

CAMP LOCKETT MASTER PLAN/OVERLAY ZONE

Public Workshop #1 | October 23, 2017





AGENDA



- Workshop Purpose
- Schedule
- Project Background
- Existing Conditions
- Stations Exercise
- Next Steps



WORKSHOP PURPOSE



1

REPORT

Existing conditions analysis and preliminary opportunities and constraints

2

SHARE

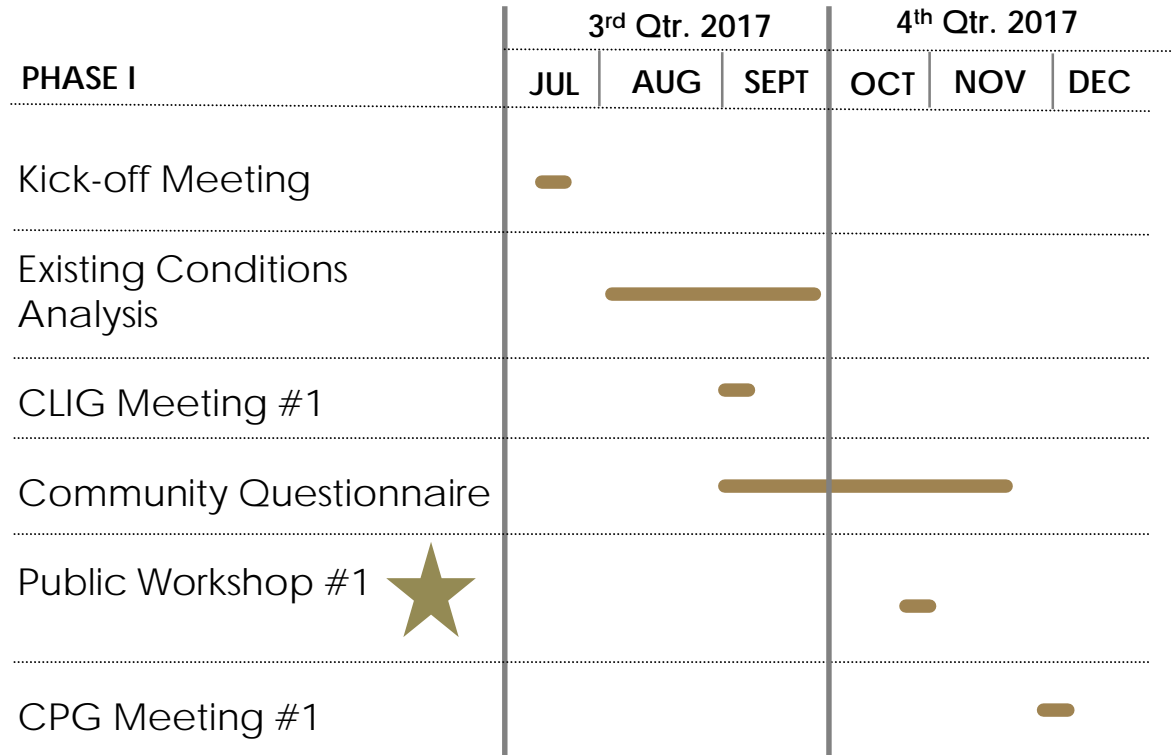
Initial “wish list” and consolidated map of desired land uses/amenities

3

GATHER

Feedback on “wish list” and ideal future for Camp Lockett

SCHEDULE



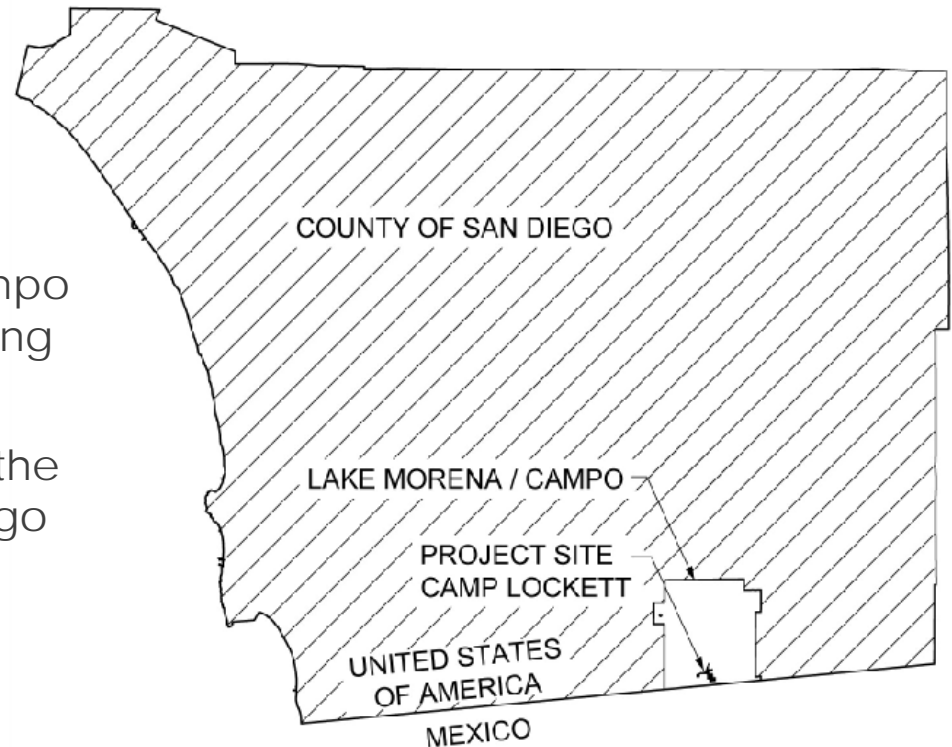
FUTURE PHASE II (1st Qtr. 2018 – 4th Qtr. 2018):

- Land use plan
- Design guidelines
- Additional public outreach (i.e. workshops, questionnaire, etc.)

PROJECT BACKGROUND

PROJECT AREA

- 400 acre site
- Lake Morena/Campo Community planning area
- Eastern portion of the County of San Diego



PROJECT BACKGROUND

HISTORICAL SIGNIFICANCE

- Established in 1941
- Named in honor of Colonel James Lockett
- Historically used as a U.S. military encampment
- Home of the 10th, 11th, and 28th Cavalry during WWII, including the famous “Buffalo Soldiers”
- Convalescent hospital
- Juvenile facility



PROJECT BACKGROUND

SIGNIFICANT PLANNING EFFORTS

OCT 2003

County lists Camp Lockett on the Local Register of Historical Resources

SEPT 2006

National Register nominal submittal

JULY 2007

Completion of Framework Management Plan

JAN 2008

State finds proposed nomination is ineligible for listing in the National Register

OCT 2009

Camp Lockett designated as California Historical Landmark

SEPT 2014

Camp Lockett Interest Group (CLIG) functioning as a loosely knit association tied together by Memorandum of Understanding (MOU)

**MARCH –
JULY 2016**

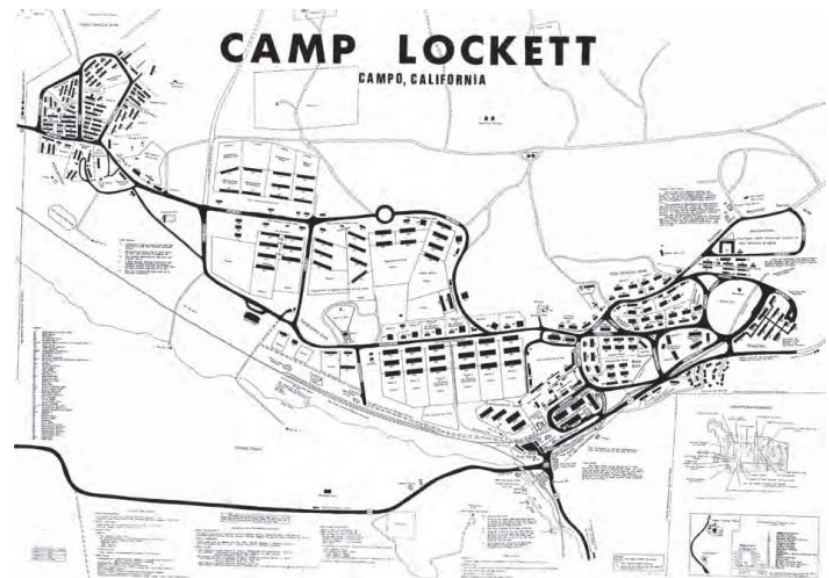
Conveyance of properties to non-profit entities (CLEEF in March 2016 and MHCS, PSRM, MESUD in July 2016)

AUG 2017

County initiates Camp Lockett Master Plan/Overlay Zone

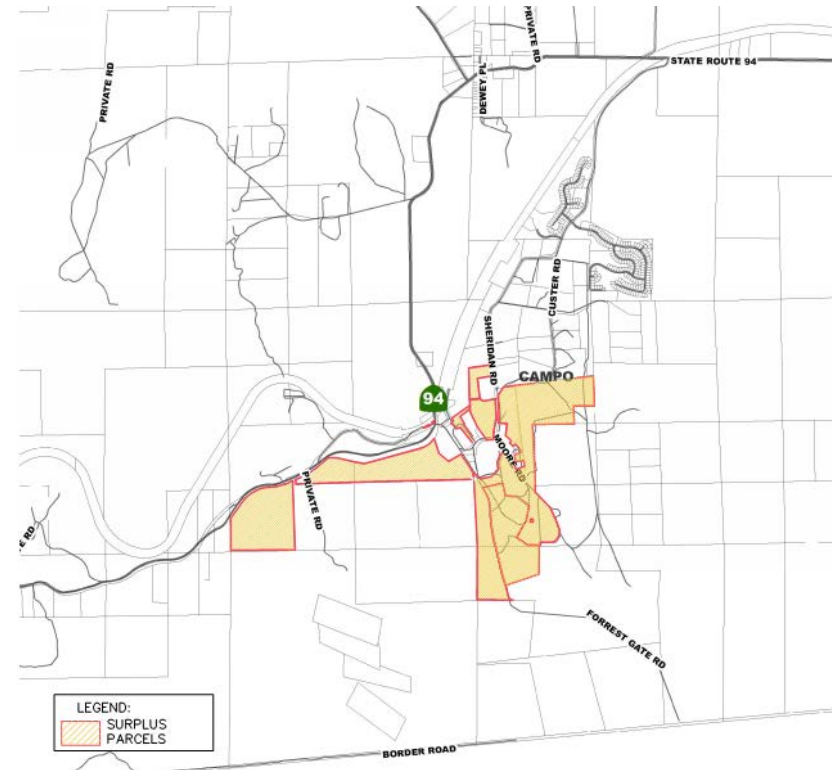
PROJECT PURPOSE

- Develop a Master Plan/Overlay Zone that permits civic, cultural, visitor, and community oriented uses for the site
- Builds upon the efforts of the Camp Lockett Framework Management Plan (FMP) prepared in 2007 to develop Camp Lockett as a historic park



PROJECT PURPOSE

- Follows the Board of Supervisors approval to:
 - Convey approximately 167 acres of County-owned property to CLEEF in March 2016
 - An additional 247 acres to various non-profit entities (i.e. PSRM, MHCS, MEUSD) in July 2016



PROJECT PURPOSE

- The County, in coordination with the Camp Lockett Group (CLIG), intend to promote the public benefit of the site through:
 - Additional community services
 - Educational programs
 - Preservation of historical resources
- Create a vision that implements long-range goals and objectives



CAMP LOCKETT INTEREST GROUP (CLIG)



**MOUNTAIN EMPIRE
HISTORICAL SOCIETY**



**MOUNTAIN
HEALTH**



**Motor Transport
Museum**



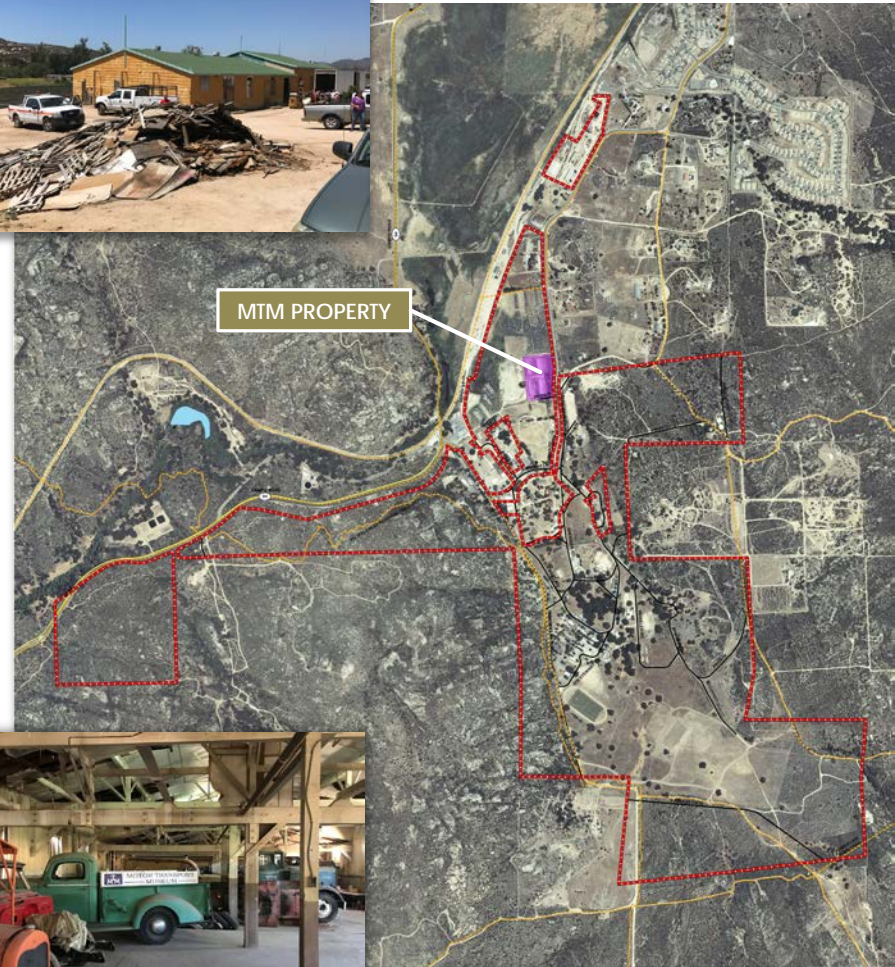
CAMP LOCKETT EVENT EQUESTRIAN FACILITY (CLEEF)

- 167 acres
- ¼ mile from Pacific Coast Trailhead
- Hosts the Campo Lake Morena Roundup, Trail Rides, and Gymkhanas
- Existing facility includes:
 - Recreated Buffalo Soldiers equestrian obstacle course
 - Outdoor arenas
 - Ferguson House



MOTOR TRANSPORT MUSEUM (MTM)

- Increase public awareness and appreciation for old trucks and the motor transport industry
- Existing facility includes:
 - Campo Feldspar Mill located on Highway 94
 - Four 85,000 s.f. buildings including antique trucks, equipment, and artifacts



MOUNTAIN EMPIRE HISTORICAL SOCIETY (MEHS)

- Gaskill Brothers Stone Museum
- Built in 1885
- Central hub of commerce, travel, and ranching from 1860s to 1920s



MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT (MEUSD)

- Encompasses over 660 sq. mi. including:
 - Two Pre-K through 8th grade elementary schools
 - Two Pre-K through 5th grade elementary schools
 - Two 6th through 8th grade middle schools
 - One high school
 - Alternative Education Program and Transition Program



MOUNTAIN HEALTH AND COMMUNITY SERVICES (MHCS)

- High quality healthcare and community services
- Operates Mountain Health Community Center, which offers:
 - CalWIN applications
 - MediCal
 - Senior transportation
 - Emergency food boxes
 - Onsite senior lunches



PACIFIC SOUTHWEST RAILWAY MUSEUM (PSRM)

- Encompasses over 37 acres
- Restored Campo Depot
- Exhibit halls and display areas
- Southwest Railway Library



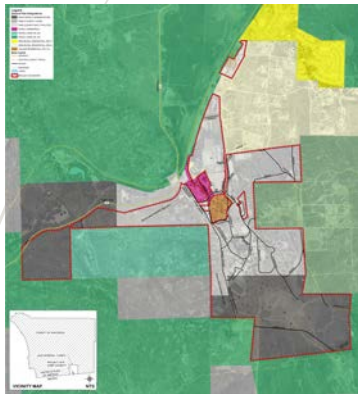


EXISTING CONDITIONS

- Provides valuable information about the planning area
- Establishes baseline data
- Helps to identify preliminary opportunities and constraints
- Informs development of the Master Plan/ Overlay Zone

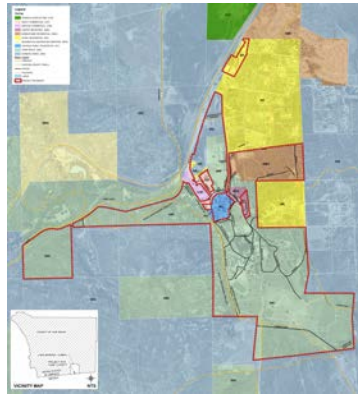
EXISTING CONDITIONS

LAND USE



- Rural Commercial
- Semi-Rural Residential
- Open Space (Conservation)
- Public and Semi-Public Facilities

ZONING



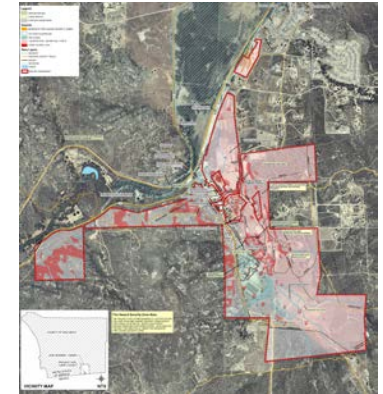
- Heavy Commercial (C37)
- Service Commercial (C38)
- Limited Industrial (M52)
- Mobilehome Residential (RMH)
- Rural Residential (RR)
- Open Space (S80)
- General Rural (S92)

CULTURAL/ HISTORIC



- Potential redevelopment, new construction, and alterations of viewsheds could impact Historic District
- Field verification required to confirm contributing/non-contributing elements

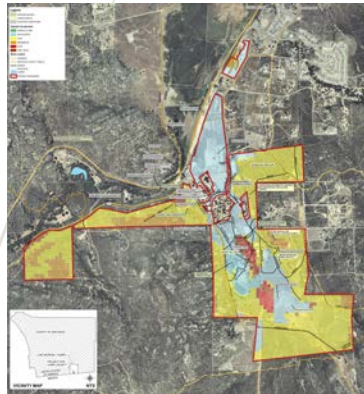
HAZARDS



- Presence of steep slopes greater than 25%
- Very High Fire Hazard Severity Zone
- Potential inundation by a 100-year floodplain in the north and south
- Concentration of wetlands primarily in the south
- Potential liquefaction along northeastern boundary

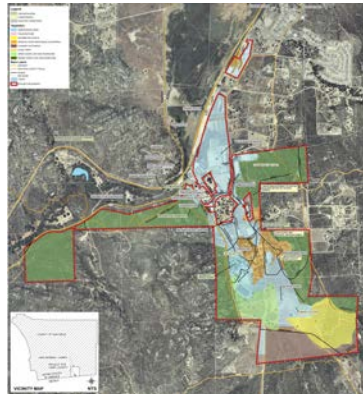
EXISTING CONDITIONS

HABITAT



- Site primarily has low or unlikely biological constraints

VEGETATION



- Site primarily includes dense coast live oak woodland or urban/developed land

SOILS



- Site primarily includes mottsville loamy coarse sand and ilhouse rocky coarse sandy loam

POTENTIALLY ENVIRONMENTALLY SENSITIVE AREAS



- High potential that area is environmentally sensitive in the northern portion of site

EXISTING CONDITIONS

USFWS SPECIES OCCURENCE



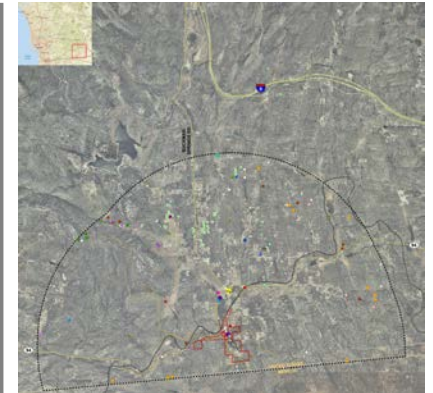
- Arroyo toad detected downstream from Campo and critical habitat was designated over portion of the stream/project in the western corner

CDFW CALIFORNIA NATURAL DIVERSITY DATABASE SEARCH RECORDS



- California glossy snake
- Cope's leopard lizard,
- Robinson's pepper-grass
- San Diego sunflower
- Southern jewelflower

COUNTY SanBIOS SPECIES RECORDS



- Palid bat, California legless lizard, and Yuma myotis sited towards center of site



STATIONS EXERCISE

- The various stations set up around the room will allow you to view and provide input on the following:
 - **INITIAL “WISH LIST” OF DESIRED LAND USES/AMENITIES**
 - **PROPOSED LAND USE PLANS OF THE CAMP LOCKETT INTEREST GROUP (CLIG)**

The input received will be used to determine your ideal future Camp Lockett scenario.

NEXT STEPS

- Finalize initial “wish list” and consolidated map of desired land uses
- Complete online community questionnaire:
 - <https://www.surveymonkey.com/r/JDG2NRV>
- Campo/Lake Morena Community Planning Group

For any questions or feedback,
please contact:

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