the east, many of which are felt in the Campo area like the major earthquake that occurred in 1892. The ground appeared to have been shifted at a depth of several feet and 162 aftershocks were reported over a period of four to five days. Wells and the water flow coming into them are sometimes negatively impacted by earthquakes, aftershocks, or other forms of man-made or natural earth shaking events, which can result in collapsed wells and diverted water flow. In the early 1980s, a major earthquake in the Imperial Valley destroyed a well in the Tierra Del Sol area, while new and increased spring activity was reported in both Campo and Northern Baja just south of the border.

b. Flooding

Heavy winter storms, the remnants of tropical storms, such as Hurricane Kathleen in the mid 1970s, and intense thunderstorms can and do result in flash flooding and wash-outs on private and public roads. During Hurricane Kathleen, floodwaters were reported at one foot deep across local valleys. Local roads, Interstate 8, and the Arizona & Eastern Railroads washed out and were closed for an extended period of time.

c. Wildland Fire/Urban Fire

Campo is famous for its winds, which can reach triple digits. Interstate 8 is closed due to high winds on a regular basis. In addition, Campo is designated as a Very High Fire Threat Hazard area. The combination of wind and fire make a deadly combination. The nature of our native vegetation and extended drought conditions tend to exacerbate an already volatile situation. These conditions amplify the need for compliance with and enforcement of fire safety/prevention recommendations to properly trim brush, trees, shrubs, and grasses as well as address other fire hazards around homes.

d. Toxic and Hazardous Materials

Toxic and hazardous materials pass through Campo on trucks every day on Buckman Springs Road and Highway 94. The railway also has the potential to carry hazardous and toxic materials, and has done so in the past. Truck traffic to and from the Tecate Port of Entry increases the risk of an accident and spill or release on winding and narrow Highway. 94.

e. Drug and People Smuggling

Due to the proximity of the U.S./Mexico border, and the uncontrolled nature of the area, Campo has been subject to high rates of drug and human trafficking. This criminal activity can lead to large groups of human cargo being smuggled through private properties, on private roads, and along public roadsides. Armed smugglers sometimes accompany these groups, especially if drugs are involved. Long waits at Border Patrol checkpoints, high-speed chases on local roads and highways, gunfire, dangerous confrontations, and roadblocks during arrests are all part of the equation.

4.2 Issues, Goals, and Policies

Issue S 2.1 There is a great need for increased law enforcement, fire protection, and emergency services in Campo. The Campo Fire Department and Cal Fire need adequate resources to be prepared for emergencies.

Goal S 2.1 Adequate law enforcement and emergency services, staffing, and equipment to ensure timely response and a safe and secure environment for residents and visitors alike.

Policy S 2.1.1 Seek funding opportunities for year-round staffing of the Campo Fire Department.

Policy S 2.1.2 Seek funding opportunities and sponsors to secure emergency supplies and equipment, including emergency generators and adequate and safe fuel storage.

Implementation Program S 2.1.1 DWP, CLMPG, CAL FIRE.

Issue S 2.2 The community is concerned about the placement of Sexually Violent Predators (SVPs) in Campo upon their release from mental hospitals or prisons. Residents are concerned that absentee landlords will buy houses in the area for the purpose of housing SVPs. Welfare & Institutions Code Section 6609.1 dictates the process by which housing placement is determined for SVPs. The Department of State Hospitals reviews possible housing locations and makes a placement recommendation to the court. The public is permitted to

make comments regarding the proposed placement and a judge rules whether the placement will or will not be accepted.

Goal S 2.2 Additional restrictions on the placement of SVPs in rural neighborhoods due to limited law enforcement and the distance from medical services and treatments.

CPG Recommendation S 2.2.1 Support legislative changes to restrict the placement of SVPs in rural neighborhoods.

CPG Recommendation S 2.2.2 Encourage members of the public to submit comments to the appropriate authority when a judge is considering the placement of a SVP within the Campo/Lake Morena community.

Implementation Program S 2.2.1 Board of Supervisors and County staff.

5. Noise (N)

5.1 Context

Noise has a significant impact on quality of life. Campo has been, and should continue to be, a refuge from the noise pollution associated with urban and suburban living. The tranquility of our rural and natural environment is enjoyed by residents and visitors alike, and is considered a precious aspect of rural living that should be maintained in the face of the rapidly growing population and pace of development in San Diego County.

5.2 Overview of Issues

While noise from agricultural activity has long been a part of the community's history and culture and should be allowed to continue, along with noise associated with the economic activity of a small rural town, other sources of noise pose existing or potential problems that are specific to the Campo/Lake Morena area and are inconsistent with a rural and natural environment. These sources include: 1) commercial transportation, including large-scale truck and train operations, 2) large-scale energy facilities in the form of wind turbines, 3) low-flying military and other aircraft, 4) military weapons use, 5) Border Patrol activities involving ATVs and helicopters, 6) recreational vehicle activity, both on and off road, 7) large-scale sand extraction/transportation operations and 8) large-scale commercial and/or housing developments.

5.3 Issues, Goals, and Policies

Issue N 2.1 With county and state highways passing through the heart of Campo/Lake Morena, there is the potential for increased large-truck transport noise due to diesel engines, tires on pavement, and brake systems. Large-scale commercial train operations using the railroad right-of-way that passes through the area also present noise impacts due to engine noise, horn use, and wheel-to-track contact. These impacts could worsen if operations extend to overnight hours.

Goal N 2.1 Restrict the use of large-scale transportations systems through the area to minimize excessive, unsafe, or disruptive noise levels or vibration.

Policy N 2.1.1 Coordinate with California Department of Transportation and the Metropolitan Transit System to ensure transportation systems in our area minimize noise impacts to a level and time of operation consistent with a rural environment.

Implementation Program N 2.1.1 CLMPG, DPW, California Department of Transportation, and the Metropolitan Transit System.

Issue N 2.2 The construction and operation of large scale wind energy turbines could pose a significant potential source of noise pollution from infrasonic and audible sound. Long exposure could negatively impact the ambient noise environment and create a nuisance.

Goal N 2.2 The quiet enjoyment of the rural atmosphere, for humans and nature, free from the intrusion of harmful and obnoxious noise levels.

Policy N 2.2.1 Encourage commercial, industrial development, and large scale energy generation projects to create and maintain adequate buffers between residential areas and incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust, and unsightly views and impacts to groundwater quality and quantity.

Issue N 2.3 While this issue pertains to all agencies and individuals flying aircraft in our area, the U.S. Navy, in particular, has dramatically increased the number of large, extremely low-flying helicopters operating in our area, generating unacceptable and dangerous noise levels for residents, livestock, and wildlife. These flights continue, both day and night, seven days a week, and profoundly disturb the normally quiet environment of our rural and natural setting. Flights at night disturb sleep.

Goal N 2.3 A reduction in low-flying military and other helicopter flights over residences, livestock operations, or sensitive wildlife areas in the Campo/Lake Morena area.

Policy N 2.3.1 Lobby the U.S. Navy in San Diego, federal elected officials, and aircraft regulatory agencies to express the concerns of residents about military and other helicopter flights in the area that generate excessive noise and vibration and find ways to mitigate the impacts from these flights.

Implementation Program N 2.3.1 County Board of Supervisors, U.S. Navy San Diego, FAA, Department of Defense, and CLMPG.

Issue N 2.4 The Mountain Warfare Training Camp Michael Monsoor operated by the U.S. Navy is located a few miles from Cameron Corners and involves the use of live-fire ranges and the detonation of explosives for training purposes. While the Navy has been responsive to residents' concerns about noise, any expansion of this facility could pose additional noise pollution.

Goal N 2.4 Assurance that any expansion of the U.S. Navy Mountain Warfare Facility does not include any increase in noise from live fire and explosives detonation activity.

Policy N 2.4.1 Communicate with the U.S. Navy at the Mountain Training Camp Michael Monsoor to express and address residents' noise concerns while allowing for existing training opportunities.

Implementation Program N 2.4.1 CLMPG, U.S. Navy Mountain Warfare Training Camp, and other interested parties.

Issue N 2.5 Border Patrol operations are intensive in our area and involve the use of low-flying helicopters and ATVs that operate day and night. The use of loud, motorized equipment by the Border Patrol can cause disturbing and unsafe noise pollution.

Goal N 2.5 Restriction of the use of loud equipment by the Border Patrol to essential operations.

Policy N 2.5.1 Communicate with the Campo Sector of the U.S. Border Patrol to express residents' concerns about noise.

Policy N 2.5.2 Encourage the Border Patrol to restrict use of motorized equipment to the most essential uses to achieve their mission and find acceptable alternatives, such as the use of equestrian patrols or mountain bicycles instead of ATVs.

Implementation Program N 2.5.1 CLMPG, Border Patrol Campo Sector, and other interested parties.

Issue N 2.6 Noise from recreational vehicles, mainly in the form of off road motorcycles and ATVs, has posed a chronic problem in our community. With the increased popularity of driving loud motorcycles on our backcountry highways, noise pollution from improperly equipped and/or speeding vehicles has increased.

Goal N 2.6 Reduce the incidence of loud off and on road vehicles in our community.

Policy N 2.6.1 Support CHP and others in enforcing laws which restrict the use of off-road motorcycles and ATVs to authorized areas.

Policy N 2.6.2 Support CHP and others in enforcing laws which control speeding that generates unacceptable noise on the highway and to cite equipment violations, such as those that illegally alter their mufflers.

Implementation Program N 2.6.1 San Diego County Sheriff's Department, California Highway Patrol, and CLMPG.

Issue N 2.7 While sand extraction/transportation operations in our area are currently in abeyance, these activities have historically created inappropriate noise pollution that is inconsistent with our rural environment. A resurgence of this activity would create unacceptable industrial noise levels.

Goal N 2.7 Discourage large-scale sand extraction and transport operations in Campo/Lake Morena.

Policy N 2.7.1 Discourage permits that change land use to allow large industrial operations, such as sand extraction and transport, and the high levels of noise pollution associated with them.

Implementation Program N 2.7.1 PDS and CLMPG.

Issue N 2.8 Any large-scale commercial or housing project would bring additional noise pollution in the form of increased vehicle use by new customers and residents and increased commercial truck noise from the service vehicles required by such developments. The construction of such a project would also include a temporary, but dramatic, increase in noise from construction equipment.

Goal N 2.8 Restriction of large-scale commercial/housing developments in our area.

Policy N 2.8.1 Utilize existing and appropriate land use regulations to prevent the establishment of large commercial and/or housing developments that would result in a significant increase in noise pollution.

Implementation Program N 2.8.1 PDS, CLMPG, and DPW.

6. Specific Plans and Special Study Areas

Special studies, specific plans, and other discretionary permits should conform to the Campo/Lake Morena character and this Community Plan.

A Special Study was completed in 2005 on the area of Cameron Corners as a part of the General Plan Update. The Campo/Lake Morena Community Planning Group voted to create a Cameron Corners Village Subcommittee in August of 2003, composed of local citizens and to work with San Diego County staff. The subcommittee consisted of 25 to 50 local citizens and stakeholders and met for six months. Through workshops with County staff, the community produced a plan for the future development of Cameron Corners. The plan is referred to as Concept 4 and was approved by the Planning Group in January of 2005. The Cameron Corners Special Study was then processed by the County with other General Plan items and special studies for other areas and was presented to the Board of Supervisors (BOS) on May 18, 2005 with the Planning Commission and Chief Administrative Officer's recommendation to endorse and accept the studies and land use maps. At the time, the Board of Supervisors endorsed the plan. Attachment Appendix E, pages 61 through 67, provides the details of the Special Study. Minute Order #19 details the actions of the BOS on that date.

Some property owners and stakeholders were unhappy with the results of the first Special Study and urged the County to allow another Special Study associated with the Star Ranch Project. By the final approval of the General Plan Update in August of 2011, another Special Study Area (SSA) was allowed and named the "Star Ranch Special Study Area." The proposed Star Ranch Project would include much of the Cameron Corners area. The Star Ranch Special Study Area can be found in the Mountain Empire Sub-regional Plan.

In the future, specific plans and special studies for this Planning Area should be undertaken in compliance with this Community Plan, the Mountain Empire Sub-regional Plan, the General Plan, and all of the policies that have a direct bearing on this area. Concerns of great importance, and common to all our residents, are protection of our groundwater, community character, rural lifestyle, clean air, quiet surroundings, dark skies, and preservation and appreciation of our unique history. We shall grow at a rural pace, consistent with these values, so that they will last long into the future.

Campo has an area of great historical interest in the Old Campo area. Campo and Camp Lockett history includes the early Kumeyaay Indians, the early settlers and pioneers, trains, wagon roads, World War II, and Camp Lockett. The Camp Lockett Interest Group (CLIG) and the Mountain Empire Unified School District

(MEUSD) are currently working with the County of San Diego to acquire some of the property. The plan is to do some restoration and put the property to more public use. An Overlay document is under development to identify what uses can be made of Overlay properties and what changes can be made. The Overlay will be reviewed and approved by the Campo/Lake Morena Planning Group to make sure that it is consistent with this Community Plan.