

## Campo/Lake Morena

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### Overview

Campo/Lake Morena is located within the Mountain Empire Subregion. Included in the planning area are three distinct country towns, Lake Morena Village, Campo and Cameron Corners. Because they are geographically separated, each country town contains some commercial and/or industrial land use. The planning group has determined that all general and service commercial designations should be modified to Rural Commercial to provide greater flexibility for landowners. The community has also participated in a town center planning effort at Cameron Corners, where a general consensus was reached for a future village. As with all backcountry communities, groundwater is an issue. The community supports growth at a slow, rural pace.

### Key Issues

- Town Center planning effort at Cameron Corners, consensus reached with community
- Future State Park at Camp Lockett, County land transfer in process
- Community strongly desires slow-paced rural growth in the area
- Groundwater and septic dependent, with the exception of limited participation in Campo Sewer located at Camp Lockett (Sewer and treatment facility operated by County)

### Planning Group Direction

- Modify existing General and Service Commercial designations to Rural Commercial and recognize existing uses
- Continue commercial uses in Lake Morena Village, modify residential uses to residential designation
- Town Center planning effort to accommodate rural-scale commercial center
- Migration of “industrial” uses in Cameron Corners to facilitate rural commercial uses in village
- Apply Public Facility designation to County owned land currently designated otherwise
- Recognize three parcels in Campo Hills as commercial, currently under MUP (*Community has modified it’s position to support staff’s recommendation for this item*)

**Additional Staff Analysis/  
Recommendations**

Staff supports Planning Group direction, with the exception of three parcels in Campo Hills, under the Major Use Permit.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

**ERA Needs Analysis**  
*(all numbers in gross acres)*

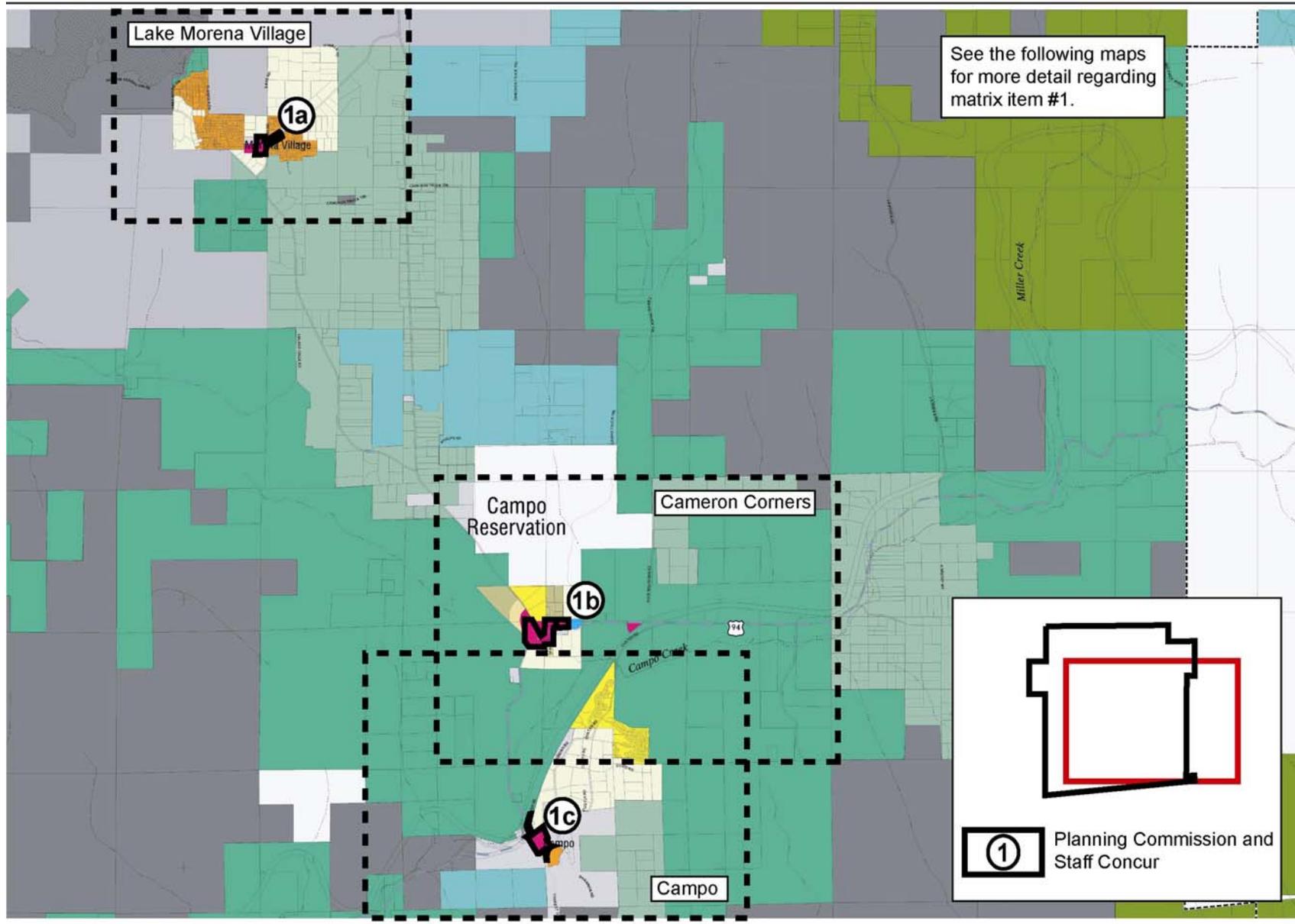
	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	11	50	39	55	44
Industrial <sup>1</sup>	25	254	229	359	334
Office <sup>1</sup>	9	2	(7)	0	(9)

<sup>1</sup>*Industrial and Office numbers are for the entire Mountain Empire subregion.*

*Note: All numbers are rounded to the nearest whole number.*

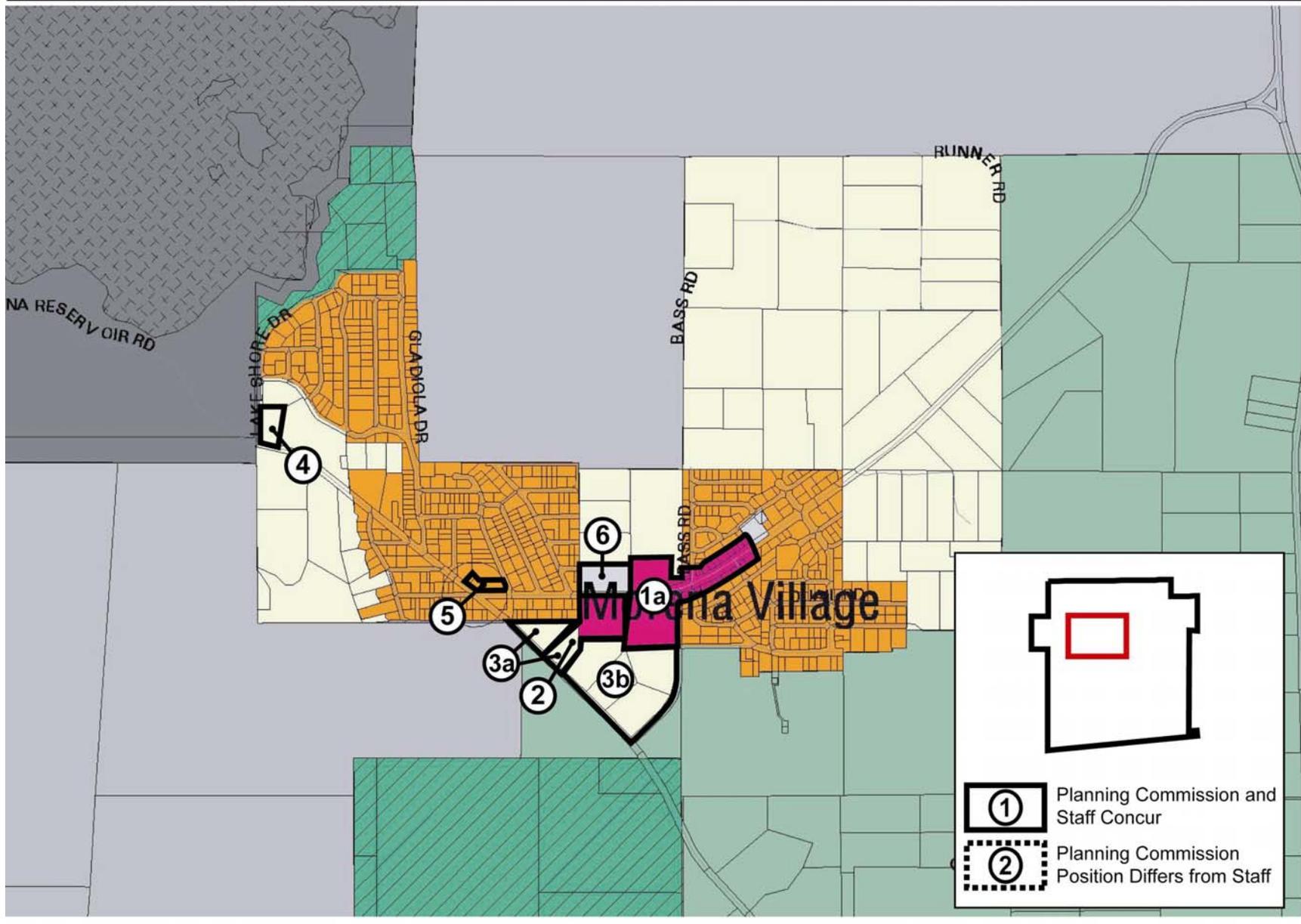
*Source: Economics Research Associates, County of San Diego*

### Lake Morena - Campo



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1 a-c	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 55 acres</p> <p><i>Current Use:</i> Commercial/Undeveloped/Residential</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Supports Planning Group vote to modify commercial uses to Rural Commercial</li> <li>• Consistent with rural commercial use in backcountry</li> <li>• Consistent with community development model</li> <li>• Provides flexibility for property owners</li> </ul>

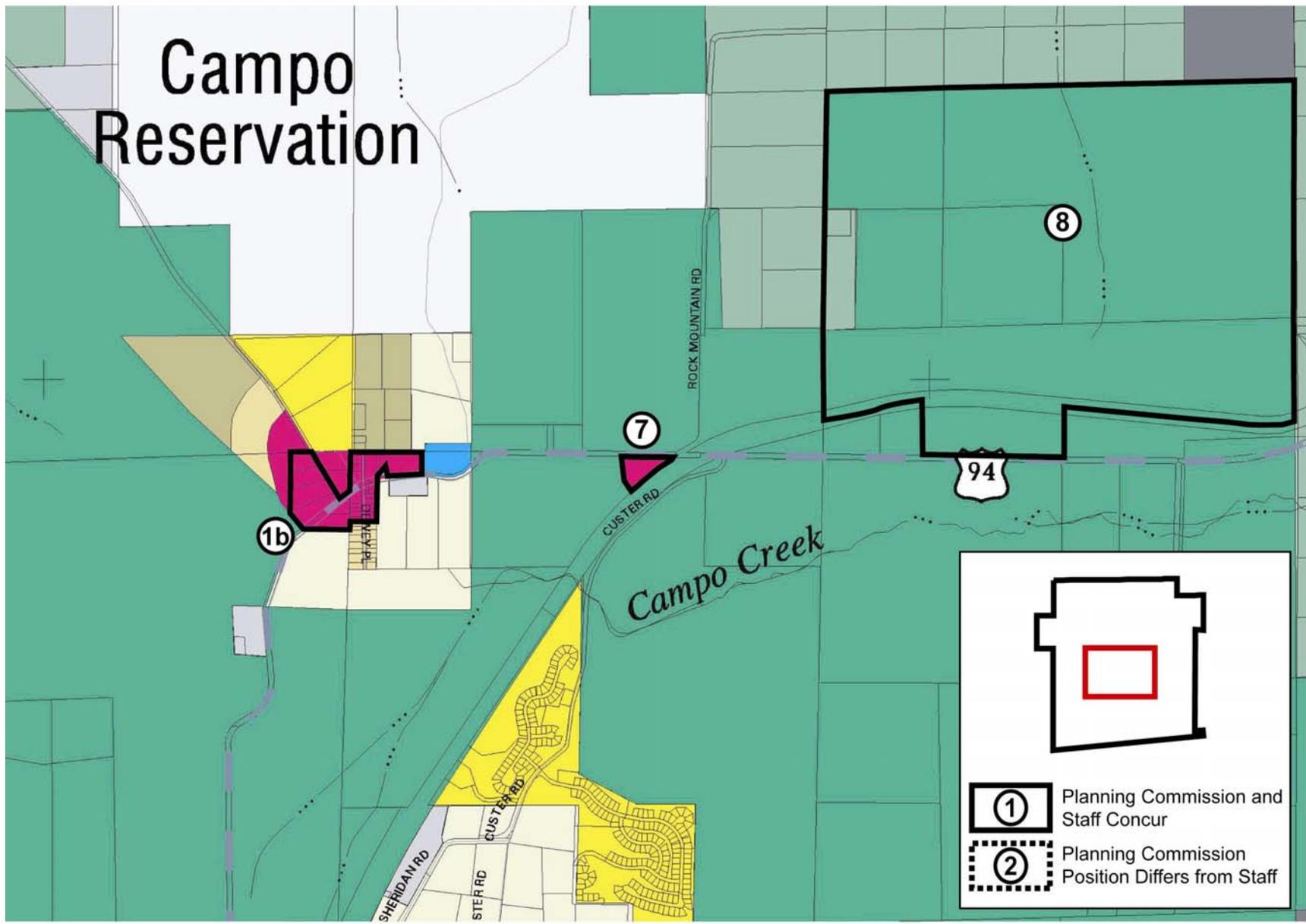
### Campo/Lake Morena (Lake Morena Village)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
2	<p><b>Staff</b> (C-4) Rural Commercial  (SR-4) Semi-Rural Residential  <b>Planning Commission</b> Concur with staff</p>	<p>(C-4) Rural Commercial  (SR-4) Semi-Rural</p>	<p>Split designation of commercial and residential <b>(Martinez)</b></p>	<p><i>Total Area:</i> 3.5 acres  <i>Current Use:</i> Commercial/Undeveloped/Residential  <i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Consistent with rural commercial use in backcountry</li> <li>• Consistent with community development model</li> <li>• Staff supports property owner request and Planning Group recommendation</li> </ul>
3 a-b	<p><b>Staff</b> (SR-4) Semi-Rural Residential  <b>Planning Commission</b> Concur with staff</p>	<p>(SR-4) Semi-Rural Residential</p>	<p>No recommendation submitted</p>	<p><i>Total Area:</i> Approx. 13.0 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>• Recognizes existing residential use</li> <li>• Consistent with community development model</li> <li>• Maintains commercial along Oak Drive (main road)</li> <li>• Note: No requests submitted formally to staff, all requests made verbally to Planning Group representative</li> </ul>
4	<p><b>Staff</b> (SR-4) Semi-Rural Residential  <b>Planning Commission</b> Concur with staff</p>	<p>(SR-4) Semi-Rural Residential</p>	<p>(C-4) Rural Commercial <b>(Wagoner)</b></p>	<p><i>Total Area:</i> 1.31 acres  <i>Current Use:</i> Residential  <i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> <li>• Not located within commercial core of village, inconsistent with community development model</li> <li>• Creates a spot of commercial in an outlying area</li> <li>• Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>

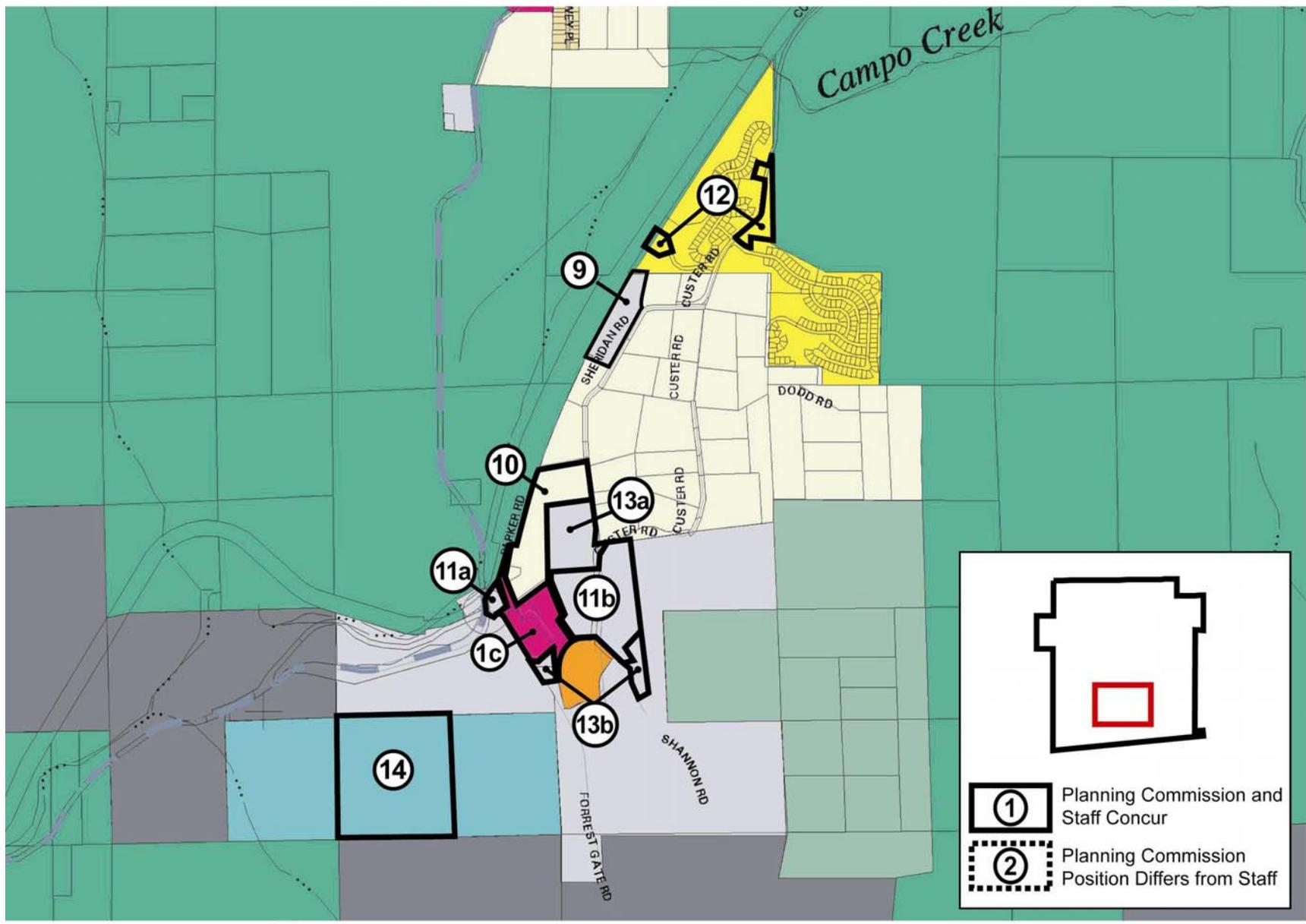
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
5	<p><b>Staff</b> (VR-7.3) Village Residential</p> <p><b>Planning Commission</b> Concur with staff</p>	(VR-7.3) Village Residential	(C-4) Rural Commercial <b>(Bauer; Ballard)</b>	<p><i>Total Area:</i> 0.58 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (5) Residential</p>	<ul style="list-style-type: none"> <li>• Not located within commercial core of village, inconsistent with community development model</li> <li>• Creates a spot of commercial in an outlying area</li> <li>• Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>
6	<p><b>Staff</b> (PF) Public/ Semi-Public Facilities</p> <p><b>Planning Commission</b> Concur with staff</p>	(PF) Public/ Semi-Public Facilities	No recommendation submitted	<p><i>Total Area:</i> 2.12 acres</p> <p><i>Current Use:</i> Rural Fire Station</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>• Existing Fire Station</li> <li>• Consistent with other public designations throughout County</li> </ul>

Campo/Lake Morena (Cameron Corners)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
7	<p><b>Staff</b> (C-4) Rural Commercial</p> <p><b>Planning Commission</b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Calvert)</b>	<p><i>Total Area:</i> 2.46 acres</p> <p><i>Current Use:</i> Transport Museum</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Consistent with rural commercial use in backcountry</li> <li>• Provides future flexibility for use and owner while recognizing the existing use</li> <li>• Supports Planning Group recommendation</li> </ul>
8	<p><b>Staff</b> (RL-40) Rural Lands</p> <p><b>Planning Commission</b> Concur with staff</p>	(RL-40) Rural Lands	<p>1 du/5 acres Residential</p> <p>(I-1) Light Impact Industrial</p> <p>(I-2) Medium Impact Industrial</p> <p>(C-4) Rural Commercial <b>(Dyke)</b></p>	<p><i>Total Area:</i> 435.62 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• May impact community character/ not consistent with community development model</li> <li>• Creates a spot of Industrial / Commercial away from town center, reducing vitality of existing businesses</li> <li>• Environmental Constraints</li> <li>• Residential changes have previously been reviewed</li> <li>• Not consistent with projected need for the area</li> </ul>

### Campo/Lake Morena (Campo)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
9	<p><b>Staff</b> (PF) Public/Semi-Public Facilities</p> <p><b>Planning Commission</b> Concur with staff</p>	(PF) Public/Semi-Public Facilities	(PF) Public Facility <b>(Lundquist; Pacific Southwest Railway Museum)</b>	<p><i>Total Area:</i> 7.99 acres</p> <p><i>Current Use:</i> Railway Museum</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Existing Museum and tourist attraction</li> <li>Protects current and future museum activities</li> <li>Consistent with other public designations throughout the County</li> </ul>
10	<p><b>Staff</b> (SR-4) Semi-Rural Residential</p> <p><b>Planning Commission</b> Concur with staff</p>	(SR-4) Semi-Rural Residential	Allow zoning to accommodate mini-storage use <b>(Bangs)</b>	<p><i>Total Area:</i> 12.9 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> <li>May impact community character/ not consistent with community development model</li> <li>Adjacent to floodplain, environmental constraints</li> <li>Not consistent with projected need for the area</li> <li>Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
11 a-b	<p><b>Staff</b> (PF) Public/Semi-Public Facilities</p> <p><b>Planning Commission</b> Concur with staff</p>	(PF) Public/Semi-Public Facilities	(C-4) Rural Commercial or (PF) Public Facility <b>(Shaplin)</b>	<p><i>Total Area:</i> Approx. 17 acres</p> <p><i>Current Use:</i> Health Clinic, community/civic uses, commercial</p> <p><i>Existing GP:</i> (4) Residential (14) Service Commercial (15) Light Impact Industrial (22) Public/Semi-Public</p>	<ul style="list-style-type: none"> <li>• Consistent with existing and proposed uses</li> <li>• Consistent with other public uses designated throughout the County</li> <li>• Primarily civic uses, designation allows range of zoning options</li> </ul>
12	<p><b>Staff</b> (SR-1) Semi-Rural Residential</p> <p><b>Planning Commission</b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Campo Fire)</b>	<p><i>Total Area:</i> 4.65 acres</p> <p><i>Current Use:</i> Fire Station/undeveloped</p> <p><i>Existing GP:</i> (4) Residential</p>	<ul style="list-style-type: none"> <li>• Commercial uses under existing Major Use Permit as part of Campo Hills development</li> <li>• Request not consistent with community development model, would create three separate spots of commercial outside of core commercial area</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
13 a-b	<p><b>Staff</b> (PF) Public/Semi-Public Facilities</p> <p><b>Planning Commission</b> Concur with staff</p>	(PF) Public/Semi-Public Facilities	No recommendation Submitted	<p><i>Total Area:</i> Approx. 60 acres</p> <p><i>Current Use:</i> Border Patrol / light Industrial (enclosed) / Camp Lockett</p> <p><i>Existing GP:</i> (1) Residential (14) Service Commercial (15) Light Industrial</p>	<ul style="list-style-type: none"> <li>• County owned land, proposed designation recognizes existing uses</li> <li>• Consistent with other public designations and uses throughout County</li> </ul>
14	<p><b>Staff</b> (RL-20) Rural Lands</p> <p><b>Planning Commission</b> Concur with staff</p>	(RL-20) Rural Lands	(C-4) Rural Commercial on portion of parcel <b>(Graves)</b>	<p><i>Total Area:</i> 40.66 acres</p> <p><i>Current Use:</i> Vacant / Cell Tower</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Not located within commercial core of village, inconsistent with community development model</li> <li>• Environmentally constrained, steep slopes</li> <li>• Recommendation consistent with Planning Group's desire to use discretionary process for this request</li> </ul>