

MEMORANDUM

TO: Félix Aponte-González, PhD, County of San Diego
FROM: Andrew Prescott, AICP, Stephen Cook, PE, Phuong Nguyen, PE, Chen Ryan Associates
DATE: August, 2020
RE: **Camp Lockett Master Plan/Overlay Zone - Transportation Impact Study**

1.0 Background

The Camp Lockett Master Plan/Overlay Zone (Proposed Project) is located approximately 39 miles southeast of Downtown San Diego in the Campo/Lake Morena Planning Area of the Mountain Empire Subregional Plan, within unincorporated San Diego County. 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.” The Proposed Project area includes a development boundary of approximately 194 acres within the approximately 400-acre Master Plan and Overlay Zone area. **Figure 1** displays the project’s regional location.

The County of San Diego (County), in coordination with Camp Lockett Interest Group (CLIG), which is composed of the Camp Lockett Event Equestrian Facility (CLEEF), the Pacific Southwest Railway Museum (PSRM), the Mountain Health and Community Services (MHCS), the Motor Transport Museum (MTM), the Mountain Empire Unified School District (MEUSD), and the Mountain Empire Historical Society (MEHS), desire to support and pursue the continued renovation and reuse of Camp Lockett as a historic campus with additional amenities and services intended to support the immediate local community.

2.0 Analysis Methodology

The San Diego County Board of Supervisors adopted the County of San Diego Transportation Study Guidelines (County TSG) on June 24, 2020. The recently adopted County TSG, is consistent with the California Environmental Quality Act (CEQA) guidelines and utilizes Vehicle Miles Traveled (VMT) as a metric for evaluating transportation-related impacts. Per the County TSG, all projects within the Unincorporated portions of San Diego County are required to go through a screening process to determine the level of transportation analysis that is required. An excerpt of the screening process is provided in **Attachment A**.

Based on Section 3.3 of the County TSG, when conducting a screening analysis, projects that can be classified as any of the following screening criteria would have a less than significant VMT impact due to project’s characteristic and/or location and are therefore exempt from additional VMT CEQA analysis:

- *Projects Located in VMT Efficient Area* – A VMT efficient area is any area with an average VMT per Resident, VMT per Employee, or VMT per Service Population 15% below the baseline average for the San Diego region.
- *Small Residential and Employment Projects* – Projects generating less than 110 daily trips.
- *Projects Located in a Transit Accessible Area* – Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor.
- *Locally Serving Retail/Service Projects* – Local serving retail/service projects less than 50,000 square feet.

- *Locally Serving Public Facilities and Other Uses* – Public facilities that serve the surrounding community or public facilities that are passive use.
- *Redevelopment Projects with Greater VMT Efficiency* – Total project VMT is less than the existing land use's total VMT.
- *Affordable Housing* – Housing project where 100% of units are affordable.

Projects that do not meet the screening criteria are required to conduct a VMT analysis using either the County's screening map or the SANDAG Regional Transportation Model to determine whether the project is below the threshold established in the County TSG.

3.0 Transportation Impact Analysis

A screening analysis was conducted for the Proposed Project using the County TSG screening criteria. The results are presented within this section, organized by each entity individually and addressing all features presented in the Camp Lockett Master Plan/Overlay Zone Overlay Zone Exhibits, included as **Attachment B**. The results indicate the criterion qualifying each feature as resulting in a less than significant VMT impact, where relevant. Additional discussions are provided for some features following the table, including cumulative analysis considerations. The Proposed Project screening analysis results are also summarized in **Table 1**.

Some proposed features identified on the exhibits are existing, while others are non-trip generating. These are not applicable to the VMT analysis; however, they are included within this section to provide comprehensive and consistent documentation.

3.1 Camp Lockett Event & Equestrian Facility

The CLEEF property is an existing equestrian park open to the public. It is operated as a local community asset and non-profit. Proposed improvements are intended to enhance the existing offerings through additional recreational, educational, and maintenance improvements.

Several features depicted on the Camp Lockett Master Plan/Overlay Zone Overlay Zone Exhibit for CLEEF are existing, intended to be retained as is and therefore, would have a less than significant VMT impact. Existing facilities to be retained include:

- | | |
|--------------------------------------|---|
| 1. Existing Historic Ferguson House | 13. Existing Automobile Parking |
| 2. Existing Caretaker Accommodations | 15. Existing Water Storage Tank |
| 3. Existing Warm Up Arena | 17. Existing Bleachers |
| 4. Existing Horse Trailer Parking | 20. Existing Tent Camping for Pacific Crest Trail |
| 5. Existing Gymkhana Events Arena | 21. Existing Obstacle Course |
| 6. Existing Broadcast Booth | 22. Existing Arena |
| 7. Existing Roping and Rodeo Arena | 27. Existing Outhouse |
| 8. Existing Vendor Display Area | 31. Existing Horseshoe Pits |
| 9. Existing Well and Pump House | 33. Existing Equipment Yard |
| 10. Existing Electrical Panel | 34. Existing Dry Camping |

Multiple park-related enhancements are proposed within the existing park property. These are considered features of an existing park site and are not anticipated to induce trips individually and therefore, would have a less than significant VMT impact, as noted in the screening criteria outlined in Section 2.0. Some improvements, such as *12. Proposed Food Preparation/Kitchen* and *23. Proposed Barn*,

will require permits for use and are not anticipated to be a part of regular, daily operations. The additional park amenities include:

- 12. Proposed Food Preparation/Kitchen (Permits Required)
- 14. Proposed Cultural Exhibit Stalls
- 18. Proposed Replica Obstacle Course
- 19. Proposed Perimeter Hiking Trail (Accessory Use with Private Improvement Plan or Grading Permit)
- 23. Proposed Barn to Host Weddings (Permits Required)
- 26. Proposed Picnic Area with Tables
- 28. Proposed Fenced Dog Run (DEH Permits May Be Required)

Five proposed CLEEF improvements consist of non-trip generating uses, intended to support the on-going operations and therefore, would have a less than significant VMT impact. Non-trip generating improvements include:

- 16. Proposed Barracks/Restrooms (Accessory Use)
- 25. Proposed Parking
- 29. Proposed Septic
- 30. Proposed Electric/Water – No Sewer
- 32. Proposed Fencing

The proposed trip generating land uses include at the CLEEF site consist of the following two uses:

- 11. Proposed Additional Caretaker Accommodations
- 24. Proposed Dry Camping.

The caretaker accommodations are solely for use of maintenance staff and other staff members, which will result in a reduction of employee VMT by having them housed onsite, effectively eliminating commute trips. The dry campsites supplement the existing campsites offered at the property and are intended to support users of the Pacific Crest Trail (PCT). The southern terminus of the PCT is located approximately 0.5-mile south of the CLEEF property, making CLEEF an ideal point for hikers beginning or completing the trail. The additional campsites are intended to support these hikers, who generally arrive by foot, bus, or are dropped off.

The screening analysis determined the proposed CLEEF improvements, that are anticipated to generate trips, fall under the “locally serving public facilities and other uses” category due to the site’s use as a local, publicly serving park. Consistent with Section 3.3 of the County TSG, locally serving public facilities and other uses would have a less than significant VMT impact.

3.2 Mountain Health and Community Services

Mountain Health is a private, non-profit community health center organization responsible for operating the Mountain Health Community Center in Campo. MHCS provides a variety of services to the local community. MHCS proposes to adaptively reuse several existing structures within the Camp Lockett site to further support the local community with services, park space, and affordable housing.

The proposed MHCS retail/service components are intended to serve the local populations, improving access, and reducing vehicle travel distances. Many of the features are anticipated to primarily serve the

immediate populations within the Camp Lockett site, which would not result in any vehicle trips. Consistent with Section 3.3 of the County TSG, locally serving retail/service projects would have a less than significant VMT impact. Locally serving MHCS retail/service facilities include:

1. Proposed Reuse Central Administration and Purchasing Area – 2,175 SF
4. Proposed Reuse Homemaker Thrift Store – 4,510 SF
5. Proposed Reuse Laundromat – 1,295 SF
8. Proposed Reuse Theater – 3,780 SF
9. Proposed Mixed Use Residential (1,180 SF of Community Commercial Retail)

Five proposed MHCS facilities are intended serve as local health/medical facilities, support those facilities, or provide alternative recreational options for the surrounding populations. These uses are consistent with the locally serving public facilities and other uses definition. Consistent with Section 3.3 of the County TSG, locally serving public facilities and other uses would have a less than significant VMT impact. Locally serving MHCS public facilities and other uses include:

2. Proposed Reuse MHCS Facility Maintenance Center
6. Proposed Reuse Drug/Alcohol Services
7. Proposed Reuse Wellness Center
12. Proposed Reuse Pool
16. Proposed Senior Services Area

Four MHCS proposed improvements are residential developments comprised of 100% affordable housing. Consistent with Section 3.3 of the County TSG, affordable housing projects with 100% affordable units would have a less than significant VMT impact. Affordable housing components of the MHCS include:

9. Proposed Mixed Use Residential (2 affordable housing units)
13. Proposed Senior and Veteran Housing (5 homes)
14. Proposed Duplex, Triplex Affordable Housing (30 – 35 units)
21. Proposed Veteran Legacy Village (100 – 125 beds)

The MHCS proposed improvement identified as *3. Proposed Reuse Joint-Use Dinning Hall, Special Events, Food, and Nutrition Center* is relocating from an existing 5,635 SF building to a smaller 2,493 SF building. This relocated use can be conservatively assumed to generate equal or fewer trips than existing and can be excluded from analysis as it would have a less than significant VMT impact.

The MHCS proposed improvement identified as *10. Proposed Reuse Staff Cottages/Rental Housing* are currently being used as housing and will undergo renovation to maintain sufficient safe use of the spaces. No additional units are proposed; therefore, this use can be assumed to generate equal or fewer trips than existing and can be excluded from analysis as it would have a less than significant VMT impact.

The MHCS feature identified as *11. Existing Daycare* is currently operating as a daycare and is not anticipated to expand beyond current operations or current permitting. The proposed improvement identified as *15. Proposed Reuse Children's Activity Center* is intended to provide space for programmatic offerings to support *11. Existing Daycare* use. These activities are not anticipated to result in additional

trips beyond current operations; therefore, this use can be assumed to generate equal or fewer trips than existing and can be excluded from analysis as it would have a less than significant VMT impact.

Three proposed MHCS improvements consist of non-trip generating uses, intended to support the on-going operations and therefore, would have a less than significant VMT impact. Non-trip generating improvements include:

17. Proposed Open Space
18. Proposed Parking
19. Proposed Well and Pump House
20. Proposed Solar

3.3 Motor Transport Museum

The MTM serves to educate the public by creating a positive awareness and appreciation for old trucks and the development of the motor transport industry. The proposed MTM improvements are intended to further support the existing educational offerings and enhance the visitor experience.

The MTM proposed improvement identified as *1. Proposed Exhibit* consists of 30,360 SF of space to be used for future museum exhibits. The rehabilitation of existing buildings will be used to house the future exhibits and is intended to support the ongoing educational uses of the MTM and is considered a locally serving public facility. Consistent with Section 3.3 of the County TSG, locally serving public facilities and other uses would have a less than significant VMT impact.

The MTM feature identified as *2. Existing Parking* would be retained as is and therefore, would have a less than significant VMT impact.

Two proposed MTM improvements consist of non-trip generating uses, intended to support the on-going operations and therefore, would have a less than significant VMT impact. Non-trip generating improvements include:

3. Proposed Realignment of Fences to Property Line
4. Proposed Joint Use Parking with MHCS and Pedestrian Access to MTM

3.4 Pacific Southwest Railway Museum

The PSRM is a non-profit educational organization dedicated to the preservation and interpretation of railroads as they existed in the Pacific Southwest. The proposed PSRM improvements are intended to further support the existing educational offerings and enhance the visitor experience.

The Camp Lockett Master Plan/Overlay Zone Exhibit for the PSRM identifies the following existing features that would be retained as is and therefore, would have a less than significant VMT impact:

1. Existing Storage
2. Existing Library/Theater
4. Existing Covered Train
5. Existing Shops
6. Existing Campo Depot

The proposed PSRM improvements consist of educational opportunities in the form of museum exhibit expansions as well as recreational camping opportunities open to the public. Consistent with Section 3.3 of the County TSG, locally serving public facilities and other uses would have a less than significant VMT impact. Locally serving PSRM public facilities and other uses include:

- 3. Proposed Campgrounds
- 7. Proposed Mine Exhibit
- 10. Proposed Mini Depot
- 11. Proposed Exhibit

The proposed PSRM retail/service components are intended to serve the local populations and those visiting the museum exhibits, improving access, and reducing vehicle travel distances. Consistent with Section 3.3 of the County TSG, locally serving retail/service projects would have a less than significant VMT impact. Locally serving PSRM retail/service facilities include:

- 8. Proposed Retail – 0.5 acres¹

Note: ¹ The Proposed Retail on the PSRM site is proposed to be developed on a portion of the land that is 0.5-acres in size, however, the building footprint size is undetermined at this time. The 0.5-acre size was conservatively used for analysis purposes.

Multiple proposed PSRM improvements consist of non-trip generating uses, intended to support the on-going operations and therefore, would have a less than significant VMT impact. Non-trip generating improvements include:

- 9. Proposed Caboose
- 12. Proposed Parking
- 13. Proposed Interpretive Signage Along Sheridan Road
- 14. Proposed Small Railroad or Shuttle to Connect PSRM to Chafee Park
- 15. Proposed Entry Signage
- 16. Proposed MEHS Parking

3.5 Locally Serving Retail/Service Projects

The County TSG states, “Local serving retail/service projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail/service generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.”

Considering the Proposed Project consists of multiple entities each with individual proposed improvements, the square footage of all uses categorized as Locally Serving Retail/Service Projects were added together to ensure the Proposed Project as a whole qualifies as a less than significant impact in accordance with the County TSG. The following is a list of the uses and respective size designated as Local Serving Retail/Service Projects:

- MHCS 1. Proposed Reuse Central Administration and Purchasing Area – 2,175 SF
- MHCS 4. Proposed Reuse Homemaker Thrift Store – 4,510 SF
- MHCS 5. Proposed Reuse Laundromat – 1,295 SF
- MHCS 8. Proposed Reuse Theater – 3,780 SF

MHCS 9. Proposed Mixed Use Residential (1,180 SF of Community Commercial Retail)

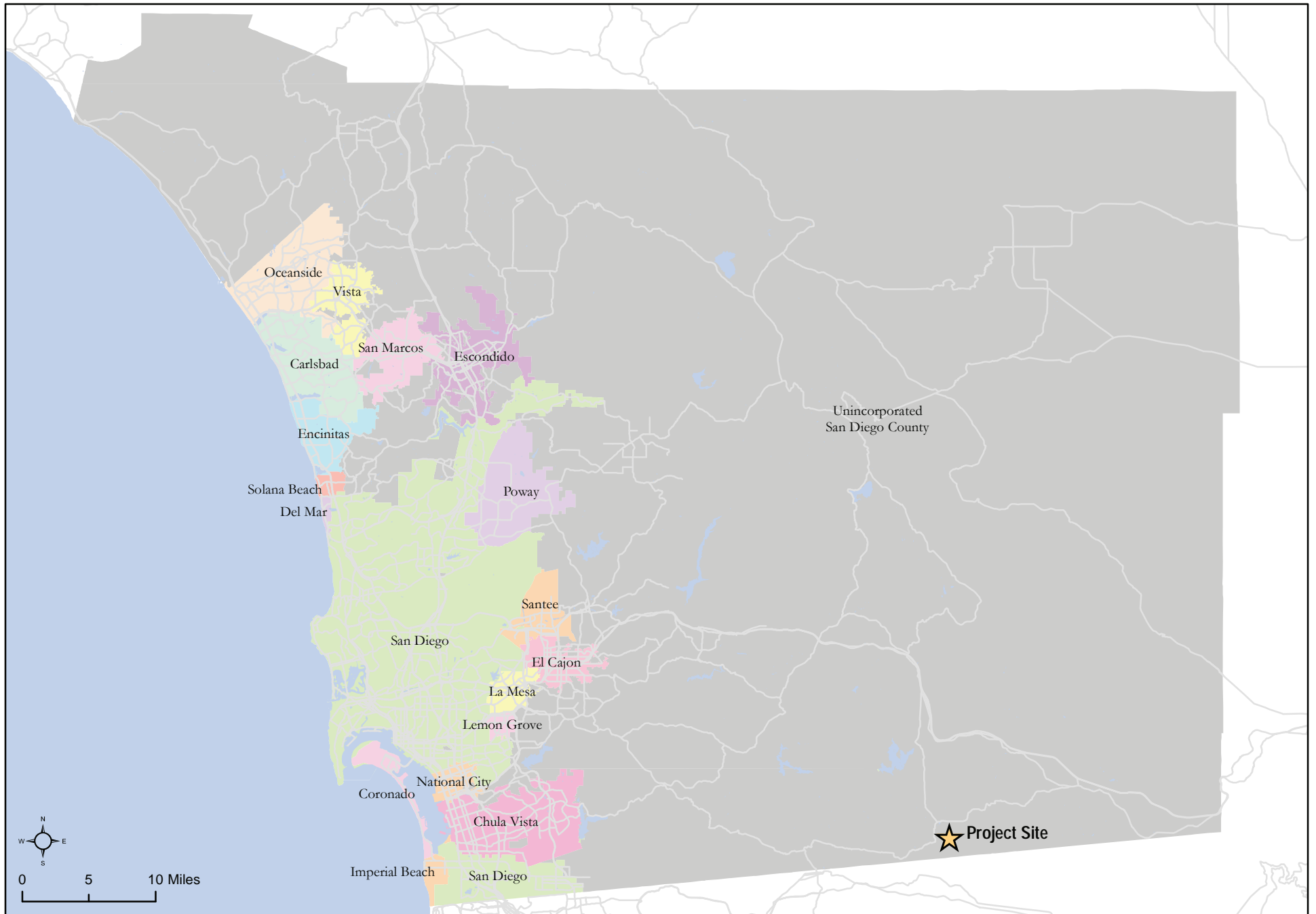
PSRM 8. Proposed Retail – 0.5 acres¹

Note: ¹ The Proposed Retail on the PSRM site is proposed to be developed on a portion of the land that is 0.5-acres in size, however, the building footprint size is undetermined at this time. The 0.5-acre size was conservatively used for analysis purposes.

Combined, the proposed improvements identified as Locally Serving Retail/Service Projects conservatively accumulate to 34,720 square feet. The total square footage is less than the 50,000 square feet qualifying a project as Locally Serving Retail/Service Projects. Consistent with Section 3.3 of the County TSG, the locally serving retail/service projects would have a less than significant VMT impact.

4.0 Conclusion

Based on the documented analysis results, pursuant to Section 3.3 of the County TSG, the Proposed Project may be presumed to have a less than significant VMT impact and no additional transportation analysis is required.



Camp Lockett Master Plan and Overlay Zone

Figure 1
Regional Location

Table 1: Screening Results Summary

Feature	Screening Results	Quantity	Trip Rate	ADT
Camp Lockett Event & Equestrian Facility				
1. Existing Historic Ferguson House		N/A - Existing Use		
2. Existing Caretaker Accommodations		N/A - Existing Use		
3. Existing Warm Up Arena		N/A - Existing Use		
4. Existing Horse Trailer Parking		N/A - Existing Use		
5. Existing Gymkhana Events Arena		N/A - Existing Use		
6. Existing Broadcast Booth		N/A - Existing Use		
7. Existing Roping and Rodeo Arena		N/A - Existing Use		
8. Existing Vendor Display Area		N/A - Existing Use		
9. Existing Well and Pump House		N/A - Existing Use		
10. Existing Electrical Panel		N/A - Existing Use		
11. Proposed Additional Caretaker Accommodations	Locally serving public facilities and other uses	4 dwelling units	8 trips / dwelling unit	32
12. Proposed Food Preparation/Kitchen (Permits Required)	N/A – Additional Feature of Existing Park			
13. Existing Automobile Parking	N/A - Existing Use			
14. Proposed Cultural Exhibit Stalls	N/A – Additional Feature of Existing Park			
15. Existing Water Storage Tank	N/A - Existing Use			
16. Proposed Barracks/Restrooms (Accessory Use)	N/A – Non-Trip Generating			
17. Existing Bleachers	N/A - Existing Use			
18. Proposed Replica Obstacle Course	N/A – Additional Feature of Existing Park			
19. Proposed Perimeter Hiking Trail (Accessory Use with Private Improvement Plan or Grading Permit)	N/A – Additional Feature of Existing Park			
20. Existing Tent Camping for Pacific Crest Trail	N/A - Existing Use			
21. Existing Obstacle Course	N/A - Existing Use			
22. Existing Arena	N/A - Existing Use			
23. Proposed Barn to Host Weddings (Permits Required)	N/A – Additional Feature of Existing Park			
24. Proposed Dry Camping	Locally serving public facilities and other uses	8 campsites	4 trips / campsite	32
25. Proposed Parking	N/A – Non-Trip Generating			
26. Proposed Picnic Area with Tables	N/A – Additional Feature of Existing Park			
27. Existing Outhouse	N/A – Existing Use			

Table 1: Screening Results Summary

Feature	Screening Results	Quantity	Trip Rate	ADT
28. Proposed Fenced Dog Run (DEH Permits May Be Required)	N/A – Additional Feature of Existing Park			
29. Proposed Septic	N/A – Non-Trip Generating			
30. Proposed Electric/Water – No Sewer	N/A – Non-Trip Generating			
31. Existing Horseshoe Pits	N/A - Existing Use			
32. Proposed Fencing	N/A – Non-Trip Generating			
33. Existing Equipment Yard	N/A - Existing Use			
34. Existing Dry Camping	N/A - Existing Use			
Mountain Health and Community Services				
1. Proposed Reuse Central Administration and Purchasing Area	Locally serving retail/service projects	2,175 SF	14 trips / KSF	31
2. Proposed Reuse MHCS Facility Maintenance Center	Locally serving public facilities and other uses	2,372 SF	5 trips / KSF	12
3. Proposed Reuse Proposed Reuse Joint-Use Dining Hall, Special Events, Food, and Nutrition Center	N/A – Existing service moving to a smaller facility			
4. Proposed Reuse Homemaker Thrift Store	Locally serving retail/service projects	4,510 SF	40 trips / KSF	181
5. Proposed Reuse Laundromat	Locally serving retail/service projects	1,295 SF	40 trips / KSF	52
6. Proposed Reuse Drug/Alcohol Services	Locally serving public facilities and other uses	8,142 SF	14 trips / KSF	114
7. Proposed Reuse Wellness Center	Locally serving public facilities and other uses	8,267 SF	30 trips / KSF	249
8. Proposed Reuse Theater	Locally serving retail/service projects	3,780 SF	80 trips / KSF	303
9. Proposed Mixed Use Residential (2 Units and 1,180 S.F. of Community Commercial Retail)	Affordable housing	2 dwelling units	8 trips / dwelling unit	16
	Locally serving retail/service projects	1,180 SF	40 trips / KSF	48
10. Proposed Reuse Staff Cottages/Rental Housing	N/A – Existing Use; buildings to be renovated			
11. Existing Daycare	N/A - Existing Use			
12. Proposed Reuse Pool	Locally serving public facilities and other uses	12,000 SF	50 trips / acre	14
13. Proposed Senior and Veteran Housing (5 Homes)	Affordable housing	5 dwelling units	10 trips / dwelling unit	100 ²
14. Proposed Duplex, Triplex Affordable Housing (30 – 35 Units)	Affordable housing	35 dwelling units	2.5 trips / dwelling unit	
15. Proposed Reuse Children's Activity Center	N/A – Programmatic offerings to support existing daycare space (11. Existing Daycare)			
16. Proposed Senior Services Area	Locally serving public facilities and other uses	36 beds ³	2.5 trips / dwelling unit	90
17. Proposed Open Space	N/A – Non-Trip Generating			

Table 1: Screening Results Summary

Feature	Screening Results	Quantity	Trip Rate	ADT
18. Proposed Parking		N/A – Non-Trip Generating		
19. Proposed Well and Pump House		N/A – Non-Trip Generating		
20. Proposed Solar		N/A – Non-Trip Generating		
21. Veteran Legacy Village (110 – 125 beds)	Affordable housing	125 beds	2.5 trips / dwelling unit	313
Motor Transport Museum				
1. Proposed Exhibit	Locally serving public facilities and other uses	30,360 SF	3.5 trips / SF	107
2. Existing Parking		N/A - Existing Use		
3. Proposed Realignment of Fences to Property Line		N/A – Non-Trip Generating		
4. Proposed Joint Use Parking with MHCS and Pedestrian Access to MTM		N/A – Non-Trip Generating		
Pacific Southwest Railroad Museum				
1. Existing Storage		N/A - Existing Use		
2. Existing Library/Theater		N/A - Existing Use		
3. Proposed Campgrounds	Locally serving public facilities and other uses	20 campsites	4 trips / campsite	80
4. Existing Covered Train		N/A - Existing Use		
5. Existing Shops		N/A - Existing Use		
6. Existing Campo Depot		N/A - Existing Use		
7. Proposed Mine Exhibit	Locally serving public facilities and other uses	1 exhibit	52 trips / exhibit ¹	52
8. Proposed Retail	Locally serving retail/service projects	0.5 acres	250 trips / acre	125
9. Proposed Caboose		N/A – Non-Trip Generating		
10. Proposed Mini Depot	Locally serving public facilities and other uses	1 exhibit	52 trips / exhibit ¹	52
11. Proposed Exhibit	Locally serving public facilities and other uses	3 exhibits	52 trips / exhibit ¹	156
12. Proposed Parking		N/A – Non-Trip Generating		
13. Proposed Interpretive Signage Along Sheridan Road		N/A – Non-Trip Generating		
14. Proposed Small Railroad or Shuttle to Connect PSRM to Chafee Park		N/A – Non-Trip Generating		
15. Proposed Entry Signage		N/A – Non-Trip Generating		
16. Proposed MEHS Parking		N/A – Non-Trip Generating		
Pacific Southwest Railroad Museum / Mountain Empire Historical Society				
1. Proposed Mitigation Land		N/A – Non-Trip Generating		

Table 1: Screening Results Summary

Feature	Screening Results	Quantity	Trip Rate	ADT
2. Proposed Fence Along Railroad		N/A – Non-Trip Generating		
3. Proposed Approach Sign ¼ Mile		N/A – Non-Trip Generating		
4. Proposed Traffic Calming Warning Signs		N/A – Non-Trip Generating		
5. Proposed Entrance Signarch		N/A – Non-Trip Generating		
6. Proposed Secondary Direction Sign		N/A – Non-Trip Generating		
7. Proposed MEHS Parking		N/A – Non-Trip Generating		
8. Proposed Advanced Railroad Crossing		N/A – Non-Trip Generating		
9. Existing Gaskill Stone Brothers Store		N/A - Existing Use		

Note:

¹ A trip generation rate for the PSRM was developed based on existing annual attendance estimates. Existing annual attendance is estimated at 15,000 guests. Two (2) exhibits are existing. The PSRM is currently open only two (2) days per week (Saturday and Sunday). A carpool factor of 1.5 attendees/vehicle was assumed. A weekend rate of 1.88 was applied to develop weekday estimates per the ITE Trip Generation Manual (10th Edition) for Land Use Code: 580 Museum. The weekday rate of 52 trips/exhibit was calculated with the following:

72 daily attendees per exhibit = 15,000 attendees / 52 weeks / 2 exhibits / 2 days open to the public

96 vehicle trips per exhibit = (72 / 1.5 carpool factor) * 2 trips per vehicle

52 weekday trips per exhibit = 96 / 1.88 weekday trip rate

² The previous analysis accounted for 40 units that would result in an estimated 100 trips per day by applying the Congregate Care trip generation rate of 2.5 trips/unit (40 X 2.5 = 100). The Final Land Use Exhibits proposes 5 Senior Housing Homes. The detached residential unit trip generation rate of 10 trips/unit was conservatively applied to this land use due to the unknown number of maximum allowable beds within the 5 Senior Housing Homes. Using the 10 trips/unit rate, the 5 Senior Housing Homes are anticipated generate 50 trips (5 X 10 = 50). The 50 trips are less than the 100 trips previously analyzed. Therefore, it can be assumed that no additional impacts would result from substituting the 5 Senior Housing Homes in place of the 40 units.

³ The Senior Services Area will not contain actual “beds” for overnight use. The term “beds” was used to demonstrate the anticipated maximum capacity or number of people using the facility.

Attachment A

Excerpt of the County of San Diego TSG

3.3. VMT Analysis for Land Use Projects

3.3.1. Screening Criteria for CEQA VMT Analysis

The requirements to prepare a detailed transportation VMT analysis apply to all land development projects, except those that meet at least one of the screening criteria. A project that meets at least one of the screening criteria below would have a less than significant VMT impact due to project characteristics and/or location.

1. *Projects Located in a VMT Efficient Area*

A VMT efficient area is any area with an average VMT per Resident, VMT per Employee, or VMT per Service Population 15 percent below the baseline average for the Unincorporated County. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per Resident, per Employee, or per Service Population, respectively, that is similar to the existing land uses in the VMT efficient area. Screening maps for each metric can be found in **Appendix C**.

Residential projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary. A VMT efficient area for residential projects is any area with an average VMT per Resident 15 percent below the baseline average for the Unincorporated County.

Employment projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary. A VMT efficient area for employment projects is any area with an average VMT per Employee 15 percent below the baseline average for the Unincorporated County.

Mixed-Use projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary. A VMT efficient area for mixed-use projects is any area with an average VMT per Service Population 15 percent below the baseline average for the Unincorporated County. Alternatively (or if a project is not screened out using the VMT per Service Population map), a project can screen each component of the mixed-use using the appropriate screening criteria for each land use.

Retail/Service projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary. A VMT efficient area for retail/service is any area with an average VMT per Service Population 15 percent below the baseline average for the Unincorporated County.

2. Small Residential and Employment Projects

Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips calculated using national ITE trip generation rates with any alternative modes/location-based adjustments are applied) may be presumed to have a less than significant impact absent substantial evidence to the contrary².

3. Projects Located in a Transit Accessible Area

Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor³ may be presumed to have a less than significant impact absent substantial evidence to the contrary. Note that Sprinter stations are considered major transit stops. This presumption may not apply if the project:

- Has a Floor Area Ratio of less than 0.75.
- Includes more parking for use by residents, customers, or employees of the project than required by the County.
- Is inconsistent with SANDAG's most recent Sustainable Communities Strategy (SCS).
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

4. Locally Serving Retail/Service Projects

Local serving retail/service projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail/service generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

² For projects with varying trip generation on different days of the week it is appropriate to determine the average trip generation for purposes of determining if a project meets the small project screening criteria. Typically, land uses have consistent trip generation throughout the week or the majority of the week (for example, residential uses have similar levels of trip generation on weekdays and even on weekends, offices have consistent trip generation on weekdays, the majority of the days in a week). There are some project types that have varying trip generation throughout the week. The procedure for determining ADT would be to produce average daily trip generation accounting for the variance of trip generation throughout the week or month.

³ Major transit stop: A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods (PRC § 21064.3). High quality transit corridor: A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute periods (PRC § 21155).

5. Locally Serving Public Facilities and Other Uses

Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary. These do not include facilities or uses that would attract users from outside the vicinity of the use. The following are examples of locally serving facilities and uses:

- Transit centers
- Schools
- Libraries
- Post offices
- Park-and-ride lots
- Local health/medical clinics
- Law enforcement and fire facilities
- Local parks and trailheads
- Government offices
- Communication and utility buildings
- Water sanitation buildings
- Waste management buildings

6. Redevelopment Projects with Greater VMT Efficiency

Where a project replaces existing VMT-generating land uses, the project may be presumed to have a less than significant impact if the total project VMT is less than the existing land use's total VMT, absent substantial evidence to the contrary.

7. Affordable Housing

An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary if 100 percent of units are affordable.

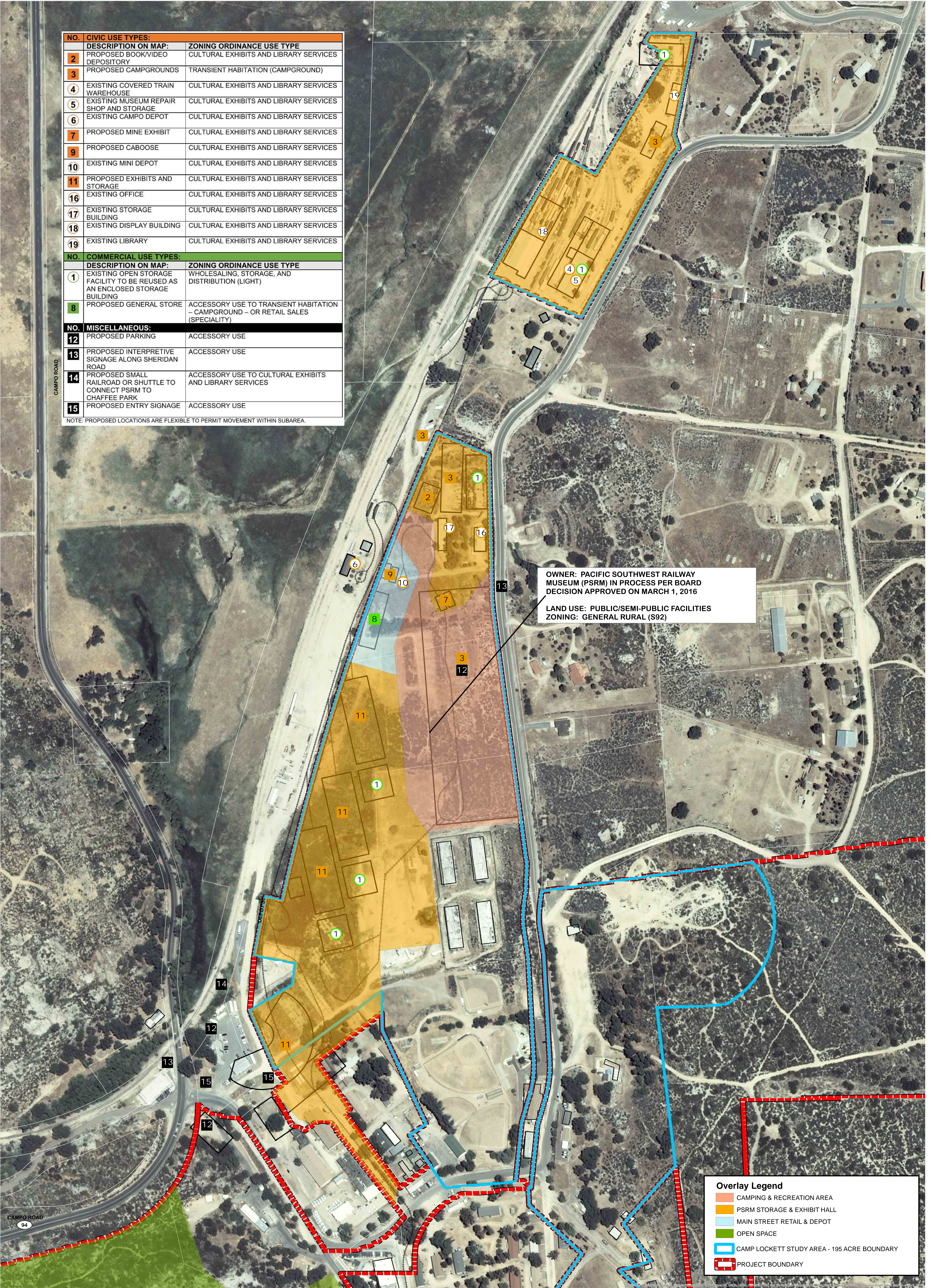
3.3.2. VMT Thresholds of Significance

Projects that do not meet the above screening criteria must include a detailed evaluation of the VMT produced by the project. The significance thresholds and specific VMT metric used to measure VMT are described by land use type below.

- **Residential:** 15 percent below the Unincorporated County average VMT per Resident.
- **Employment (Office/Commercial/Industrial):** 15 percent below the Unincorporated County average VMT per Employee or 15 percent below the Unincorporated County average VMT per Service Population.
- **Retail/Service:** A net increase in total area VMT or 15 percent below the Unincorporated County average VMT per Service Population.
- **Mixed-Use:** 15 percent below the Unincorporated County average VMT per Service Population or each project component evaluated per the appropriate metric based on land use type (i.e. residential, office/commercial, and retail).
- **Regional Recreational:** A net increase in total regional VMT or 15 percent below the Unincorporated County average VMT per Service Population.

Attachment B

Camp Lockett Master Plan/Overlay Zone Exhibits



NO. CIVIC USE TYPES:		
NO.	DESCRIPTION ON MAP:	ZONING ORDINANCE USE TYPE
2	PROPOSED BOOK/VIDEO DEPOSITORY	CULTURAL EXHIBITS AND LIBRARY SERVICES
3	PROPOSED CAMPGROUNDS	TRANSIENT HABITATION (CAMPGROUND)
4	EXISTING COVERED TRAIN WAREHOUSE	CULTURAL EXHIBITS AND LIBRARY SERVICES
5	EXISTING MUSEUM REPAIR SHOP AND STORAGE	CULTURAL EXHIBITS AND LIBRARY SERVICES
6	EXISTING CAMPO DEPOT	CULTURAL EXHIBITS AND LIBRARY SERVICES
7	PROPOSED MINE EXHIBIT	CULTURAL EXHIBITS AND LIBRARY SERVICES
9	PROPOSED CABOOSE	CULTURAL EXHIBITS AND LIBRARY SERVICES
10	EXISTING MINI DEPOT	CULTURAL EXHIBITS AND LIBRARY SERVICES
11	PROPOSED EXHIBITS AND STORAGE	CULTURAL EXHIBITS AND LIBRARY SERVICES
16	EXISTING OFFICE	CULTURAL EXHIBITS AND LIBRARY SERVICES
17	EXISTING STORAGE BUILDING	CULTURAL EXHIBITS AND LIBRARY SERVICES
18	EXISTING DISPLAY BUILDING	CULTURAL EXHIBITS AND LIBRARY SERVICES
19	EXISTING LIBRARY	CULTURAL EXHIBITS AND LIBRARY SERVICES
NO. COMMERCIAL USE TYPES:		
NO.	DESCRIPTION ON MAP:	ZONING ORDINANCE USE TYPE
1	EXISTING OPEN STORAGE FACILITY TO BE REUSED AS AN ENCLOSED STORAGE BUILDING	WHOLESALE, STORAGE, AND DISTRIBUTION (LIGHT)
8	PROPOSED GENERAL STORE	ACCESSORY USE TO TRANSIENT HABITATION – CAMPGROUND – OR RETAIL SALES (SPECIALTY)
NO. MISCELLANEOUS:		
12	PROPOSED PARKING	ACCESSORY USE
13	PROPOSED INTERPRETIVE SIGNAGE ALONG SHERIDAN ROAD	ACCESSORY USE
14	PROPOSED SMALL RAILROAD OR SHUTTLE TO CONNECT PSRM TO CHAFFEE PARK	ACCESSORY USE TO CULTURAL EXHIBITS AND LIBRARY SERVICES
15	PROPOSED ENTRY SIGNAGE	ACCESSORY USE

NOTE: PROPOSED LOCATIONS ARE FLEXIBLE TO PERMIT MOVEMENT WITHIN SUBAREA.

OWNER: 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)

Overlay Legend

CAMPING & RECREATION AREA

PSRM STORAGE & EXHIBIT HALL

MAIN STREET RETAIL & DEPOT

OPEN SPACE

CAMP LOCKETT STUDY AREA - 195 ACRE BOUNDARY

PROJECT BOUNDARY

Camp Lockett

NOTE: PROJECT BOUNDARIES ARE BASED ON AVAILABLE AERIAL PHOTOGRAPHY AND GIS DATA AND MAY NEED FIELD VERIFICATION.

Name: 4151 District_PSRM-OVERLAY
Path: P:\4151_07\GIS\Mapland_Use_Alternatives\Overlay_Zones\4151 District_PSRM-OVERLAY.mxd
Date: 10/23/2020
100 meters map scale is approximate and does not reflect actual distances. For details on accuracy of the aerial photos data to this data product.

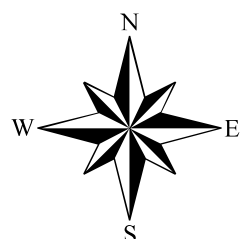
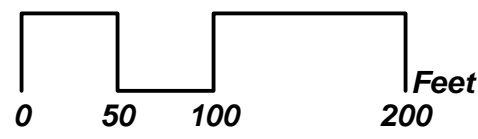
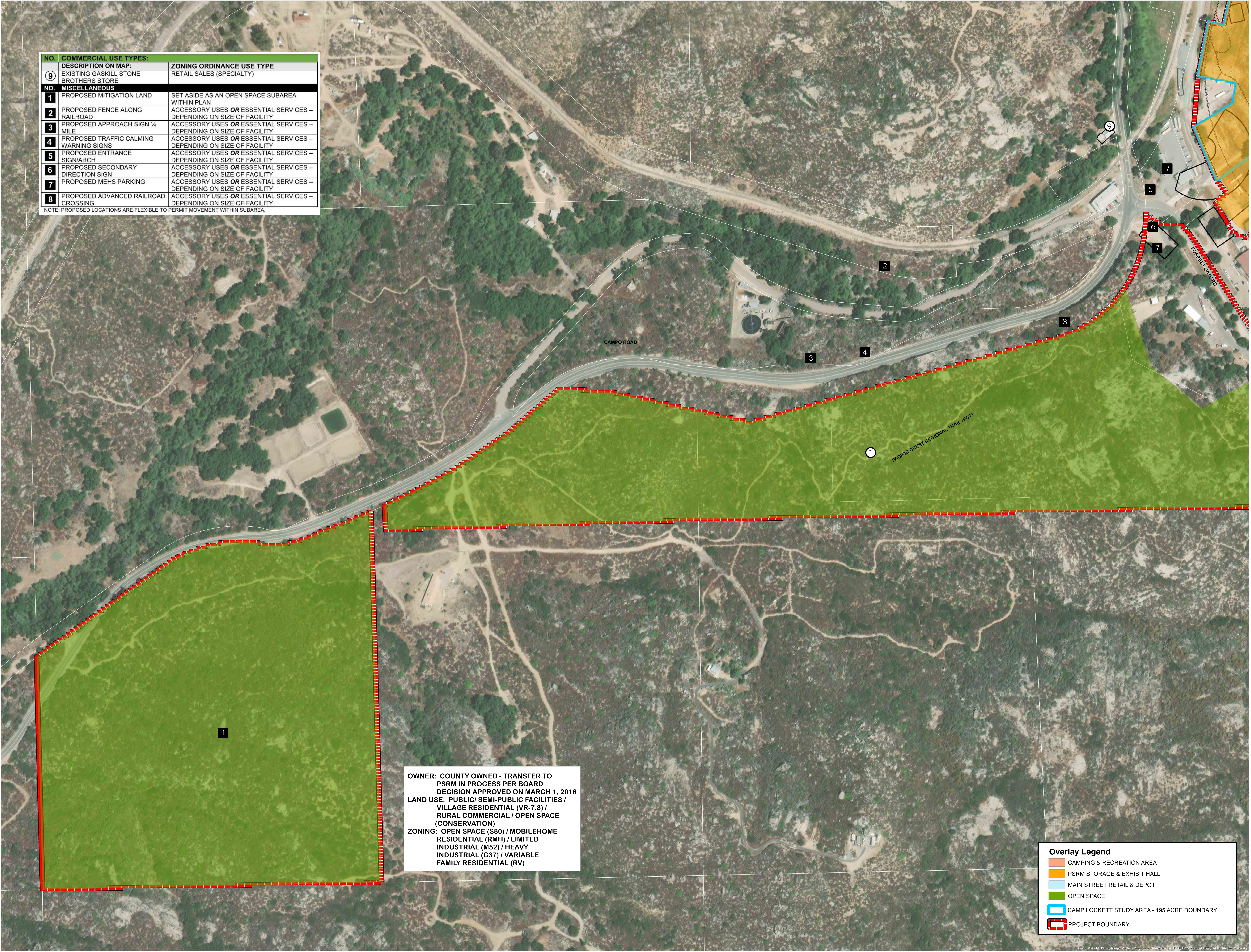


FIGURE 11 - PSRM OVERLAY ZONES

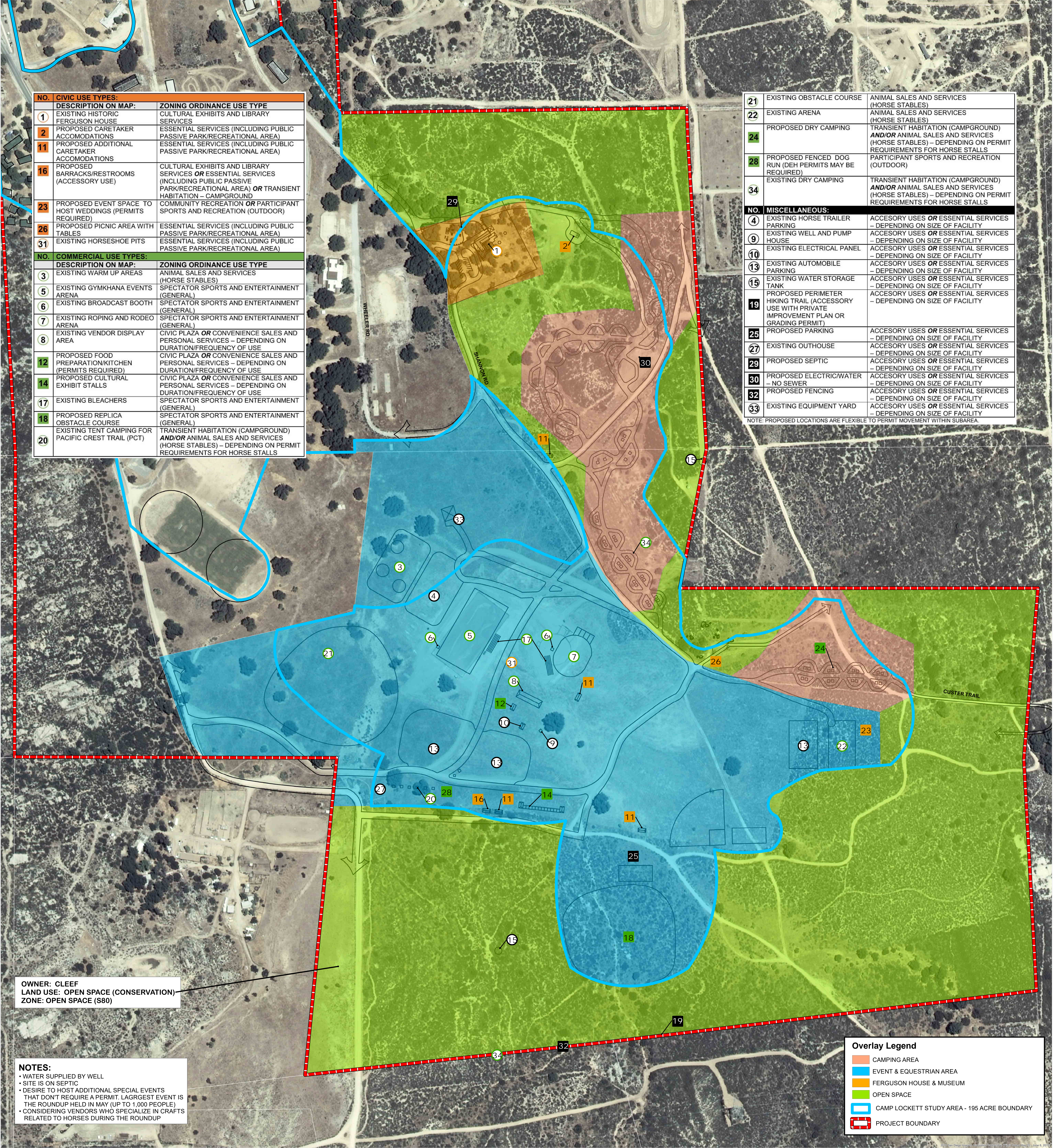


Camp Lockett

FIGURE 12 - PSRM AND MEHS OVERLAY ZONES

NOTE: PROJECT BOUNDARIES ARE BASED ON AVAILABLE AERIAL PHOTOGRAPHY AND GIS DATA AND MAY NEED FIELD VERIFICATION.

Name: 4151 District_PRSM2_MEHS-OVERLAY
Path: P:\4151 District_PRSM2_MEHS-OVERLAY\4151 District_PRSM2_MEHS-OVERLAY.mxd
Date: 10/23/2020



NO. CIVIC USE TYPES:		
NO.	DESCRIPTION ON MAP:	ZONING ORDINANCE USE TYPE
1	EXISTING HISTORIC FERGUSON HOUSE	CULTURAL EXHIBITS AND LIBRARY SERVICES
2	PROPOSED CARETAKER ACCOMMODATIONS	ESSENTIAL SERVICES (INCLUDING PUBLIC PASSIVE PARK/RECREATIONAL AREA)
11	PROPOSED ADDITIONAL CARETAKER ACCOMMODATIONS	ESSENTIAL SERVICES (INCLUDING PUBLIC PASSIVE PARK/RECREATIONAL AREA)
16	PROPOSED BARRACKS/RESTROOMS (ACCESSORY USE)	CULTURAL EXHIBITS AND LIBRARY SERVICES OR ESSENTIAL SERVICES (INCLUDING PUBLIC PASSIVE PARK/RECREATIONAL AREA) OR TRANSIENT HABITATION – CAMPGROUND
23	PROPOSED EVENT SPACE TO HOST WEDDINGS (PERMITS REQUIRED)	COMMUNITY RECREATION OR PARTICIPANT SPORTS AND RECREATION (OUTDOOR)
26	PROPOSED PICNIC AREA WITH TABLES	ESSENTIAL SERVICES (INCLUDING PUBLIC PASSIVE PARK/RECREATIONAL AREA)
31	EXISTING HORSESHOE PITS	ESSENTIAL SERVICES (INCLUDING PUBLIC PASSIVE PARK/RECREATIONAL AREA)
NO. COMMERCIAL USE TYPES:		
NO.	DESCRIPTION ON MAP:	ZONING ORDINANCE USE TYPE
3	EXISTING WARM UP AREAS	ANIMAL SALES AND SERVICES (HORSE STABLES)
5	EXISTING GYMKHANA EVENTS ARENA	SPECTATOR SPORTS AND ENTERTAINMENT (GENERAL)
6	EXISTING BROADCAST BOOTH	SPECTATOR SPORTS AND ENTERTAINMENT (GENERAL)
7	EXISTING ROPING AND RODEO ARENA	SPECTATOR SPORTS AND ENTERTAINMENT (GENERAL)
8	EXISTING VENDOR DISPLAY AREA	CIVIC PLAZA OR CONVENIENCE SALES AND PERSONAL SERVICES – DEPENDING ON DURATION/FREQUENCY OF USE
12	PROPOSED FOOD PREPARATION/KITCHEN (PERMITS REQUIRED)	CIVIC PLAZA OR CONVENIENCE SALES AND PERSONAL SERVICES – DEPENDING ON DURATION/FREQUENCY OF USE
14	PROPOSED CULTURAL EXHIBIT STALLS	CIVIC PLAZA OR CONVENIENCE SALES AND PERSONAL SERVICES – DEPENDING ON DURATION/FREQUENCY OF USE
17	EXISTING BLEACHERS	SPECTATOR SPORTS AND ENTERTAINMENT (GENERAL)
18	PROPOSED REPLICA OBSTACLE COURSE	SPECTATOR SPORTS AND ENTERTAINMENT (GENERAL)
20	EXISTING TENT CAMPING FOR PACIFIC CREST TRAIL (PCT)	TRANSIENT HABITATION (CAMPGROUND) AND/OR ANIMAL SALES AND SERVICES (HORSE STABLES) – DEPENDING ON PERMIT REQUIREMENTS FOR HORSE STALLS

21	EXISTING OBSTACLE COURSE	ANIMAL SALES AND SERVICES (HORSE STABLES)
22	EXISTING ARENA	ANIMAL SALES AND SERVICES (HORSE STABLES)
24	PROPOSED DRY CAMPING	TRANSIENT HABITATION (CAMPGROUND) AND/OR ANIMAL SALES AND SERVICES (HORSE STABLES) – DEPENDING ON PERMIT REQUIREMENTS FOR HORSE STALLS
28	PROPOSED FENCED DOG RUN (DEH PERMITS MAY BE REQUIRED)	PARTICIPANT SPORTS AND RECREATION (OUTDOOR)
34	EXISTING DRY CAMPING	TRANSIENT HABITATION (CAMPGROUND) AND/OR ANIMAL SALES AND SERVICES (HORSE STABLES) – DEPENDING ON PERMIT REQUIREMENTS FOR HORSE STALLS
NO. MISCELLANEOUS:		
4	EXISTING HORSE TRAILER PARKING	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
9	EXISTING WELL AND PUMP HOUSE	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
10	EXISTING ELECTRICAL PANEL	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
13	EXISTING AUTOMOBILE PARKING	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
15	EXISTING WATER STORAGE TANK	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
19	PROPOSED PERIMETER HIKING TRAIL (ACCESSORY USE WITH PRIVATE IMPROVEMENT PLAN OR GRADING PERMIT)	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
25	PROPOSED PARKING	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
27	EXISTING outhouse	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
29	PROPOSED SEPTIC	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
30	PROPOSED ELECTRIC/WATER – NO SEWER	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
32	PROPOSED FENCING	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY
33	EXISTING EQUIPMENT YARD	ACCESSORY USES OR ESSENTIAL SERVICES – DEPENDING ON SIZE OF FACILITY

NOTE: PROPOSED LOCATIONS ARE FLEXIBLE TO PERMIT MOVEMENT WITHIN SUBAREA.

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

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

Overlay Legend

CAMPING AREA

EVENT & EQUESTRIAN AREA

FERGUSON HOUSE & MUSEUM

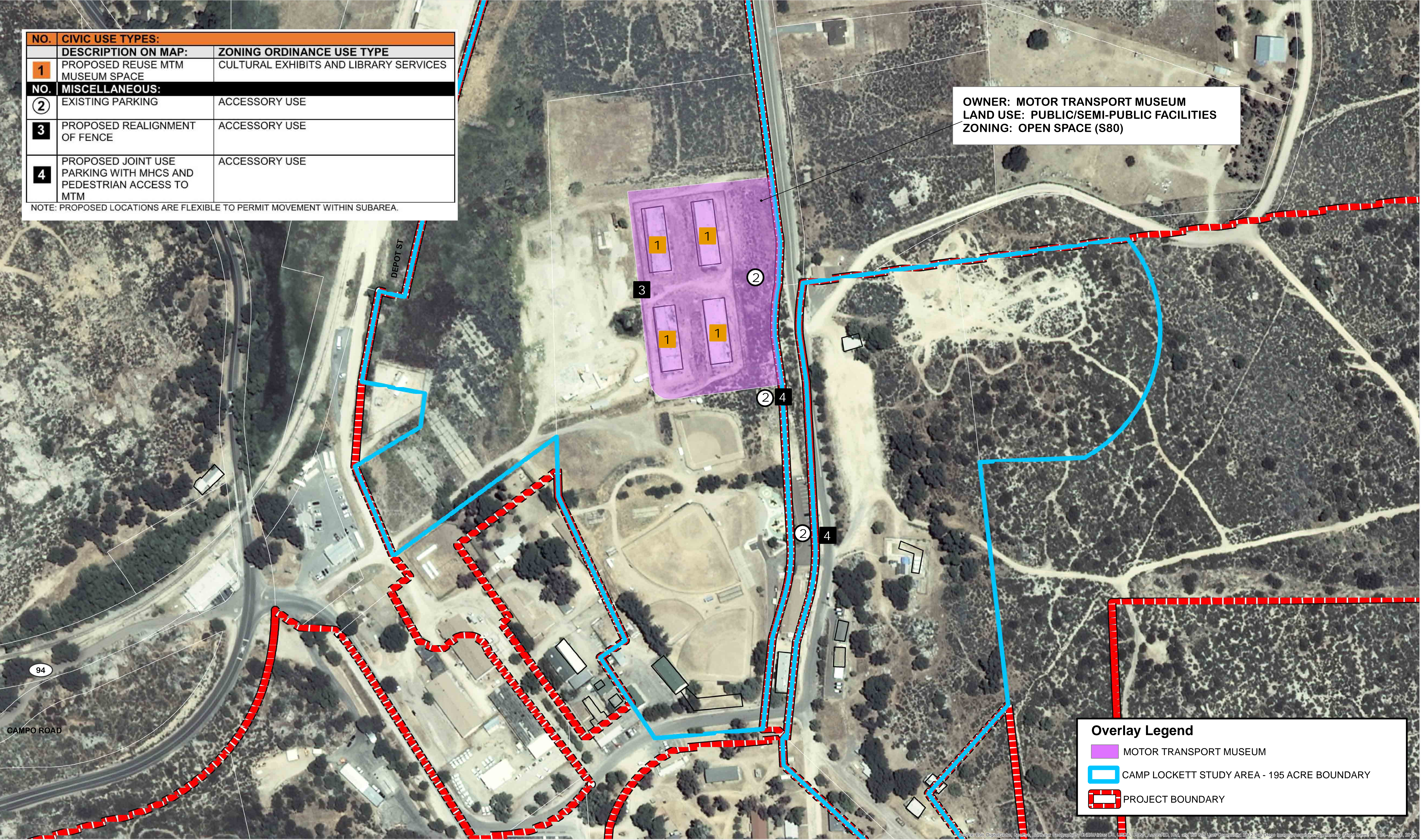
OPEN SPACE

CAMP LOCKETT STUDY AREA - 195 ACRE BOUNDARY

PROJECT BOUNDARY

Camp Lockett

FIGURE 14 - CLEEF OVERLAY ZONES



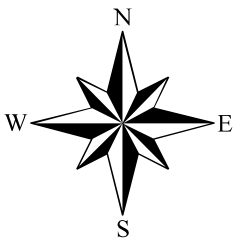
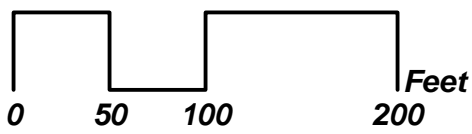
Camp Lockett

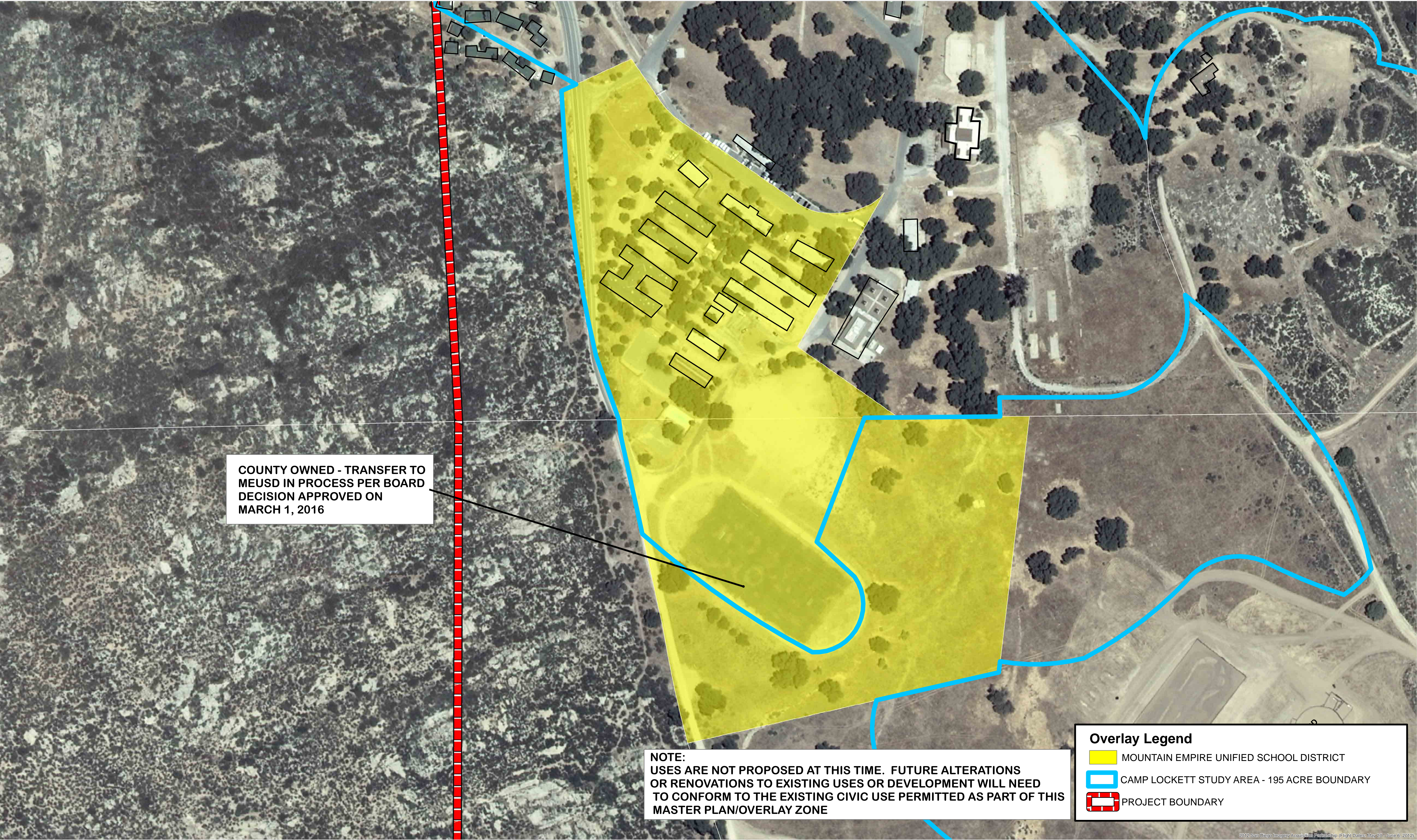
FIGURE 16 - MTM OVERLAY ZONES

NOTE: PROJECT BOUNDARIES ARE BASED ON AVAILABLE AERIAL PHOTOGRAPHY AND GIS DATA AND MAY NEED FIELD VERIFICATION.

Name: 4151 District_MTM-OVERLAY
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Date: 10/23/2020

GIS exhibits may be composed from various sources with different levels of accuracy. For details on accuracy of this exhibit please refer to Meta Data provided.





Camp Lockett

FIGURE 18 - MEUSD OVERLAY ZONES

NOTE: PROJECT BOUNDARIES ARE BASED ON AVAILABLE AERIAL PHOTOGRAPHY AND GIS DATA AND MAY NEED FIELD VERIFICATION.

Name: 4151 District_MEUSD-OVERLAY
Path: P:\4151.07\GIS\Map\Land_Use_Alternatives\Overlay Zones\4151 District_MEUSD-OVERLAY.mxd
Date: 5/14/2020
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