PARCEL OWNERSHIP

PACIFIC SOUTHWEST RAILWAY MUSEUM (PSRM)

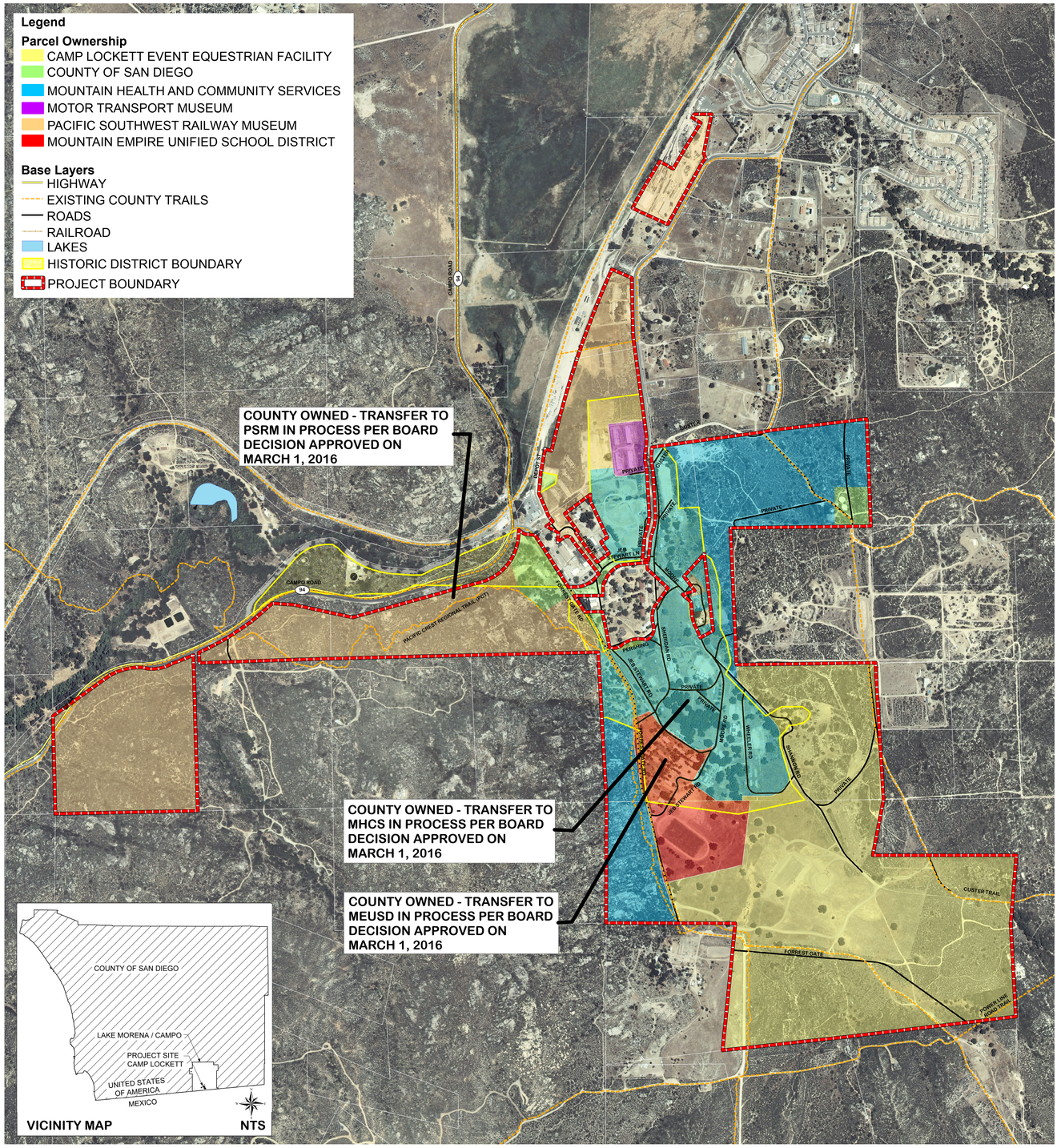
The **Pacific Southwest Railway Museum (PSRM)** is dedicated to the preservation and interpretation of railroads as they existed in the Pacific Southwest. The museum, located in the northwestern portion of Camp Lockett, currently includes the restored Campo Depot that functions as a train station and gift shop, exhibit halls and display areas showcasing historic railroad cars and locomotives, and the Southwest Railway Library.

MOUNTAIN EMPIRE HISTORICAL SOCIETY (MEHS)

The **Mountain Empire Historical Society (MEHS)** owns the Gaskill Brothers Stone Store Museum located at the intersection of Forest Gate Road and Highway 94. Built in 1885, the building was a central hub of commerce, travel, and ranching from the 1860s to 1920s. The museum commemorates the history of the Gaskill Brothers and other displaced Texans during the Civil War.

MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT (MEUSD)

The **Mountain Empire Unified School District (MEUSD)** began educating students in 1923 and was composed of seven elementary schools and one union high school. In 1952, the District unified and now encompasses over 660 square miles consisting of two Pre-K through 8th grade elementary schools, two Pre-K through 5th grade elementary schools, two 6th through 8th grade middle schools including Camp Lockett Middle School located in the southern portion of Camp Lockett, one high school, and an Alternative Education Program and Transition Program.



MOTOR TRANSPORT MUSEUM (MTM)

The **Motor Transport Museum (MTM)** is dedicated to increasing public awareness and appreciation for old trucks and the development of the motor transport industry. The museum, which includes the historic Campo Feldspar Mill, located on Highway 94, and four buildings within central Camp Lockett, preserves, restores, and displays antique trucks, equipment, and artifacts that have positively influenced the motor transport industry.

MOUNTAIN HEALTH AND COMMUNITY SERVICES (MHCS)

The **Mountain Health and Community Services (MHCS)** is dedicated to improving and maintaining the health and well-being of a person through high quality healthcare and community services. MHCS operates the Mountain Health Community Center, located in the center of Camp Lockett, which currently includes, but is not limited to, the following services: CalWIN applications for food stamps, MediCal, senior transport, emergency food boxes, and onsite senior lunches.

CAMP LOCKETT EVENT EQUESTRIAN FACILITY (CLEEF)

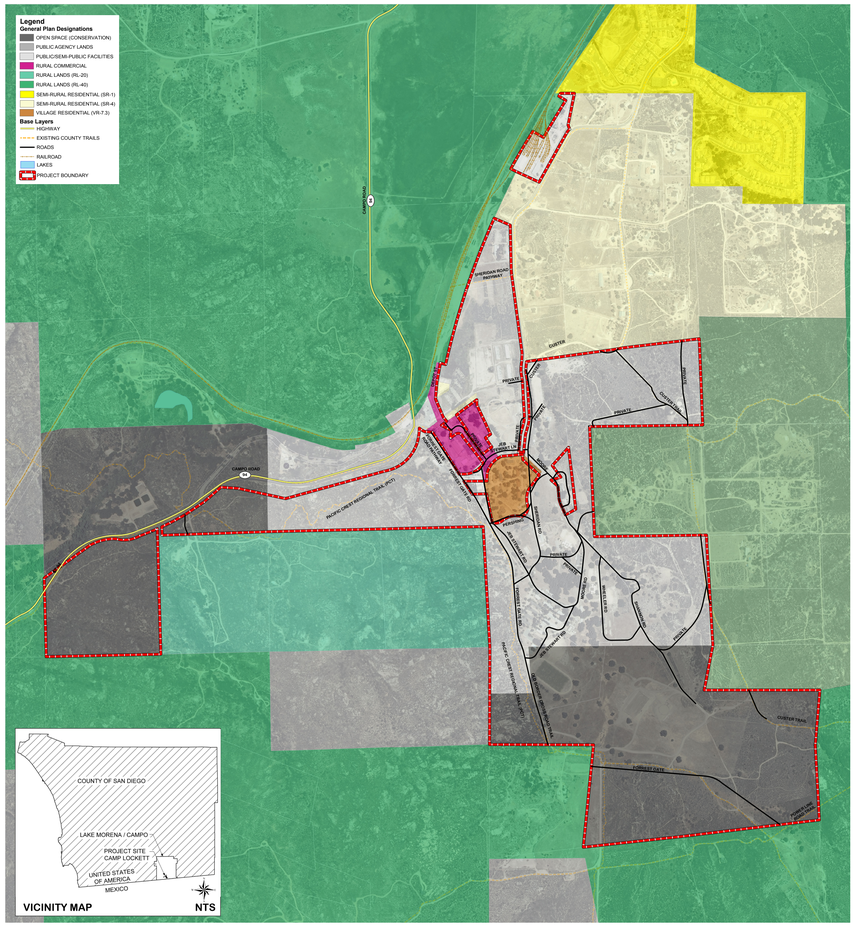
The **Camp Lockett Event Equestrian Facility (CLEEF)** provides a unique equestrian facility on the historic grounds of Camp Lockett. The facility, located within the southernmost portion of Camp Lockett, currently includes a recreated Buffalo Soldiers equestrian obstacle course, various outdoor arenas, and the Ferguson House. The Ferguson House has been renovated to be the headquarters of CLEEF and a museum for the Calvary and Buffalo Soldiers.

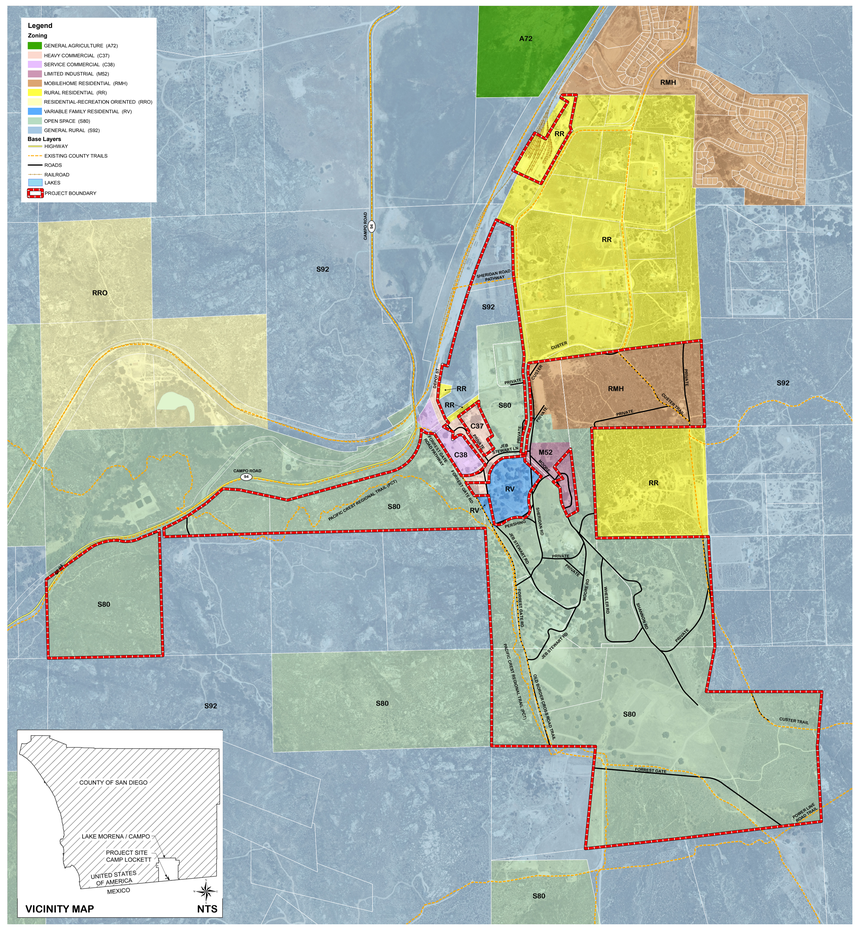
EXISTING GENERAL PLAN LAND USE AND ZONING

GENERAL PLAN LAND USE OVERVIEW

The General Plan guides the intensity, location, and distribution of land uses in the County. Land use designations are property specific and identify the type and intensity of land uses that are allowed. The land use designations are defined by the land use type - residential, commercial, or industrial - and the maximum allowable residential density or nonresidential building intensity.

The map to the right and the table shown below provide a general summary of the land use designations applicable to the site. The existing land use designations can affect growth and where future land use patterns occur. In order to develop the civic, cultural, visitor, and community-oriented uses desired by the Camp Lockett community, it is important that such uses are permitted land use designations under the Master Plan and Overlay Zone.





ZONING OVERVIEW

The County administers its General Plan primarily through the Zoning Ordinance. Zoning identifies the development standards governing a property, such as specific use types and building standards. Zoning can also protect and enhance property values, prevent incompatible uses from locating next to one another, and help implement the long-term goals and objectives of the community.

The map to the left and the table shown below provide a general summary of the zoning designations applicable to the site. In some cases, zoning can discourage development in specific areas. It is essential to understand these constraints and how it can influence the development potential of the Master Plan and Overlay Zone.

LAND USE DESIGNATION	DESCRIPTION	MAX. DENSITY	MAX. FAR
Open Space (Conservation)	Primarily applied to large tracts of land, undeveloped, and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group	0	N/A
Public and Semi-Public Facilities	Identifies major facilities built and maintained for public use. Examples include institutional uses, academic facilities, governmental complexes, and community service facilities, such as County airports, public schools, correctional institutions, solid waste facilities, water facilities, and sewer facilities	N/A *Refer to Policy LU-1.6	0.50 *Community Plans may specify areas where FARs may be exceeded
Rural Commercial	Provides for small-scale commercial and civic development. Mixed use development may take the form of small offices or residences up to two units per gross acre (as further specified by the Zoning Ordinance) either above ground-floor retail uses or separated structures typically with commercial or civic uses located along the road frontage	2 units per gross acre	0.35 or 0.60 *Community Plans may specify areas where FARs may be exceeded
Semi-Rural Residential	Range from one dwelling unit per 0.5 acre to one dwelling unit per ten gross acres. Residential development within Semi-Rural areas is not typically served by municipal sewer systems, but is often served by municipal water systems especially where water-intensive crops such as avocado and citrus are common	Based on slope of site *Refer to Table LU-2	N/A

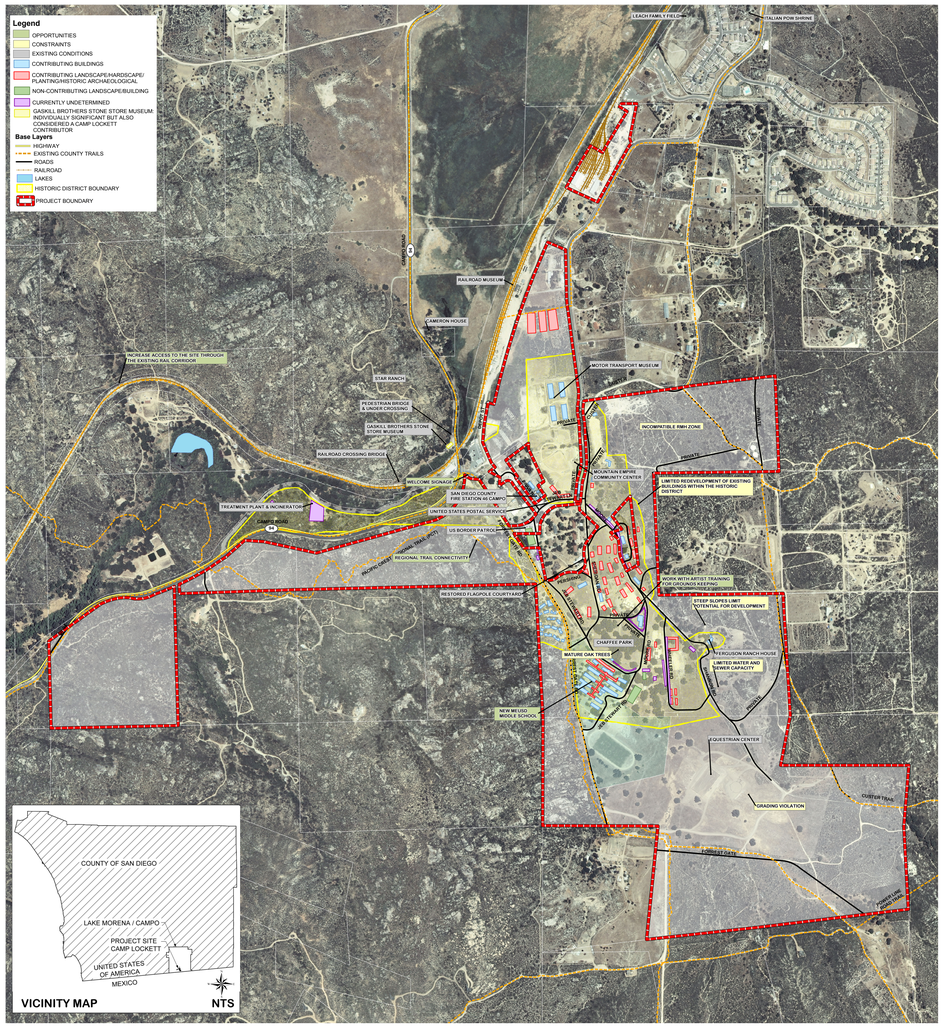
ZONING DESIGNATION	DESCRIPTION
Heavy Commercial (C37)	Permits general retail sales and services, wholesaling, industrial uses conforming to performance and power standards, and residences as secondary uses
Service Commercial (C38)	Intended to create and enhance areas where certain heavier commercial or light industrial uses with large acreage requirements may locate. Typically would be applied to the periphery of retail commercial areas from which such uses could supply goods and services to the retail commercial zones
Limited Industrial (M52)	Intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Typically would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation, or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings
Mobilehome Residential (RMH)	Intended to create and preserve areas for mobilehome residential uses, avoid the economic and social dislocations, and reduce the housing stock resulting from conversion of mobilehome parks to other uses. Typically would be applied to rural, suburban, and urban areas where adequate levels of public services are available and where it is appropriate to create a permanent mobilehome residential area and maintain such area once developed
Rural Residential (RR)	Intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired
Open Space (S80)	Intended to provide for appropriate controls for land generally unsuitable for intensive development. Typically applied in both urban and rural environments to hazard or resource areas, public lands, recreation areas, or lands subject to open space easement or similar restrictions
General Rural (S92)	Intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints

OPPORTUNITIES AND CONSTRAINTS

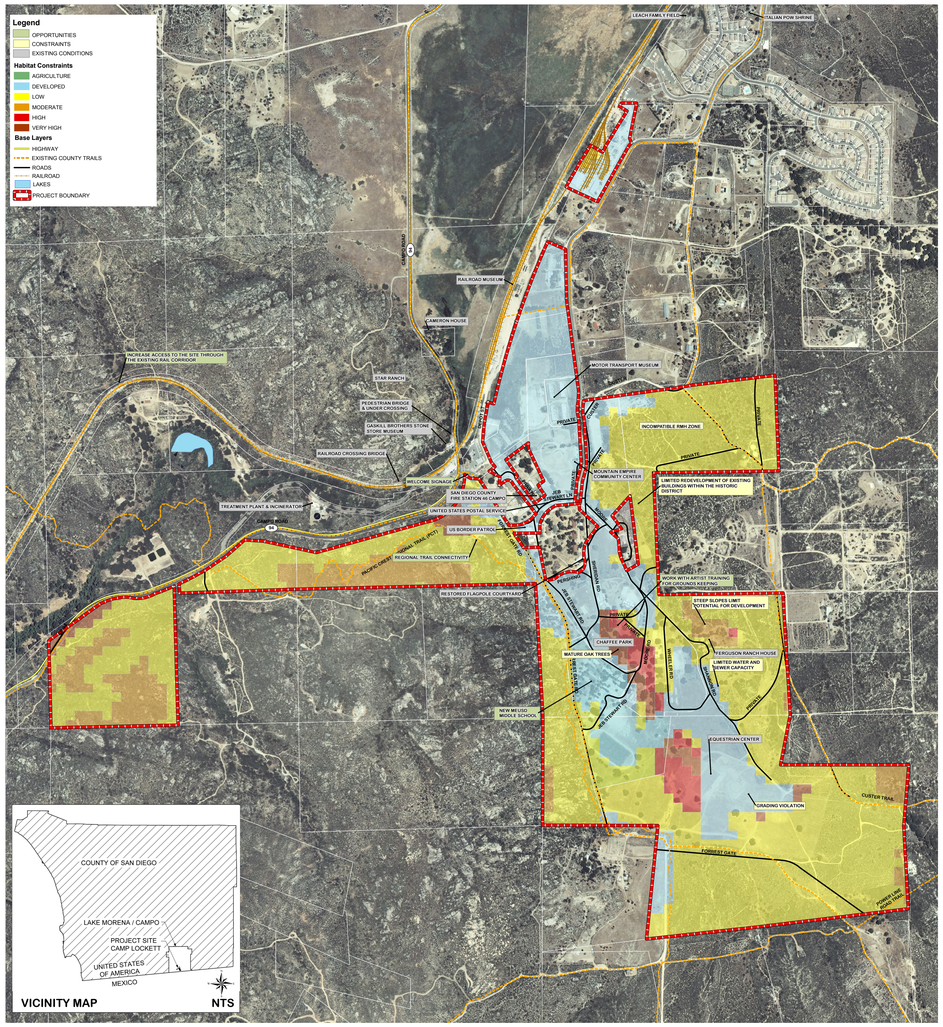
CULTURAL/ HISTORICAL RESOURCES

Established in 1941, Camp Lockett was historically used as a U.S. military encampment and was home of the 10th, 11th, and 28th Calvary during World War II, including the famous "Buffalo Soldiers." In October of 2008, Camp Lockett was designated as a California Historical Landmark. The map to the right and the table shown below display the location of cultural and historical resources within the project site. Please note that this preliminary information was based on prior evaluations and did not include full documentation of the property's archeological and landscape features.

Prior to development of the Master Plan and Overlay Zone, the site's existing conditions must be thoroughly evaluated to understand the potential impacts associated with the project. Restrictions could apply to development that is located within or nearby areas that contribute to the significance of certain cultural resources.



HISTORIC DISTRICT	DESCRIPTION
Contributing Buildings	Buildings constructed during the district's period of significance, approximately 1940-1949, that retain sufficient historical integrity to convey the district's historic significance
Contributing Landscape/ Hardscape/Planting/Historic/ Archaeological	Intact, partially intact, or buried elements of the built environment other than buildings that were constructed during the district's period of significance and that retain sufficient historical integrity to convey the district's historic significance
Gaskill Store	Individually significant but also considered a Camp Lockett contributor
Non-Contributing Landscape/Building	Buildings and intact, partially intact, or buried elements of the built environment that do not date to the district's period of significance, or that date to the period of significance but do not retain sufficient historical integrity to convey the district's significance
Currently Undetermined	Landscape, hardscape, planting, and historical archaeological features and buildings for which contributor/non-contributor status is currently unclear



HABITAT	DESCRIPTION
Agriculture	Unlikely to have biological constraints
Developed	Unlikely to have biological constraints
Very High	Model shows that the vegetation and expected biological species in this area are very sensitive and have very high potential to constrain any development at this location
High	Model shows that the vegetation and expected biological species in this area are highly sensitive and have high potential to constrain any development at this location
Moderate	Model shows that the vegetation and expected biological species in this area are sensitive and have moderate potential to constrain any development at this location
Low	Model shows that the vegetation and expected biological species in this area have low sensitivity and have low potential to constrain any development at this location

HABITAT

The map to the left and the table shown below display the areas of the project site that are most likely to support highly sensitive and highly constraining biological resources. The majority of the project site is unlikely to have biological constraints or is expected to have low sensitivity and low potential to constrain any development. This information was pulled from the County of San Diego Habitat Evaluation Model, which was developed to prioritize critical biological resource areas within the County and present the level of expected potential constraints associated with biological resources.

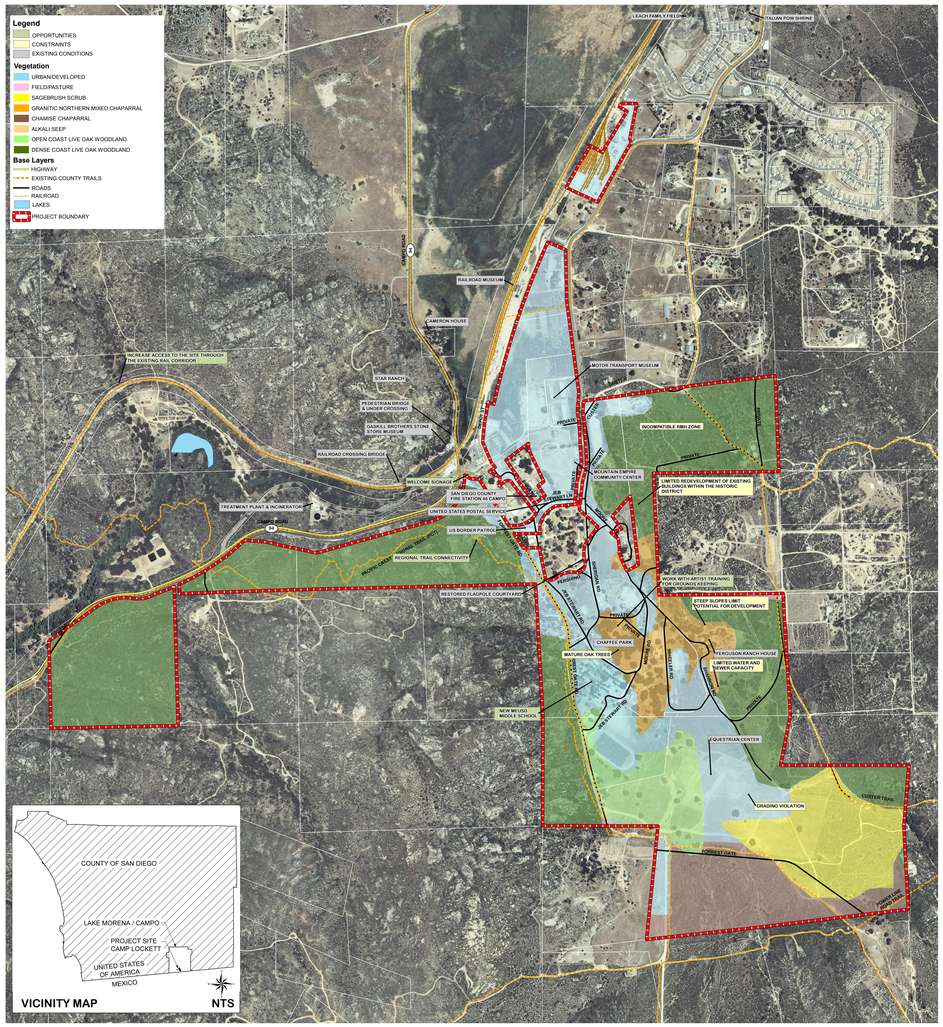
Proposed development within or near areas identified with a high constraints potential could face restrictions in permitting, construction, and/or operation.

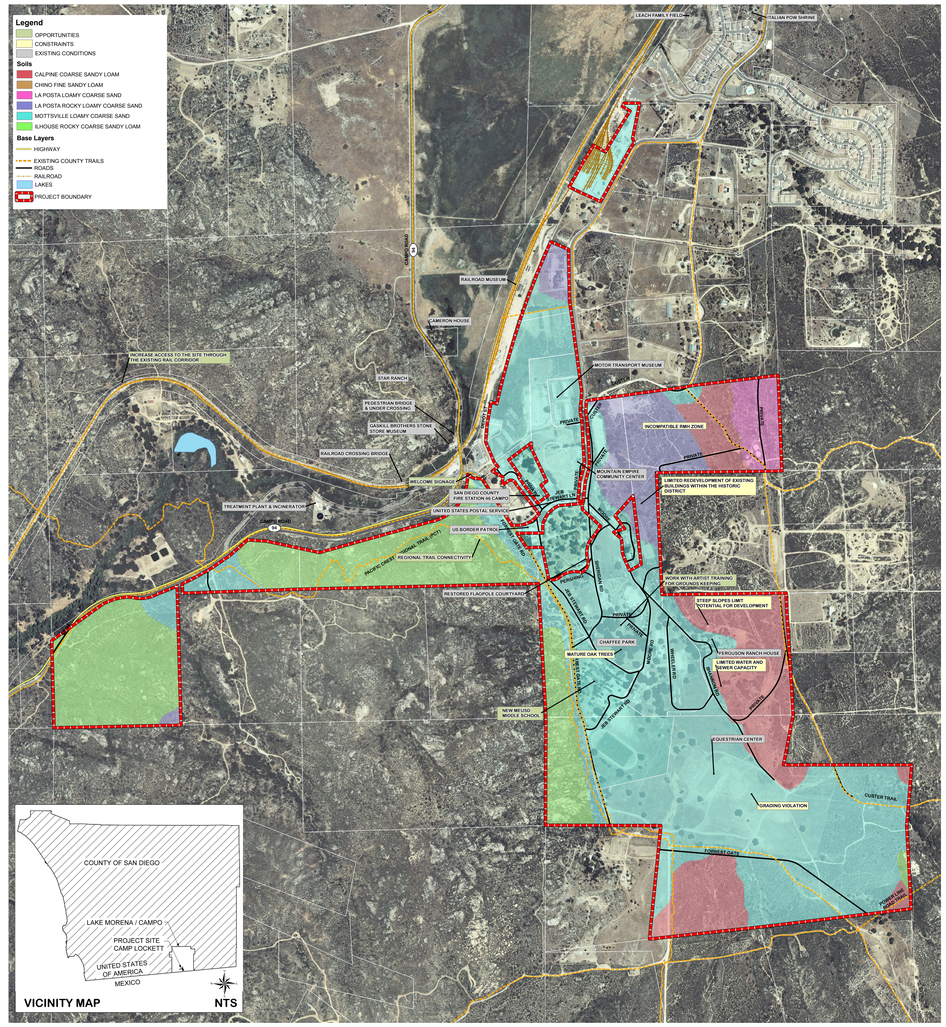
OPPORTUNITIES AND CONSTRAINTS

VEGETATION

The map to the right displays the County-mapped vegetation types within the project site. The majority of the project site includes dense coast live oak woodland and urban/developed land. Please note that this information is preliminary and would need to be field verified.

Prior to development of the Master Plan and Overlay Zone, the existing vegetation must be thoroughly evaluated to understand the potential impacts associated with the project. Restrictions may apply to development that is located within or nearby sensitive vegetation species.





SOILS

The map to the left displays the County-mapped soil types within the project site. The majority of the project site includes mottsville loamy coarse sand and ilhouse rocky coarse sandy loam. Soil types that present constraints for an engineering/construction include, but are not limited to, expansive soils, collapsible soils, and erodible soils. Soils with high moisture content, electrical conductivity, acidity, and dissolved salts content are generally the most corrosive. Certain soil types, such as loess and other fine-grained aeolian soils, are most susceptible to collapse. From an environmental perspective, the chances of exacerbating existing soil hazard conditions is relatively low since the project doesn't involve fracking, deep excavation, extensive soil removal, or highly disruptive construction/operation activities.

Prior to development of the Master Plan and Overlay Zone, understanding the different properties of soil is essential to knowing where development and landscaping can occur. Restrictions may apply to development that is located within or nearby sensitive soils. Further analysis would be conducted during environmental review.

OPPORTUNITIES AND CONSTRAINTS

HAZARDS

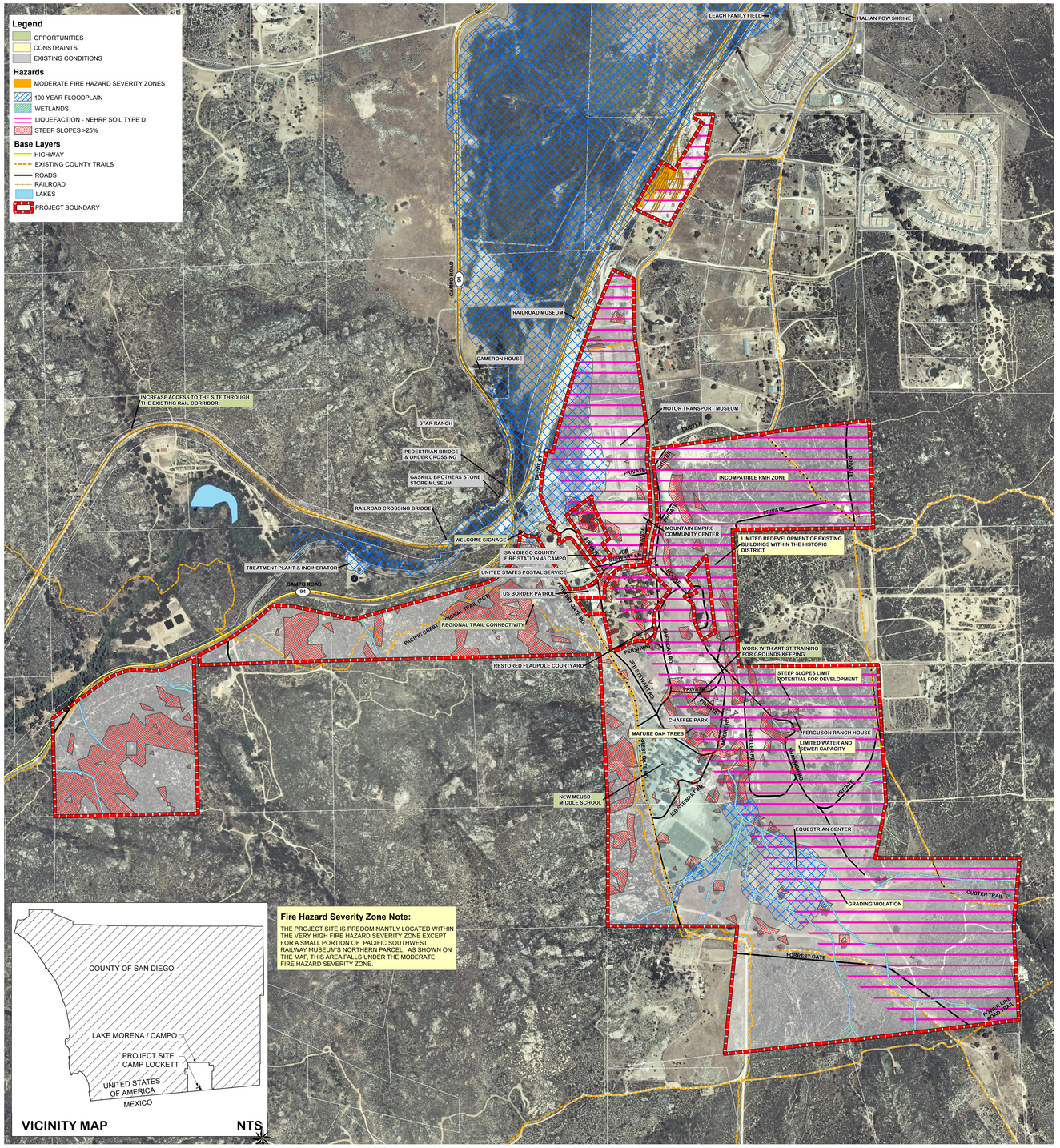
The map to the right illustrates the hazards affecting the site, which may affect the ability of any particular parcel of land to be developed. Many hazards, such as steep slopes, fire, flooding, liquefaction, etc., may make development of land for some uses unsuitable or financially less feasible. A description of each hazard affecting the site is further described below.

STEEP SLOPES >25%

The presence of steep slopes greater than 25% limits the future development potential of the site. As shown on the map, steep slopes are sporadically located throughout the site. Future development will need to be designed in a manner that minimizes encroachment onto steep slope lands.

FIRE HAZARD SEVERITY ZONE

The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies to reduce risk associated with wildland fires. The project site is predominantly located within the Very High Fire Hazard Severity Zone (VHFHSZ) except for a portion of the Pacific Southwest Railway Museum's (PSRM) northern parcel. As shown the map, this area falls under the Moderate Hazard Severity Zone. Future development will be subject to complying with Chapter 7A of the 2007 California Building Code.



FLOODPLAIN AND WETLANDS

As shown on the map, the northern and southern portion of the project site is most likely to be subjected to inundation by a 100-year floodplain. A floodplain can be considered as any area that is susceptible to being inundated by water from any source. This is mostly the area adjacent to a river, creek, lake, stream, or other waterway that is subject to flooding where there is a significant run-off event.

Wetlands are primarily located in the southern portion of the site. Wetlands are important features in the landscape that provide beneficial services for people, fish, and wildlife. Some of these benefits include improving water quality, flood protection, and providing habitats for fish and wildlife.

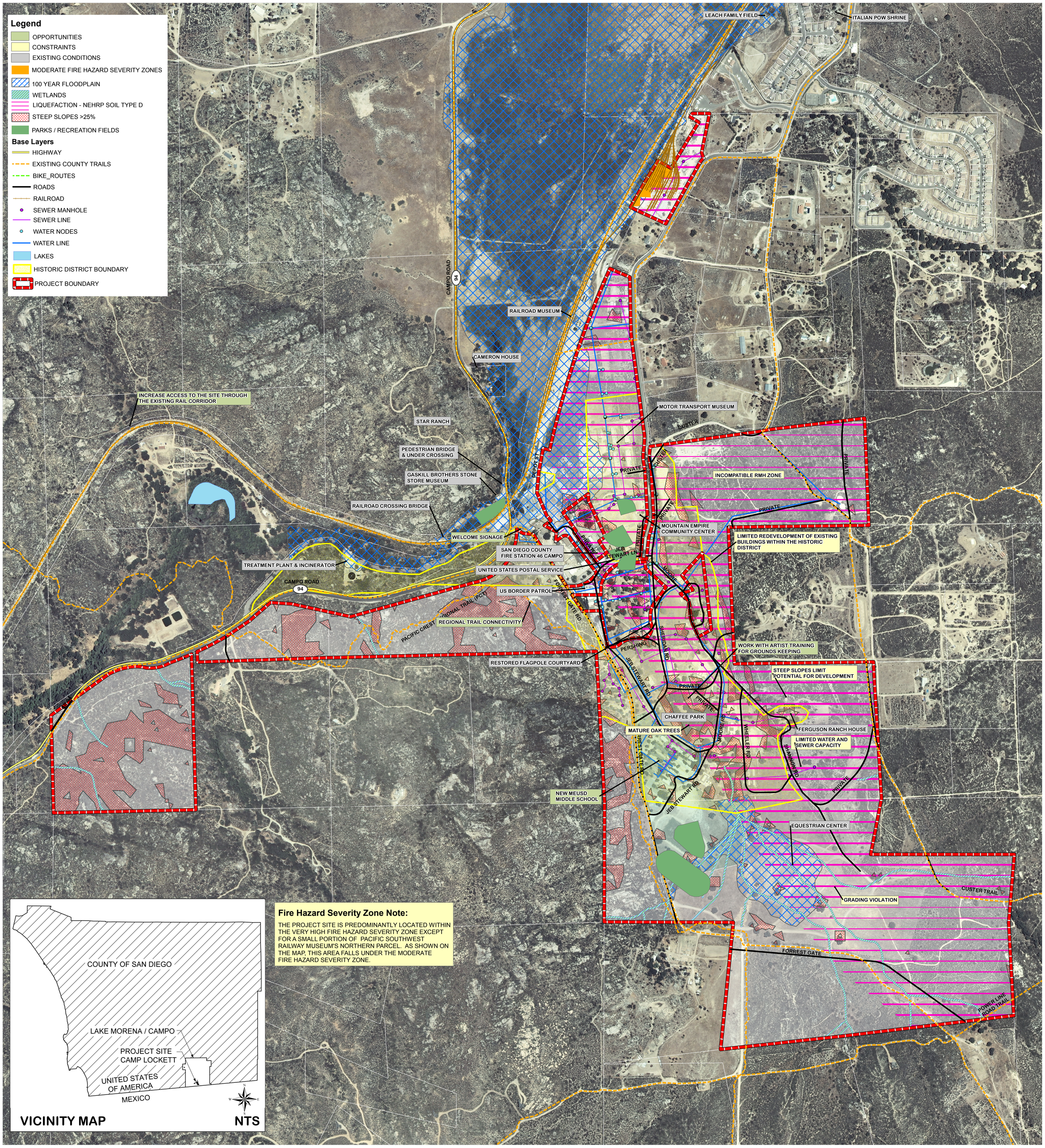
As part of the development of the Master Plan and Overlay Zone, it is important to understand how new development and conversion of land uses can impose irreversible impacts to these valuable functions.

LIQUEFACTION

Liquefaction, most often caused by earthquakes, describes a phenomenon where a soil's strength and stiffness is substantially reduced. Liquefaction causes the soil's composition to liquefy, which disables buildings that are supported by the ground. As shown on the map, the northeastern portion of the site has the potential for liquefaction. These areas are typically located in alluvial river valleys/ basins and floodplains.

As part of the Master Plan and Overlay Zone development process, it is important to map these potentially vulnerable areas and enforce stringent building codes that have been designed to reduce the vulnerability to liquefaction damage.

OVERALL OPPORTUNITIES AND CONSTRAINTS



Fire Hazard Severity Zone Note:

THE PROJECT SITE IS PREDOMINANTLY LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE EXCEPT FOR A SMALL PORTION OF PACIFIC SOUTHWEST RAILWAY MUSEUM'S NORTHERN PARCEL. AS SHOWN ON THE MAP, THIS AREA FALLS UNDER THE MODERATE FIRE HAZARD SEVERITY ZONE.

This map displays the overall opportunities and constraints associated with the project site. The presented information was compiled from a wide range of sources, including GIS data provided by the County, available planning and technical studies, maps, aerial, and historic photographs, County staff observations, and input from members of the Camp Lockett Interest Group (CLIG). The opportunities and constraints establish some of the parameters that will influence how the Master Plan/Overlay Zone will be developed in the future.

EXISTING CONDITIONS

POTENTIALLY ENVIRONMENTALLY SENSITIVE AREAS

The map below displays the location of environmentally sensitive areas (ESA) within and approximately a quarter-mile from the project site. These lands consist of the County of San Diego South County Multiple Species Conservation Program (MSCP) Hardline Preserve designation, preserved land within MSCP, MSCP Pre-Approved Mitigation Area (PAMA) designation, water bodies, waters that support significant habitats, and areas of significant biological concern (ASBC). Please note that this information is preliminary and would need to be field verified.

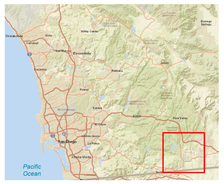
Prior to development of the Master Plan and Overlay Zone, the site's current existing conditions must be understood in order to evaluate the potential impacts associated with the project. Restrictions apply to development that is located within or nearby environmentally sensitive areas.

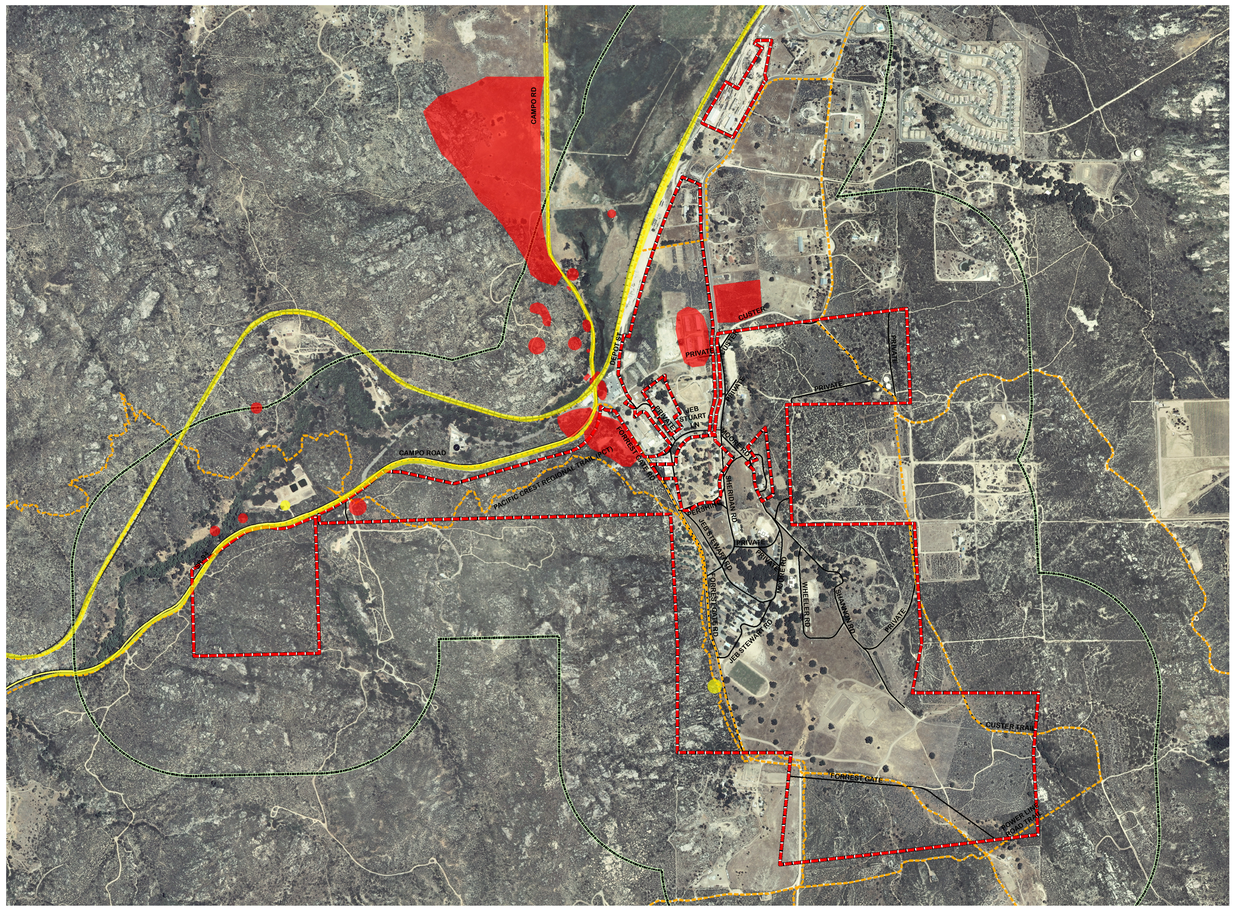
ESA	DESCRIPTION
High Constraint Potential	High potential that the area is environmentally sensitive and would result in constraints related to construction and/or operation of the project
Low Constraint Potential	Low potential that the area is environmentally sensitive and low likelihood that constraints related to construction and/or operation of the project would be required

Project Footprint
Quarter-Mile Buffer
Trail
Highway
Railroad

Environmentally Sensitive Areas*
High Constraint Potential
Low Constraint Potential

*The information presented in this map is preliminary and field verification is required. Discussion with County staff required for development within both the high and low constraint potential areas.





USFWS SPECIES OCCURRENCE

The map below displays the existing, known, and previously mapped locations for federally-listed species and designated "critical habitat" within and approximately five miles outside of the project site. Please note that this preliminary information was pulled from the U.S. Fish and Wildlife Service (USFWS) species data and would need to be field verified.

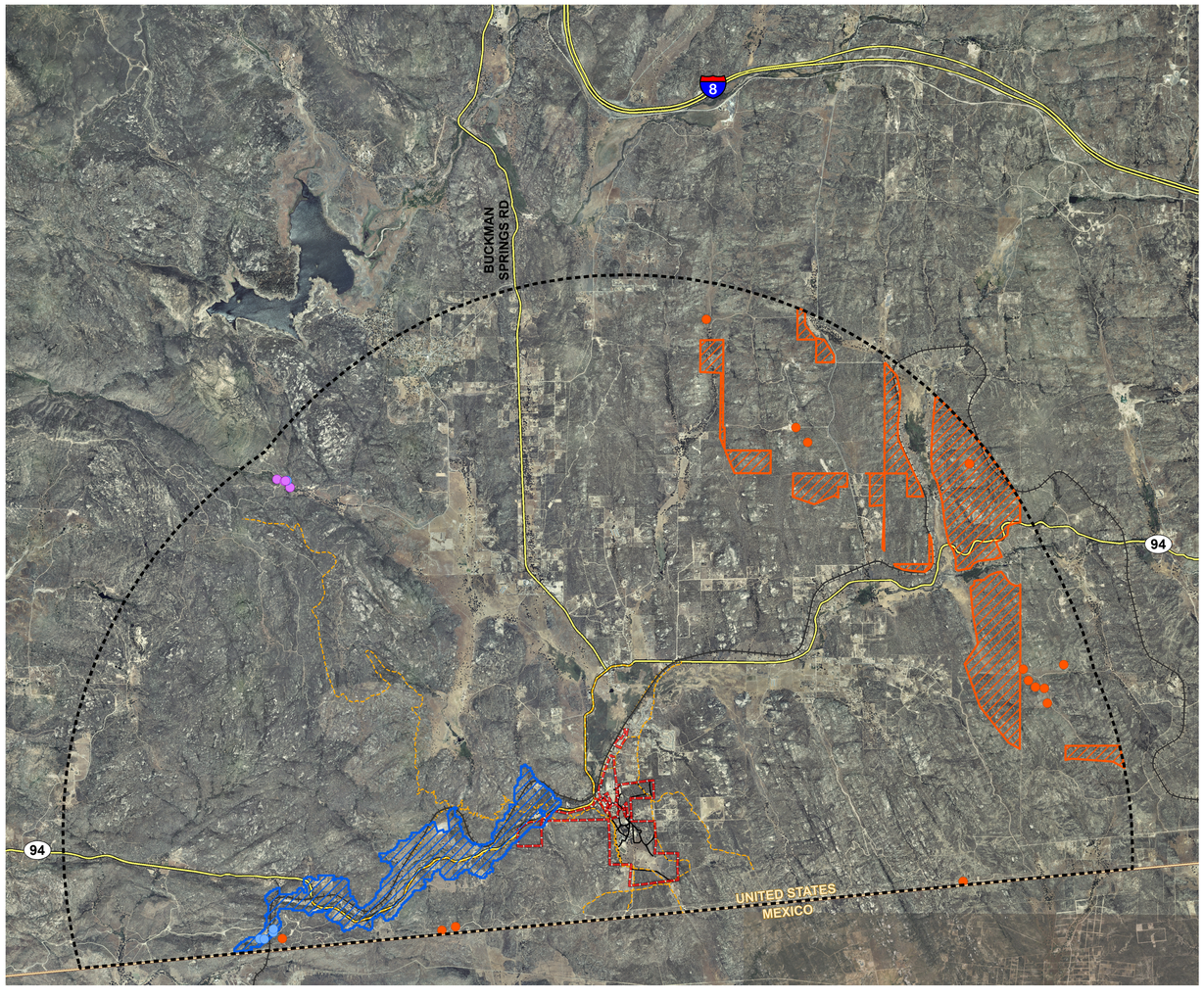
Prior to development of the Master Plan and Overlay Zone, the potential for presence of sensitive species and their habitat must be understood in order to evaluate potential impacts associated with the project. Restrictions may apply to development that is located within or nearby sensitive species and their habitat.

Project Footprint
5 Mile Buffer of Project Footprint
Trail
Highway
Railroad

USFWS Species Occurrence
Quino Checkerspot Butterfly
Arroyo Toad
Least Bell's Vireo

USFWS Critical Habitat
Arroyo Toad
Quino Checkerspot Butterfly



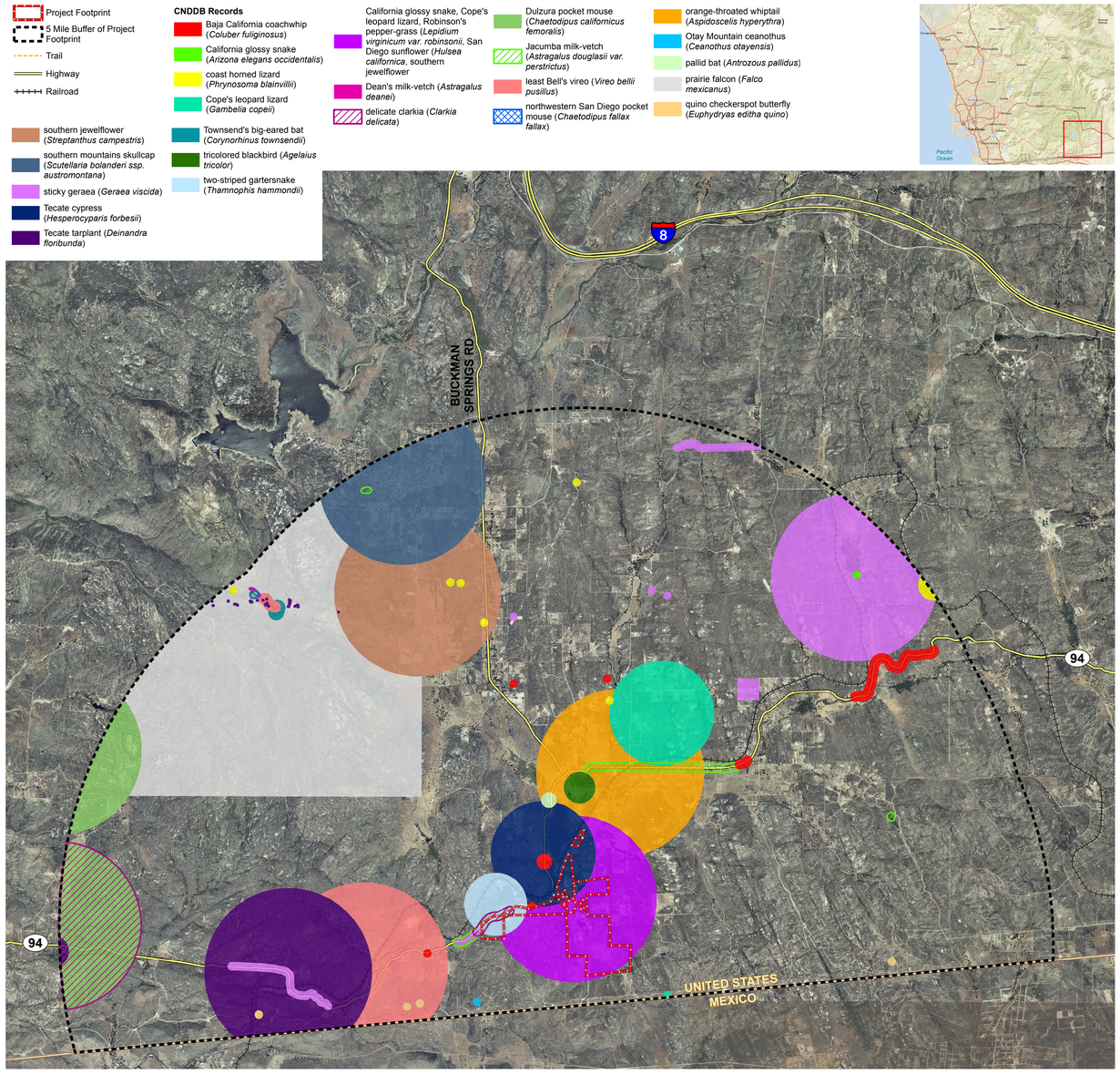


EXISTING CONDITIONS

CDFW CALIFORNIA NATURAL DIVERSITY DATABASE SEARCH RECORDS

The map below displays how the existing, known, and previously mapped locations for sensitive species within and approximately five miles outside of the project site. Please note that this preliminary information was pulled from the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database and would need to be field verified.

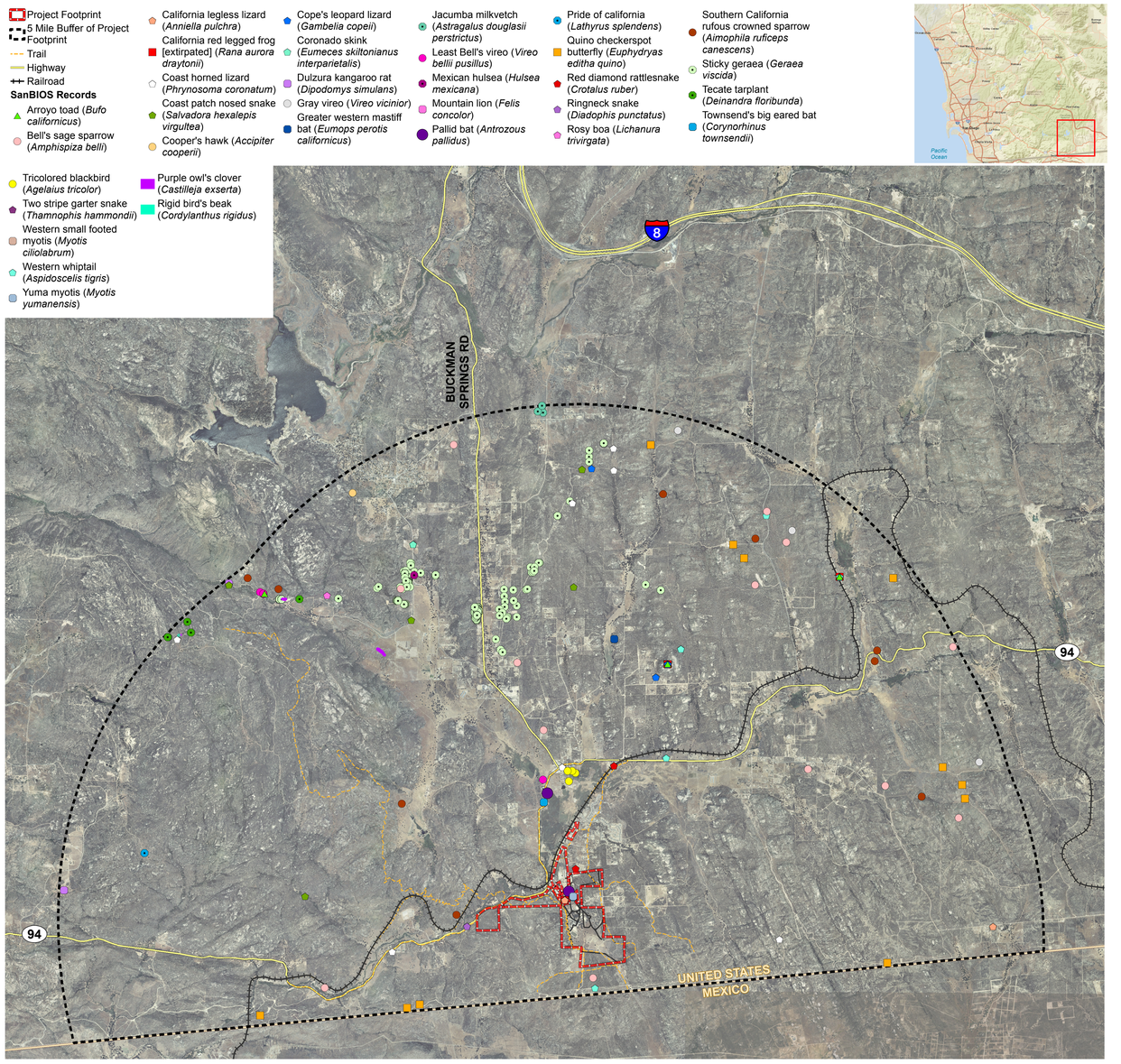
Prior to development of the Master Plan and Overlay Zone, the potential for presence of sensitive species must be understood in order to evaluate the potential impacts associated with the site. Restrictions may apply to development that is located within or nearby sensitive species.



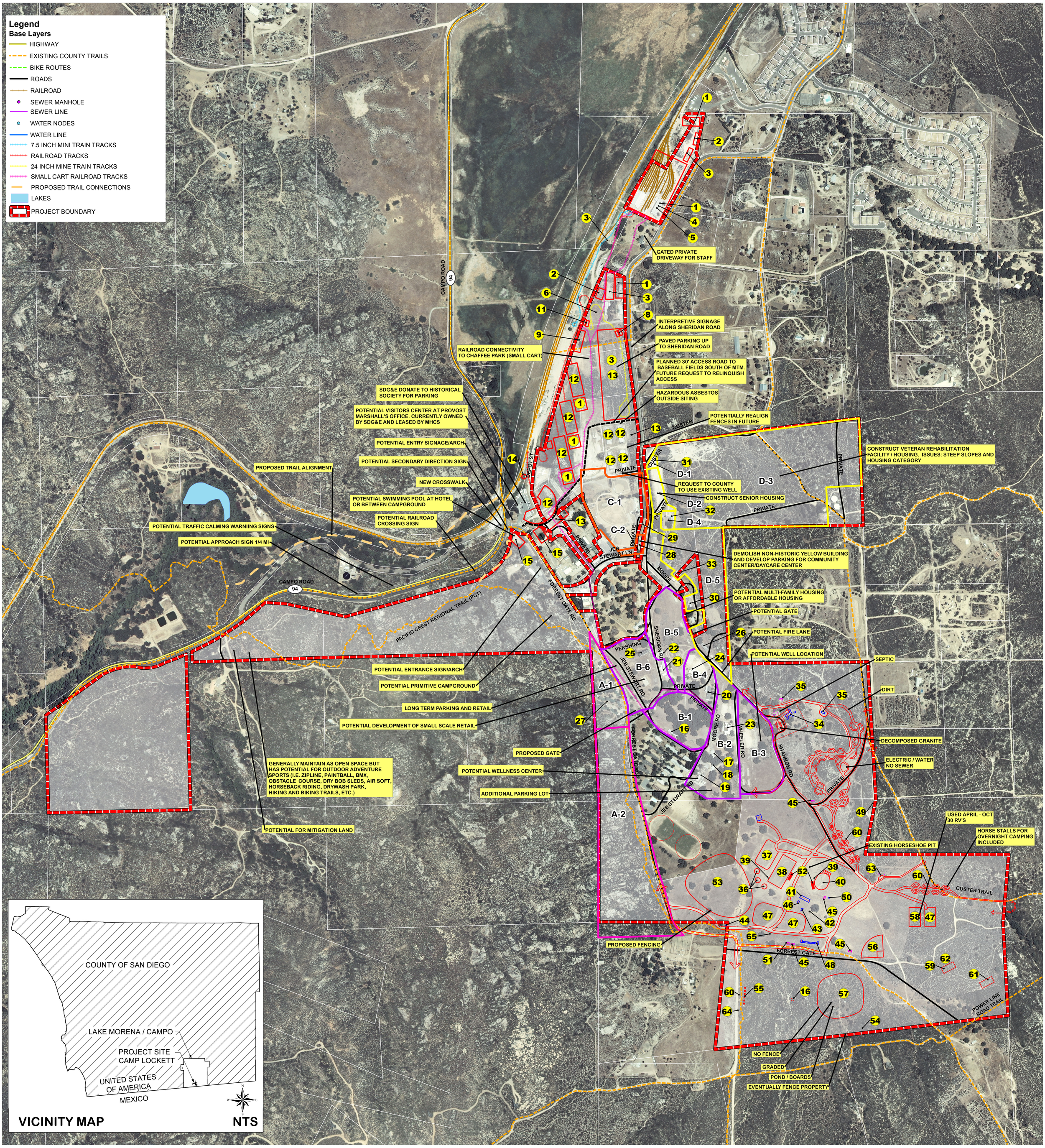
COUNTY SanBIOS SPECIES RECORDS

The map below displays the existing, known, and previously mapped locations for sensitive species within and approximately five miles outside of the project site. Please note that this preliminary information was pulled from the County of San Diego SanBIOS database for sensitive species and would need to be field verified.

Prior to development of the Master Plan and Overlay Zone, the potential for presence of sensitive species must be understood in order to evaluate the potential impacts associated with the site. Restrictions may apply to development that is located within or nearby sensitive species.



INITIAL "WISH LIST" OF DESIRED LAND USES/AMENITIES



PROPOSED BUILDING LEGEND

1. STORAGE
2. LIBRARY/THEATER
3. CAMPGROUNDS
4. COVERED TRAIN
5. SHOPS
6. MINI GOLF
7. EXISTING CAMPO DEPOT
8. MINE EXHIBIT
9. RETAIL
10. CABOOSE
11. MINI DEPOT
12. EXHIBIT
13. PARKING
14. TANK
15. HOTEL
16. ADMIN & PURCHASING (CAMP LOCKETT ACTIVITIES)
17. MH&CS FACILITY MAINTENANCE CENTER
18. SCHOOL & COMMUNITY JOINT VOCATIONAL TRAINING CENTER
19. JOINT USE DINING HALL, SPECIAL EVENTS & FOOD/NUTRITION CTR.
20. COMMUNITY LIBRARY, COMMUNITY CENTER, ADMIN USES
21. POSSIBLE VETERANS / VFW CENTER
22. POSSIBLE COMMUNITY LAUNDROMAT
23. FITNESS, WLLNESS CENTER & GYM (BY OTHERS)
24. RECREATION, EXCERSICE, MARTIAL ARTS, GUN SAFETY, ETC.
25. THEATER
26. RENTAL OFFICES
27. RENTAL HOUSING (17 UNITS)
28. POSSIBLE SENIOR HOUSING
29. POSSIBLE CHILDREN'S CENTER
30. RENTAL OFFICES
31. SENIOR SERVICES
32. POOL & STORAGE
33. RENTAL HOUSING
34. HISTORIC FERGUSON HOUSE & CONFERENCE CENTER
35. CARE TAKER RESIDENCES
36. WARM-UP AREAS
37. HORSE TRAILER PARKING AREA
38. GYMKHANA EVENTS ARENA
39. BROADCAST BOOTH
40. 135' x 150' ROPING & RODEO ARENA
41. VENDOR DISPLAY AREA
42. WELL & PUMP HOUSE
43. ELECTRIC 800 AMP POWER SOURCE
44. POWER DOWN-POLE
45. 30' x 20' MEN / WOMEN BATHROOM / SHOWERS
46. FOOD PREPERATION / KITCHEN 16' x 24' PRE-FAB BUILDING
47. AUTOMOBILE PARKING
48. 20' x 60' SHOPS & STALLS (BLACKSMITH/SADDLE WORKS)
49. WATER STORAGE TANK
50. ELECTRICAL PANEL
51. BARRACKS/RESTROOMS
52. BLEACHERS
53. REPLICA OBSTCLE COURSE FOR TROOPERS & HORSES
54. PROPOSED PERIMETER HIKING/RIDING TRAIL
55. TENT CAMPING FOR PCT
56. BASEBALL FIELD
57. OBSTACLE COURSE
58. ARENA
59. BARN
60. DRY CAMPING
61. STABLES
62. DIRT PARKING LOT
63. PICNIC AREA WITH TABLES
64. OUTHOUSE
65. FENCED DOG RUN

PLANNING AREA LEGEND

A-1	STAFF COTTAGES (17)	4.9 AC
A-2	SW HILLSIDE W/ PCT ADJACENT	22.1 AC
B-1	CENTRAL ADMINISTRATION W/ PICNIC PARK AREA	7.2 AC
B-2	CENTRAL DINING W/ CAMPUS SERVICES AREA	6.6 AC
B-3	FUTURE CAMPING AREA	8.0 AC
B-4	WELLNESS	3.0 AC
B-5	COMMUNITY SERVICES	7.1 AC
B-6	TRAIL HEAD MARKET, VISITOR CENTER & THEATER	6.1 AC
C-1	CHILDREN'S ACTIVITY CENTER	7.8 AC
C-2	POTENTIAL OFFICE SPACE/BUS TRANSIT STOP	0.2 AC
D-1	HOMEMAKER'S CLUB	0.2 AC
D-2	SENIOR SERVICES	0.8 AC
D-3	VETERAN'S SERVICES	38.8 AC
D-4	POOL AND RELATED ACTIVITIES	0.2 AC
D-5	CAMP LOCKETT VISITOR CENTER	14.0 AC

GLOBAL COMMENTS

- UNIFORM WAYFINDING SIGNAGE
- TRAIL CONNECTIVITY TO THE REGIONAL TRAIL SYSTEM
- RAILROAD CONNECTIVITY TO CHAFFEE PARK
- CONSCIENTIOUS FOOD SERVICE AREAS AND OVERNIGHT FACILITIES THAT MAINTAIN WORKING RELATIONSHIPS WITH EXISTING BUSINESSES
- PRIORITIZE WATER CONSERVATION
- REVISE POLICY I-135
- WELLS TO BE DRILLED SHOULD BE DEEP IN FRACTURED ROCK AND SEALED OFF FROM THE UPPER SATURATED ALLUVIUM
- ESTABLISH A LONG-TERM CARE AND MAINTENANCE PLAN FOR COAST LIVE OAKS
- EVALUATE FIRE LANE, ACCESS NEEDS, AND CAPACITY TO ACCOMODATE PARKING ALONG STREET
- SECURITY GATES
- SCREENING FOR STORAGE
- ADDITIONAL PARKING
- CELL PHONE OR WIRELESS INFRASTRUCTURE
- WI-FI OPPORTUNITIES
- WAYS TO ALLOW SOLAR BY RIGHT
- SUFFICIENT ENERGY SUPPLY
- PUBLIC RESTROOMS
- WARNING SIGNS TO REDUCE TRAFFIC
- ADDITIONAL PARKING
- EVALUATE FIRE LANE, ACCESS NEEDS, AND CAPACITY TO ACCOMMODATE PARKING ALONG STREET
- INSTALL SECURITY GATES
- USE CARGO CONTAINERS FOR STORAGE
- SCREENING FOR STORAGE (MHCS IS OPEN TO SCREENING WITH SLATTED CHAIN LINK FENCE
- POSSIBLE WATER STORAGE TANKS
- STREAMLININE PERMITTING OF CELL PHONE OR WIRELESS INFRASTRUCTURE
- LEASE MAY PROVIDE REVENUE TO PROPERTY OWNERS
- EVALUATE WIFI OPPORTUNITIES
- GROUND OR ROOF MOUNTED SOLAR
- EXPLORE BUILD BY RIGHT FOR SOLAR

The following is an initial "wish list" of the desired land uses/amenities proposed by the Camp Lockett Interest Group (CLIG). These recommendations will help inform the development of the Master Plan/ Overlay Zone and Design Guidelines, which are intended to maintain consistency with the historic nature and community character of Camp Lockett.

KEY MAP

GATED PRIVATE DRIVEWAY FOR STAFF

INTERPRETIVE SIGNAGE ALONG SHERIDAN ROAD

PAVED PARKING UP TO SHERIDAN ROAD

OWNER: TRANSFER TO PACIFIC SOUTHWEST RAILWAY MUSEUM (PSRM) IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

LAND USE: PUBLIC/SEMI-PUBLIC FACILITIES
ZONING: GENERAL RURAL (S92)

RAILROAD CONNECTIVITY TO CHAFFEE PARK (SMALL CART)

PLANNED 30' ACCESS ROAD TO BASEBALL FIELDS SOUTH OF MTM. FUTURE REQUEST TO RELINQUISH ACCESS

HAZARDOUS ASBESTOS OUTSIDE SITING

OWNER: MOTOR TRANSPORTATION MUSEUM (MTM)
LAND USE: PUBLIC/SEMI-PUBLIC FACILITIES
ZONING: OPEN SPACE (S80)

POTENTIALLY REALIGN FENCES IN FUTURE

REQUEST TO COUNTY TO USE EXISTING WELL

POTENTIAL VISITORS CENTER AT PROVOST MARSHALL'S OFFICE. CURRENTLY OWNED BY SDG&E AND LEASED BY MHCS

POTENTIAL ENTRY SIGNAGE

POTENTIAL SWIMMING POOL AT HOTEL OR BETWEEN CAMPGROUND

OWNER: MOUNTAIN HEALTH COMMUNITY SERVICES AND COUNTY OF SAN DIEGO (MHCS AND COSD)
LAND USE: PUBLIC/SEMI-PUBLIC FACILITIES
ZONING: MOBILEHOME RESIDENTIAL (RMH)
OPEN SPACE (S80)
LIMITED INDUSTRIAL (M52)

Fire Hazard Severity Zone Note:

THE PROJECT SITE IS PREDOMINANTLY LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE EXCEPT FOR A SMALL PORTION OF PACIFIC SOUTHWEST RAILWAY MUSEUM'S NORTHERN PARCEL. AS SHOWN ON THE MAP, THIS AREA FALLS UNDER THE MODERATE FIRE HAZARD SEVERITY ZONE.

PROPOSED LEGEND

1 STORAGE
2 LIBRARY/THEATER
3 CAMPGROUNDS
4 COVERED TRAIN
5 SHOPS
6 MINI GOLF
7 EXISTING CAMPO DEPOT
8 MINE EXHIBIT
9 RETAIL
10 CABOOSE
11 MINI DEPOT
12 EXHIBIT
13 PARKING
14 TANK
15 HOTEL
7.5 INCH MINI TRAIN TRACKS
RAILROAD TRACKS
24 INCH MINE TRAIN TRACKS
SMALL CART RAILROAD TRACKS

Legend

MOTOR TRANSPORT MUSEUM (MTM)
PACIFIC SOUTHWEST RAILWAY MUSEUM (PSRM)
COUNTY OF SAN DIEGO (COSD)
MOUNTAIN HEALTH COMMUNITY SERVICES (MHCS)
MODERATE FIRE HAZARD SEVERITY ZONES
100 YEAR FLOODPLAIN
WETLANDS
LIQUEFACTION - NEHRP SOIL TYPE D
STEEP SLOPES >25%
PARKS / RECREATION FIELDS

Base Layers

HIGHWAY
EXISTING COUNTY TRAILS
ROADS
RAILROAD
LAKES
HISTORIC DISTRICT BOUNDARY
PROJECT BOUNDARY

CAMPO ROAD
94
DEPOT ST
CUSTER
PRIVATE
SHERIDAN
PARKER
FORREST GATE
JEB STUART

Camp Lockett

COSD, MTM, PSRM

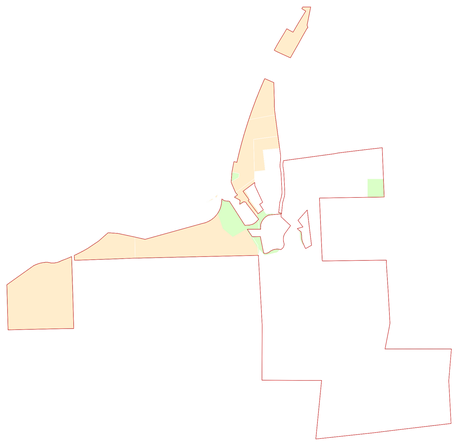
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N W E S

PROJECT DESIGN CONSULTANTS



KEY MAP

POTENTIAL ENTRANCE SIGN/ARCH

POTENTIAL SECONDARY DIRECTION SIGN

POTENTIAL TRAIL ALIGNMENT

REQUEST SDG&E DONATE TO HISTORICAL SOCIETY FOR PARKING

POTENTIAL VISITORS CENTER

NEW CROSSWALK

POTENTIAL APPROACH SIGN 1/4 MI

POTENTIAL RAILROAD CROSSING SIGN

POTENTIAL TRAFFIC CALMING WARNING SIGNS

FORREST GATE RD

CAMPO ROAD

94

PACIFIC CREST REGIONAL TRAIL (PCT)

POTENTIAL ENTRANCE SIGN/ARCH

POTENTIAL PRIMITIVE CAMPGROUND

GENERALLY MAINTAIN AS OPEN SPACE BUT HAS POTENTIAL FOR OUTDOOR ADVENTURE SPORTS (I.E. ZIPLINE, PAINTBALL, BMX, OBSTACLE COURSE, DRY BOB SLEDS, AIR SOFT, HORSEBACK RIDING, DRYWASH PARK, HIKING AND BIKING TRAILS, ETC.)

POTENTIAL FOR MITIGATION LAND

OWNER: COUNTY OWNED - TRANSFER TO PSRM IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016
LAND USE: PUBLIC/ SEMI-PUBLIC FACILITIES / VILLAGE RESIDENTIAL (VR-7.3) / RURAL COMMERCIAL
ZONING: OPEN SPACE (S80) / MOBILEHOME RESIDENTIAL (RMH) / LIMITED INDUSTRIAL (M52) / HEAVY INDUSTRIAL (C37) / VARIABLE FAMILY RESIDENTIAL (RV)

Fire Hazard Severity Zone Note:

THIS PORTION OF THE SITE IS COMPLETELY LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE.

GLOBAL COMMENTS

- UNIFORM WAYFINDING SIGNAGE
- TRAIL CONNECTIVITY TO THE REGIONAL TRAIL SYSTEM
- RAILROAD CONNECTIVITY TO CHAFFEE PARK
- CONSCIENTIOUS FOOD SERVICE AREAS AND OVERNIGHT FACILITIES THAT MAINTAIN WORKING RELATIONSHIPS WITH EXISTING BUSINESSES
- PRIORITIZE WATER CONSERVATION
- REVISE POLICY I-35
- WELLS TO BE DRILLED SHOULD BE DEEP IN FRACTURED ROCK AND SEALED OFF FROM THE UPPER SATURATED ALLUVIUM
- ESTABLISH A LONG-TERM CARE AND MAINTENANCE PLAN FOR COAST LIVE OAKS
- EVALUATE FIRE LANE, ACCESS NEEDS, AND CAPACITY TO ACCOMODATE PARKING ALONG STREET
- SECURITY GATES
- SCREENING FOR STORAGE
- ADDITIONAL PARKING
- CELL PHONE OR WIRELESS INFRASTRUCTURE
- WI-FI OPPORTUNITIES
- WAYS TO ALLOW SOLAR BY RIGHT
- SUFFICIENT ENERGY SUPPLY
- PUBLIC RESTROOMS
- WARNING SIGNS TO REDUCE TRAFFIC

Legend

- COUNTY OF SAN DIEGO (COSD)
- PACIFIC SOUTHWEST RAILWAY MUSEUM (PSRM)
- 100 YEAR FLOODPLAIN
- WETLANDS
- LIQUEFACTION - NEHRP SOIL TYPE D
- STEEP SLOPES >25%
- PARKS / RECREATION FIELDS

Base Layers

- HIGHWAY
- EXISTING COUNTY TRAILS
- PROPOSED COUNTY TRAILS
- ROADS
- RAILROAD
- LAKES
- HISTORIC DISTRICT BOUNDARY
- PROJECT BOUNDARY

Source: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Camp Lockett

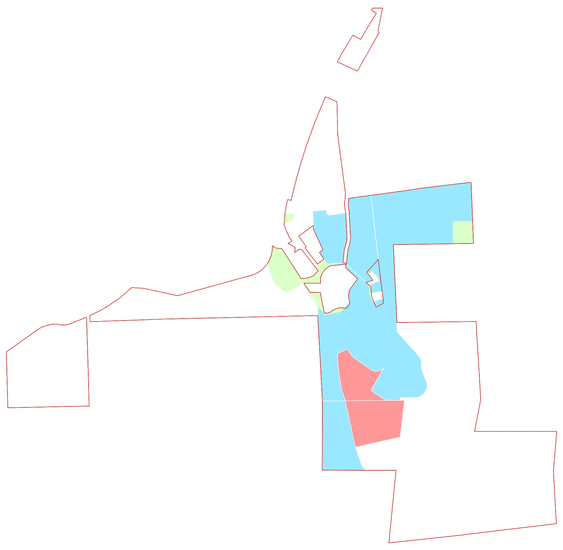
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Date: 10/17/2017

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PROJECT DESIGN CONSULTANTS



KEY MAP

CONSTRUCT SENIOR HOUSING

CONSTRUCT VETERAN REHABILITATION FACILITY/ HOUSING. ISSUES: HOUSING CATEGORY.

CONVERT EXISTING COMMUNITY CENTER INTO DAYCARE FACILITY

DEMOLISH NON-HISTORIC YELLOW BUILDING AND DEVELOP PARKING FOR COMMUNITY CENTER/ DAYCARE CENTER

POTENTIAL MULTI-FAMILY HOUSING OR AFFORDABLE HOUSING

POTENTIAL GATE

POTENTIAL DEVELOPMENT OF SMALL SCALE RETAIL

POTENTIAL FIRE LANE

POTENTIAL WELL LOCATION

POTENTIAL WELLNESS CENTER

ADDITIONAL PARKING LOT

LONGTERM PARING AND RETAIL

PROPOSED GATE

COUNTY OWNED - TRANSFER TO PSRM IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

COUNTY OWNED - TRANSFER TO MHCS IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

COUNTY OWNED - TRANSFER TO MEUSD IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

COUNTY OWNED - TRANSFER TO MEUSD IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

JOINT USE WITH MHCS:
- DINING HALL
- ATHLETIC FIELDS
- VOCATIONAL AND JOB TRAINING CLASSES
- EXTENSION OF SUMMER CAMP PROGRAM

GLOBAL COMMENTS

- ADDITIONAL PARKING
- EVALUATE FIRE LANE, ACCESS NEEDS, AND CAPACITY TO ACCOMMODATE PARKING ALONG STREET
- INSTALL SECURITY GATES
- USE CARGO CONTAINERS FOR STORAGE
- SCREENING FOR STORAGE (MHCS IS OPEN TO SCREENING WITH SLATTED CHAIN LINK FENCE
- POSSIBLE WATER STORAGE TANKS
- STREAMLINE PERMITTING OF CELL PHONE OR WIRELESS INFRASTRUCTURE
- LEASE MAY PROVIDE REVENUE TO PROPERTY OWNERS
- EVALUATE WIFI OPPORTUNITIES
- GROUND OR ROOF MOUNTED SOLARR
- EXPLORE BUILD BY RIGHT FOR SOLAR

PROPOSED BUILDING LEGEND

1. ADMIN & PURCHASING (CAMP LOCKETT ACTIVITIES)
2. MH&CS FACILITY MAINTENANCE CENTER
3. SCHOOL & COMMUNITY JOINT VOCATIONAL TRAINING CENTER
4. JOINT USE DINING HALL, SPECIAL EVENTS & FOOD/NUTRITION CTR.
5. COMMUNITY LIBRARY, COMMUNITY CENTER, ADMIN USES
6. POSSIBLE VETERANS / VFW CENTER
7. POSSIBLE COMMUNITY LAUNDROMAT
8. FITNESS, WLLNESS CENTER & GYM (BY OTHERS)
9. RECREATION, EXCERSICE, MARTIAL ARTS, GUN SAFETY, ETC.
10. THEATER
11. RENTAL OFFICES
12. RENTAL HOUSING (17 UNITS)
13. POSSIBLE SENIOR HOUSING
14. POSSIBLE CHILDREN'S CENTER
15. RENTAL OFFICES
16. SENIOR SERVICES
17. POOL & STORAGE
18. RENTAL HOUSING

FIRE HAZARD SEVERITY ZONE NOTE:

THIS PORTION OF THE SITE IS COMPLETELY LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE.

OWNER: COUNTY OF SAN DIEGO
LAND USE: PUBLIC/ SEMI-PUBLIC FACILITIES / VILLAGE RESIDENTIAL (VR-7.3) / RURAL COMMERCIAL
ZONING: OPEN SPACE (S80) / MOBILEHOME RESIDENTIAL (RMH) / LIMITED INDUSTRIAL (M52) / HEAVY INDUSTRIAL (C37) / VARIABLE FMAILY RESIDENTIAL (RV)

PLANNING AREA LEGEND

A-1	STAFF COTTAGES (17)	4.9 AC
A-2	SW HILLSIDE W/ PCT ADJACENT	22.1 AC
B-1	CENTRAL ADMINISTRATION W/ PICNIC PARK AREA	7.2 AC
B-2	CENTRAL DINING W/ CAMPUS SERVICES AREA	6.6 AC
B-3	FUTURE CAMPING AREA	8.0 AC
B-4	WELLNESS	3.0 AC
B-5	COMMUNITY SERVICES	7.1 AC
B-6	TRAIL HEAD MARKET, VISITOR CENTER & THEATER	6.1 AC
C-1	CHILDREN'S ACTIVITY CENTER	7.8 AC
C-2	POTENTIAL OFFICE SPACE/BUS TRANSIT STOP	0.2 AC
D-1	HOMEMAKER'S CLUB	0.2 AC
D-2	SENIOR SERVICES	0.8 AC
D-3	VETERAN'S SERVICES	38.8 AC
D-4	POOL AND RELATED ACTIVITIES	0.2 AC
D-5	CAMP LOCKETT VISITOR CENTER	14.0 AC

LEGEND

- COUNTY OF SAN DIEGO (COSD)
- MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT (MEUSD)
- MOUNTAIN HEALTH COMMUNITY SERVICES (MHCS)
- MODERATE FIRE HAZARD SEVERITY ZONES
- 100 YEAR FLOODPLAIN
- WETLANDS
- LIQUEFACTION - NEHRP SOIL TYPE D
- STEEP SLOPES >25%
- PARKS / RECREATION FIELDS
- SEWER MANHOLE
- SEWER LINE
- WATER NODES
- WATER LINE
- HIGHWAY
- EXISTING COUNTY TRAILS
- ROADS
- RAILROAD
- LAKES
- HISTORIC DISTRICT BOUNDARY
- PROJECT BOUNDARY

2012 San Diego Imagery Acquisition Partnership (SDIAP) Data May 2012 - Jun 2013

Camp Lockett

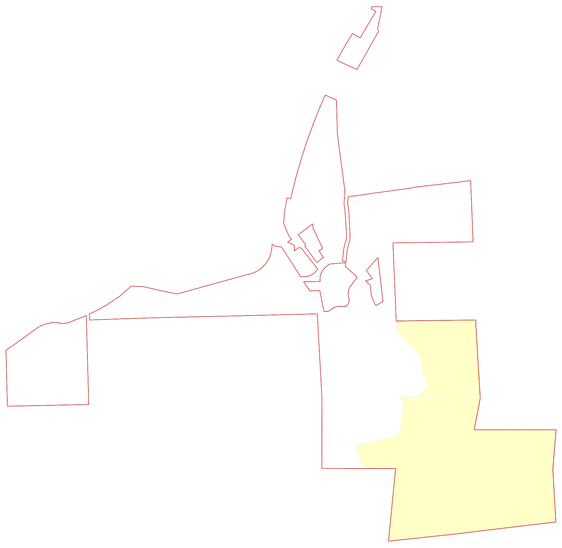
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PROJECT DESIGN CONSULTANTS



KEY MAP

COUNTY OWNED - TRANSFER TO MHCS IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

COUNTY OWNED - TRANSFER TO MEUSD IN PROCESS PER BOARD DECISION APPROVED ON MARCH 1, 2016

LAND USE: PUBLIC AGENCY LANDS / OPEN SPACE (CONSERVATION)
ZONING: OPEN SPACE (S80)

OWNER: CLEEF
LAND USE: OPEN SPACE (CONSERVATION)
ZONE: OPEN SPACE (S80)

FIRE HAZARD SEVERITY ZONE NOTE:
THIS PORTION OF THE SITE IS COMPLETELY LOCATED WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE.

NOTES:
- WATER SUPPLIED BY WELL
- SITE IS ON SEPTIC
- DESIRE TO HOST ADDITIONAL SPECIAL EVENTS THAT DON'T REQUIRE A PERMIT. LAGRGEST EVENT IS THE ROUNDUP HELD IN MAY (UP TO 1,000 PEOPLE)
- CONSIDERING VENDORS WHO SPECIALIZE IN CRAFTS RELATED TO HORSES DURING THE ROUNDUP

PROPOSED BUILDING LEGEND

1. HISTORIC FERGUSON HOUSE & CONFERENCE CENTER
2. CARE TAKER RESIDENCES
3. WARM-UP AREAS
4. HORSE TRAILER PARKING AREA
5. GYMKHANA EVENTS ARENA
6. BROADCAST BOOTH
7. 135' x 150' ROPING & RODEO ARENA
8. VENDOR DISPLAY AREA
9. WELL & PUMP HOUSE
10. ELECTRIC 800 AMP POWER SOURCE
11. POWER DOWN-POLE
12. 30' x 20' MEN / WOMEN BATHROOM / SHOWERS
13. FOOD PREPERATION / KITCHEN 16' x 24' PRE-FAB BUILDING
14. AUTOMOBILE PARKING
15. 20' x 60' SHOPS & STALLS (BLACKSMITH/SADDLE WORKS)
16. WATER STORAGE TANK
17. ELECTRICAL PANEL
18. BARRACKS/RESTROOMS
19. BLEACHERS
20. REPLICA OBSTCLE COURSE FOR TROOPERS & HORSES
21. PROPOSED PERIMETER HIKING/RIDING TRAIL
22. TENT CAMPING FOR PCT
23. BASEBALL FIELD
24. OBSTACLE COURSE
25. ARENA
26. BARN
27. DRY CAMPING
28. STABLES
29. DIRT PARKING LOT
30. PICNIC AREA WITH TABLES
31. OUTHOUSE
32. FENCED DOG RUN

SEPTIC
DIRT
DECOMPOSED GRANITE
ELETRIC/WATER NO SEWER
PROPOSED FENCING
EXISTING HORSESHOE PITS
HORSE STALLS FOR OVERNIGHT CAMPING INCLUDED
USED APRIL - OCT 30 RVS
POTENTIAL TO HOST WEDDING EVENTS
NO FENCE
GRADED
POND/BOARDS
EVENTUALLY FENCE PROPERTY
MOORE RD
WHEELER RD
SHANNON RD
PRIVATE
JEB STEWART RD
FORREST GATE
CUSTER TRAIL

Legend
- CAMP LOCKETT EVENT EQUESTRIAN FACILITY (CLEEF)
- 100 YEAR FLOODPLAIN
- WETLANDS
- LIQUEFACTION - NEHRP SOIL TYPE D
- STEEP SLOPES >25%
- PARKS / RECREATION FIELDS

Base Layers
- HIGHWAY
- EXISTING COUNTY TRAILS
- ROADS
- RAILROAD
- LAKES
- PROJECT BOUNDARY
- HISTORIC DISTRICT BOUNDARY

2016 San Diego Imagery Consortium Partnership, Flown May 23 - June 6, 2016

Camp Lockett

CLEEF

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