

**County of San Diego General Plan**

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CAMPO/LAKE MORENA  
COMMUNITY PLAN

# CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Campo/Lake Morena Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission on the 14<sup>th</sup> day of October 2016, and adopted by the San Diego County Board of Supervisors on the 14<sup>th</sup> day of December 2016.

Attest:   
MARK WARDLAW, Director  
Planning & Development Services

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# Community Background

## a. History

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **b. Relationship to Adjoining Communities**

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

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

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

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

## **c. Environmental Setting**

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

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

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

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

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

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

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

#### **d. Existing Land Uses and Community Character**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **e. Existing Circulation and Mobility**

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

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

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

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

## **f. Existing Community Facilities and Infrastructure**

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

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

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

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

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

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

## **g. Public Safety**

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

### Natural Hazards

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

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

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

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

### Manmade Hazards

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

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

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

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

Migrant travelers building campfires also present an extreme fire danger.

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

### Public Safety Providers and Community Involvement

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

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

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

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

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

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

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

## **h. Trends and Future Projections**

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

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

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

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

### Existing Trends

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

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

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

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

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

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

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

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

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

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

### Future Trends

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

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

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

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

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

# Community Vision

## a. Who We Are

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

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

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

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

## b. Community Character

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

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

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

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

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

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

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

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

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

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

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

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

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

### **c. Circulation and Mobility**

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

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

### **d. Community Services and Infrastructure**

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

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

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

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

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

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

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

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

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

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

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

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

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

## **e. Environmental Resources and Sustainability**

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

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

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

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

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

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

Export of water to uses outside the basin is prohibited.

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

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

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

## **f. Economy**

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

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

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

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

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

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

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

## **g. Safety**

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

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

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

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

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

## **h. Human and Social Well Being**

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

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

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

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

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

## **i. Protecting Agriculture**

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

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

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

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

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

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

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

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

# Goals, Policies, and Implementation

# 1. Land Use (LU)

## 1.1 Village/Rural Village Boundaries

### a. Campo/Lake Morena Planning Area

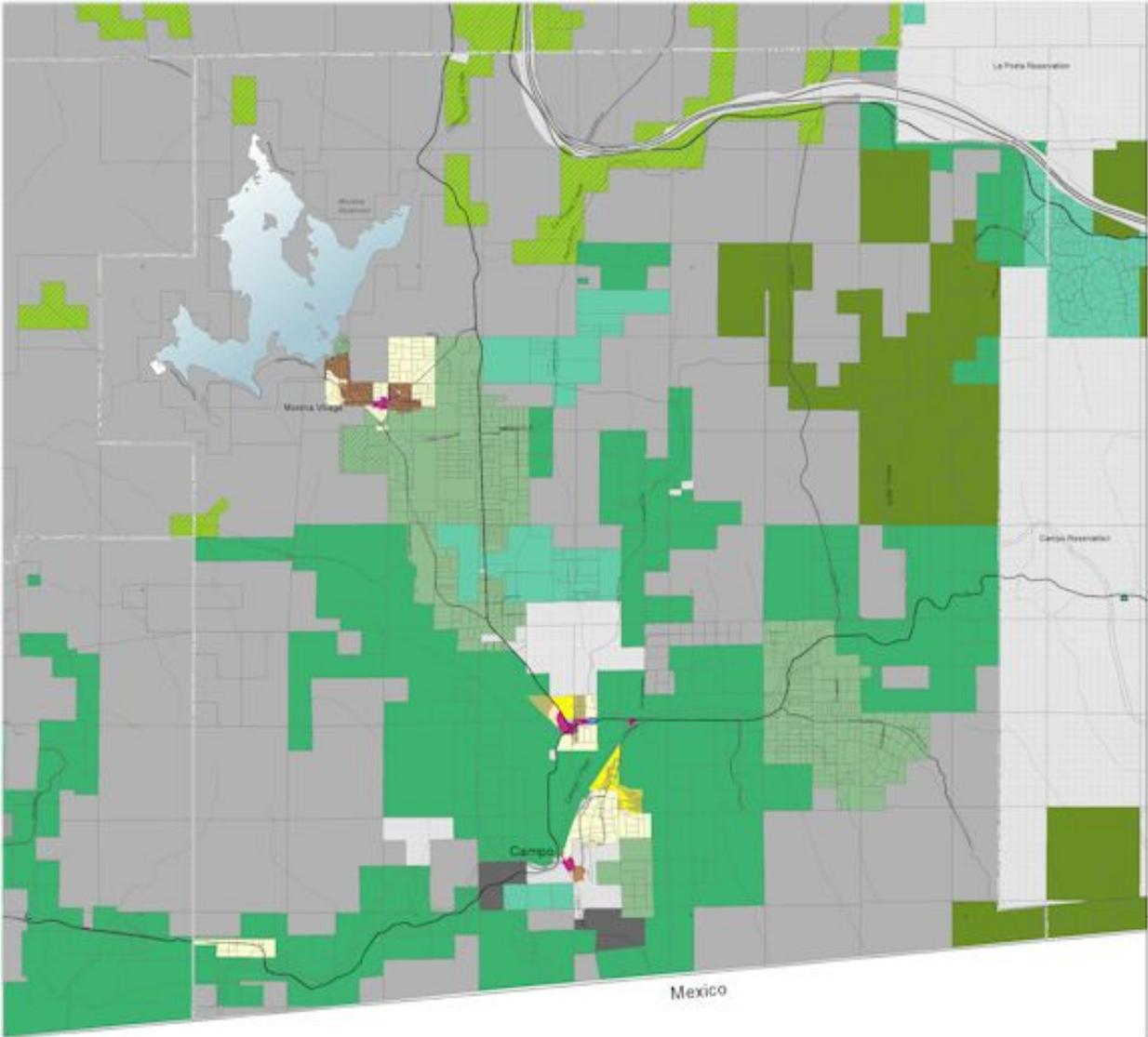


Figure 1

## b. Campo Rural Village Boundary

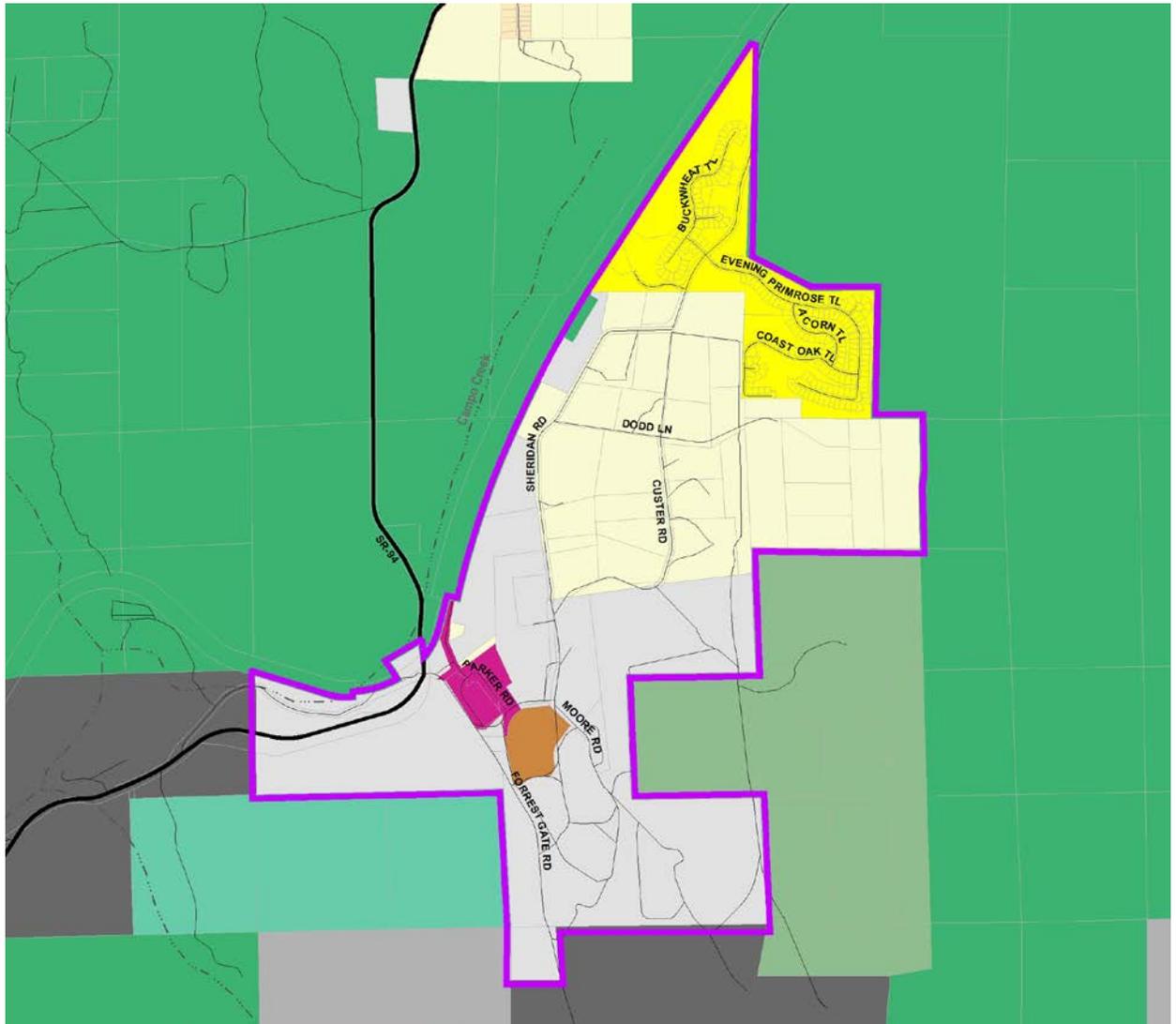
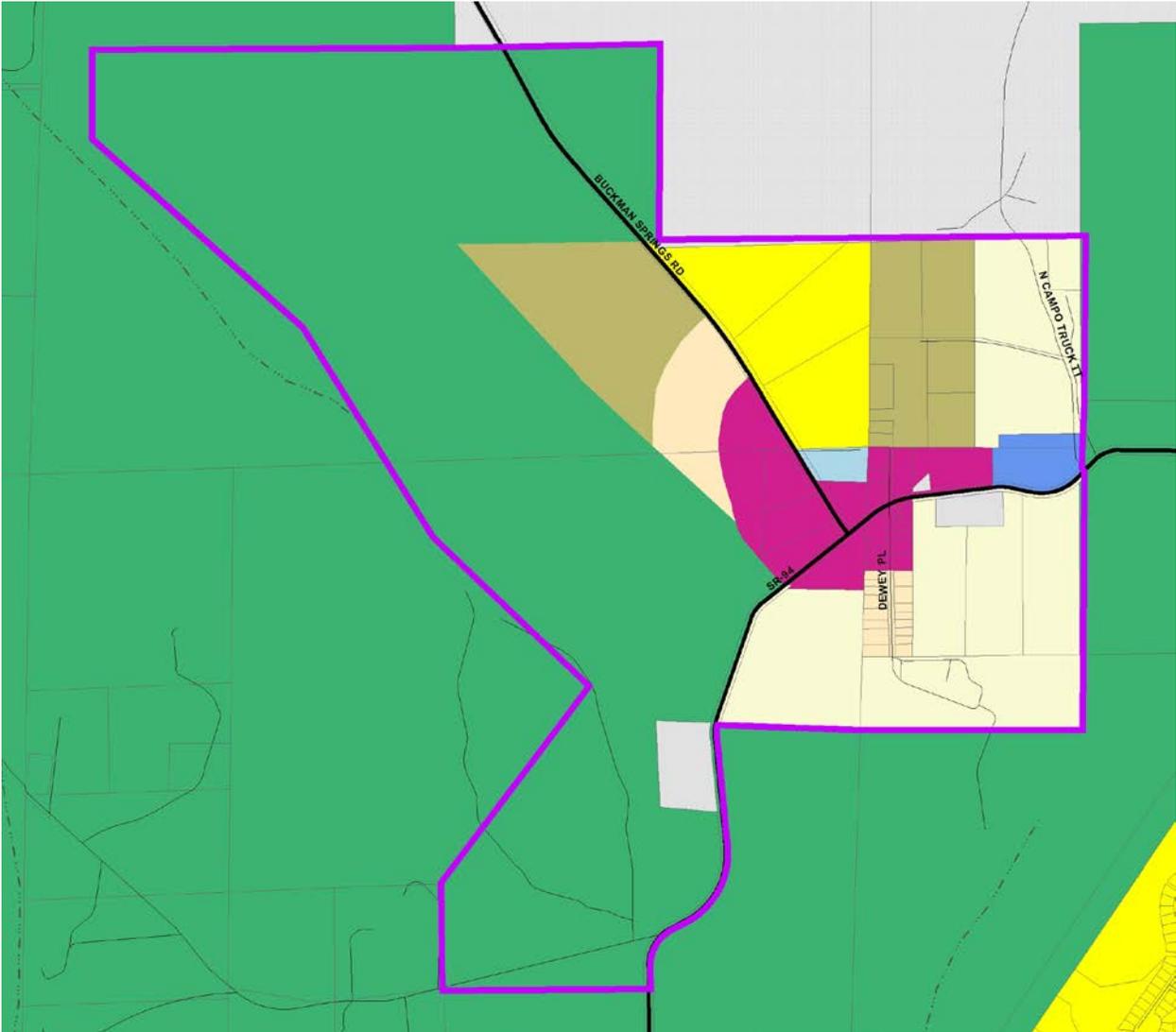


Figure 2

**c. Cameron Corners Rural Village Boundary**



*Figure 3*

**e. Lake Morena Village Rural Village Boundary**

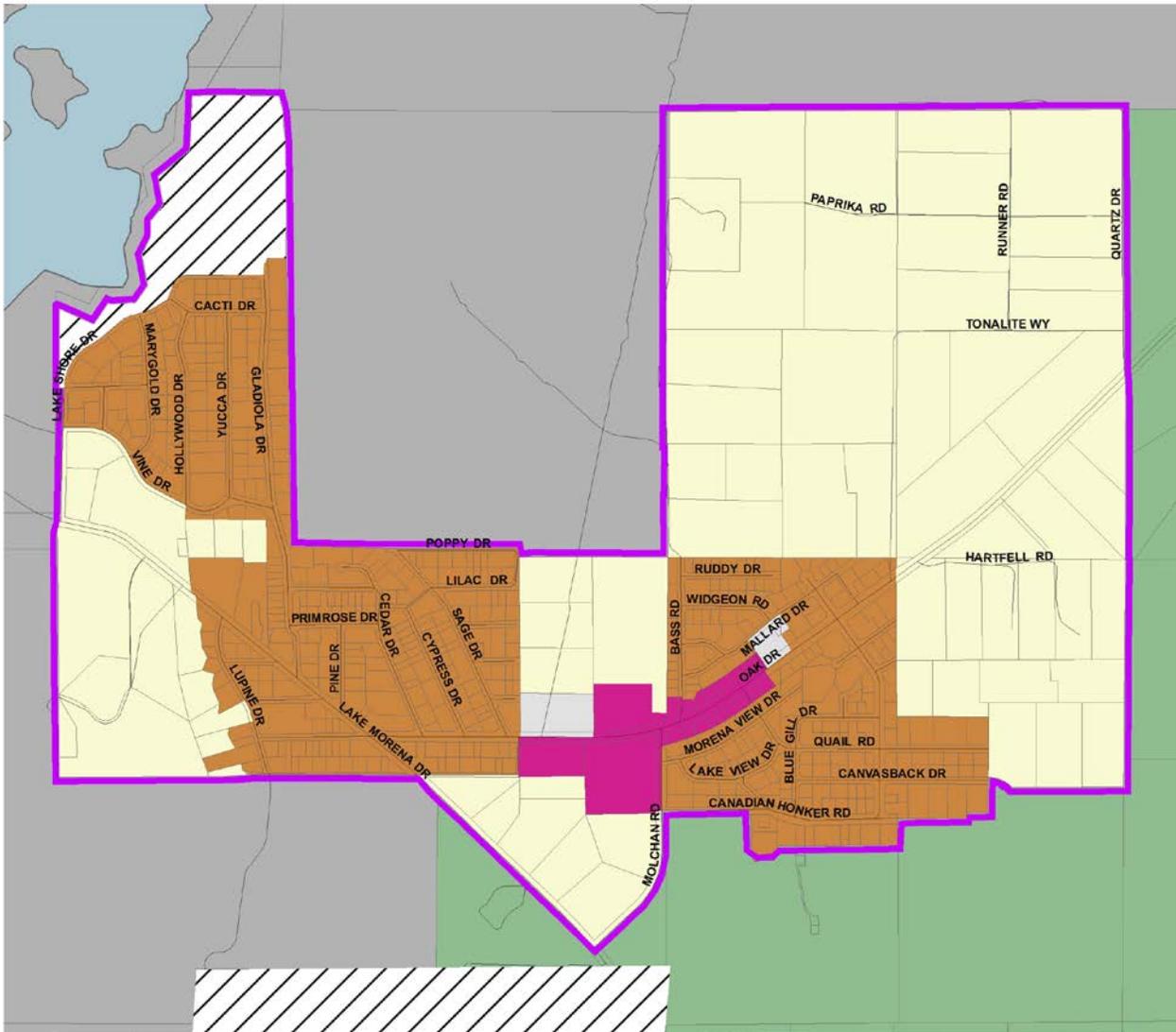


Figure 4

## 1.2 Land Use Diagram

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

## 1.3. Community Character

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

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

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

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

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

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

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

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

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

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

### **Implementation Program LU 3.2.1 CLMPG, PDS.**

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

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

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

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

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

### **Implementation Program LU 3.3.1 CLMPG and PDS.**

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

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

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

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

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

### **Implementation Program LU 3.4.1 CLMPG and PDS.**

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

**Goal LU 3.5** Visitor friendly businesses, including bed-and-breakfasts, farm-stays, equine hotels, sporting needs, boutique wineries, and similar

businesses for the community outside of rural village cores to benefit from visitor-oriented development.

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

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

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

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

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

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

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

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

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

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

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

## 1.4 Community Growth Policy

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

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

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

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

- No more than 50 homes within the 1,500-foot circle around the intersection of Highway 94 and Buckman Springs Road. The original study added no more than 6 to 7 additional acres to enhance the size of the commercial center.
- This area is still expected to be one of only modest growth within the village boundary that enhances the commercial center, but maintains the small, rural character of the area. The center of Cameron Corners is the intersection of Buckman Springs Road and Historic Highway 94. Some light industrial and service commercial will exist off the main thoroughfares. Limited residential development can occur in a circular area around the epicenter of the village. Development should reflect the rural eclectic heritage of our area, preserving as much of the natural beauty as possible. The lots for residential and commercial will need to be

large enough to provide for wells and septic systems, as the County, which operates the sewer district in Campo, has stated that it only has a limited reserve available for new connections and that **additional capacity is restricted by Board of Supervisors Policy I-135.**

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

### **Issues, Goals & Policies For The Three Villages**

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

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

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

**Policy LU 4.1.2** Encourage development in the villages of Campo and Lake Morena to be limited to infill on existing lots, except as noted in the Lake Morena Village map.

**Implementation Program LU 4.1.1** PDS, DPW, and CLMPG.

**Issue LU 4.2** Development of the residential and commercial elements of the village of Cameron Corners.

**Goal LU 4.2** A small, rural residential and commercial area that is compatible with the community and allows for growth while preserving the unique character of the area.

**Policy LU 4.2.1** Support residential development within the village boundary that supports the commercial core while maintaining the rural, open character of the community.

**Policy LU 4.2.2** The property within the village boundary that is designated as residential will consist of a mix of village, residential and

semi-rural designations centered around the intersection of Buckman Springs Road and Highway 94.

**Policy LU 4.2.3** Require residential densities of no higher than VR-2 in Cameron Corners.

**Policy LU 4.2.4** Develop design guidelines that illustrate the type of rural-style development that is desired within the Cameron Corners village core.

**Policy LU 4.2.5** Support small-scale commercial development within the village core.

**Policy LU 4.2.6** Recognize that wells and individual onsite wastewater treatment systems are reflective of the rural character of the area and encourage future growth to rely on such systems where feasible.

**Policy LU 4.2.7** Maintain a small, rural village that meets some of the needs of local residents and travelers and does not serve as a catalyst for large-scale or leapfrog growth.

**Implementation Program LU 4.2.1** PDS, DPW, and CLMPG.

### **Open Space Areas and Ranchland**

The Campo/Lake Morena Planning Area is made up of many small and large parcels that make up our open space views. Many landowners have voluntarily set aside acreage for open space and habitat.

**Issue LU 4.3** The community seeks to prevent the loss of open spaces and ranchland view areas.

**Goal LU 4.3** Conservation of large open space areas and ranchlands.

**Policy LU 4.3.1** Encourage developers and owners of large parcels to conserve open space viewsheds and ranchland as part of their development proposals.

**Policy LU 4.3.2** Encourage fair market value acquisition of private properties for open space and natural resources preservation through the Multiple Species Conservation Program and PACE.

**Implementation Program LU 4.3.1** PDS.

## **1.5 Community Conservation and Protection**

The Campo/Lake Morena Planning Area lies in one of the areas in San Diego County that still enjoys a rural lifestyle. Accommodating some limited growth

while keeping our identity is the key element to the future of Campo/Lake Morena. The large amount of public land within its boundary makes this a natural location for preservation of the rural lifestyle, rural business development, and abundant local wildlife.

**Issue LU 5.1** The threat of high-density growth on currently undeveloped land in our rural setting.

**Goal LU 5.1** Preservation and enhancement of our rural character to accommodate limited growth while conserving open space and rural lands.

**Policy LU 5.1.1** Discourage rural village lot sizes outside of rural village limits and exceptions adopted under the General Plan Update.

**Policy LU 5.1.2** Minimize the visual impacts of buildings and water storage tanks, and have them set back with screening vegetation to shield structures, if possible.

**Policy LU 5.1.3** Discourage high-density development and tract housing where it would visually dominate the landscape and ridgelines or obscure roadside views.

**Policy LU 5.1.4** Encourage residential and commercial developments to utilize a variety of site orientations, rooflines, exterior building materials, and colors so as to avoid uniform tract-like housing development.

**Policy LU 5.1.5** Encourage developments to utilize protected courtyards, porches, arcades, verandas, and overhangs. These are effective means of shading exterior wall surfaces and windows from direct sun exposure and add character to buildings.

**Policy LU 5.1.6** Protect historical sites, such as, but not limited to, the San Diego & Arizona Eastern Railway Depot, Camp Lockett, Old Stone Store, and the Campo Feldspar Mill, from residential and commercial encroachment.

**Policy LU 5.1.7** Discourage the use of state-approved density bonuses as a means to force village-density development outside of village limits.

**Implementation Program LU 5.1.1** CLMPG and PDS.

**Issue LU 5.2.** Sustainability of groundwater.

**Goal LU 5.2.** Manage groundwater resources to ensure adequate recharge and future supplies for residents, wildlife, and vegetation.

**Policy LU 5.2.1** Discourage interference with historic surface water flows, including seasonal creeks and ponds, so that they continue to move freely and sustain wetlands, riparian habitats, and groundwater.

**Policy LU 5.2.2** Maintain wetland and riparian areas in their natural state, to the extent feasible, and restore impacted wetlands and riparian areas.

**Implementation Program LU 5.2.1** CLMPG and PDS.

**Issue LU 5.3** As a groundwater dependent community, it is important that we protect our water resources so that future generations have adequate, clean water and our flora and fauna are also protected.

**Goal LU 5.3.1** Ensure that proposed new developments conduct thorough tests to ensure that the groundwater will not be overdrafted or contaminated for present or future generations.

**Policy LU 5.3.1.1** Support updates to the County Groundwater Policy, as appropriate, to revise the 30-year average precipitation data for the area and provide new climate change information.

**Policy LU 5.3.1.2** Require tests to ensure that groundwater will not be over-drafted or contaminated. Ensure that water quality testing includes testing for radionuclides and that the safety standards are met.

**Policy LU 5.3.1.3** Require environmental documents under the California Environmental Quality Act to use the latest available rainfall information in groundwater studies, concurrent with the Notice of Preparation or initiation of the Initial Study.

**Implementation Program LU 5.3.1** This process will be controlled by PDS and DEH and approved by the County hydrologist.

**Goal LU 5.3.2** Protect our existing groundwater resources from intrusion by potentially contaminated imported water.

**Policy LU 5.3.2.1** Support verification and validation of the source and quality of water that is imported into the area via tanker trucks to avoid contamination of local surface and groundwater resources.

**Policy LU 5.3.2.2** Require permit conditions, as necessary, to include standards for imported water to avoid contamination of local surface and groundwater resources.

**Implementation Program LU 5.3.2** DPW and PDS.

**Issue LU 5.4** The water quality in Lake Morena Village has been difficult for the two water districts to improve and maintain.

**Goal LU 5.4** Upgrade delivery and water treatment infrastructure and reduce groundwater pollutants in Lake Morena Village.

**Policy LU 5.4.1** Upgrade delivery and purification systems to ensure adequate supplies of clean water for present and future residents.

**Policy LU 5.4.2** Pursue all options and funding to improve water quality, including new wastewater treatment infrastructure.

**Implementation Program LU 5.4.1** DPW, PDS, DEH, village water boards.

**Issue LU 5.5** The Campo Valley alluvial aquifer is currently the sole source of water for the great majority of valley residents in two villages and should be carefully protected for current and future generations.

**Goal LU 5.5** Prevent draw-down of the water table below the root zones of native plants that are dependent on a higher water table.

**Policy LU 5.5.1** Only allow wells that would not affect the long term sustainability of the alluvial aquifer in order to protect it for future generations.

**Implementation Program LU 5.5.1** DPW and PDS.

**Issue LU 5.6** Campo Creek and all of Campo is within a federally designated Sole Source Aquifer – a resource that cannot be replaced by other means – and is required to enjoy protections as defined by federal law.

**Goal LU 5.6** Projects proposed for the Campo Lake Morena planning area that have the potential to deplete or pollute the aquifer may not use federal program funds for any part of the project.

**Policy LU 5.6.1** Inform prospective developers of the Sole Source Aquifer restrictions at the time of application.

**Policy P LU 5.6.2** Require that projects comply with all federal, state, and county regulations regarding use of groundwater by prospective developers.

**Implementation Program LU 5.6.1** PDS and DPW.

## 1.6 Areas of Change: Development Infill and Intensification

Currently, most neighborhoods in the three rural villages are eclectic. They offer a variety of architectural styles and housing types appropriate to many ages and incomes. It is the goal and purpose of the Campo/Lake Morena Planning Group to support only limited growth in the Planning Area. We want this limited growth to be primarily single-family homes on large lots, per our community character. Conservation subdivisions should be constructed only in village infill areas. We seek to maintain the informal atmosphere of past growth while addressing shortcomings in infrastructure and services.

**Issue LU 6.1** Lake Morena Village is constrained from building on some of the legal parcels within its borders due to insufficient space for conventional absorption fields.

**Goal LU 6.1** Improve wastewater-processing options in Lake Morena Village for both residents and businesses.

**Policy LU 6.1.1** Allow all state-approved alternate wastewater treatment systems.

**Implementation Program LU 6.1.1** CLMPG, PDS, DPW, DEH, and interested parties.

## 1.7 Community Facilities

**Issue LU 7.1** Facilities and services in the areas of recreation and transportation are the community's most immediate needs.

**Goal LU 7.1** Creation and preservation of life-enhancing and recreation facilities.

**Policy LU 7.1.1** Encourage development or restoration of swimming pool facilities in the Campo area.

**Policy LU 7.1.2** Encourage the establishment of bus transportation between Lake Morena and Campo.

**Policy LU 7.1.3** Encourage the establishment of locations for Park-and-Ride lots, ridesharing, and carpooling.

**Policy LU 7.1.4** Encourage development of a skate park in the Lake Morena County Park.

**Implementation Program LU 7.1.1** CLMPG, PDS, Traffic Advisory Committee, and DPW.

## 2. Circulation and Mobility (CM)

The limited number of main roads in and out of the Campo/Lake Morena Planning Area offers both advantages and disadvantages. For instance, a scarcity of alternate routes in and out of the area present challenges to emergency services personnel and residents in the case of fire or traffic accidents, but also simplifies the task of planning public transit routes and rideshare facilities.

Provision for public transit has proven challenging, as it is expensive to provide an adequate number of trips to accommodate the schedules of people who commute to town to shop and work. Many residents have found carpooling to be a better solution, though finding a good match for riders and drivers has been hit and miss. Currently, the best strategy for reducing vehicle trips to town is to support carpooling. Trails for alternate forms of transport are viewed as complementary to both economic development and resident access to rural villages.

The community does not have an airport.

### 2.1 Issues Goals and Policies

**Issue CM 1.1** The community would benefit socially and economically from non-motorized travel throughout the community.

**Goal CM 1.1** A network of trails to accommodate horse, bicycle, and foot traffic that link the community's three rural village cores and connect to existing public trails used by visitors.

**Policy CM 1.1.1** Encourage trail creation and development through open space and ranch easements and MSCP lands where trails would promote desired connectivity and offer the opportunity for public enjoyment of rural and wild areas.

**Policy CM 1.1.2** Produce a master plan of local trails and their connections with parks, villages, roads, wildlife areas, and other points of interest.

**Policy CM 1.1.3** Produce a map of the master plan for the interconnecting trails.

**Policy CM 1.1.4** Incorporate signs for trails that clearly indicate the route name, if any, and destination.

**Policy CM 1.1.5** Encourage the creation of small overnight facilities to accommodate trail users so they will stay longer in the community. (See I LU 3.5)

**Policy CM 1.1.6** Pursue funding to accommodate bicycle and non-standard motorized vehicles, such as mopeds and golf carts, by adding pathways along the sides of existing roadways, a footbridge over Campo Creek by the Stone Store, and hitching posts in suitable areas throughout the community.

**Implementation Program CM 1.1.1** CLMGP, PDS, County MSCP program, county trails program, Pacific Crest Trail Association, private sector businesses, and interested parties.

**Issue CM 1.2** The Campo/Lake Morena Planning Area has dangerous intersections, roads with hairpin turns, narrow bridges, and other transportation dangers.

**Goal CM 1.2** Roads within the Campo/Lake Morena planning area that are designed to be safe for all users and compatible with the physical context of the community.

**Policy CM 1.2.1** Encourage the replacement of the railroad overpass at Canyon City on SR-94 with one with increased clearance and road width.

**Policy CM 1.2.2** Pursue funding to identify and improve dangerous sections of roadway throughout the community.

**Policy CM 1.2.3** Seek funding to develop a grade separated crossing of La Posta Road at the Carrizo Rail line.

**Policy CM 1.2.4** Establish speed reduction zones before major village intersections along Highway 94.

**Implementation Program CM 1.2.1** PDS, DPW, TAC, and CLMPG.

**Issue CM 1.3** Community residents who have limited access to vehicles have trouble traveling between villages.

**Goal CM 1.3** More frequent/reliable transportation between villages.

**Policy CM 1.3.1** Pursue grants and other funding, and increase coordination with transit providers and the local tribal representatives to establish local transport services among the rural villages.

**Policy CM 1.3.2** Encourage the creation of a volunteer-based service to assist seniors in reaching transportation services in rural villages.

**Implementation Program CM 1.3.1** PDS, DPW, CLMPG, County of San Diego Health and Human Services, and other interested parties.

**Issue CM 1.4** Vehicle trips to and from area cities for work and shopping could be reduced if carpooling were encouraged and facilitated.

**Goal CM 1.4** Increased coordination, use, and facilitation of carpooling.

**Policy CM 1.4.1** Identify locations and funding for small park-and-ride lots and/or commuter ride share facilities in or near each rural village and equip them to also serve as public transit nodes for users of the rural bus service.

**Policy CM 1.4.2** Establish and publicize methods to match up riders and drivers.

**Implementation Program CM 1.4.1** PDS, DPW, TAC, CLMPG, County of San Diego Health and Human Services, and interested parties.

# 3. Conservation and Open Space (COS)

## 3.1 Resource Conservation and Management

Campo/Lake Morena is noted for its vast public lands, cattle ranches, and open space. Wildlife is abundant and varied. There is an important chaparral, shrub and riparian wildlife corridor – the La Posta Linkage -- that roughly follows the Campo Creek through our community from east to west, turning south to go into Mexico near the western boundary of the Planning Area. Identified and studied by a bi-national committee with the Conservation Biology Institute, the study includes Cottonwood Creek, Miller Creek, Pine Creek, Kitchen Creek, and La Posta Creek. The La Posta Linkage study identifies this corridor as both a critical animal migration route and a vital component of year-round habitat for large mammals. These wildland areas are also vital to groundwater recharge, greenhouse gas retention, and pollution removal.

Air quality, dark night skies, surface water, and varied plant life are also important resources to our area. Open space dependent recreation is an important driver of the local economy. Groundwater and the water table are critical resources to our area. Mineral resources are limited. Sand mining and industrial wind and solar installations pose the principal threats to air quality, noise, safety, habitat, and community character.

The federal government has recognized the limited nature of local groundwater by naming the Cottonwood Watershed, which includes Campo Creek and the La Posta Habitat Linkage, as a sole source aquifer and giving it limited protections from pollution and overuse.

**Issue COS 1.1** Groundwater resources are not expected to be supplemented through any outside source so the community must be able to comfortably function on any recharge that occurs. Sustainability must be maintained and great caution used in the face of severe droughts, climate change, and overuse.

**Goal COS 1.1** Protect groundwater supplies from overuse and quality degradation while protecting and enhancing recharge capability.

**Policy COS 1.1.1** Prohibit commercial export of groundwater and other forms of water mining for use outside of the local basin.

**Policy COS 1.1.2** Discourage the construction of artificial drainage structures, except for those installed to prevent severe erosion, those that

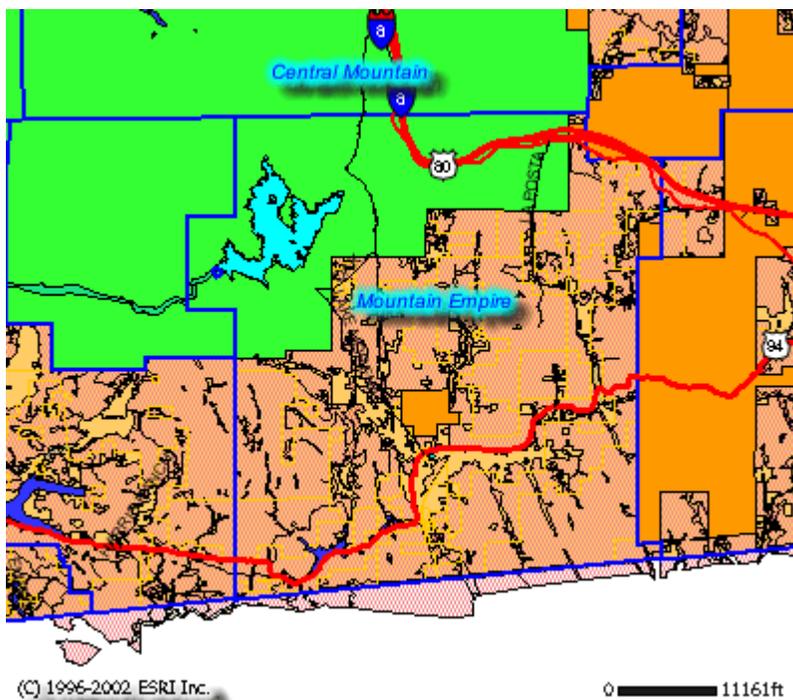
utilize natural channels and streambeds, and those that encourage retention of runoff for groundwater recharge.

**Policy COS 1.1.3** Require floodways to be maintained in a natural state unless findings can be made that a threat to public safety exists. Maintain native riparian vegetation and, where disturbed, encourage repair/revegetation along existing floodways, creeks, and seasonal streams to encourage retention of runoff for groundwater recharge, habitat protection, and removal of pollutants.

**Policy COS 1.1.4** Support and encourage the restoration of Campo Creek where severe erosion and cattle damage have occurred to support recharge, wildlife health, and removal of pollutants.

**Policy COS 1.1.5** Discourage large-scale commercial sand and aggregate mining. Any of these projects must be fully mitigated in order to protect recharge and prevent disruption of wildlife habitat and movement through the area.

**Implementation Program COS 1.1.1** CLMPG, PDS, DPW, and other interested parties.



*Campo/Lake Morena Planning Area contains national forest, BLM and Indian Reservation lands and is adjacent to the U.S.-Mexico border.*

## 3.2 Parks and Recreation

Lake Morena County Park is the largest park in the community and draws users from throughout the County. Wildlife and other nature programs are offered and camping is popular with both self-contained and primitive sites available. The centerpiece of the park is Lake Morena, which offers fishing, boating and other recreation for campers and day visitors. The Pacific Crest Trail runs through the park, serving hikers and equestrians.

A smaller recreation area is associated with the Mountain Empire Community Center and may be expanded one day, preferably in the form of a swimming pool and a passive area with barbeque facilities on the County-owned land. The community's baseball fields are also adjacent to the community center and Camp Lockett Equestrian Event Facility, a non-profit corporation, has succeeded nearby in creating a viable equestrian center within the footprint of old Camp Lockett. A local coalition, the Camp Lockett Interest Group (CLIG), is also working to increase parkland within the footprint of old Camp Lockett, in central Campo.

The community is popular with equestrians, both local and from outside the area, and neighborhood and linkage trails are getting more attention. The non-motorized trail system needs expansion to reach into more areas of the community. Corral Canyon offers recreation for the off-road community and both private and public properties are open to hunters.

**Issue COS 2.1** Camp Lockett Historical Park is an area of special interest in the Campo/Lake Morena Planning Area and has the potential to improve both the local economy and quality of life.

**Goal COS 2.1** The creation of the Camp Lockett Historical Park.

**Policy COS 2.1.1** Incompatible activities, such as off-roading, shooting, high-density housing, and industrial energy generation should be discouraged in the area of the park and access roads to the park.

**Policy COS 2.1.2** Require future development within Camp Lockett to be consistent with the goals contained in the Camp Lockett Overlay. The Overlay is currently being developed by the CLIG and the County of San Diego.

**Policy COS 2.1.3** Promote community participation in park planning issues, to include, but not be limited to, conveying community wishes regarding the master plan for the park and ensuring that park planning documents are circulated to the Community Planning Group for review.

**Implementation Program COS 2.1.1** PDS, County of San Diego Department of Parks and Recreation, CLMPG, and other interested parties.

**Issue COS 2.2** Lack of parks, playgrounds, and recreation facilities.

**Goal COS 2.2** Encourage development of parks, playgrounds, recreation facilities, and athletic fields.

**Policy COS 2.2.1** Encourage the development of public access parks and playgrounds near village residential areas.

**Policy COS 2.2.2** Encourage co-location of future athletic fields through public-private partnerships.

**Implementation Program COS 2.2.1** PDS, SDC, Department of Parks and Recreation, CLMPG, and other interested parties.

### **3.3 Community Open Space Plan**

Most of our community is comprised of the Cleveland National Forest, County parks, and other public lands that remain open space. Much of our private land also remains open space. Open space is a valuable community resource and is considered an asset to the local economy. Building on ridgelines and habitat areas should be discouraged and offsite mitigation credits would provide no benefit where the La Posta Linkage would be disrupted.

**Issue COS 3.1** The large percentage of land in Campo that is publicly owned provides the foundation for open space and wildlife habitat, which can be enhanced by limiting high-density development and increasing riding and hiking trails.

**Goal COS 3.1** Conservation of existing open space and habitat.

**Policy COS 3.1.1** Encourage the preservation of creeks and rivers and the maintenance of such areas in a natural state.

**Policy COS 3.1.2** Encourage public trail access to open spaces and natural areas for pedestrian and equestrian traffic.

**Policy COS 3.1.3** Discourage development that infringes into local wetlands and restrict offsite mitigation credits from being used to get approval to build in these wetlands.

**Implementation Program COS 3.1.1** PDS, DPW, CLMPG, and other interested parties.

**Issue COS 3.2** Oak trees, riparian areas, wetlands, and chaparral are recognized as significant and highly valued historical, aesthetic, and ecological resources that contribute to the Campo/Lake Morena community character, as do the extensive mature stands of manzanita, redshank, scrub oak, chamise, and other native habitat.

**Goal COS 3.2** Preservation of the native and riparian habitat to retain the distinctive character of the Campo/Lake Morena Community.

**Policy COS 3.2.1** Require development to minimize impacts to native and riparian habitat.

**Policy COS 3.2.2** Work with applicable agencies and organizations to find solutions to detrimental insect infestations of native and riparian plants, such as oak and pine trees. Control of the Gold Spotted Oak Borer is of special concern.

**Policy COS 3.2.3** Establish programs to replant or regenerate impacted native and/or riparian habitat, such as oak and pine trees.

**Implementation Program COS 3.2.1** PDS, DPW, CLMPG, and other interested parties.

**Issue COS 3.3** The placement of industrial wind turbine and solar arrays is currently allowed in San Diego County, which may result in impacts including noise, dust, electromagnetic emissions, increased fire risk, personal and property damage from adjacency to wind turbines, decreased property values, and loss of enjoyment in a rural environment.

**Goal COS 3.3** Use the environmental review and permitting process to ensure that any industrial renewable energy projects placed in the community are fulfilling their stated objectives – energy and net reduction of greenhouse gas emissions – and disclosing the extent to which the project is expected to achieve those objectives.

**Policy COS 3.3.1** Require studies, using best available information, to assess the impact of vegetation and soil microbe removal on carbon sequestration.

**Policy COS 3.3.2** Require the developer to disclose best available information for energy needed to replace or supplement the renewable energy lost in transmission to the end user. Encourage the use of energy storage technology to provide intermittent energy that may otherwise need to be supplemented with either base load plants or peaker power plants, some of which are fossil fuel burning plants.

**Policy COS 3.3.3** Require projects to use best available methods to evaluate a loss factor for transmission and distribution and disclose approximate net energy production.

**Implementation Program COS 3.3.1** PDS, DPW, CLMPG, and other interested parties.

## 4. Safety (S)

### 4.1 Hazards/Risk Avoidance and Mitigation

#### a. Seismic and Geologic Risks (faulting, earthquake shaking, liquefaction, landslide, and other)

The Campo area is subject to earthquakes and liquefaction in some alluvium filled valleys. Most of the major earthquakes in the area have occurred in the Imperial Valley to the east, many of which are felt in the Campo area like the major earthquake that occurred in 1892. The ground appeared to have been shifted at a depth of several feet and 162 aftershocks were reported over a period of four to five days. Wells and the water flow coming into them are sometimes negatively impacted by earthquakes, aftershocks, or other forms of man-made or natural earth shaking events, which can result in collapsed wells and diverted water flow. In the early 1980s, a major earthquake in the Imperial Valley destroyed a well in the Tierra Del Sol area, while new and increased spring activity was reported in both Campo and Northern Baja just south of the border.

#### b. Flooding

Heavy winter storms, the remnants of tropical storms, such as Hurricane Kathleen in the mid 1970s, and intense thunderstorms can and do result in flash flooding and wash-outs on private and public roads. During Hurricane Kathleen, floodwaters were reported at one foot deep across local valleys. Local roads, Interstate 8, and the Arizona & Eastern Railroads washed out and were closed for an extended period of time.

#### c. Wildland Fire/Urban Fire

Campo is famous for its winds, which can reach triple digits. Interstate 8 is closed due to high winds on a regular basis. In addition, Campo is designated as a Very High Fire Threat Hazard area. The combination of wind and fire make a deadly combination. The nature of our native vegetation and extended drought conditions tend to exacerbate an already volatile situation. These conditions amplify the need for compliance with and enforcement of fire safety/prevention recommendations to properly trim brush, trees, shrubs, and grasses as well as address other fire hazards around homes.

#### **d. Toxic and Hazardous Materials**

Toxic and hazardous materials pass through Campo on trucks every day on Buckman Springs Road and Highway 94. The railway also has the potential to carry hazardous and toxic materials, and has done so in the past. Truck traffic to and from the Tecate Port of Entry increases the risk of an accident and spill or release on winding and narrow Highway. 94.

#### **e. Drug and People Smuggling**

Due to the proximity of the U.S./Mexico border, and the uncontrolled nature of the area, Campo has been subject to high rates of drug and human trafficking. This criminal activity can lead to large groups of human cargo being smuggled through private properties, on private roads, and along public roadsides. Armed smugglers sometimes accompany these groups, especially if drugs are involved. Long waits at Border Patrol checkpoints, high-speed chases on local roads and highways, gunfire, dangerous confrontations, and roadblocks during arrests are all part of the equation.

### **4.2 Issues, Goals, and Policies**

**Issue S 2.1** There is a great need for increased law enforcement, fire protection, and emergency services in Campo. The Campo Fire Department and Cal Fire need adequate resources to be prepared for emergencies.

**Goal S 2.1** Adequate law enforcement and emergency services, staffing, and equipment to ensure timely response and a safe and secure environment for residents and visitors alike.

**Policy S 2.1.1** Seek funding opportunities for year-round staffing of the Campo Fire Department.

**Policy S 2.1.2** Seek funding opportunities and sponsors to secure emergency supplies and equipment, including emergency generators and adequate and safe fuel storage.

**Implementation Program S 2.1.1** DWP, CLMPG, CAL FIRE.

**Issue S 2.2** The community is concerned about the placement of Sexually Violent Predators (SVPs) in Campo upon their release from mental hospitals or prisons. Residents are concerned that absentee landlords will buy houses in the area for the purpose of housing SVPs. Welfare & Institutions Code Section 6609.1 dictates the process by which housing placement is determined for SVPs. The Department of State Hospitals reviews possible housing locations and makes a placement recommendation to the court. The public is permitted to

make comments regarding the proposed placement and a judge rules whether the placement will or will not be accepted.

**Goal S 2.2** Additional restrictions on the placement of SVPs in rural neighborhoods due to limited law enforcement and the distance from medical services and treatments.

**CPG Recommendation S 2.2.1** Support legislative changes to restrict the placement of SVPs in rural neighborhoods.

**CPG Recommendation S 2.2.2** Encourage members of the public to submit comments to the appropriate authority when a judge is considering the placement of a SVP within the Campo/Lake Morena community.

**Implementation Program S 2.2.1** Board of Supervisors and County staff.

## 5. Noise (N)

### 5.1 Context

Noise has a significant impact on quality of life. Campo has been, and should continue to be, a refuge from the noise pollution associated with urban and suburban living. The tranquility of our rural and natural environment is enjoyed by residents and visitors alike, and is considered a precious aspect of rural living that should be maintained in the face of the rapidly growing population and pace of development in San Diego County.

### 5.2 Overview of Issues

While noise from agricultural activity has long been a part of the community's history and culture and should be allowed to continue, along with noise associated with the economic activity of a small rural town, other sources of noise pose existing or potential problems that are specific to the Campo/Lake Morena area and are inconsistent with a rural and natural environment. These sources include: 1) commercial transportation, including large-scale truck and train operations, 2) large-scale energy facilities in the form of wind turbines, 3) low-flying military and other aircraft, 4) military weapons use, 5) Border Patrol activities involving ATVs and helicopters, 6) recreational vehicle activity, both on and off road, 7) large-scale sand extraction/transportation operations and 8) large-scale commercial and/or housing developments.

### 5.3 Issues, Goals, and Policies

**Issue N 2.1** With county and state highways passing through the heart of Campo/Lake Morena, there is the potential for increased large-truck transport noise due to diesel engines, tires on pavement, and brake systems. Large-scale commercial train operations using the railroad right-of-way that passes through the area also present noise impacts due to engine noise, horn use, and wheel-to-track contact. These impacts could worsen if operations extend to overnight hours.

**Goal N 2.1** Restrict the use of large-scale transportations systems through the area to minimize excessive, unsafe, or disruptive noise levels or vibration.

**Policy N 2.1.1** Coordinate with California Department of Transportation and the Metropolitan Transit System to ensure transportation systems in our area minimize noise impacts to a level and time of operation consistent with a rural environment.

**Implementation Program N 2.1.1** CLMPG, DPW, California Department of Transportation, and the Metropolitan Transit System.

**Issue N 2.2** The construction and operation of large scale wind energy turbines could pose a significant potential source of noise pollution from infrasonic and audible sound. Long exposure could negatively impact the ambient noise environment and create a nuisance.

**Goal N 2.2** The quiet enjoyment of the rural atmosphere, for humans and nature, free from the intrusion of harmful and obnoxious noise levels.

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

**Issue N 2.3** While this issue pertains to all agencies and individuals flying aircraft in our area, the U.S. Navy, in particular, has dramatically increased the number of large, extremely low-flying helicopters operating in our area, generating unacceptable and dangerous noise levels for residents, livestock, and wildlife. These flights continue, both day and night, seven days a week, and profoundly disturb the normally quiet environment of our rural and natural setting. Flights at night disturb sleep.

**Goal N 2.3** A reduction in low-flying military and other helicopter flights over residences, livestock operations, or sensitive wildlife areas in the Campo/Lake Morena area.

**Policy N 2.3.1** Lobby the U.S. Navy in San Diego, federal elected officials, and aircraft regulatory agencies to express the concerns of residents about military and other helicopter flights in the area that generate excessive noise and vibration and find ways to mitigate the impacts from these flights.

**Implementation Program N 2.3.1** County Board of Supervisors, U.S. Navy San Diego, FAA, Department of Defense, and CLMPG.

**Issue N 2.4** The Mountain Warfare Training Camp Michael Monsoor operated by the U.S. Navy is located a few miles from Cameron Corners and involves the use of live-fire ranges and the detonation of explosives for training purposes. While the Navy has been responsive to residents' concerns about noise, any expansion of this facility could pose additional noise pollution.

**Goal N 2.4** Assurance that any expansion of the U.S. Navy Mountain Warfare Facility does not include any increase in noise from live fire and explosives detonation activity.

**Policy N 2.4.1** Communicate with the U.S. Navy at the Mountain Training Camp Michael Monsoor to express and address residents' noise concerns while allowing for existing training opportunities.

**Implementation Program N 2.4.1** CLMPG, U.S. Navy Mountain Warfare Training Camp, and other interested parties.

**Issue N 2.5** Border Patrol operations are intensive in our area and involve the use of low-flying helicopters and ATVs that operate day and night. The use of loud, motorized equipment by the Border Patrol can cause disturbing and unsafe noise pollution.

**Goal N 2.5** Restriction of the use of loud equipment by the Border Patrol to essential operations.

**Policy N 2.5.1** Communicate with the Campo Sector of the U.S. Border Patrol to express residents' concerns about noise.

**Policy N 2.5.2** Encourage the Border Patrol to restrict use of motorized equipment to the most essential uses to achieve their mission and find acceptable alternatives, such as the use of equestrian patrols or mountain bicycles instead of ATVs.

**Implementation Program N 2.5.1** CLMPG, Border Patrol Campo Sector, and other interested parties.

**Issue N 2.6** Noise from recreational vehicles, mainly in the form of off road motorcycles and ATVs, has posed a chronic problem in our community. With the increased popularity of driving loud motorcycles on our backcountry highways, noise pollution from improperly equipped and/or speeding vehicles has increased.

**Goal N 2.6** Reduce the incidence of loud off and on road vehicles in our community.

**Policy N 2.6.1** Support CHP and others in enforcing laws which restrict the use of off-road motorcycles and ATVs to authorized areas.

**Policy N 2.6.2** Support CHP and others in enforcing laws which control speeding that generates unacceptable noise on the highway and to cite equipment violations, such as those that illegally alter their mufflers.

**Implementation Program N 2.6.1** San Diego County Sheriff's Department, California Highway Patrol, and CLMPG.

**Issue N 2.7** While sand extraction/transportation operations in our area are currently in abeyance, these activities have historically created inappropriate noise pollution that is inconsistent with our rural environment. A resurgence of this activity would create unacceptable industrial noise levels.

**Goal N 2.7** Discourage large-scale sand extraction and transport operations in Campo/Lake Morena.

**Policy N 2.7.1** Discourage permits that change land use to allow large industrial operations, such as sand extraction and transport, and the high levels of noise pollution associated with them.

**Implementation Program N 2.7.1** PDS and CLMPG.

**Issue N 2.8** Any large-scale commercial or housing project would bring additional noise pollution in the form of increased vehicle use by new customers and residents and increased commercial truck noise from the service vehicles required by such developments. The construction of such a project would also include a temporary, but dramatic, increase in noise from construction equipment.

**Goal N 2.8** Restriction of large-scale commercial/housing developments in our area.

**Policy N 2.8.1** Utilize existing and appropriate land use regulations to prevent the establishment of large commercial and/or housing developments that would result in a significant increase in noise pollution.

**Implementation Program N 2.8.1** PDS, CLMPG, and DPW.

## 6. Specific Plans and Special Study Areas

Special studies, specific plans, and other discretionary permits should conform to the Campo/Lake Morena character and this Community Plan.

A Special Study was completed in 2005 on the area of Cameron Corners as a part of the General Plan Update. The Campo/Lake Morena Community Planning Group voted to create a Cameron Corners Village Subcommittee in August of 2003, composed of local citizens and to work with San Diego County staff. The subcommittee consisted of 25 to 50 local citizens and stakeholders and met for six months. Through workshops with County staff, the community produced a plan for the future development of Cameron Corners. The plan is referred to as Concept 4 and was approved by the Planning Group in January of 2005. The Cameron Corners Special Study was then processed by the County with other General Plan items and special studies for other areas and was presented to the Board of Supervisors (BOS) on May 18, 2005 with the Planning Commission and Chief Administrative Officer's recommendation to endorse and accept the studies and land use maps. At the time, the Board of Supervisors endorsed the plan. Attachment Appendix E, pages 61 through 67, provides the details of the Special Study. Minute Order #19 details the actions of the BOS on that date.

Some property owners and stakeholders were unhappy with the results of the first Special Study and urged the County to allow another Special Study associated with the Star Ranch Project. By the final approval of the General Plan Update in August of 2011, another Special Study Area (SSA) was allowed and named the "Star Ranch Special Study Area." The proposed Star Ranch Project would include much of the Cameron Corners area. The Star Ranch Special Study Area can be found in the Mountain Empire Sub-regional Plan.

In the future, specific plans and special studies for this Planning Area should be undertaken in compliance with this Community Plan, the Mountain Empire Sub-regional Plan, the General Plan, and all of the policies that have a direct bearing on this area. Concerns of great importance, and common to all our residents, are protection of our groundwater, community character, rural lifestyle, clean air, quiet surroundings, dark skies, and preservation and appreciation of our unique history. We shall grow at a rural pace, consistent with these values, so that they will last long into the future.

Campo has an area of great historical interest in the Old Campo area. Campo and Camp Lockett history includes the early Kumeyaay Indians, the early settlers and pioneers, trains, wagon roads, World War II, and Camp Lockett. The Camp Lockett Interest Group (CLIG) and the Mountain Empire Unified School District

(MEUSD) are currently working with the County of San Diego to acquire some of the property. The plan is to do some restoration and put the property to more public use. An Overlay document is under development to identify what uses can be made of Overlay properties and what changes can be made. The Overlay will be reviewed and approved by the Campo/Lake Morena Planning Group to make sure that it is consistent with this Community Plan.