

CAMP LOCKETT

MASTER PLAN/REZONE



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The Camp Lockett Master Plan and Rezone is a specific chapter included in the County of San Diego’s Zoning Ordinance.

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CHAPTER 1

1.1 Project Purpose

The purpose of the Camp Lockett Master Plan and Rezone (“Project”) is to develop and recommend zoning that permits civic, cultural, visitor, and community-oriented uses that are intended to help revitalize the Campo community. Changes to zoning designations for the properties would accommodate future land uses such as museums, historic displays, and community-serving facilities such as parks, schools, daycare centers, and community centers. The Camp Lockett Master Plan and Rezone will establish a site review and design designator in order to simplify the discretionary review process needed to guide future development within the development area. An expansion of the Camp Lockett Historic District is also included within this project.

1.2 Project Description

The County of San Diego initiated work on the development of a Master Plan for an approximately 400-acre area of Campo in eastern San Diego County known as Camp Lockett. Within the study area, approximately 194 acres are proposed for potential improvements that may require ground disturbance related to vegetation clearing, road and building construction, utilities, infrastructure, and building demolition.



Camp Lockett WWII Supply Building

Camp Lockett was historically used as a U.S. military encampment and was home of the 10th, 11th, and 28th Calvary during World War II, including the famous “Buffalo Soldiers.” The County, in coordination with the Camp Lockett Interest Group (CLIG) sees the potential and opportunity for the Camp Lockett area to serve as a center for the Campo community. As shown in Figure 1, Parcel

Ownership, the CLIG is composed of the Camp Lockett Event Equestrian Facility (CLEEF), the Pacific Southwest Railway Museum (PSRM), San Ysidro Health (SYH), the Motor Transport Museum (MTM), the Mountain Empire Unified School District (MEUSD), and the Mountain Empire Historical Society (MEHS).

The following briefly describes the entities involved:

- The **Camp Lockett Event Equestrian Facility (CLEEF)** provides a unique equestrian facility on the historic grounds of Camp Lockett. The facility, located within the southernmost portion of Camp Lockett, currently includes a recreated Buffalo Soldiers equestrian obstacle course, a small museum of artifacts, various outdoor arenas, and the Ferguson House.

- The **Pacific Southwest Railway Museum (PSRM)** is dedicated to the preservation and interpretation of railroads as they existed in the Pacific Southwest. The museum, located in the northwestern portion of Camp Lockett, currently includes the restored Campo Depot that functions as a train station and gift shop, exhibit halls and display areas showcasing historic railroad cars and locomotives, and the Southwest Railway Library.
- **San Ysidro Health (SYH)** is dedicated to improving and maintaining the health and well-being of a person through high-quality healthcare and community services. SYH operates the Mountain Health Community Center, located in the center of Camp Lockett, which currently includes, but is not limited to, the following services: CalFresh applications for food stamps, Medi-Cal assistance, emergency food boxes and onsite, home-delivery senior lunches, and recreational activities for all ages.
- The **Motor Transport Museum (MTM)** is dedicated to increasing public awareness and appreciation for historic and antique trucks and the development of the motor transport industry. The museum, which includes four buildings within central Camp Lockett, preserves, restores and displays antique trucks, equipment, and artifacts that have positively influenced the motor transport industry.
- The **Mountain Empire Unified School District (MEUSD)** began educating students in 1923 and was composed of seven elementary schools and one union high school. In 1952, the District unified and now encompasses over 660 square miles consisting of two Pre-K through 8th-grade elementary schools, two Pre-K through 5th-grade elementary schools, two 7th through 8th-grade middle schools including Camp Lockett Middle School located in the southern portion of Camp Lockett, one high school, and an Alternative Education Program and Transition Program.
- The **Mountain Empire Historical Society (MEHS)** leases the Gaskill Brothers Stone Store Museum from the County of San Diego. It is situated just north of the intersection of Forest Gate Road and Highway 94. Built in 1885, the building was a central hub of commerce, travel, gunfights, and ranching from the 1860s to the 1920s. The museum commemorates the history of the Gaskill Brothers and other displaced Texans during the Civil War.

The CLIG intends to use the property for the benefit of the public, to provide additional community services to Campo area residents, expand educational programs, and preserve the historic aspects of the property. The Camp Lockett Master Plan and Rezone will create

a vision for the Camp Lockett area and guide implementation of the long-range goals and objectives for the site.

1.3 Regional and Local Setting

1.3.1 Regional Setting

The Camp Lockett Master Plan and Rezone area is located in the Campo/Lake Morena Planning Area in the south-central area of unincorporated San Diego County. The project area is approximately 39 miles southeast of downtown San Diego, 0.28 miles north of the international border with Mexico, 12 miles west of the Campo Indian Reservation and the community of Boulevard, 14 miles south of I-8 and the community of Pine Valley, and eight miles east of the community of Potrero (refer to Figure 2, Regional Location Map).

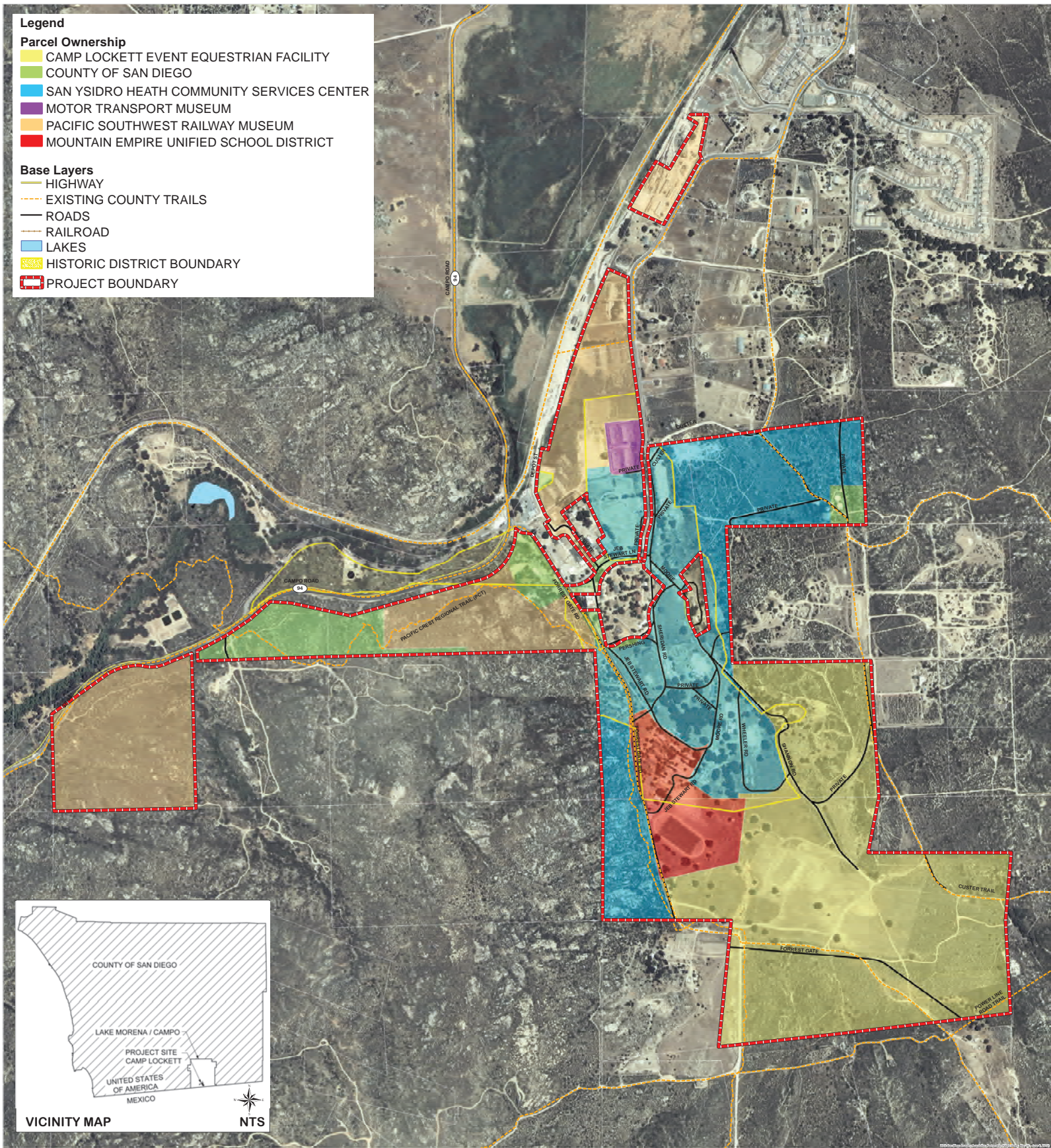
Buckman Springs Road is the primary connector to the north linking directly to Interstate 8 (I-8) and Historic Highway 80. State Route 94 (SR-94) is the primary connector for east and westbound travelers.

1.3.2 Local Setting

The project site is located in the unincorporated portion of eastern San Diego County, in the community of Campo/Lake Morena, immediately west of the community of Boulevard, south of the community of Pine Valley, and east of the community of Portero (refer to Figure 3, Vicinity Map).

The rural village of Cameron Corners is located just north of the site at the center of SR-94 and Buckman Springs Road. At one time, it was a stop along the historic stage routes. It is currently designated for highway-related businesses and residential lots. SYH and existing residential uses are located along Buckman Springs Road just north of SR-94. The site is physically constrained by steep topography and open space to the west.

The project site is primarily accessed from SR-94 via Forest Gate Road. The Mountain Empire Community Center sits at the heart of the site, located approximately 0.5 miles east of SR-94 and Forest Gate Road. Chaffee Park, generally located east of Forest Gate Road and west of Wheeler Road, is the most prominent organic landscape feature of the area. This natural mature grove of coast live oak trees is furnished with picnic tables and is used for recreational purposes.



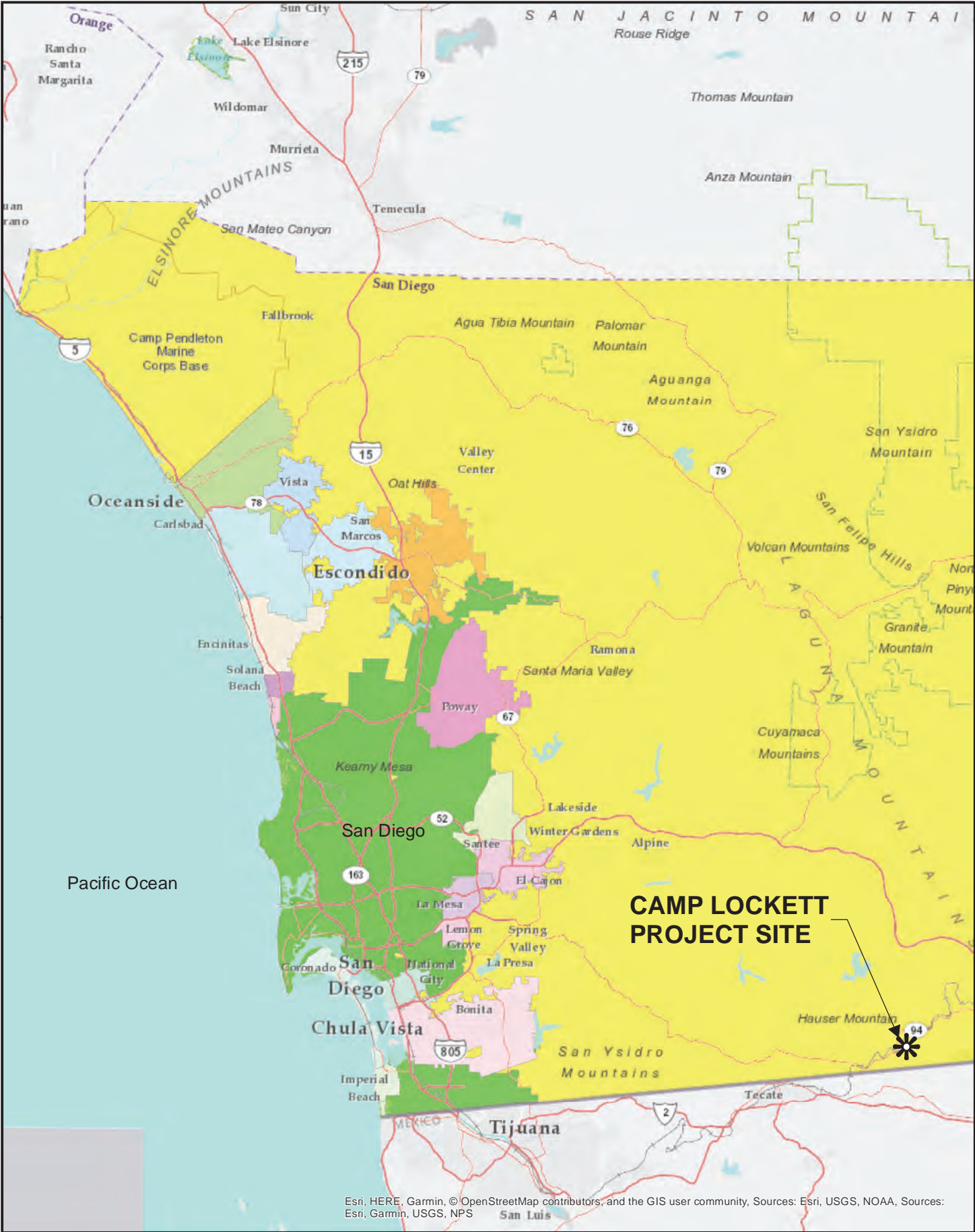
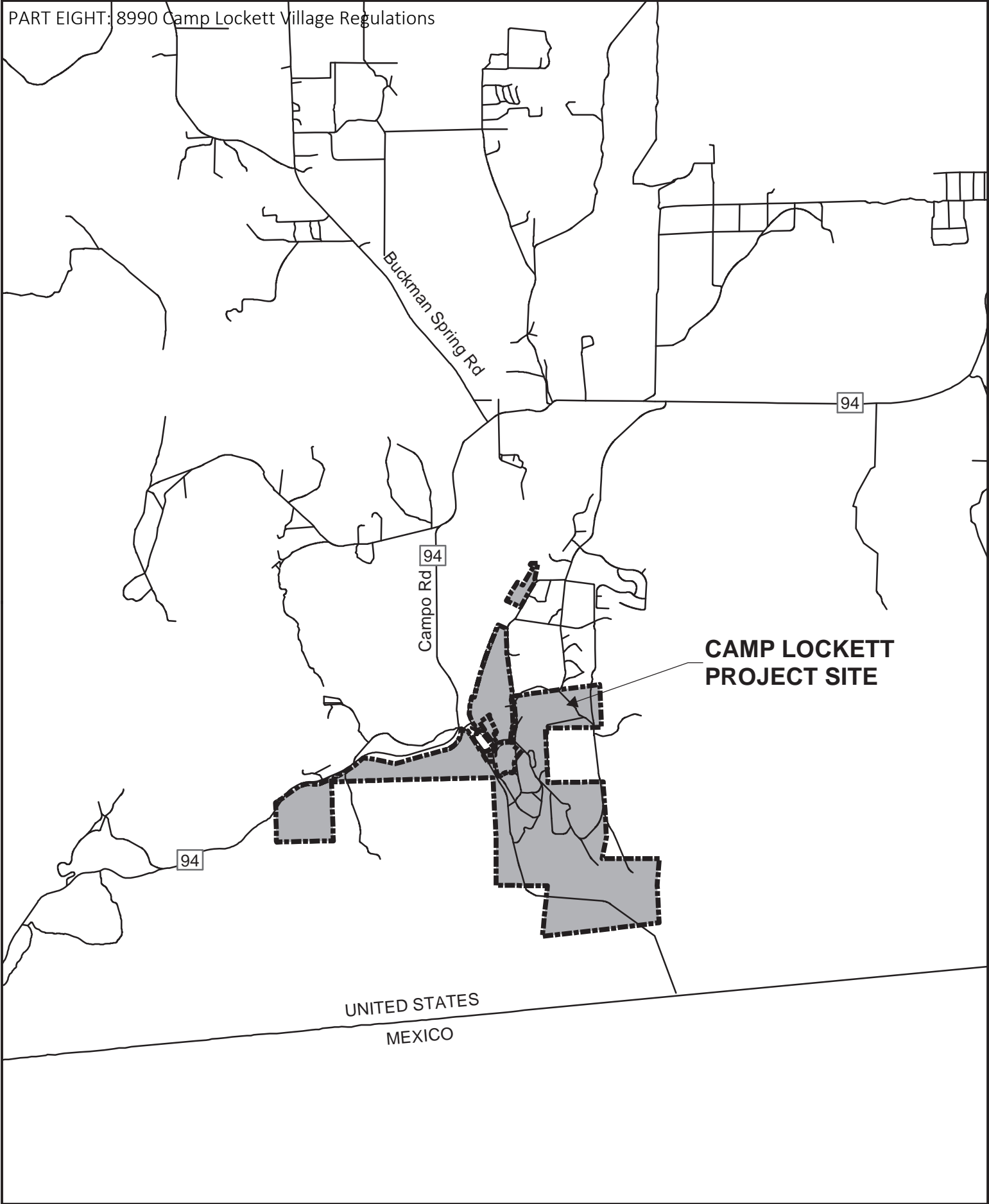


FIGURE 2 - REGIONAL LOCATION MAP
Camp Lockett



North
No Scale
08-20-2014

Source: Base By SANDAG



North
No Scale
08-20-2014

Source: Base By SANDAG

FIGURE 3 - VICINITY MAP
Camp Lockett

CHAPTER 2

2.1 Project Approach

The preparation of the Camp Lockett Master Plan and Rezone (Master Plan) was directed by the Board of Supervisors (Board) on July 19, 2016. The Board also directed the conveyances of County-owned property to a variety of non-profit organizations, which are further described in Chapter 2.2.2 below. The development of the Camp Lockett Master Plan and Rezone is the result of a collaborative effort involving the County of San Diego, the Camp Lockett Interest Group (CLIG), the Campo/Lake Morena Community Planning Group (CPG), and other interested parties. As part of the planning process, the CLIG was formed. The following describes the four-phased process:

Phase I (July 2017 – March 2018)

The first phase of the Master Plan development process consisted of existing conditions analysis, data gathering and review, and public outreach. The consultant team identified, collected, and reviewed background information relevant to the Camp Lockett area. The results of the analysis were illustrated on base maps that were used throughout the planning phase of the Project. The first CLIG meeting, public workshop, and CPG meeting were held during this phase. Engaging the community early on in the process allowed the consultant team to gain a better understanding of the core values, desires, and opportunities for the Camp Lockett area while establishing a sense of rapport that would evolve throughout the duration of the Project.

Phase II (April 2018 – September 2018)

The second phase of the Master Plan development consisted of finalizing the data gathering, continued outreach, and preparing an Initial Parameter Analysis that established the thresholds that determined the uses that could be accommodated under the Master Plan. The County, with support from the consultant team, presented the findings of the Initial Parameter Analysis to the CLIG for input.



Workshop attendees participating in roundtable discussions

Phase III (December 2018 – September 2019)

The third phase of the Master Plan development consisted of updating the Historic Landscape District, conducting the Cultural Landscape District Survey and Report, meeting with the Historic Site Board, and conducting Subcommittee meetings. This phase focused

on addressing the discrepancies between the contributing buildings in the 2006 and 2009 nominations, assessing the status of existing and newly identified resources within the development area, and updating the technical report as necessary.

Phase IV (June 2019 – October 2020)

The fourth phase of the Master Plan development consisted of drafting the text, graphics, and maps/exhibits to support the Master Plan. This phase also initiated the technical studies in support of the environmental documentation. The Plan is based on the technical analysis conducted by the consultant team and public input received from the CLIG, Campo/Lake Morena CPG, and the public at large.

2.2 Planning Context

2.2.1 Previous Efforts

In 2004, the County approved discretionary funds to undertake the development and submittal of the National Register of Historic Places-Rural Landscape Historic District nomination package and the Framework Management Plan (FMP) to guide the initial development of a historically focused county park, known as Camp Lockett, while efforts continued to transfer the site to the State. The Camp Lockett Master Plan and Rezone builds upon the efforts of the Camp Lockett FMP prepared in 2007, and follows the Board of Supervisors approval to convey approximately 167 acres of County-owned property to CLEEF in March 2016, and an additional 247 acres to various non-profit agencies (i.e. PSRM, SYH, MEUSD) in July 2016.

As part of the FMP, the County of San Diego actively worked with local stakeholders in advocating the development of a historic park at Camp Lockett since the late 1990s to memorialize its significance as a Buffalo Soldier installation and the last mounted cavalry base to be constructed in the United States. The FMP planning process lasted nine months and included data gathering, defining the project boundaries (Park Planning and Historic District), site analysis, park programming, and presentation and discussion of alternatives.

2.2.2 Conveyance

The County acquired approximately 670 acres of property in Campo in 1950 from the Federal Government and approximately 39.1 acres of property in 1979 from the Mountain Empire Unified School District. Approximately 258 acres of the property were previously owned by the County. The property is improved with buildings constructed for the Camp Lockett military post, which operated from 1941 to 1949, and additional structures constructed for County use when the County Probation Department operated the Campo

Juvenile Ranch Facility on a portion of the site. The Campo Juvenile Ranch Facility closed in August 2015 and the functions were transferred to other County facilities. Remaining County uses on the property include a Department of Public Works road maintenance station, Sheriff's substation, Department of General Services maintenance station, fire station, and employee housing. Other current uses on the property include a community center and senior center, both are operating under leases.

On March 1, 2016, the Board approved the conveyance of approximately 167 acres of the Campo property at no cost to Camp Lockett Event and Equestrian Facility, Inc. (CLEEF) for purposes of maintaining and improving the property to complement the unique character of Camp Lockett and the surrounding community. Other local community-minded nonprofit, educational, and historical preservation organizations, such as San Ysidro Health (SYH), the Mountain Empire Unified School District (MEUSD), and the Pacific Southwest Railway Museum (PSRM), expressed interest in acquiring portions of the Campo property. These organizations intend to provide additional services to the community, expand educational programs, and preserve the historical aspects of the property.

In July 2016, the Board of Supervisors approved the donation of approximately 123 acres of County-owned land (County Parcel Number 2016-0146) to SYH, the donation of approximately 24 acres of County-owned land (County Parcel Number 2016-0147) to MEUSD, and the conveyance of approximately 100 acres of County-owned land (County Parcel Number 2016-0145) at no cost to PSRM.

2.3 Public Outreach Process

The Camp Lockett Master Plan and Rezone effort involved an extensive public outreach process that involved ongoing coordination with the CLIG, Campo/Lake Morena CPG, County staff, and other interested members. The project team worked closely with the CLIG to help create a vision for the Camp Lockett area, and guide implementation of the long-range goals and objectives for the site. To inform stakeholders of planning efforts and solicit their input, the team developed a project webpage, hosted stakeholder interviews, conducted an online community questionnaire, held multiple public workshops, provided updates to the Campo/Lake Morena CPG, and interacted with the Historic Site Board. Public feedback early on in the planning process was crucial to the success of the Master Plan. The following highlights each outreach effort in further detail.

2.3.1 Stakeholder Interviews

Stakeholder interviews were conducted early on in the process to inform and educate the public about the project. The first stakeholder interview was conducted on September 6, 2017 at the Mountain Empire Community Center. This meeting was intended to: 1) facilitate visioning, 2) develop a conceptual future land use plan, 3) aid in the drafting of

design guidelines, and 4) assist in the development of the Master Plan. Members of the project team became acquainted with the CLIG and learned about their initial vision for the property they owned. Stakeholders learned more about the project and were invited to identify/draw their plans (i.e. proposed land uses, building changes, grading, trails, parking, etc.) and overall vision for the site. An initial “wish list” of desired uses were developed based on the input received at the meeting.

Several stakeholder interviews followed once the project team overlaid the CLIG’s proposed land uses with the opportunities and constraints revealed during the existing conditions analysis. County staff, with assistance from the project team on graphic support, coordinated these meetings and met individually with CLIG members to discuss how the opportunities and constraints would affect the development of their property. The County worked collectively with CLIG to refine the development areas to limit potential impacts. Recommendations and revisions evolved through various discussions.

2.3.2 Online Community Questionnaire

A community questionnaire was developed to generate input regarding Camp Lockett’s existing strengths, current limitations, future opportunities, and potential threats that could impact the revitalization of the site. The questionnaire asked the following questions:

- Please describe the existing strengths of each planning area – what do you like best about each area or what do you consider to be the biggest contributor to its current success?
- What types of land uses, amenities and improvements do you want in each planning area?
- What are the potential challenges or constraints that need to be addressed in order to improve each planning area?
- What types of mobility/circulation improvements would you like to see in the Camp Lockett planning area?
- Would you be willing to pay assessments or higher property taxes for new amenities?
- Do you have any other thoughts regarding the Camp Lockett Master Plan and Rezone?

The following outlines the strengths, desired amenities, and challenges of each CLIG member that were expressed by the public:

Camp Lockett Event Equestrian Facility (CLEEF)

- Strengths: equestrian events and outdoor recreation (i.e. gymkhanas, rodeos), education seminars, youth-friendly
- Desired amenities: boarding stables, restoration (building preservation – specifically Ferguson House), overnight camping
- Challenges: funding and permitting process, erosion, coast live oak tree protection

Motor Transport Museum (MTM)

- Strengths: historic value and preservation, educational opportunities for children, building restoration
- Desired amenities: building restoration (Old Mill), events, youth programs (educational seminars)
- Challenges: funding and permitting, continued restoration

Mountain Empire Historical Society (MEHS)

- Strengths: historic value and preservation, educational opportunities for youth, proposed trail connectivity to Pacific Crest Trail
- Desired amenities: trails with historical stops and guides, parking, events
- Challenges: funding and permitting, trail crossing SR-94

Mountain Empire Unified School District (MEUSD)

- Strengths: education, large employer and respected community partner, expansion
- Desired amenities: more youth and family opportunities, middle school, sports fields
- Challenges: funding and permitting, meeting building regulations

San Ysidro Health (SYH)

- Strengths: community services (health care, wellness programs, community events), employment opportunities, community cohesion
- Desired amenities: programs (educational, drug and alcohol services, etc.), community services (laundromat, food bank, community center), adult/children daycare
- Challenges: funding and permitting, preserving historic culture, coast live oak preservation

Pacific Southwest Railway Museum (PSRM)

- Strengths: historical value and preservation, good community partner, educational opportunities
- Desired amenities: storage, exhibits, train rides
- Challenges: funding and permitting, biology or wetland constraints

From a mobility perspective, the majority of respondents desire improvements that provide connectivity to existing and planned trails and open spaces, uniform signage/wayfinding system, increased access to the site through the existing rail corridor, shuttles, and additional parking. The majority of respondents were willing to pay assessments or higher property taxes for new amenities. Special priority for organizations to make improvements was expressed.

2.3.3 Public Workshops

Three public workshops were held at key milestones in the planning process.

The first public workshop was held on October 23, 2017, at the Mountain Empire Community Center. This workshop was intended to report the existing conditions analysis and preliminary opportunities and constraints, share the initial “wish list” and consolidated map of desired land uses/amenities, and gather feedback on the “wish list” and ideal future for Camp Lockett. The input received was used to determine the ideal future Camp Lockett scenario.

On December 11, 2017, a joint public workshop was held with the Camp/Lake Morena Community Planning Group at the Mountain Empire Community Center. This joint meeting was intended to provide an update on the project, summarize the public input received to date, and elicit additional feedback.

On April 22, 2019, the second public workshop was held at the Mountain Empire Community Center. This workshop was intended to share the initial policy framework and prospective design guidelines, review the proposed land uses and underlying constraints, and gather feedback on the proposed land uses to refine and confirm the preferred land use map.

On October 26, 2020, a joint public workshop was held with the Campo/Lake Morena Community Planning Group at the Mountain Empire Community Center. This joint meeting was intended to provide an update on the project, with specific emphasis on the change of scope and CEQA direction for the project. Workshop attendees were also invited to review and provide comments on the draft Master Plan before it goes to hearing.

2.3.4 Campo/Lake Morena Community Planning Group (CPG) Updates

The County, with support from the consultant team, provided updates to the Campo/Lake Morena Community Planning Group (CPG) throughout the planning process. Updates were held in conjunction with public workshops or as standalone meetings. The purpose of the updates was to provide an opportunity for the CPG to learn more about the planning process and provide feedback on the desired amenities, uses, preferred conceptual designs, and planning documents. The project's success pays tribute to the ongoing coordination with the CPG.

2.3.5 Historic Site Board

In December 2018, the County held a tour with the Historic Site Board (HSB) to discuss the features of the Historic District. Subsequent HSB Subcommittee meetings were held in January, March, June, July, and August of 2019. These meetings provided updates to the HSB regarding the historic landscape survey, resource boundary, methodology for evaluating contributing features, and example analysis pertaining to the following topics: natural systems and features, vegetation, circulation, constructed water features, buildings and structures, and small scale features.

2.4 Future Plans and Discretionary Actions

It is the responsibility of the applicant to work closely with the County of San Diego Planning & Development Services Department to determine future processing actions. Please refer to the individual CLIG chapters for a brief summary of potential future permitting actions.

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CHAPTER 3

3.1 Policy and Regulatory Setting

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

The San Diego County General Plan has a land use pattern that is based on the Community Development Model. Schematically, this can begin with a central core or “Village” where the highest intensities of development are located surrounded by areas of lesser intensity including “Semi-Rural” and “Rural” lands.

Under the adopted 2011 General Plan, the majority of the site is located within the Rural Village Boundary with a portion of the northern site designated Semi-Rural. Land uses within the Rural Village Boundary are applied to large open space and very-low-density private and public owned lands that provide for agriculture, managed resource production, conservation, and recreation. Rural areas are not appropriate for intensive residential or commercial uses due to significant topographical or environmental constraints, limited access, and the lack of public services or facilities.

3.2 Existing General Plan/Zoning Designation

As shown in Figure 4, Existing General Plan Land Use Designation, the majority of the site is designated Public/Semi-Public Facilities with the exception of some Open Space (Conservation), Rural Commercial, and Semi-Rural Residential (SR-4). Development is only proposed within the Public/Semi-Public Facilities and Open Space (Conservation) land use designations. The site is generally surrounded by Rural Lands (RL-20 and RL-40) with the exception of Semi-Rural Residential (SR-1 and SR-4) northeast of the site.

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

As shown in Figure 5, Existing Zoning Designation, a variety of zoning governs the project site. It is essential to understand these constraints and how the constraints can influence the development potential of the Master Plan. As part of the Master Plan, the project site will be rezoned to customized Camp Lockett zones (CL 1-5) that will implement the existing Public/Semi-Public Facilities and Open Space (Conservation) land use designations studied in the baseline 2011 General Plan EIR. The project will be consistent with the development

density established by the existing zoning, Campo/Lake Morena Community Plan, or County of San Diego General Plan for which an EIR was certified.

The Public/Semi-Public Facilities designation identifies major facilities built and maintained for public use. Examples includes institutional uses, academic facilities, governmental complexes, and community service facilities, such as County airports, public schools, correctional institutions, solid waste facilities, water facilities, and sewer facilities. This designation may include privately owned facilities built and maintained for public use, such as hospitals, cemeteries, and landfills.

The Open Space (Conservation) designation is primarily applied to large tracts of land, undeveloped and usually dedicated to open space, that are owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat preserves, passive recreation, and reservoirs. Grazing and other uses or structures ancillary to the primary open space use may be permitted if they do not substantially diminish protected resources or alter the character of the area. Such ancillary uses within this designation will typically be controlled by use-permit limitations.

3.3 History and Historic Resources

Except for the PSRM site, the rest of the development boundary is part of an existing historic district, the Camp Lockett Historic District, which was listed on the Local Register on October 25, 2003 (refer to Figure 5, Historic District). The Local Register nomination identifies 53 contributing buildings or structures from 1940 to 1949 that retain their historic integrity. A 122-acre portion of the project area was also designated as a California Historical Landmark (CHL) in October 2009. This historic landmark district encompasses 62 buildings, structures, and building remnants from 1941 through 1946.

PART EIGHT: 8990 Camp Lockett Village Regulations

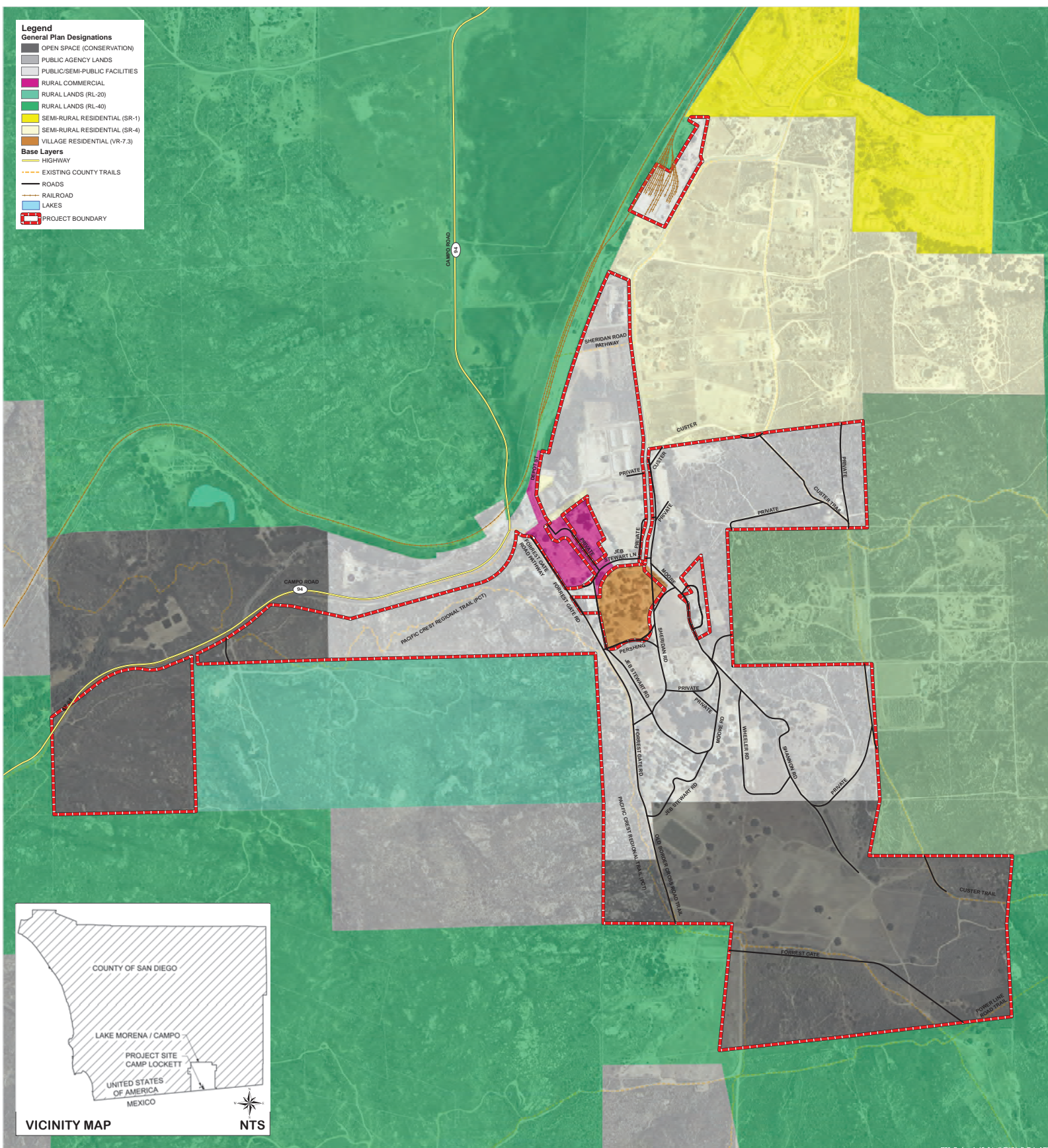
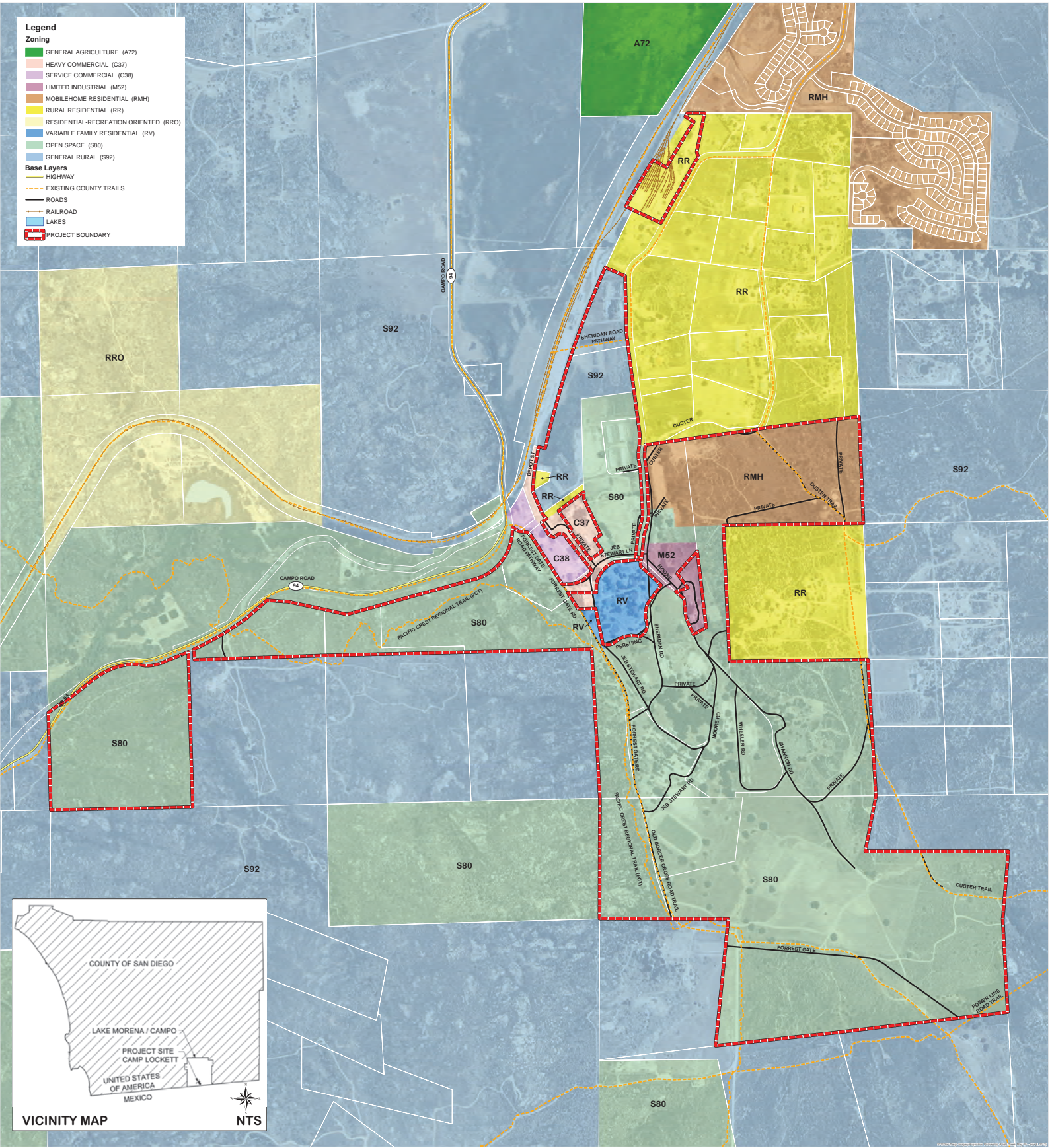


FIGURE 4 - EXISTING GENERAL LAND USE PLAN



Camp Lockett

FIGURE 5 - EXISTING ZONING

PART EIGHT: 8990 Camp Lockett Village Regulations

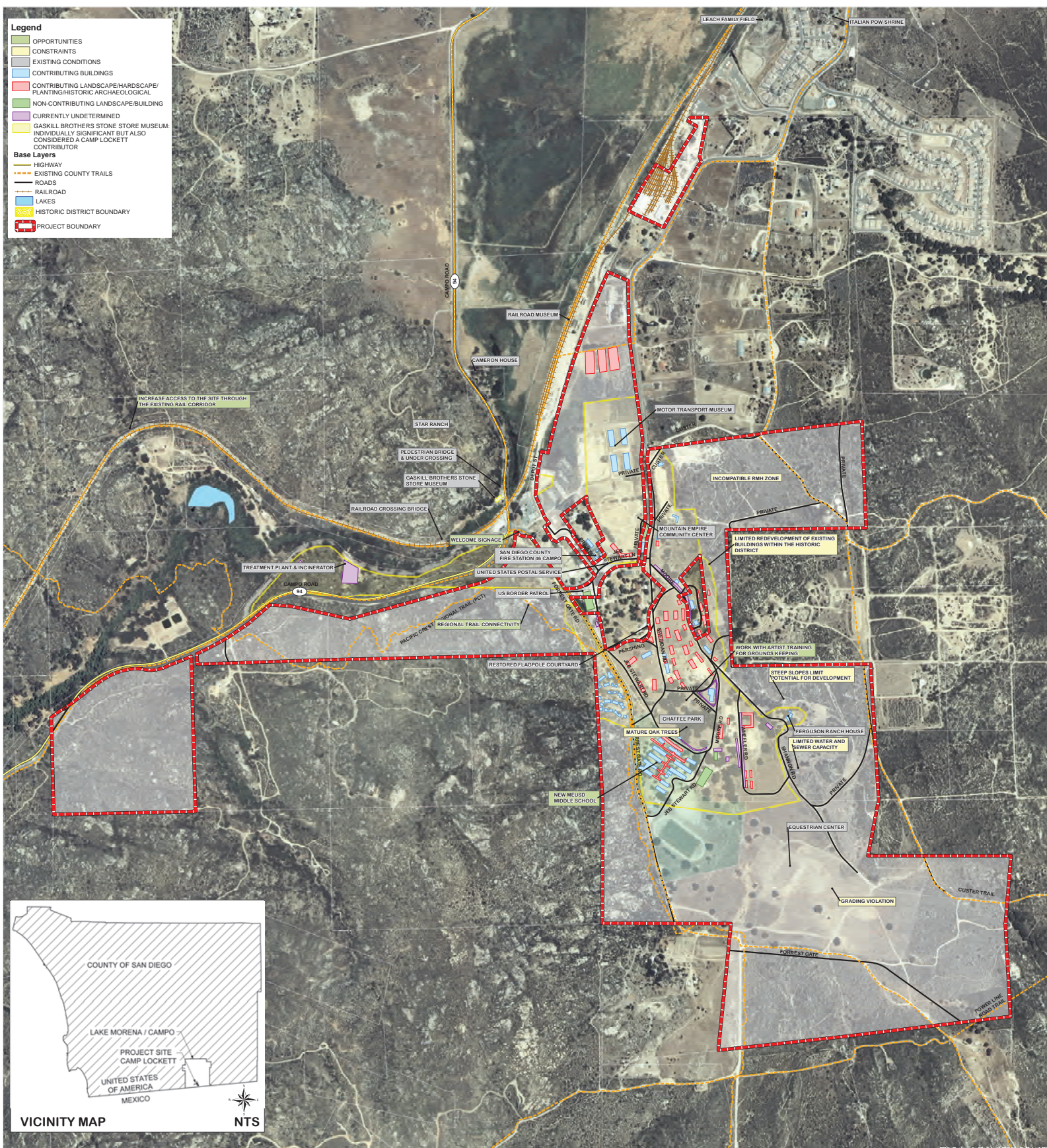


FIGURE 6 - HISTORIC DISTRICT

3.4 Mobility and Connectivity

3.4.1 Vehicular Facilities

Access to the overall Camp Lockett Master Plan study area is provided by the following roadways and intersections:

Buckman Springs Road – Buckman Springs Road is a north-south running two-lane Light Collector roadway, extending between Interstate 8 to the north to State Route 94 to the south. The posted speed limit is 55 MPH. Parking restrictions are not posted. Sidewalks nor bicycle facilities are present.

Campo Road (State Route 94) – Campo Road (SR-94) is an east-west running two-lane highway, extending from Jamacha Road in the City of El Cajon to the west and continuing as Old Highway 80/State Route 94 east of the project area. Within the project area, Campo Road (SR-94) is a two-lane undivided roadway with a posted speed limit of 55 MPH. Parking restrictions are not posted. Sidewalks are not present; however, the shoulder is paved in some locations. Bicycle facilities are not present. MTS Bus Route 894 serves the corridor from the City of El Cajon to Lake Morena.

Forrest Gate Road – Forrest Gate Road is a north-south running Local Public Road, extending from Campo Road (SR-94) on the north to the US-Mexico border to the south. Forrest Gate Road is a two-lane undivided roadway and transitions to an unmaintained dirt road adjacent to the Camp Lockett Event and Equestrian Facility (CLEEF). Parking is not permitted along the roadway. Sidewalks nor bicycle facilities are present.

Sheridan Road – Sheridan Road is a north-south running two-lane Local Public Road, extending from Campo Road (SR-94) to the north to Jeb Stuart Road to the south. Sheridan Road is a two-lane undivided roadway. A speed limit is not posted except for signage indicating a speed limit of 25 MPH (6:30AM to 8:30PM DAILY) adjacent to the Mountain Empire Community Park and Community Center. Sidewalks are not present, although worn walking paths/shoulders generally run adjacent to the roadway.

Table 4.1 of the Local Mobility Analysis (LMA) summarizes the existing physical characteristics of roadways within the study area. This information was collected via field and aerial views (Google Earth).

3.4.2 Pedestrian Facilities

Due to the rural nature of the area surrounding the Proposed Project, there are currently no existing pedestrian facilities such as sidewalks. The *County of San Diego Active Transportation Plan (ATP), October 2018* identified pedestrian gaps within the Proposed Project study area. An excerpt of the Pedestrian Gap analysis is included in Appendix D of the LMA.

3.4.3 Bike Facilities

Bicycle facilities within a ½ mile bicycling distance of the Proposed Project site were observed. Similar to the pedestrian facilities discussion above, there are currently no existing bicycle facilities within ½ mile bicycling distance due to the rural nature of the area surrounding the Proposed Project. It is important to note that the *County of San Diego Active Transportation Plan (ATP), October 2018* identifies planned bicycle facilities with the Proposed Project study area along the following roadways:

- Campo Road (SR-94) – Class II Bike Lanes
- Buckman Springs Road – Class II Bike Lanes

An excerpt from the County ATP is provided in Appendix E of the LMA.

3.4.4 Transit Facilities

The closest transit stops to the Proposed Project site are located at the intersection of Campo Road (SR-94) and Forrest Gate Road and provides access to the following bus route:

- MTS Bus Route #894 – (Morena Village – El Cajon) – Within the Proposed Project vicinity, this route operates along SR-94 and connects Morena Village and El Cajon. On weekdays, this route operates from 8:21 AM to 7:30 PM and provides four services within the time of operation.

Detailed MTS Route information for the above routes is provided in Appendix F of the LMA. This information is subject to change so review of the MTS website will provide current information.

3.4.5 Trail Facilities

The County of San Diego *Community Trails Master Plan (CTMP), January 2005* identifies existing and planned trail facilities within the County of San Diego. Table 1 displays existing and planned facilities within the Proposed Project vicinity, including trails and pathways. Excerpt of the CTMP including a map of the trail facilities displayed below are provided in Appendix G of the LMA.

Table 1 – Trail Facilities			
Trail #	Name	Facility	Status
H	Pacific Crest Regional Trail	Regional Trail	Existing
22A	Meanwhile Ranch Trail	Trail	Existing
23A	Sheridan/Custer Road Pathway	Pathway	Existing

25	SR-94 Pathway	Pathway	Proposed
43	SD&AE Rail Road Trail	Trail	Proposed
46	Power Line Road Trail	Trail	Existing
47	Old Border Cross Road Trail	Trail	Existing
47A	Forrest Gate Road Pathway	Pathway	Proposed
48	Sheridan Road Pathway	Pathway	Existing

Source: County of San Diego *Community Trails Master Plan, January 2005*

As shown above, within ¼ mile of the Proposed Project site there are three existing trails, one proposed trail, one existing pathway, and two proposed pathways identified in the County CTMP.

3.4.6 Connectivity between Entities

Connectivity between entities is crucial to the site. If supported by visitor or local resident activity in the area, consider an internal shuttle system that loops through the study area and connects to key destinations and existing transit service.

3.5 Environmental

3.5.1 CEQA 15183 Exemption Process

California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified.

The proposed project is consistent with the densities and use characteristics considered by the County of San Diego EIR for the General Plan Update (GPU) certified on August 3, 2011.

In order to qualify for a CEQA 15183 exemption, the following findings must be made:

- The project is consistency with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
- There are no project specific effects which are peculiar to the project or its site.
- There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
- There are no potentially significant offsite and/or cumulative impacts which the GPU EIR failed to evaluate.

- There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

A project-specific environmental analysis has been completed as part of the 15183 process. Refer to the attached Background Report for an overview of the environmental review process.

3.6 Infrastructure and Services

This section presents the projected water demand and wastewater generation estimates for the Camp Lockett Master Plan and Rezone. The estimates were developed from the anticipated zoning provided utilizing available County of San Diego standards and guidelines, or national guidelines where needed. This section is broken up by water and wastewater and describes the criteria used and the projected estimates. This section also presents next steps for specific projects to address water and wastewater capacity and service capability.

3.6.1 Water Demand Estimates

The County of San Diego Department of Public Works - Wastewater Management Section is responsible for operation and overall administration of the Campo Water Maintenance District, which is the water service provider to the Rancho Del Campo community. The Rancho Del Campo water system provides potable water to the Cottonwood Alternative School, Border Patrol Station, four apartment complexes, a health care facility, community center, sheriff station, Campo Road Station, a market, a lumber company, a church, Pacific Southwest Railway Museum, a Fire Station, a Senior Center, Post Office, a Veterans of Foreign Wars of the United States Facility, multi-family residential (3 units), and single-family residential (21 units). Existing conditions annual groundwater demand for the Rancho Del Campo water system is estimated to be 33.2 acre-feet per year (afy) based on average metered use from 2016 through 2019.

Additional water demand for proposed uses for the Master Plan was estimated at approximately 10,405 gallons per day (gpd), or 11.7 acre-feet/year (afy). Combining existing demand of 33.2 afy with proposed uses of 11.7 afy results in a combined total water demand of 44.9 afy.

Table 2 presents the estimated water demand by land use identifier with justifications of estimated quantities provided in footnotes.

Table 2 – Project Average Water Demands

Map ID: Land Use	Quantity	Unit Rate	Water Demand
Residential Uses			
CLEEF-11: Additional Caretaker Accommodations (4 homes)	4 homes	¹ 275 gpd/unit	1,100 gpd
Camping/Recreation Uses			
CLEEF-24: Dry Camping	28 campsites	² 60 gpd/campsite	1,680 gpd
PSRM-3: Campgrounds			
SYH-11: Pool	0.28 acres 10 people/day	³ 4,374 gpd/acre 10 gpd/person	1,225 gpd 100 gpd
Nonresidential Uses			
⁴ Nonresidential uses	82,566 square-feet (1.9 acres)	⁵ 1,000 gpd/acre	1,900 gpd
SYH-5: Laundromat	8 washing machines	⁶ 550 gpd/machine	4,400 gpd
TOTAL			⁷ 10,405 gpd

¹275 gpd/residence is a unit demand rate for residential land uses included the 2015 Padre Dam Municipal Water District Comprehensive Facilities Master Plan. This value was selected as near representative to Camp Lockett area as the Padre Dam Water District services rural County neighborhoods such as Lakeside, Blossom Valley, and Alpine.

²60 gpd/unit assumes 2 people per day estimated for a developed campsite by the EPA (EPA, 2002)

³4,374 gpd/acre based on the annual evaporation rate from Lake Morena Reservoir of 4.9 acre-feet/acre, City of San Diego, Water Department, Water Operations Division, 2006. Historical Reservoir Evaporation Data, 1916 through 2005.). 10 gpd/person is the use estimated for one person at a pool by the EPA (EPA, 2002).

⁴Nonresidential uses include MTM-1: Exhibit (30,360 sqft), PSRM-8: Retail (21,780 sq ft), SYH-1: Central Administration & Purchasing Area (2,175 sq ft), SYH-2: MHSC Facility Maintenance Center (2,372 sq ft), SYH-4: Homemaker Thrift Store (4,510 sq ft), SYH-6: Drug/Alcohol Services (8,142 sq ft), SYH-7: Wellness Center (8,267 sq ft), SYH-8: Theater (3,780 sq ft), SYH-9: Mixed Use Commercial (1,180 sq ft)

⁵1,000 gpd/acre is a unit demand rate for non-residential land uses included the 2015 Padre Dam Municipal Water District Comprehensive Facilities Master Plan. This value was selected as near representative to Camp Lockett area as the Padre Dam Water District services rural County neighborhoods such as Lakeside, Blossom Valley, and Alpine.

⁶550 gpd/machine is based on estimated average water use for a washing machine by the EPA (EPA, 2002).

⁷This calculation does not reflect water demand associated with the reuse of the existing 17 housing units proposed by the SYH as they were previously analyzed as part of the 2011 General Plan Environmental Impact Report.

3.6.2 Wastewater Generation Estimates

The County of San Diego Department of Public Works - Wastewater Management Section is responsible for operation and overall administration of the San Diego County Sanitation District, which is the wastewater provider in Campo. The sewer collection system and wastewater treatment system provide service to the Rancho Del Campo community and the adjacent 222-lot Campo Hills residential subdivision. Existing conditions annual

EXISTING CONDITIONS

CHAPTER 3

wastewater generation for the wastewater treatment plant is estimated to be 45,000 gpd based on average daily use from 2016 through 2019.

Additional average wastewater generation for proposed uses for the Master Plan was estimated at approximately 7,810 gpd. Combining existing average flow of 45,000 gpd with proposed average flow of 7,810gpd results in a combined average wastewater flow of 52,810 gpd.

Table 3 presents the estimated wastewater generation by land use identifier with justifications of estimated quantities provided in footnotes.

Table 3 – Projected Average Wastewater Generation			
Map ID: Land Use	Quantity	Unit Rate	Wastewater Generation
Residential Uses			
CLEEF-11: Additional Caretaker Accommodations (4 homes)	4 homes	¹ 240 gpd/unit	960 gpd
Camping/Recreation Uses			
CLEEF-24: Dry Camping	28 campsites	² 50 gpd/campsite	1,400 gpd
PSRM-3: Campgrounds			
SYH-11: Pool	10 people	³ 10 gpd/person	100 gpd
Nonresidential Uses			
⁴ Nonresidential uses	82,566 square-feet (1.9 acres)	⁵ 500 gpd/acre	950 gpd
SYH-5: Laundromat	8 washing machines	⁶ 550 gpd/machine	4,400 gpd
TOTAL			⁷7,810 gpd

¹240 gpd/residence is a unit demand rate for residential wastewater generation included in the 2013 Campo Sewer Service Area Sewer Master Plan.

²50 gpd/unit assumes 2 people per day estimate for a developed campsite by the EPA (EPA, 2002)

³10 gpd/person is wastewater use estimated for one person at a pool by the EPA (EPA, 2002).

⁴Nonresidential uses include MTM-1: Exhibit (30,360 sqft), PSRM-8: Retail (21,780 sq ft), SYH-1: Central Administration & Purchasing Area (2,175 sq ft), SYH-2: MHSC Facility Maintenance Center (2,372 sq ft), SYH-4: Homemaker Thrift Store (4,510 sq ft), SYH-6: Drug/Alcohol Services (8,142 sq ft), SYH-7: Wellness Center (8,267 sq ft), SYH-8: Theater (3,780 sq ft), SYH-9: Mixed Use Commercial (1,180 sq ft)

⁵500 gpd/acre of non-residential use is a unit demand rate for residential wastewater generation included in the 2013 Campo Sewer Service Area Sewer Master Plan.

⁶550 gpd/machine is based on estimated average water use for a washing machine by the EPA (EPA, 2002).

⁷This calculation does not reflect water demand associated with the reuse of the existing 17 housing units proposed by the SYH as they were previously analyzed as part of the 2011 General Plan Environmental Impact Report.

3.6.3 Specific Project Next Steps

The projected water demand and wastewater generation estimates for the Master Plan are approximately the same amount as the existing water and wastewater systems service now. The projections are based on general criteria and reflect what can conservatively be expected overall. Detailed water and wastewater system assessments will be necessary, followed by significant improvements of the existing assets. As individual development projects are developed, each project will need to estimate its water demand and wastewater generation based on more detailed information and demonstrate that the existing water and wastewater systems have the capacity and capabilities to service the development project, or identify what specific improvements to existing water and sewer infrastructure will be required.

CHAPTER 4

4.1 Camp Lockett Vision

Camp Lockett will serve as the center for the Campo community. The center has the potential to revitalize the Campo area with a mix of civic-oriented uses that both benefit local residents and promote regional tourism. This includes accommodating future museums, historic displays, and community-serving facilities such as parks, schools, daycare centers, and community centers at the site. Existing buildings that were previously used by the County, or renovated features in the historic Camp Lockett military facility, could house many of these uses.

The following goals and policies have been developed specifically to help shape the future of Camp Lockett. They are intended to guide future development proposals within the Camp Lockett Master Plan area.

Goal 1 Create a community destination.

- Policy 1.1 Create a cohesive and unified district and tourist destination.
- Policy 1.2 Enhance availability and access to community services and amenities.
- Policy 1.3 Bring additional services to seniors.
- Policy 1.4 Expand museum uses.
- Policy 1.5 Provide overnight stay accommodations and camping sites.
- Policy 1.6 Develop facilities suitable for use by large groups.
- Policy 1.7 Expand educational programs for local youth.
- Policy 1.8 Provide entrance signage to identify Camp Lockett.

Goal 2 Revitalize the Campo Community.

- Policy 2.1 Revitalize Camp Lockett with a mix of civic-oriented uses that benefit local residents and promote regional tourism.
- Policy 2.2 Encourage local employment opportunities.
- Policy 2.3 Foster small-scale retail opportunities for visitors.

Goal 3 *Build on history.*

- Policy 3.1 Maintain a link with the historical importance of the site.
- Policy 3.2 Preserve, restore, or recreate prominent elements of Camp Lockett.
- Policy 3.3 Design new buildings that complement existing historic buildings and character.
- Policy 3.4 Protect and interpret historic and prehistoric cultural resources predating Camp Lockett.

Goal 4 *Improve circulation and connectivity.*

- Policy 4.1 Create uniform wayfinding and signage to identify Camp Lockett as a cohesive district.
- Policy 4.2 Connect entities through an interpretive trail system.
- Policy 4.3 Improve vehicular circulation routes and traffic safety.
- Policy 4.4 Provide additional public parking for visitors.
- Policy 4.5 Explore opportunities to designate or construct future trails.
- Policy 4.6 Evaluate creating connections to both the regional trail network and Pacific Crest Trail.
- Policy 4.7 Reduce vehicle miles traveled for local residents.

Goal 5 *Expand active and passive recreation opportunities.*

- Policy 5.1 Embrace and enhance access to Chaffee Park.
- Policy 5.2 Expand recreational activities for Campo residents.
- Policy 5.3 Provide amenities to users of the Pacific Crest Trail.

Goal 6 *Update historic buildings.*

- Policy 6.1 Preserve and adaptively reuse historic buildings.

- Policy 6.2 Maintain integrity of design, materials, workmanship, association, and site layout.
- Policy 6.3 Bring attention to other historic elements and landscape features (e.g. roads, walls, drainage features).
- Policy 6.4 Preserve and protect the old oaks in Chaffee Park from pests to extend their lives.

Goal 7 Protect wildlife habitat.

- Policy 7.1 Preserve and manage the wild oaks.
- Policy 7.2 Minimize conflict and sensitive biological resources.
- Policy 7.3 Locate uses in response to development constraints.
- Policy 7.4 Preserve existing open space.
- Policy 7.5 Encourage use of native plants and replacement of non-native plants with low water use native plants.
- Policy 7.6 Identify opportunities to address invasive species and help control vermin.

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CHAPTER 5

5.1 Camp Lockett Land Use and Rezone Map

The proposed project involves a Master Plan to renovate and develop Camp Lockett as a historic campus and a regional tourism area. Under the proposed project, the entire Master Plan area would be rezoned to the new designations Camp Lockett (CL) as shown in the table below.

Table 4: Camp Lockett Master Plan and Rezones	
Zone	Ownership
Camp Lockett 1 (CL 1)	SYH
Camp Lockett 2 (CL 2)	PSRM
Camp Lockett 3 (CL 3)	CLEEF
Camp Lockett 4 (CL 4)	MTM
Camp Lockett 5 (CL 5)	MEUSD

All planning areas would include the Special Area Regulation H (Historic) due to the site’s distinction as a historic district on the Local Register and as a California Historical Landmark (CHL). Specific land use and zoning anticipated for each CLIG member are detailed in Chapters 8-13.

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CHAPTER 6

6.1 Introduction

The Camp Lockett Design Guidelines will establish the design principles and standards to maintain high quality architecture that embraces and complements the cultural and historical context of the site. These guidelines are intended to assist the Camp Lockett Interest Group (CLIG), property owners, builders, and their design professionals in the planning and design of the adaptive reuse of existing historic and culturally significant structures and new construction within the Camp Lockett Planning Area. Some design guidelines may not be applicable due to the unique attributes of each property. In some circumstances, a guideline may be relaxed in order to accomplish another guideline that is more appropriate. Please also refer to Chapters 8-13, which detail specific guidelines unique to each CLIG property.

6.2 Architectural Styles

The majority of the existing buildings within Camp Lockett are predominantly characterized by military design and date to one of the three phases of construction or camp development. The three phases of camp construction include the Mobilization Phase (June 23 – December 1, 1941), the Expansion Phase (1942-1943), and the Hospital Phase (1944-1946), which are described in further detail below. These descriptions should be reviewed carefully as it will aid in the determination of appropriate design solutions for proposed work.

6.2.1 Mobilization Phase

Buildings were greatly influenced by cost and were intended to facilitate efficient and speedy construction. Building design was guided by speed, simplicity, conservation of materials, flexibility, and safety.

Characteristics:

- Neutral, earth tone colors
- Wood-frame buildings set on either concrete footings or full, poured concrete, slab foundations
- Gable roofs covered with asphalt roofing material,
- Evenly spaced, double-hung windows



- 6-over-6 or 8-over-8 lights
- Walls constructed of diagonally laid planks covered with asbestos shingle siding
- Concrete piers or slabs

6.2.2 Expansion Phase

Most of buildings constructed during the Expansion Phase were intended to accommodate the extra cavalry units at Camp Lockett. Buildings were built on leased private property and were demolished after the camp was decommissioned at the end of the war.

Characteristics:

- Neutral, earth tone colors
- Standard 20' building length – may vary according to use
- Plywood siding
- Green rolled roofing



6.3 Adaptive Reuse of Existing Structures

Adaptive reuse is the process of reusing a building for a purpose other the original design intent. The following guidelines provide specific direction on preservation principles related to adaptive reuse.

- Respect the existing historic and cultural character of a structure.
- Preserve key features of the structure, where appropriate, as well as landscape and site design elements.
- Seek uses that are consistent with the Master Plan and require minimal alteration to the structure and site.
- Avoid modifications or alterations that would damage significant architectural features such as original doors, windows, or porches.
- When restoration of a deteriorated feature is not feasible, consider replacement of the feature that is compatible in size, shape, texture, and finish to the original.

6.4 New Structures



New structures should be harmonious with the existing architectural character of the site. Although no particular architectural style or theme will be required, the architecture is expected to be somewhat simplified, yet still convey a sense of authenticity and complement the existing architectural character. The following architectural features may be reflected in new structures:

- Simple massing and form – rectangular shapes
- Large porches typically extending across the front façade
- Ornamentation that is utilitarian rather than decorative
- Porch columns
- Accompanied by out buildings, including barns and garages consistent and harmonious with character of site
- Clapboard or horizontal siding
- Extensive use of wood, stone, brick, and natural materials
- Board and batten
- Brick or stone veneers
- Incorporation of porches, bays, windows, and other appendages to break down the scale of the structure
- Double-hung windows
- Dormers
- Gabled roofs
- Steep roof pitches

6.5 Materials and Colors

Materials and colors are most evident in the exterior appearance of structures. A variety of materials and colors are encouraged while maintaining the overall design continuity of the Master Plan

- Select durable materials and colors that blend with the natural surroundings and complement existing structures.
- Avoid the use of primary colors.
- Incorporate contrasting colors that accent architectural details.
- Avoid changes in building colors at corner of wall or at changes in a façade plane.
- Encourage the following building materials:
 - Wood lap
 - Wooden clapboard
 - Wood board and batten
 - Wooden frames
 - Shingle siding
 - Stucco
 - Cobblestone
 - Stone or brick foundation
 - Double-hung windows with multiple lights
 - Stone veneer
- Discourage the following building materials:
 - Large areas of glass
 - Glass curtain walls
 - High contrast color



6.6 Windows and Doors

Windows and doors give scale to a building and provide visual interest to the composition of individual facades. The choice of windows and doors affect the overall appearance of a structure.

- Use a traditional style, shape, size, and placement for windows and doors.
- Articulate windows and doors to orient entrances and porches.
- Locate doors to face the street.
- Provide window openings proportional to the building façade.
- Discourage the use of exterior screen doors and wrought iron bars over windows.
- Avoid direct views into neighboring windows by offsetting or staggering windows.

6.7 Roofs

Roofs define architectural character and contribute to the structure's aesthetics.

- Preserve the original roof form.
- Utilize traditional roof forms, such as gabled and shed, in residential contexts.
- Replacement of roof materials, when necessary, should convey a scale and texture similar to the original material.
- Encourage the use of varying rooflines to add visual interest. Such features may include:
 - Low to moderately pitched gable
 - Hipped roofs
 - Steep roof pitches
 - Standing seam or wood shingle roofs



6.8 Residential Structures

6.8.1 Site Design

- Incorporate existing natural features, such as steep slopes, rock outcroppings, vegetation, and major landforms into the overall site design.
- Avoid the following:
 - Level grading of entire lots without respect for exiting landforms or neighboring developments;
 - Removal of oaks and other mature trees without careful consideration;
 - Blocking existing scenic views; and
 - Diverting natural drainage patterns.
- Maintain a linear lot line configuration.
- Establish setbacks similar to the existing setbacks of adjacent properties.
- Orient entry features such as doors, windows, porches, and patios towards the street and maintain compatibility with the architectural style.
- Avoid sight lines into neighboring homes through appropriate placement and location of the home, windows, decks, and patios.
- Respect privacy in the placement of the main residence, accessory buildings, and exterior lighting.
- Orient multi-family residential structures to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- Encourage front porches that are of similar size, location, and orientation to the street.
- Locate garages near the rear of the house or sideways to the street.

6.8.2 Building Form, Mass, and Scale

- Utilize simple, symmetrical building facades.
- Maintain one to two stories in height.
- Set back upper stories to reduce the apparent overall scale of the building.

- Avoid blank facades, particularly along major streets.
- Incorporate variations in vertical and horizontal planes to reduce scale and massing.

6.9 Non-Residential Structures

6.9.1 Site Design

- Orient buildings to face either a public or private street.
- Site buildings in a way that enhances relationships between buildings, promotes pedestrian circulation, and facilitates vehicular circulation.
- Utilize special paving, lighting, and/or landscaping to delineate site entries.
- Screen loading and services areas with fencing and landscaping.
- Locate loading and service areas away from the primary public access, ideally in the rear.
- Locate recreational facilities, such as athletic fields, away from public streets to offer privacy for facility users.
- Utilize permeable surfacing materials, such as gravel or decomposed granite, for parking lots in order to minimize surface runoff.
- Incorporate onsite parking for commercial uses to minimize negative impacts on the street and adjacent uses.
- Utilize architectural features, such as awnings and canopies, to define building entries and provide a “sense of entry” for the building.

6.9.2 Building Form, Mass, and Scale

- Maintain one to two stories in height.
- Relieve building surfaces over 50’ in length with a change of plane or other architectural treatment.
- Incorporate storefront windows, door, entries, canopies, awnings, cornice treatments, and other architectural features to add visual interest.

- Ensure storefronts in multi-tenant buildings convey an individual expression of each tenant's identity while adhering to a common architectural theme.
- Design commercial storefront entries as recessed and/or sheltered by a covered arcade.
- Recess street level windows and doors to create strong shadow lines.
- Provide building entries visible from the public street and accessible from pedestrian pathways or parking areas.
- Provide separate entrances when residential and commercial uses are provided in the same structure.

6.9.3 Landscape/Hardscape

- Avoid removal of an oak tree (any tree of the quercus genus with a trunk more than 12" in diameter as measured 4 ½' above the root crown) or any tree with any two trunks having a combined diameter of at least 16" as measured 4 ½' above the root crown.
- Avoid removal of a significant tree (any tree with a trunk more than 12" in diameter as measured 4 ½' above the root crown) or any tree with any two trunks having a combined diameter of at least 8" in diameter as measured 4 ½' above the root crown.
- Soften the visual impact of parking areas by screening with landscaping.
- Screen roof top equipment from the public view or enclose within housing.
- Landscape areas not used for structures, parking, or other designated functions.
- Landscape public areas between a newly developed property and the existing sidewalk or street edge.
- Locate shrubs beneath trees, between buildings and parking lots, and within side and rear yards.
- Limit turf grasses to parks and other active use areas.
- Plant trees and shrubs within parking areas.
- Provide a minimum of 5' between the perimeter of the parking lot and the building and from rear and interior side property lines.

- Avoid locating parking spaces within 30' of the trunk of a tree.
- Require trees to be a minimum of 24" box size.
- Provide brush management per the zones required by the local fire district.

6.9.4 Park Design

- Establish a long-term care and maintenance plan for coast live oaks.
- Restore and enhance Chaffee Park.
- Ensure that parks have a hierarchy of sizes serving all ages with multiple active and passive recreation opportunities.

6.9.5 Benches

- Provide seat backs, with end and mid-point arms with wood or composite slats.
- Provide a minimum of two benches per park.
- Utilize steel, concrete slabs, decomposed granite, or compacted subgrade, and do not locate directly within vegetated ground covers.



6.9.6 Picnic Tables

- Provide ADA accessibility and seating areas.
- Encourage materials made from wood, composite, and/or concrete.
- Provide a minimum of one picnic table per park.
- Utilize concrete slabs, decomposed granite, or compacted subgrade, and do not locate directly within vegetated ground covers.

6.9.7 Barbeque Grills

- Locate barbeque grills near eating areas, away from flammable vegetation, and permanently anchored to the ground.
- Provide charcoal disposal rings to minimize potential for instigating wildfire.
- Encourage materials made of concrete, metal, or a combination of the two.
- Utilize black or earth tone colors.



6.9.8 Trash and Recycle Receptacles

- Protect and screen trash and recycle receptacles from adjacent pedestrian activity.
- Protect trash from animals.
- Screen Trash, Recycle and Green (TRG) waste receptacles from public view with secure lids to provide service access only.
- Locate TRG receptacles along service access locations of user facilities.

6.9.9 Bicycle Racks

- Provide bicycle racks that accommodate multiple bikes, locking capabilities, and are permanently anchored to the ground.
- Locate bicycle racks where four or more bicycles are staged.

6.9.10 Shade Structures

- Provide shade structures where a minimum of two picnic tables are located.
- Design shade structures to complement and reflect the surrounding setting, landscape, and pedestrian circulation.
- Buffer shade structures from vehicular circulation.

- Shade structures should be sized to accommodate a minimum of two picnic tables with ease of circulation under roof and between support structures.
- Shade structures are designed to complement and reflect the surrounding setting of structures, landscape, and pedestrian circulation.

6.9.11 Walls and Fences

- Design freestanding walls and fences to complement and reflect the surrounding setting of structures, landscape, and pedestrian circulation.
- Provide a 3' landscape buffer on the street facing side of the wall when fences and walls are over 3' high and face the public view.
- Walls on sloping terrain are to be vertically stepped at regular 50' intervals to follow the terrain.
- Walls longer than 100' should have a change of horizontal plane for a distance of 10' before resuming along the same plane.
- Encourage the following materials:
 - Native stone
 - Masonry or masonry with cement pilaster finish
 - Cement plaster over framing
 - Wrought iron or picket fence
 - Wood
 - Brick
- Discourage the following materials:
 - Chain link or open wire except where heavily screened by landscape
 - Corrugated metal
 - Bright colored (red, orange, or yellow) plastic or plastic coated materials



- Reed materials

6.9.12 Branding

- Establish a brand identity for the Camp Lockett area.
- Utilize a variety of earth tone colors to evoke Camp Lockett’s cultural and historical heritage.
- Ensure the brand identity is highly visible across the project site.

6.9.13 Signage

6.9.13.1 Main Entrance Signs

- Establish a hierarchy of entry monuments to identify the site.
- Entrance signage shall reinforce the design theme, materials, and landscaping of the project.
- Encourage painted wood and metal for sign materials.

6.9.13.2 Wayfinding and Interpretive Signage

6.9.13.2.1 Wayfinding Signage

- Locate signage in or on the ground, or suspended, or attached to a structure.
- Provide signage that is attractive, clear, and consistent in theme, location, and design.
- Locate signage in areas highly visible to vehicles, pedestrians, and bicyclists.
- Identify locations of CLIG members and estimated travel time for pedestrian, cyclists, and horseback riders.
- Within the Historic District, identify key historic, cultural, and civic facilities.
- Display directional and informational copy required for accessing uses onsite.

6.9.13.2.2 Interpretive Signage

- Provide information regarding the natural or cultural resources of a particular site, trail, or scenic vista.
- Interpretive signage should be composed of plaques and vertical monuments located at gateways, on or adjacent to rights-of-way, along trails, and at project entries.



6.9.13.2.3 Loop Trail Signage

- Utilize consistent materials, easily recognizable letterforms, natural colors, and standardized sizes that emphasize the natural setting.
- Locate trailhead signs at the beginning of trails and where major trails intersect.
- Design trailhead signs with a natural stone character and a mounted sign to prevent vandalism.
- Mark trailheads to serve the following purposes:
 - Provide users with readily identifiable entrances;
 - Orient and educate the user;
 - Alert users to unusual trail conditions (e.g. fire, storm damage, trail closings);
 - Indicate mileage; and
 - Provide emergency response information.



6.9.14 Lighting

6.9.14.1 Exterior Lighting

- All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out to the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No outdoor light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture.

- Incorporate lighting that complements and enhances building design and reinforces neighborhood character.
- Equip lighting with appropriate reflection and shielding to prevent spillover into adjacent areas.
- Encourage energy efficient exterior lighting.
- Prohibit the following lighting:
 - Fluorescent
 - High-pressure sodium
 - Laser
 - Floodlights
 - Lights that move or flash
 - Searchlights

6.9.14.2 Signage Lighting

- Provide ground lighting that illuminates the characters of the sign without spilling beyond the intended area.
- Prohibit backlit signs.

CHAPTER 7

7.1 Purpose

The Camp Lockett Cultural Landscape Technical Report contains detailed information for future development and reuse within the Camp Lockett Rural Landscape Historic District. The boundaries of the Historic District are shown in Figure 6. The purpose of the Cultural Landscape Technical Report is to support previous studies by providing an understanding of the Camp Lockett cultural landscape. Previous studies provide important information about the background, history, buildings, and archaeology and should be referenced in tandem with this report. The Cultural Landscape Technical Report provides information about historic conditions, existing conditions, significance and integrity evaluation, identification of contributing landscape elements within the district, circulation patterns, spatial organization, vegetation, and related landscape-designed elements of the Military Landscape. This document maintains the Period of Significance (POS) used in other technical reports and designations for the historic property and considers 1941–1946 to be the Historic Period or Historic Condition. The document does not include a reevaluation of archaeological sites or a conditions assessment of architectural contributors at Camp Lockett.

7.2 Background

Except for the PSRM site, the rest of the development boundary is part of an existing historic district, the Camp Lockett Historic District, which was listed on the San Diego County Local Register of Historic Places (Local Register) on October 25, 2003. The Local Register nomination identifies 53 contributing buildings or structures from 1940 to 1949 that retain their historic integrity. The property was further documented for the National Register of Historic Places (NRHP) in 2006, but the nomination was not approved by the State Historic Preservation Officer (SHPO). A 122-acre portion of the project area was also designated as California Historical Landmark (CHL) Number 1045 on October 30, 2009. This historic landmark district encompasses 62 buildings, structures, and building remnants from 1941 through 1946. The Cultural Landscape Technical Report summarizes the results of an updated field survey and research effort completed in 2019 in order to fill in gaps in previous investigations relating to cultural landscapes features within the Camp Lockett Historic District vicinity.

In 2019, the County of San Diego Department of Planning & Development Services (PDS) retained ICF to perform an updated field survey and research effort in order to fill in gaps in previous investigations relating to cultural landscape features within the Camp Lockett Historic District vicinity. As part of this effort, cultural resources personnel performed archival research, field surveys, and integrity assessments of historic-period, built

environment resources that qualify as historical resources under the California Environmental Quality Act (CEQA).

Camp Lockett was evaluated against California Register of Historical Resources (CRHR) criteria for purposes of CEQA. The properties also were evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The following boundaries were defined:

Master Plan Area – This area is an approximately 400-acre area that is jointly managed by the County of San Diego and an organization of public/private partners. This area includes multiple parcels with different landowners.

- **Development Area** – This area is approximately 195 acres and was surveyed by ICF archaeologists from 2018-2019. It is located within the Master Plan and is being considered for potential improvements. This area was identified in NRHP documentation completed for the property in 2006. Although the property was never formally listed in the national inventory, the County of San Diego considers it to be the definitive documentation on the resource. The boundary partially overlaps with the Master Plan. References to a Historic District are usually referring to the area defined in this documentation.
- **Camp Lockett Rural Landscape Historic District** – This area was identified in NRHP documentation completed for the property in 2006. Although the property was never formally listed in the national inventory, the County of San Diego considers it to be the definitive documentation on the resource. The boundary partially overlaps with the Master Plan.
- **Cultural Landscape Area/Boundary** – The Cultural Landscape Area (boundary) is defined through the onsite survey and archival research. It represents the historic developed core and adjoining parade grounds of Camp Lockett during its operation. This boundary overlaps with the Master Plan and encompasses both the Development Area and the Camp Lockett Rural Historic District area.
- **Developed Core** – The Developed Core represents the cluster of development in Campo during the Camp Lockett era (1941–1946) built by the U.S. Army. The developed core includes the entire Cultural Landscape Area, excluding the parade grounds to the northwest of the railroad and south of the hospital. The parade

grounds were located on already flat and cleared ranchlands, and no built features were required for their functionality.

Camp Lockett has been documented and evaluated on numerous occasions. A portion of the cultural landscape area was listed as a local historic district, and then as a state landmark. Previous documentation focused on the archaeology and buildings/structures on the site, which led to a high level of understanding regarding the physical development of the property and which buildings contribute to the historic district, but it left a gap in documentation relating to cultural landscape elements at Camp Lockett.

7.3 Cultural Landscape Area Description

The original boundary of Camp Lockett used by mounted U.S. Cavalry and border patrol during World War II covered more than 7,000 acres. In order to capture the full breadth of landscape characteristics that convey this property's history, the report is focused on the 950 acres of the functional center of the former military camp constructed between 1941 and 1946.

The Cultural Landscape Area was heavily shaped by the military during World War II and includes the railroad depot, the main post, housing and support areas built out for both troops and horses, and hospital facilities that formed the core of the campus during the war, as well as adjacent parade and training grounds. The Cultural Landscape Area is larger than and encompasses the Historic District.

The Cultural Landscape Area boundary was drawn to capture historic military buildings, structures, and landscape features throughout the functional center of the historic camp. The northern boundary follows the historic Camp Lockett boundary during the war years, to the extent of Cameron Corners, and then eastward across the ranchlands. The eastern boundary circles around the 28th Cavalry area, which retains historic circulation and archeological features, and then follows a historic circulation alignment southward. The southern boundary includes what is today known as CLEEF, but was historically the mounted parade ground and mounted obstacle course area. The western boundary follows the edge of development, which also aligns where the topography increases. The boundary extends one mile west to include historic features such as the Old Highway 94, incinerator, sewage treatment plant, Old Wagon Road, and others, before turning northward along California State Route 94 (SR 94).

The technical report further addresses the history of Camp Lockett and it provides a review of the previous cultural resource studies undertaken within the vicinity of Camp Lockett. Twenty-one studies have been completed within one mile of the Master Plan area.

7.4 Regulatory Context

Although the current effort only involved conducting a constraints analysis of existing conditions to identify historic landscape features within the Study Area, future projects may require compliance with federal, state, and local regulations. These regulations recognize the public's interest in cultural resources and the public benefit from preserving them. These laws and regulations require analysts to consider how a project might affect cultural resources and take steps to avoid or reduce potential damage or destruction. A cultural resource can be considered any resource valued (culturally, scientifically, aesthetically, or religiously) by a group of people.

The project is subject to the rules and regulations that govern the treatment of cultural resources in California. If future projects within the historic resource require federal permits, funding, or permissions, they may be considered federal undertakings and would be required to be conducted in compliance with the National Historic Preservation Act (NHPA). The NHPA is the primary mandate for governing projects under federal jurisdiction that might affect cultural resources. Similarly, a project undertaken by a public agency (state or local) or a private project classified as a discretionary action would be subject to environmental impact analysis pursuant to CEQA. This chapter summarizes the relevant cultural resources regulations that may apply to the property. See the Camp Lockett Cultural Landscape Technical Report for detailed information on the levels of regulation that may apply to future uses within the study area.

The Cultural Landscape Technical Report contains a good deal of information that is relevant to future developments and adaptive reuse of existing structures. As the various stakeholders seek to implement the goals and objectives of the Master Plan it is important to know and understand the various resources that exist on their land holdings.

Future improvements, repairs, or maintenance work conducted within the Camp Lockett Historic District must comply with historical requirements and guidelines. Any permit for the construction or alteration of any building or structure or movement of earth is subject to review and approval by the County's Historic Site Board. Period examination of the property by the County will also be necessary to determine the ongoing historical status of the resources. Additional information regarding the Camp Lockett Historic District is provided in the Camp Lockett Cultural Landscape Technical Report.

CHAPTER 8

8.1 Introduction

San Ysidro Health (SYH) is dedicated to improving and maintaining the health and well-being of a person through the provision of high-quality healthcare and community services. SYH operates the Mountain Health Community Center, located in the center of Camp Lockett, which currently includes, but is not limited to, the following services: CalFresh applications for food stamps, Medi-Cal assistance, emergency food boxes, onsite home-delivery senior lunches, and recreational activities for all ages.

8.2 Goals and Policies

The following goals and policies have been developed specifically for SYH. They are intended to guide future development proposals within the SYH Planning Area. These goals and policies include, but are not limited to:

- Serve as a resource center for the area and bring additional services to the Campo Community.
- Stimulate economic growth and development in the region by creating programs for job and vocational training.
- Provide housing options for SYH staff.
- Provide child and senior daycare services.
- Conduct wellness/behavioral health services, including drugs and alcohol.
- Provide active expanded recreational facilities (e.g. pool, athletic fields) and expanded summer camp options.
- Provide additional amenities (e.g. benches, tables, barbeque pits, pavilion) at Chaffee Park.
- Create a health wellness and senior center to provide nutrition and health classes and physical therapy for local residents.
- Restore Camp Lockett theater for community benefit.

8.3 Land Use Designations, Zoning and Development Regulations

8.3.1 Existing Uses

SYH occupies approximately 122.28 acres within the Master Plan. A clinic, located in the center of the SYH Planning Area, provides services including CalFresh applications for food stamps, Medi-Cal, senior transport, emergency food boxes, and onsite senior lunches. The

Community Center currently serves over 20,000 meals per year that are provided three times per week. Approximately 34 structures ranging from 675–9,500 sf. in size are located onsite.

8.3.2 Planned Uses

SYH intends to stimulate economic growth and personal development in Campo by creating programs for job and vocational training, providing child daycare services and senior daycare services, conducting wellness/behavior health training, and being a resource center for the area. Other potential uses of the property include recreational facilities, expanded summer camp programs, storage to support local transportation services, and commercial uses such as a gift shop, thrift store, and laundry facility. The majority of existing buildings will be adaptively reused.

Figure 7 classifies the constraints related to the SYH Planning Area into the following five categories: no impacts, potential issues that require additional analysis, potential issues that involve higher level of analysis/difficulty, potential significant impacts, and significant impacts – no build possible. Constraints were identified from a variety of sources including available GIS files, field-verification, and surveys. Constraints such as cultural resources, archaeological resources, biological resources, vegetation, steep slopes, 100-year floodplain, and liquefaction were evaluated. Once constraints were identified, Figure 8 was developed to depict the zones governing the site.

The SYH Planning Area is divided into the following three subareas:

Table 5: SYH Planning Subareas			
No.	Planning Area	Description	Allowed Uses*
1	Proposed Children’s Activity Center	Includes, but not limited to existing baseball fields and park, and proposed childcare center and pool	Major Impact Services and Utilities (Public Park/Playground Recreational Areas), Child Care Center or Small School – depending on State license requirements, Group Care, and Participant Sports and Recreation (Outdoor)
2	Proposed SYH Community Services Center	Proposed SYH administrative offices and building services, community services including, but not limited to, the wellness center, drug and alcohol classes, joint-uses with MEUSD, and amenities for residents including Chaffee Park, the	Administrative and Professional Services, Convenience Sales and Personal Services, Personal Services, Laundry Services or Personal Services, General – depending on scale of services, Cultural Exhibits and Library Services, Clinic Services or Medical Services – depending on number of individuals and overnight accommodations, Community

Table 5: SYH Planning Subareas

No.	Planning Area	Description	Allowed Uses*
		theater, laundromat, and small retail.	Recreation or Small School – depending on State license requirements, Spectator Sports (Limited), Major Impact Services and Utilities (Public Park), Medical Services, Group Care, and Building Maintenance Services.
3	Proposed Open Space	Open space areas for preservation, potential mitigation, and potential solar to support the SYH buildings	Essential Services

* Some uses are subject to further review.

The following table identifies the planned uses/amenities proposed by SYH and how they fit within the County's existing use types.

Table 6: SYH Proposed Uses

Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
Residential Use Types:		
Proposed Reuse Staff Cottages/Rental Housing (17 units)	Family Residential	Refers to the residential occupancy of living units by families on a weekly or longer basis, including occupancy of dwelling or apartment.
Civic Use Types:		
Proposed Reuse Joint-Use Dining Hall, Special Events, Food, and Nutrition Center	Community Recreation	Refers to recreational, social, or multi-purpose uses within buildings with no fixed seats and occupancy limited to 500 persons.
Proposed Reuse Laundromat	Laundry Services or Personal Services, General – <i>depending on scale of services</i>	<p>Laundry Services refers to establishments engaged in the provision of laundering, dry cleaning, or dyeing services, including laundry agencies, diaper services, or linen supply services.</p> <p>Personal Services refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a non-professional nature</p>

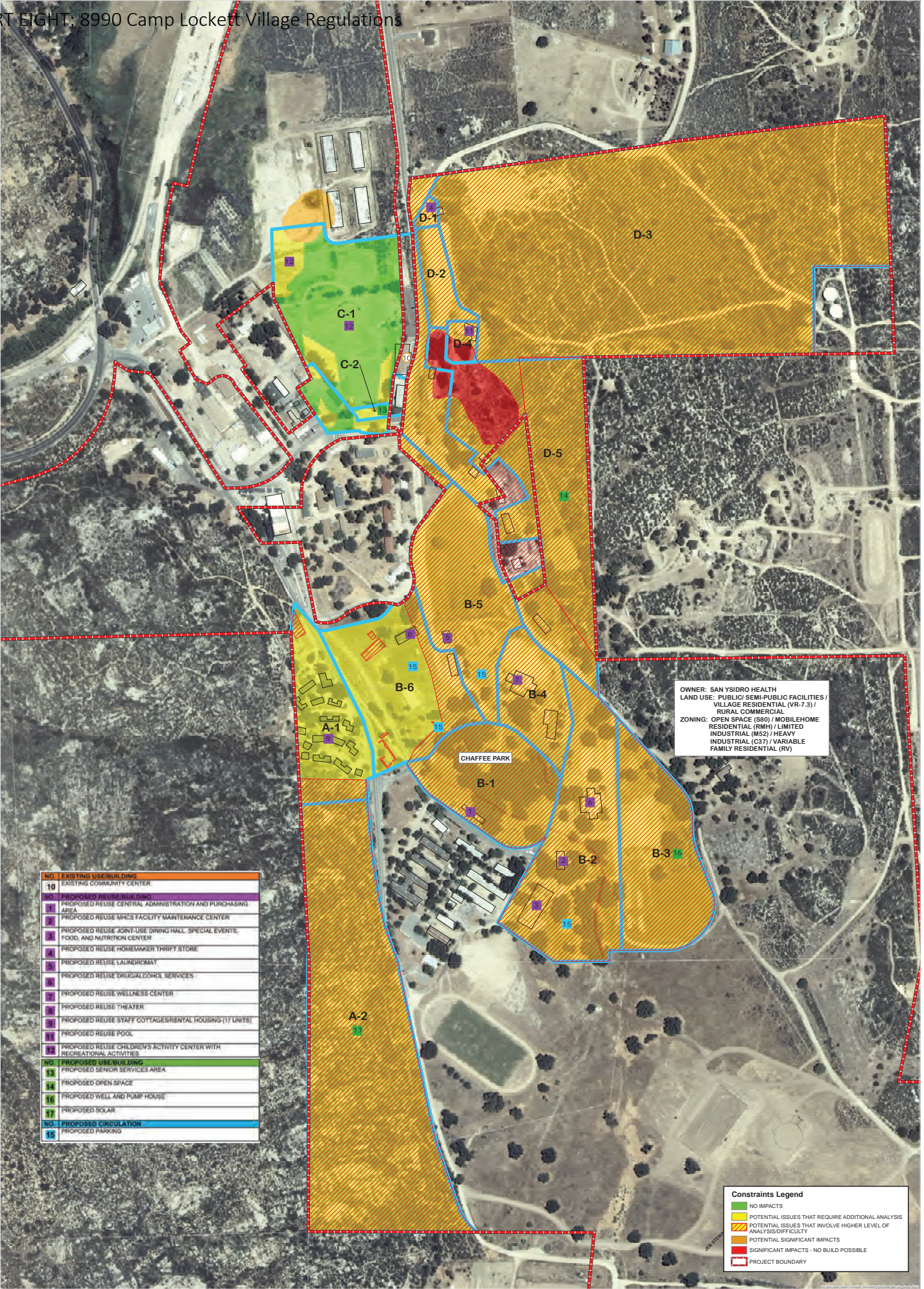
Table 6: SYH Proposed Uses

Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
		but excludes services classified a Spectator Sports and Entertainment, Participant Sports and Recreation, or Transient Habitation. Typical uses include art studios, barber shops, beauty salons, photography studios, massage parlors, vocational schools, trade schools, dance studios, or reducing salons.
Proposed Adult Daycare Area and Wellness Activities	Daycare	Refers to services provided in facilities and authorized, certified or licensed by the State to provide board, room and personal care to seven (7) or more persons or dependent and neglected children in facilities authorized to provide day care services, including halfway houses, intermediate care facilities, and day care facilities serving more than 50 persons.
Proposed Reuse Children’s Activity Center with Recreational Activities	Major Impact Services and Utilities (public park/playground/recreational areas)	Refers to public or private services and utilities which have substantial impacts. Such uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community community-wide interest. Typical places or uses are schools, sanitary landfills, public and private airports, public park/playground/recreational areas (other than public passive park/recreational areas), hospitals, psychiatric facilities, cemeteries, nursing homes, detention and correction institutions, trade schools (with outdoor training facilities) or security, law enforcement, military, paramilitary type training facilities, or field medical training uses.

Table 6: SYH Proposed Uses

Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
Commercial Use Types:		
Proposed Reuse Central Administration and Purchasing Area	Administrative and Professional Services	Refers to offices of private firms or organizations which are primarily used for the provision of professional, executive, management, or administrative services, including administrative offices, legal offices, or architectural firms.
Proposed Reuse SYH Facility Maintenance Center	Building Maintenance Services	Refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals, including janitorial, landscape maintenance, or window cleaning services.
Proposed Reuse Homemaker Thrift Store	Convenience Sales and Personal Services	Refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within reasonable walking distance, including neighborhood grocery or drug stores.
Proposed Reuse Drug/Alcohol Services	Clinic Services	Refers to providing non-profit medical services to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.
Proposed Reuse Theater	Spectator Sports (Limited)	Refers to establishments or places primarily engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as those involving social or fraternal gatherings. Includes Limited (conducted within an enclosed building with a capacity of 500 people or less) and General (conducted in open facilities or within an enclosed building with a capacity of more than 500 people such as large exhibition halls or sports stadiums).
Proposed Reuse Pool	Participant Sports and Recreation (Outdoor)	Refers to establishments or places primarily engaged in the provision of

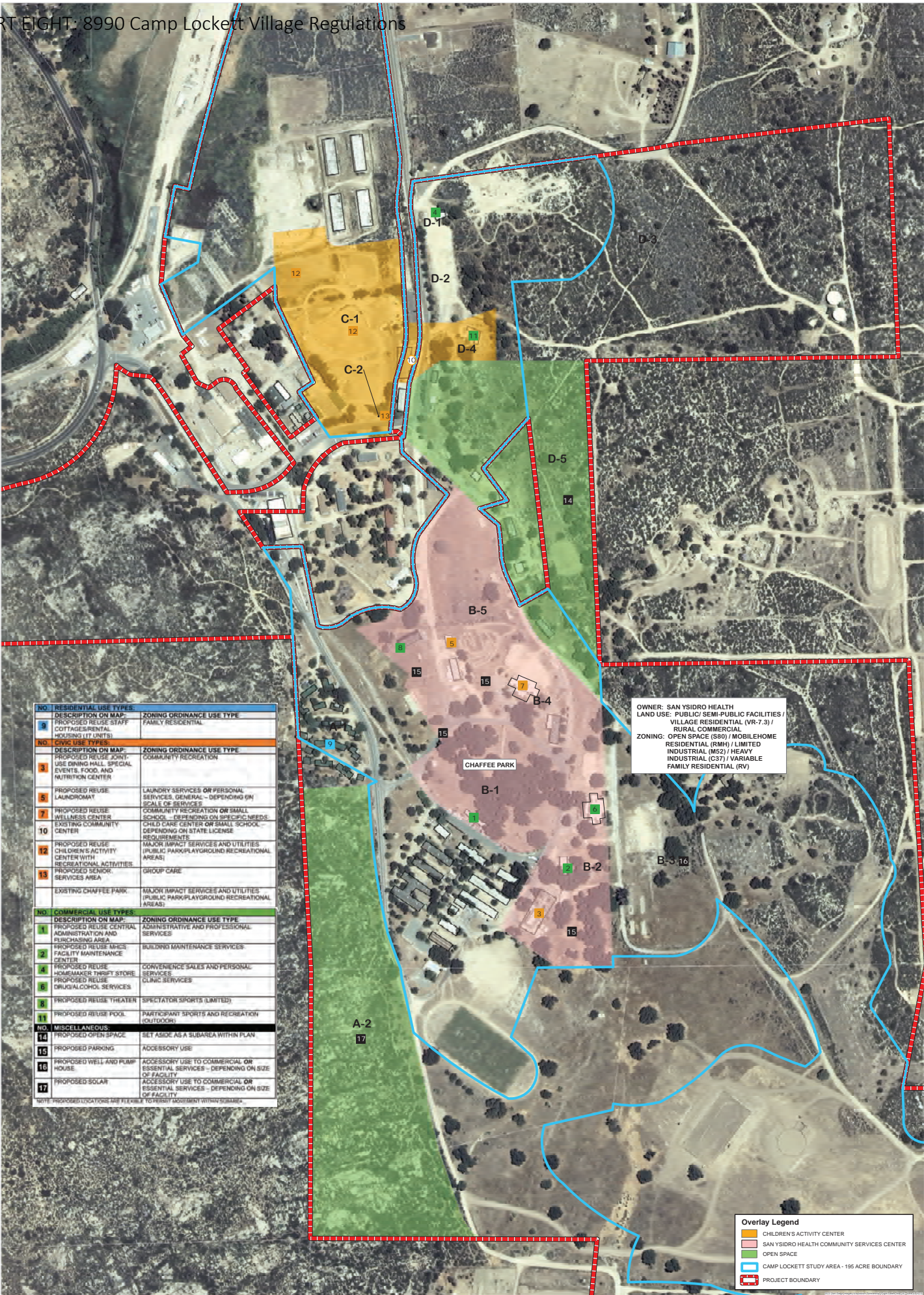
Table 6: SYH Proposed Uses		
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
		sports or recreation by and for participants. Any spectators would be incidental and on a nonrecurring basis. Includes indoor (conducted within an enclosed building, such as bowling alleys or billiard parlors) and outdoor use types (conducted in open facilities, including golf courses, athletic facilities, carnival facilities, sports fields, health clubs, and spas, swimming beaches, swimming pools, and nudist facilities).
Miscellaneous		
Proposed Open Space	Set aside as a subarea within plan	
Proposed Parking	Accessory Use	
Proposed Well and Pump House Proposed Solar	Accessory Use to commercial <i>or</i> Essential Services – <i>depending on size of facility</i>	



Camp Lockett

FIGURE 7 - SYH CONSTRAINTS

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



Camp Lockett

FIGURE 8 - SYH ZONES

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

8.3.3 Proposed Zoning

The following “Zoning Box” shall apply to the planned uses within the SYH Planning Area. Please refer to Section 4000 to 4920 of the Zoning Ordinance for specific details regarding development regulations.

Table 7: SYH Zone Box		
USE REGULATIONS		Camp Lockett 1 (CL-1)
DEVELOPMENT REGULATIONS	Density:	-
	Minimum Lot Size	-
	Building Type	L (allows all building types)
	Maximum Floor Area Ratio	-
	Floor Area Ratio	-
	Height	G (35')
	Lot Coverage	-
	Setback	V
	Open Space	-
SPECIAL AREA REGULATIONS		H (Historic)

8.4 Design Guidelines

Development within the SYH Planning Area is subject to the Camp Lockett Community-Wide Design Guidelines as described in Chapter 6. The entire SYH Planning Area includes contributing buildings and landscape features that are part of the Camp Lockett Historic District. Special attention shall focus on the careful preservation and maintenance of these existing historic and culturally significant structures. The following are specific design guidelines unique to the SYH Planning Area:

- When adaptive use is viable, seek uses that are compatible with the building.
- Design alterations in a manner that will not diminish the historic integrity of the contributing structure.
- Ensure alterations respect the proportions, massing, and siting of the original structure.
- Design Chaffee Park as a community-gathering place supported by park amenities such as picnic tables, barbeque pits, and recycle and trash receptacles.
- Design new buildings to reflect the dominant building patterns established within their area of influence or neighborhood.

- Replicate the existing arrangement and symmetry of windows, entrances, and materials.

8.5 Mobility

8.5.1 Circulation and Parking

Primary access to the site is from Forest Gate Road and Sheridan Road. Forest Gate Road borders the western portion from the site and provides access for east-west travelers along SR-94.

Parking is proposed throughout the SYH Planning Area, which is intended to support park visitors, community members, and/or Pacific Crest Trail users. Parking lots could also be potentially used by the MEUSD.

8.6 Project Review Process

8.6.1 Phasing

Market conditions, funding, and similar conditions beyond the control of SYH would drive the overall implementation period. Phasing is not proposed at this time but anticipated improvements are likely to take place over the next 15-20 years.

8.6.2 Future Permits

The following table identifies the anticipated permits for proposed uses. Per Section 5700, proposed uses (including by-right) will be subject to Site Plan review pursuant to Special Area “H” Designator. Coordination with the County of San Diego Planning and Development Services is strongly recommended to navigate through the land use permit process. During the discretionary review, uses will be evaluated for consistency with the environmental review prepared for the Master Plan (15183 checklist).

Table 8: SYH Future Permits				
Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
Laundromat	Public/Semi-Public Facilities	CL-1	Laundry Services or Personal Services, General – depending upon the scale of services	Consistent under special circumstances; potential discretionary and CEQA review

Table 8: SYH Future Permits

Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
Wellness Center	Public/Semi-Public Facilities	CL-1	Community Recreation or Small School – depending on state license requirements	Potential discretionary and CEQA review
Children’s Activity Center	Public/Semi-Public Facilities	CL-1	Major Impact Services and Utilities (Public Park/Playground Recreational Areas)	Potential discretionary and CEQA review
Chaffee Park	Public/Semi-Public Facilities	CL-1	Major Impact Services and Utilities (Public Park/Playground Recreational Areas)	Potential discretionary and CEQA review
Central Administration and Purchasing Area	Public/Semi-Public Facilities	CL-1	Administrative and Professional Services	Potential discretionary and CEQA review
SYH Facility Maintenance Center	Public/Semi-Public Facilities	CL-1	Building Maintenance Services	Consistent under special circumstances; potential discretionary and CEQA review
Joint-Use Dining Hall, Special Events, Food, and Nutrition Center	Public/Semi-Public Facilities	CL-1	Community Recreation	Potential discretionary and CEQA review
Homemaker Thrift Store	Public/Semi-Public Facilities	CL-1	Convenience Sales and Personal Services	Potential discretionary and CEQA review
Drug/Alcohol Services	Public/Semi-Public Facilities	CL-1	Clinic Services	Potential discretionary and CEQA review
Theater	Public/Semi-Public Facilities	CL-1	Spectator Sports (limited)	Potential discretionary and CEQA review

Table 8: SYH Future Permits

Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
Staff Cottages/Rental Housing (17 units)	Public/Semi-Public Facilities	CL-1	Family Residential	Potential discretionary and CEQA review
Pool	Public/Semi-Public Facilities	CL-1	Participant Sports and Recreation	Potential discretionary and CEQA review
Open Space	Public/Semi-Public Facilities	CL-1	Set aside as a Subarea within the Plan	Achieved through recording Open Space easement(s) which dictate allowed use in designated area
Parking	Public/Semi-Public Facilities	CL-1	Accessory Use	Permitted by right
Well and Pump House	Public/Semi-Public Facilities	CL-1	Accessory Use to Commercial or Essential Services – Depending upon size of facility	Permitted alongside primary use as an accessory use – see Section 6750
Senior Services Area	Public/Semi-Public Facilities	CL-1	Group Care	Potential discretionary and CEQA review
Solar	Public/Semi-Public Facilities/ Open Space (Conservation)	CL-1	Accessory Use to Commercial or Essential Services – Depending upon size of facility	Permitted alongside or after primary use as an accessory use – see Section 6954

CHAPTER 9

9.1 Introduction

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

9.2 Goals and Policies

The following goals and policies have been developed specifically for PSRM. They are intended to guide future development proposals within the PSRM Planning Area.

- Encourage interest in the history and operation of railroads in Campo and San Diego County.
- Expand existing Campo museum with exhibit halls and storage buildings.
- Develop a small-scale main street with shops and kiosks.
- Provide overnight accommodations and camping for museum volunteers.
- Preserve nearby open space areas adjoining SDG&E rail lines.
- Provide additional parking for museum visitors.
- Evaluate feasibility of providing shuttle to connect Camp Lockett entities.

9.3 Land Use Designations, Zoning, and Development Regulations

9.3.1 Existing Uses

PSRM houses over 80 pieces of railroad equipment, including steam and diesel locomotives, passenger cars, freight cars, and cabooses within its approximately 128.98 acre grounds located in the northwestern portion of Camp Lockett. The PSRM site currently includes the restored Campo Depot, which functions as a train station and gift shop, and includes exhibit halls and display areas showcasing historic railroad cars and locomotives, as well as the Southwest Railway Library. Other facilities include a display area, library/theater, train depot, restroom, rental house, and horse barn. PSRM receives approximately 15,000 visitors per year and operates three trains using diesel-electric, each Saturday and Sunday. The train rides travel four miles one-way, with between 12,000 and 15,000 rides provided annually.

9.3.2 Planned Uses

PSRM intends to expand the existing Campo museum and preserve and maintain nearby open space areas adjoining the historic SDG&E rail line. The property is unimproved, except for storage tanks that were formerly used for a propane distribution system.

Figures 9 and 10 classify the constraints related to the PSRM Planning Area into the following five categories: no impacts, potential issues that require additional analysis, potential issues that involve higher level of analysis/difficulty, potential significant impacts, and significant impacts – no build possible. Constraints were generated from a variety of sources including available GIS files, field-verification, and surveys. Constraints such as cultural resources, archaeological resources, biological resources, vegetation, steep slopes, 100-year floodplain, and liquefaction were evaluated. Once constraints were identified, Figure 11 and 12 were developed to depict the zones governing the site.

The PSRM Planning Area is divided into the following four subareas:

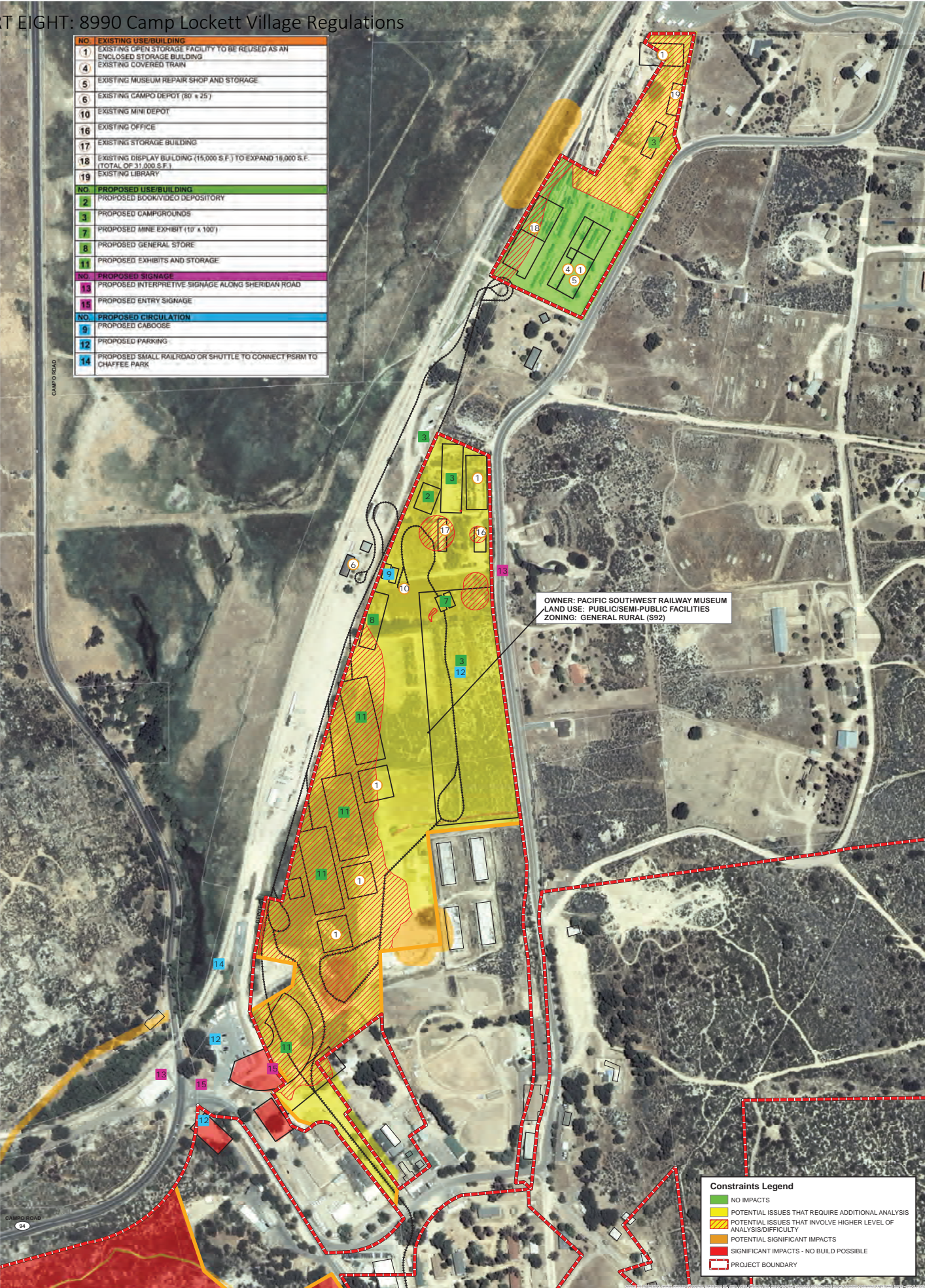
Table 9: PSRM Subareas			
No.	Planning Area	Description	Allowed Uses*
1	Main Street Retail and Depot	Existing Campo Depot, Mini Depot, Caboose, and Main Street Retail shops	Cultural Exhibits and Library Services, and Retail Sales
2	PSRM Storage and Exhibit Halls	Existing open storage facility, covered train warehouse, museum repair shop and storage, mini depot, office, storage building, display building, proposed library/theater, campgrounds,, proposed exhibits and storage, and caboose	Cultural Exhibits and Library Services, Wholesaling, Storage and Distribution(Light, Transient Habitation (Campground)),Retail Sale (Specialty)
3	Camping and Recreation Area	Proposed camping, mine exhibit, parking	Transient Habitation (Campground) and Cultural Exhibits and Library Services
4	Open Space	Open space for potential mitigation	Open Space

* Some uses are subject to further review.

The following table identifies the planned uses/amenities proposed by PSRM and how they fit within the County’s existing use types.

Table 10: PSRM Proposed Uses		
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
Civic Use Types:		
Proposed Library/Theater Proposed Mine Exhibit Proposed Caboose Proposed Exhibits and Storage	Cultural Exhibits and Library Services	Refers to non-profit, museum-like preservation, exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading
Proposed Campgrounds	Transient Habitation (Campground)	Refers to establishments primarily engaged in the provision of lodging services on a less than weekly basis with incidental food, drink, and other sales and services intended for the convenience of guests. The following are Transient Habitation use types: a. Campground. Campground services involving transient habitation areas for travelers in recreational vehicles or tents, including recreational vehicle parks. b. Lodging. Lodging services involving the provision of room and/or board, including hotels, motels, or transient boarding houses. c. Resort. Resort services including the provision of extensive outdoor recreation and entertainment services especially for vacationers, including resort and recreational facilities, dude ranches, health spas, and resort hotels, motels, and nudist facilities. d. Rental Units. Residences, condominiums, apartments, and townhomes that are rented on a daily, weekly, or monthly basis. When used in

Table 10: PSRM Proposed Uses		
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
		this way, a rental unit is not occupied by the owner nor is the occupant using the rental unit as his or her primary or permanent residence.
Commercial Use Types:		
General Store	Accessory Use to Transient Habitation (Campground) or Retail Sales (Specialty)	Retail Sales (Specialty) refers to establishments or places primarily engaged in the sale or rental of goods or merchandise for personal or household use. Includes General (goods for regular or recurring personal or household needs) and Specialty (establishment offering a single type or closely related types of merchandise oriented toward impulse or discretionary purchases), such as crafts, jewelry, antique shops, flower shops, gifts, novelties or souvenirs, beachwear stores, etc.
Miscellaneous:		
Proposed Parking	Accessory Use	
Proposed Interpretive Signage Along Sheridan Road	Accessory Use	
Proposed Small Railroad or Shuttle to Connect PSRM to Chaffee Park	Accessory Use to Cultural Exhibits and Library Services	
Proposed Open Space	Set aside as a subarea within planning area	



Camp Lockett

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

Name: #15 District, PSRM-A3
Path: P:\PDS\GIS\MapData\MapData_Alt\MapData\#15 District, PSRM-A3.mxd
Date: 11/11/2020

FIGURE 9 - PSRM CONSTRAINTS



FIGURE 10 - PSRM AND MEHS CONSTRAINTS



Camp Lockett

FIGURE 11 - PSRM ZONES

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



Camp Lockett

FIGURE 12 - PSRM AND MEHS ZONES

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

PROJECT DESIGN CONSULTANTS

9.3.3 Proposed Zoning

The following “Zoning Box” shall apply to planned uses within the PSRM Planning Area. Please refer to Section 4000 to 4920 of the Zoning Ordinance for specific details regarding the development regulations.

Table 11: PSRM Zone Box		
USE REGULATIONS		Camp Lockett 2 (CL -2)
DEVELOPMENT REGULATIONS	Density:	-
	Minimum Lot Size	-
	Building Type	L (allows all building types)
	Maximum Floor Area Ratio	-
	Floor Area Ratio	-
	Height	G (35')
	Lot Coverage	-
	Setback	V
	Open Space	-
SPECIAL AREA REGULATIONS		H

9.4 Design Guidelines

Development within the PSRM Planning Area is subject to the Camp Lockett Community-Wide Design Guidelines as described in Chapter 6. Special attention shall focus on preserving the physical legacy, historical context, cultural landscape, and experience of rail transportation. Alterations and new construction may be considered but should occur in a manner that preserves the railroad as it existed in the Pacific Southwest. The following are specific design guidelines unique to the PSRM Planning Area:

- Design an addition that will not obscure, alter, or destroy the character of the original structure.
- Orient commercial uses parallel to Depot Street to activate the street and create a “Main Street” feel.
- Screen site parking areas so they are not the dominant feature of the development when viewed from the street.
- Develop a system of pedestrian walkways that interconnect business entries with each other and with parking areas.

- Screen parking and circulation areas from public streets through combination of landscaping and fencing.

9.5 Mobility

9.5.1 Circulation and Parking

Primary circulation access to the PSRM Planning Area is provided by Depot Street. PSRM intends to expand parking facilities just east of Depot Street providing additional accommodations for park visitors, community members, and/or Pacific Crest Trail users.

9.6 Project Review Process

9.6.1 Phasing

Market conditions, funding, and similar conditions beyond the control of PSRM would drive the overall implementation period. Phasing is not proposed at this time but anticipated improvements are likely to take place over the next 15-20 years.

9.6.2 Future Permits

The following table identifies the anticipated permits for proposed uses. Per Section 5700, proposed uses (including by-right) will be subject to Site Plan review pursuant to Special Area “H” Designator. Coordination with the County of San Diego Planning and Development Services is strongly recommended to navigate through the land use permit process. During the discretionary review, uses will be evaluated for consistency with the environmental review prepared for the Master Plan (15183 checklist).

Table 12: PSRM Future Permits				
Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
Book/Video Depository	Public/Semi-Public Facilities	CL-2	Cultural Exhibits and Library Services	Potential discretionary and CEQA review
Campgrounds	Public/Semi-Public Facilities	CL-2	Transient Habitation (Campground)	Potential discretionary and CEQA review
Mine Exhibit (10' x 100')	Public/Semi-Public Facilities	CL-2	Cultural Exhibits and Library Services	Potential discretionary and CEQA review
General Store	Public/Semi-Public Facilities	CL-2	Accessory Use to Transient Habitation	Permitted alongside or after

Table 12: PSRM Future Permits

Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
			– Campground- or Retail Sales (Specialty)	primary use as an accessory use to the Transient Habitation – Campground- See Section 6462
Caboose	Public/Semi-Public Facilities	CL-2	Cultural Exhibits and Library Services	Potential discretionary and CEQA review
Exhibits and Storage	Public/Semi-Public Facilities	CL-2	Cultural Exhibits and Library Services	Potential discretionary and CEQA review
Parking	Public/Semi-Public Facilities	CL-2	Accessory Use	Permitted alongside primary use as an accessory use – See Section 6750
Interpretive Signage along Sheridan Road	Public/Semi-Public Facilities	CL-2	Accessory Use	Potential discretionary and CEQA review
Small Railroad or Shuttle to Connect PSRM to Chaffee Park	Public/Semi-Public Facilities	CL-2	Accessory Use to Cultural Exhibits and Library Services	Permitted alongside or after primary use as an accessory use to the Cultural Exhibits and Library Services
Entry Signage	Public/Semi-Public Facilities	CL-2	Accessory Use	Potential discretionary and CEQA review
Mitigation Land	Public/Semi-Public Facilities	CL-2	Set Aside as an Open Space Subarea within Plan	Achieved through recording Open Space easement(s) which dictate allowed use in designated area
Fence Along Railroad	Public/Semi-Public Facilities	CL-2	Accessory Uses	Permitted alongside or after

Table 12: PSRM Future Permits

Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
				primary use as an accessory use – See Section 6708; discretionary Permit may be required depending on height and location of fencing
Approach Sign ¼ mile	Public/Semi-Public Facilities	CL-2	Accessory Uses	Potential discretionary and CEQA review
Traffic Calming Warning Signs	Public/Semi-Public Facilities	CL-2	Accessory Uses	To be approved alongside or after primary use as an accessory use – See Section 6268a
Entrance Sign/Arch	Public/Semi-Public Facilities	CL-2	Accessory Uses	Potential discretionary and CEQA review
Secondary Direction Sign	Public/Semi-Public Facilities	CL-2	Accessory Uses	Permitted alongside or after primary use as an accessory use – See Section 6268a
Advanced Railroad Crossing	Public/Semi-Public Facilities	CL-2	Accessory Use to Cultural Exhibits and Library Services or Essential Services – Depending on Size of Facility	Permitted alongside or after primary use as an accessory use to the Cultural Exhibits and Library Services

CHAPTER 10

10.1 Introduction

The Camp Lockett Event Equestrian Facility (CLEEF) provides a unique equestrian facility on the historic grounds of Camp Lockett. The facility, located within the southernmost portion of Camp Lockett, currently includes a recreated Buffalo Soldiers equestrian obstacle course, a small museum of artifacts, various outdoor arenas, and the Ferguson House.

10.2 Goals and Policies

The following goals and policies have been developed specifically for CLEEF. They are intended to guide future development proposals within the CLEEF Planning Area.

- Provide educational equestrian opportunities for youth of San Diego County.
- Host additional community events.
- Expand equestrian facilities (e.g. arenas, obstacle course).
- Provide amenities (e.g. barracks, restrooms, kitchens) to users of the Pacific Crest Trail.
- Enhance Buffalo Soldiers museum.
- Provide additional camping facilities.
- Develop community event/wedding space.
- Expand equestrian educational programs.
- Incorporate equestrian themed small shops and cultural exhibit stalls for use during community events.

10.3 Land Use Designations, Zoning, and Development Regulations

10.3.1 Existing Uses

CLEEF occupies approximately 163.97 acres within the southern region of the Master Plan. The facility currently includes a recreated Buffalo Soldiers equestrian obstacle course, a small museum of artifacts, various outdoor arenas, dry camping sites, and the Ferguson House. Existing onsite structures include the Ferguson House Museum, a garage, a pump house, a caretaker's cabin, and an obstacle course. Currently, CLEEF boards approximately five to 10 horses per week, and has approximately 3,000 visitors per year.

10.3.2 Planned Uses

CLEEF intends to provide a unique equestrian facility on the historic campgrounds of Camp Lockett. CLEEF seeks to create a quality destination for equestrian enthusiasts throughout the southwest region of San Diego County. Their plans include the recreation of the Buffalo Soldiers obstacle course, preserving a museum of artifacts, expanding camping opportunities for hikers and riders travelling along Pacific Crest Trail, and providing equestrian educational programs for disadvantaged children throughout the southwest region.

Figure 13 classifies the constraints related to the CLEEF Planning Area into the following five categories: no impacts, potential issues that require additional analysis, potential issues that involve higher level of analysis/difficulty, potential significant impacts, and significant impacts – no build possible. Constraints were generated from a variety of sources including available GIS files, field-verification, and surveys. Constraints such as cultural resources, archaeological resources, biological resources, vegetation, steep slopes, 100-year floodplain, and liquefaction were evaluated. Once constraints were identified, Figure 14 was developed to depict the zones governing the site.

The CLEEF Planning Area is divided into the following four subareas:

Table 13: CLEEF Subareas			
No.	Planning Area	Description	Allowed Uses*
1	Ferguson Home and Museum	Existing Ferguson House and garage, proposed septic and electric/water	Cultural Exhibits and Library Services, Accessory Uses or Essential Services – depending on size of facility
2	Event and Equestrian Activity Area	Existing Warm Up Areas, Horse Trailer Parking, Vendor Display Area, Cultural Exhibit Stalls, Horseshoe Pits, Gymkhana Events Arena, Broadcast Booth and Bleachers, Roping and Rodeo Arena, Well and Pump House, Electric Panel, Automobile Parking, Equipment Yard, and Outhouse; and proposed Additional Caretaker Accommodations, Warm-Up Arenas, Vendor Display Area, Food Preparation/Kitchen, Exhibit Stalls, Barracks/Restrooms, Replica Obstacle Course, Barn to	Animal Sales and Services, Spectator Sports and Entertainment, Participant Sports and Recreation (Outdoor), Civic Plaza, Convenience Sales and Personal Services, Community Recreation, Cultural Exhibits and Library Services and Transient Habitation (Campground).

Table 13: CLEEF Subareas

No.	Planning Area	Description	Allowed Uses*
		Hose Weddings, Parking, Fenced Dog Run, and Electric/Water	
3	Camping	Proposed camping	Transient Habitation (Campground) and Animal Sales and Services
4	Open Space and Recreation Area	Open space for potential mitigation, existing and proposed caretaker residences, and proposed picnic area	Essential Services

* Some uses are subject to further review.

The following table identifies the planned uses/amenities proposed by CLEEF and how they fit within the County's existing use types.

Table 14: CLEEF Proposed Uses

Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
Civic Use Types:		
Proposed Barracks/Restrooms (Accessory Use)	Accessory Use to Cultural Exhibits and Library Services or Essential Services (Including Public Passive Park/Recreational Area) Or Transient Habitation - Campground	<p>Cultural Exhibits and Library Services refers to non-profit, museum-like preservation, exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.</p> <p>Essential Services refers to services which are necessary to support principal development and involve only minor structures, such as utility lines and/or poles, which are necessary to support principal development. Also includes a public passive park/recreational area.</p> <p>Transient Habitation refers to establishments primarily engaged in the provision of lodging services on a less than weekly basis with incidental food, drink, and other sales and</p>

Table 14: CLEEF Proposed Uses

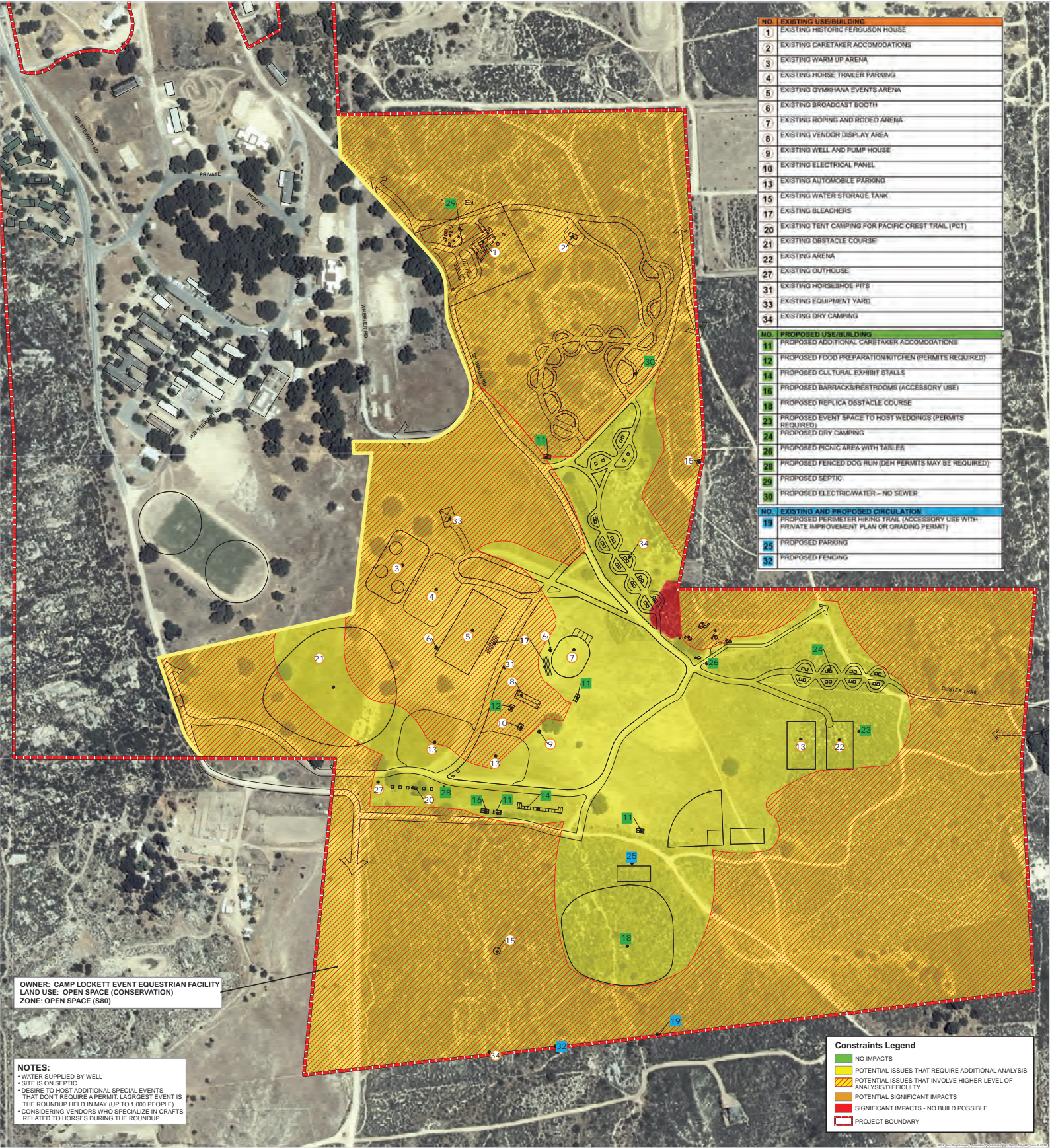
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
		<p>services intended for the convenience of guests. The following are Transient Habitation use types:</p> <p>a. Campground. Campground services involving transient habitation areas for travelers in recreational vehicles or tents, including recreational vehicle parks.</p> <p>b. Lodging. Lodging services involving the provision of room and/or board, including hotels, motels, or transient boarding houses.</p>
Proposed Event Space (Permits Required)	Community Recreation or Participant Sports and Recreation (Outdoor)	Refers to recreational, social, or multi-purpose uses within buildings with no fixed seats and occupancy limited to 500 persons.
Proposed Additional Caretaker Accommodations Proposed Picnic Area with Tables	Essential Services (including Public Passive Park/Recreational Area)	Refers to services which are necessary to support principal development and involve only minor structures, such as utility lines and/or poles, which are necessary to support principal development. Also includes a public passive park/recreational area.
Commercial Use Types:		
Proposed Cultural Exhibit Stalls Proposed Food Preparation/Kitchen (Permits Required)	Cultural Exhibits and Library Services	Refers to non-profit, museum-like preservation, exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.
Proposed Dry Camping	Transient Habitation (Campground) AND/OR Animal Sales and Services (Horse Stables) – Depending on Permit	Transient Habitation refers to establishments primarily engaged in the provision of lodging services on a less than weekly basis with incidental food, drink, and other sales and

Table 14: CLEEF Proposed Uses		
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
	Requirements for Horse Stalls	<p>services intended for the convenience of guests. The following are Transient Habitation use types:</p> <p>a. Campground. Campground services involving transient habitation areas for travelers in recreational vehicles or tents, including recreational vehicle parks.</p> <p>b. Lodging. Lodging services involving the provision of room and/or board, including hotels, motels, or transient boarding houses.</p> <p>c. Resort. Resort services including the provision of extensive outdoor recreation and entertainment services especially for vacationers, including resort and recreational facilities, dude ranches, health spas, and resort hotels, motels, and nudist facilities.</p> <p>d. Rental Units. Residences, condominiums, apartments, and townhomes that are rented on a daily, weekly, or monthly basis. When used in this way, a rental unit is not occupied by the owner nor is the occupant using the rental unit as his or her primary or permanent residence.</p>
Proposed Replica Obstacle Course	Spectator Sports and Entertainment (General)	<p>Refers to establishments or places primarily engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as those involving social or fraternal gatherings. Includes Limited (conducted within an enclosed building with a capacity of 500 people or less) and General (conducted in open facilities or within an enclosed building with a capacity of more than 500</p>

CHAPTER 10

CLEEF

Table 14: CLEEF Proposed Uses		
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
		people such as large exhibition halls or sports stadiums).
Proposed Fenced Dog Run (DEH Permits may be required)	Participant Sports and Recreation (Outdoor)	Refers to establishments or places primarily engaged in the provision of sports or recreation by and for participants. Any spectators would be incidental and on a nonrecurring basis. Includes indoor (conducted within an enclosed building, such as bowling alleys or billiard parlors) and outdoor use types (conducted in open facilities, including golf courses, athletic facilities, carnival facilities, sports fields, health clubs, and spas, swimming beaches, swimming pools, and nudist facilities).
Miscellaneous:		
Proposed Parking Proposed Septic Proposed Perimeter Hiking Trail (Accessory Use with Private Improvement Plan, or Grading Permit) Proposed Electric/Water – No Sewer Proposed Fencing	Accessory uses or Essential Services – <i>depending on size of facility</i>	



Camp Lockett

FIGURE 13 - CLEEF CONSTRAINTS

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

0 50 100 200 Feet

PROJECT DESIGN CONSULTANTS

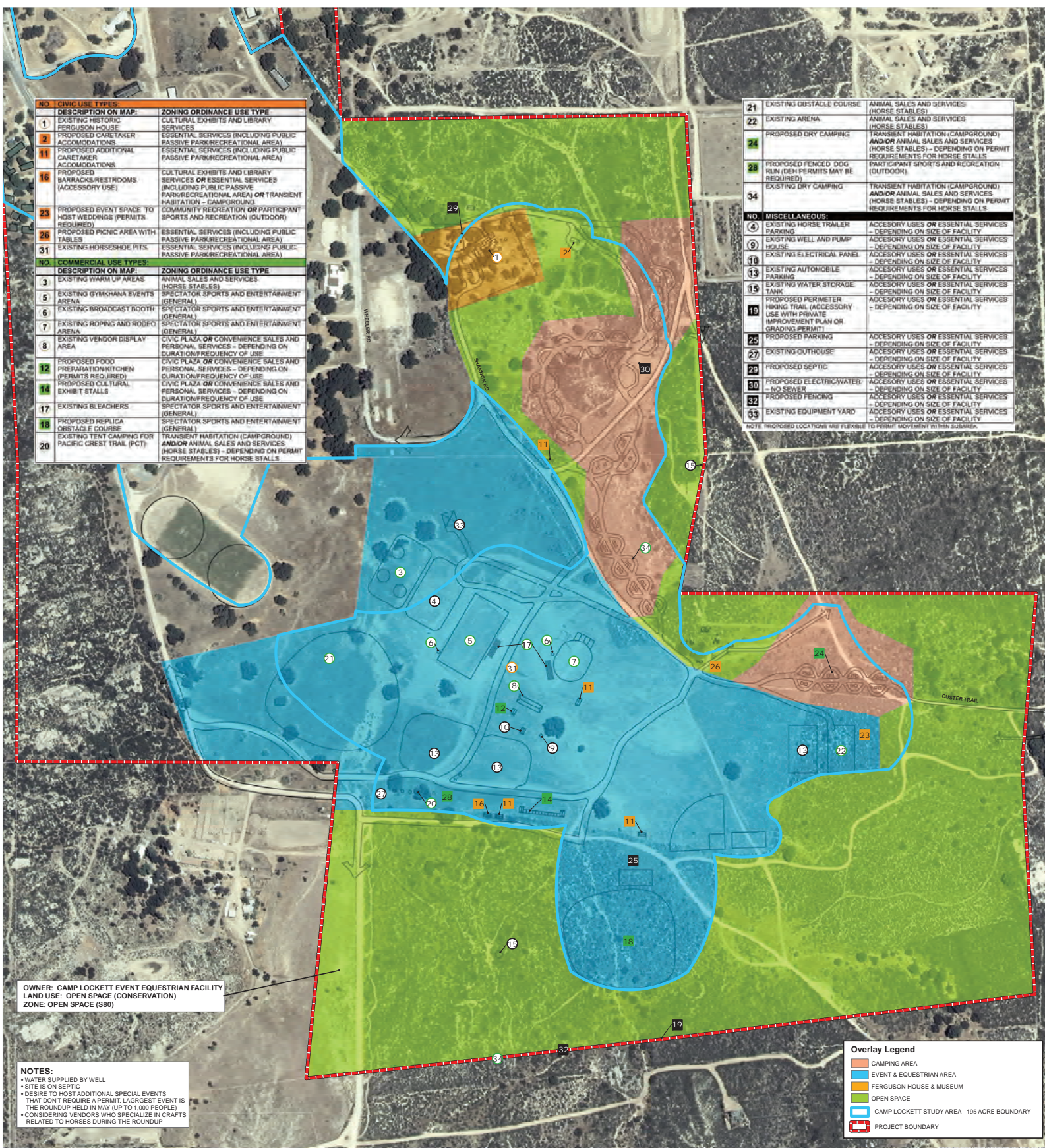


FIGURE 14 - CLEEF ZONES

10.3.3 Proposed Zoning

The following “Zoning Box” shall apply to the planned uses within the CLEEF Planning Area. Please refer to Section 4000 to 4920 of the Zoning Ordinance for specific details regarding the development regulations.

Table 15: CLEEF Zone Box		
USE REGULATIONS		Camp Lockett 3 (CL-3)
DEVELOPMENT REGULATIONS	Density:	-
	Minimum Lot Size	-
	Building Type	L (allows all building types)
	Maximum Floor Area Ratio	-
	Floor Area Ratio	-
	Height	G (35')
	Lot Coverage	-
	Setback	V
	Open Space	-
SPECIAL AREA REGULATIONS		H (Historic)
ANIMAL DESIGNATOR		G

10.4 Design Guidelines

Development within the CLEEF Planning Area is subject to the Camp Lockett Community-Wide Design Guidelines as described in Chapter 6. Special attention shall focus on the careful preservation and maintenance of the Ferguson Ranch House, which dates to the 1920s to the 1930s. The following are specific design guidelines unique to the CLEEF Planning Area:

- Avoid siting facilities in areas including sensitive environmental constraints, such as steep slopes.
- Preserve artifacts and objects of historic significance as seen within or around the Ferguson Ranch House.
- Design events and supporting recreational activities to fit the natural surroundings and embody the format or training for soldiers of that day.
- Design the equestrian center with stables, hay shed, and trailer parking for public recreational use and calvary reenactments.

- Ensure outdoor arenas are equipped with rails and gates for horses and riders.
- Ensure attractive and practical stable design through the use of wood or metal to create a horse-leisure experience.
- Install fences, particularly made from small mesh or chain link wire that are similar in character to those seen historically.
- Preserve existing vegetation and topography when designing trails connecting to Pacific Crest Trail.
- Conveniently locate public restrooms/dressing rooms adjacent to campgrounds and recreational activities.
- Locate visitor parking near the public entryway to the grounds.
- Implement methods of light watering of arenas and exercise areas to control dust.
- Remove manure on a daily basis to a proper and weatherproof waste container.

10.5 Mobility

10.5.1 Circulation and Parking

Primary access to the site is from Forest Gate Road. Forrest Gate Road is a two-lane undivided roadway and transitions to an unmaintained dirt road adjacent to the CLEEF property. Parking is not permitted along the roadway. Sidewalks nor bicycle facilities are present.

10.6 Project Review Process

10.6.1 Phasing

Market conditions, funding, and similar conditions beyond the control of CLEEF would drive the overall implementation period. Near-term priorities include developing a food preparation/kitchen to be used for yearly roundup events, a barn to host events, cultural exhibit stalls, a replica obstacle course, dry camping, and a fence dog run. Proposed improvements are likely to take place over the next 15-20 years.

10.6.2 Future Permits

The following table identifies the anticipated permits for proposed uses. Per Section 5700, proposed uses (including by-right) will be subject to Site Plan review pursuant to Special Area “H” Designator. Coordination with the County of San Diego Planning and

Development Services is strongly recommended to navigate through the land use permit process. During the discretionary review, uses will be evaluated for consistency with the environmental review prepared for the Master Plan (15183 checklist).

Table 16: CLEEF Future Permits

Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
Additional Caretaker Accommodations	Public/Semi-Public Facilities	CL-3	Essential Services (Including Public Passive Park/Recreational Area)	Permitted by-right
Food Preparation Kitchen (Permits Required)	Open Space (Conservation)	CL-3	Accessory Use to Transient Habitation – Campground	Permitted by-right as accessory use
Cultural Exhibit Stalls	Open Space (Conservation)	CL-3	Cultural Exhibits and Library Services	Potential discretionary and CEQA review
Barracks/Restrooms (Accessory Use)	Open Space (Conservation)	CL-3	Accessory Use to Cultural Exhibits and Library Services or Essential Services (Including Public Passive Park/Recreational Area) Or Transient Habitation (Campground)	Permitted by-right as accessory use
Replica Obstacle Course	Open Space (Conservation)	CL-3	Participant Sports and Recreation (Outdoor)	Potential discretionary and CEQA review
Event Space (Permits Required)	Open Space (Conservation)	CL-3	Community Recreation or Participant Sports and Recreation (Outdoor)	Potential discretionary and CEQA review
Dry Camping	Open Space (Conservation)	CL-3	Transient Habitation (Campground) AND/OR Animal	Potential discretionary and CEQA review

			Sales and Services (Horse Stables) – Depending on Permit Requirements for Horse Stalls	
Picnic Area with Tables	Open Space (Conservation)	CL-3	Essential Services (Including Public Passive Park/Recreational Area)	Permitted by-right
Fenced Dog Run (DEH permits may be required)	Open Space (Conservation)	CL-3	Participant Sports and Recreation (Outdoor)	Potential discretionary and CEQA review
Septic	Public/Semi-Public Facilities	CL-3	Accessory Uses or Essential Services – Depending on Size of Facility	Permitted by-right
Electric/Water – No Sewer	Public/Semi-Public Facilities	CL-3	Accessory Uses or Essential Services – Depending on Size of Facility	Permitted by-right
Perimeter Hiking Trail (Accessory Use with Private Improvement Plan or Grading Permit)	Open Space (Conservation)	CL-3	Accessory Uses or Essential Services – Depending on Size of Facility	Permitted by-right
Parking	Open Space (Conservation)	CL-3	Accessory Uses or Essential Services – Depending on Size of Facility	Potential discretionary and CEQA review
Fencing	Open Space (Conservation)	CL-3	Accessory Uses or Essential Services – Depending on Size of Facility	Permitted alongside primary use as an accessory use; discretionary permit may be required depending on height and location of fencing

CHAPTER 11

11.1 Introduction

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

11.2 Goals and Policies

The following goals and policies have been developed specifically for MTM. They are intended to guide future development proposals within the Camp Lockett area.

- Increase public awareness and appreciation for antique trucks and the motor transport museum
- Adaptively reuse existing buildings to expand museum space and exhibit halls
- Provide space for community events and classes
- Develop overnight accommodations for MTM employees
- Provide additional parking and access for museum visitors

11.3 Land Use Designations, Zoning, and Development Regulations

11.3.1 Existing Uses

MTM occupies approximately 3.98 acres within the Master Plan. This includes the historic Campo Feldspar Mill and four buildings within the central portion of the project area. MTM also preserves, restores, and displays antique trucks, equipment, and artifacts that have influenced the motor transport industry. The four existing structures are each 7,590 sf. The site also includes a baseball field. Currently, the MTM has approximately 100 visitors per month.

11.3.2 Planned Uses

The MTM Planning Area consists of four (4) existing buildings that are proposed to be adaptively reused to house museum space, a community event space, and meeting space for civic clubs, social clubs, and scouting organizations.

Figure 15 classifies the constraints related to the MTM Planning Area into the following five categories: no impacts, potential issues that require additional analysis, potential issues that involve higher level of analysis/difficulty, potential significant impacts, and significant impacts – no build possible. Constraints were generated from a variety of

sources including available GIS files, field-verification, and surveys. Constraints such as cultural resources, archaeological resources, biological resources, vegetation, steep slopes, 100-year floodplain, and liquefaction were evaluated. Once constraints were identified, Figure 16 was developed to depict the zones governing the site.

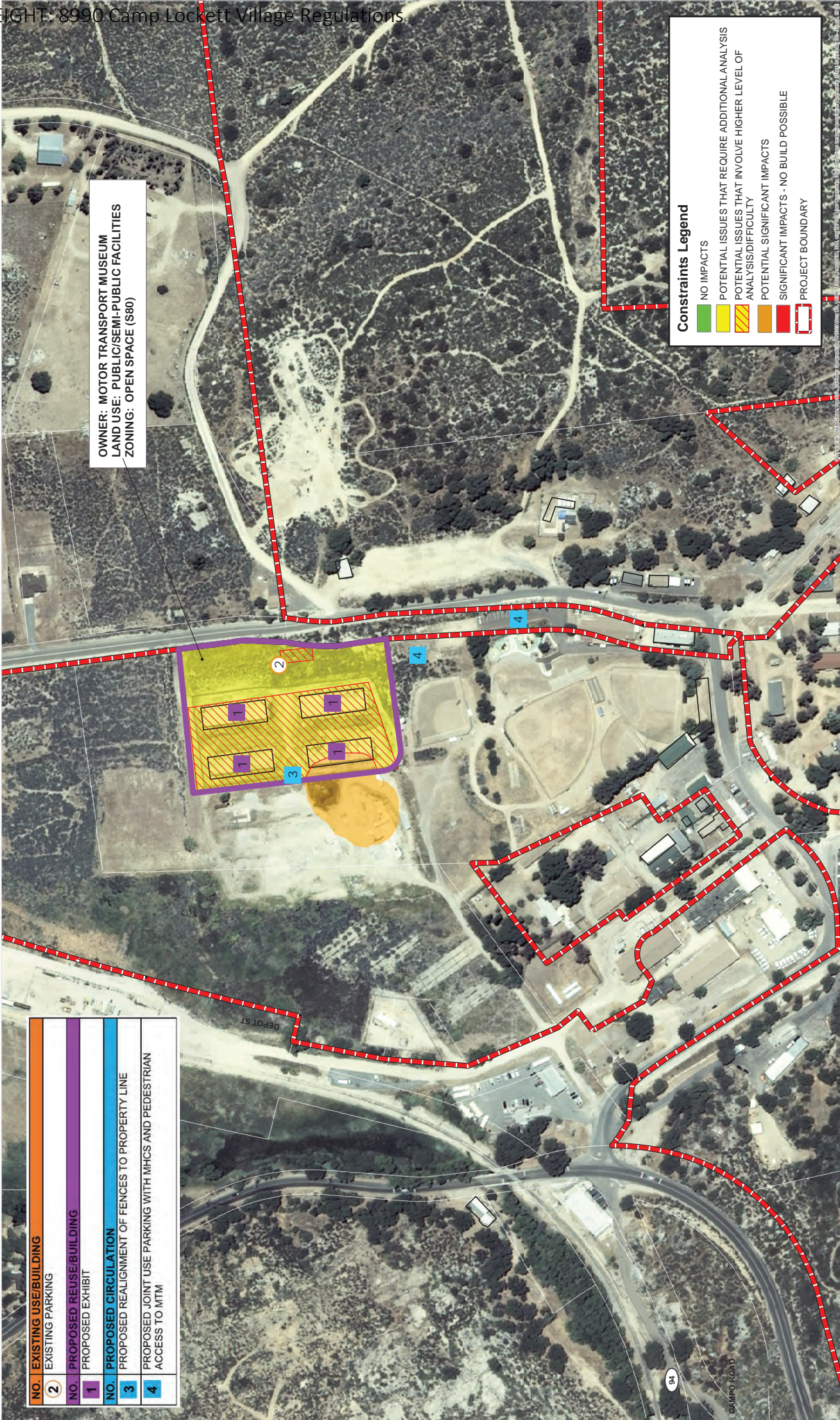
The MTM Planning Area is divided into the following subarea:

Table 17: MTM Subarea			
No.	Planning Area	Description	Allowed Uses*
1	Exhibits	Adaptive reuse of existing buildings	Community Recreation, Cultural Exhibits and Library Services, and Civic Fraternal or Religious Assembly

* Some uses are subject to further review.

The following table identifies the planned uses/amenities proposed by MTM and how they fit within the County’s existing use types.

Table 18: MTM Proposed Uses		
Description on Map	Zoning Ordinance Use Type	Zoning Ordinance Use Type Description
Civic Use Types:		
Proposed Reuse MTM Museum Space	Cultural Exhibits and Library Services	Refers to non-profit, museum-like preservation, exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.
Miscellaneous:		
Parking	Accessory Use	
Realignment of Fence	Accessory Use	



Camp Lockett

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



11.3.1 Proposed Zoning

The following “Zoning Box” shall apply to the planned uses within the MTM Planning Area. Please refer to Section 4000 to 4920 of the Zoning Ordinance for specific details regarding the development regulations.

Table 19: MTM Zone Box		
USE REGULATIONS		Camp Lockett 4 (CL-4)
DEVELOPMENT REGULATIONS	Density:	-
	Minimum Lot Size	-
	Building Type	L (allows all building types)
	Maximum Floor Area Ratio	-
	Floor Area Ratio	-
	Height	G (35')
	Lot Coverage	-
	Setback	V
	Open Space	-
SPECIAL AREA REGULATIONS		H (Historic)

11.4 Design Guidelines

Development within the MTM Planning Area is subject to the Camp Lockett Community-Wide Design Guidelines as described in Chapter 6. The existing four stables onsite are classified as one of the most significant contributors to the Camp Lockett Historic District. These buildings are characterized by military design and date to the Mobilization Phase from June 23 – December 1, 1941. No major alterations have occurred since the designation. Special attention shall focus on the careful preservation and maintenance of these existing historic and culturally significant structures where appropriate. The following are specific design guidelines unique to the MTM Planning Area:

- Alterations, such as repairs to roofs, windows, and doors, may be considered but should occur in a manner that will not diminish the historic integrity of the contributing properties.
- Repair roofs with materials and colors, such as asphalt or rolled roofing, that appear similar to those originally installed.
- When adaptive reuse is viable, seek uses that are compatible with the building.

- Preserve character-defining features of original windows and entry doors and replace only the features that are beyond repair.
- Maintain the original layout of windows and entry doors.
- Avoid alterations or modifications to the building that will affect the asbestos siding.
- Utilize landscaping elements, such as ground cover and low water use trees, to soften hard edges particularly in parking areas.
- Utilize low, decorative fences to reduce the prominence of a fence and enclose the site.

11.5 Mobility

11.5.1 Circulation and Parking

Primary circulation access to the MTM Planning Area is provided by Sheridan Road, which is a north-south running two-lane Local Public Road extending from Campo Road to the north to Jeb Stuart to the south. An existing surface parking lot is located adjacent to the four stables. MTM intends to expand their parking facilities just south of their property near the two baseball fields. These spaces are intended to support park visitors and community members. The following are specific mobility guidelines unique to the MTM Planning Area:

- Coordinate with SYH to accommodate a joint-use parking lot just south of the MTM property.
- Consider demarcating parking stalls on parking lots to maximize utilization of space.
- Provide signage along Sheridan Road that directs people to public parking.
- Improve circulations routes with crosswalks and parallel soft surface trails for safety.

11.6 Project Review Process

11.6.1 Phasing

Market conditions, funding, and similar conditions beyond the control of MTM would drive the overall implementation period. Phasing is not proposed at this time but anticipated improvements are likely to take place over the next 15-20 years.

11.6.2 Future Permits

The following table identifies the anticipated permits for proposed uses. Per Section 5700, proposed uses (including by-right) will be subject to Site Plan review pursuant to Special Area “H” Designator. Coordination with the County of San Diego Planning and Development Services is strongly recommended to navigate through the land use permit process. During discretionary review, uses will be evaluated for consistency with the environmental review prepared for the Master Plan (15183 checklist).

Table 20: MTM Future Permits

Proposed Uses	Existing General Plan Zone	Proposed Zone	Zoning Ordinance Use Type	Action
MTM Museum Space	Public/Semi-Public Facilities	CL-4	Cultural Exhibits and Library Services	Potential discretionary and CEQA review
Realignment of Fence	Public/Semi-Public Facilities	CL-4	Accessory Use	To be approved alongside or after primary use as an accessory use. See Section 6750.
Joint-Use Parking with SYH and Pedestrian Access to MTM	Public/Semi-Public Facilities	CL-4	Accessory Use	To be approved alongside primary use as an accessory use. See Section 6750. + Collective Parking Agreement

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CHAPTER 12

12.1 Introduction

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

12.2 Goals and Policies

The following goals and policies have been developed specifically for the MEUSD. They are intended to guide future development proposals within the MEUSD Planning Area.

- Develop property for middle school and other public school district uses
- Provide services to socioeconomically disadvantaged students
- Promote after school programs, recreation, and physical activity programs
- Provide a resource to school children to promote healthy activity
- Collaborate with SYH to provide community-based programs and recreational activities

12.3 Land Use Designations, Zoning, and Development Regulations

12.3.1 Existing Uses

MEUSD occupies approximately 14.39 acres within the Master Plan. Approximately 13 existing buildings are located onsite with a portion of the property including athletic fields, a track area, and a swimming pool.

12.3.2 Planned Uses

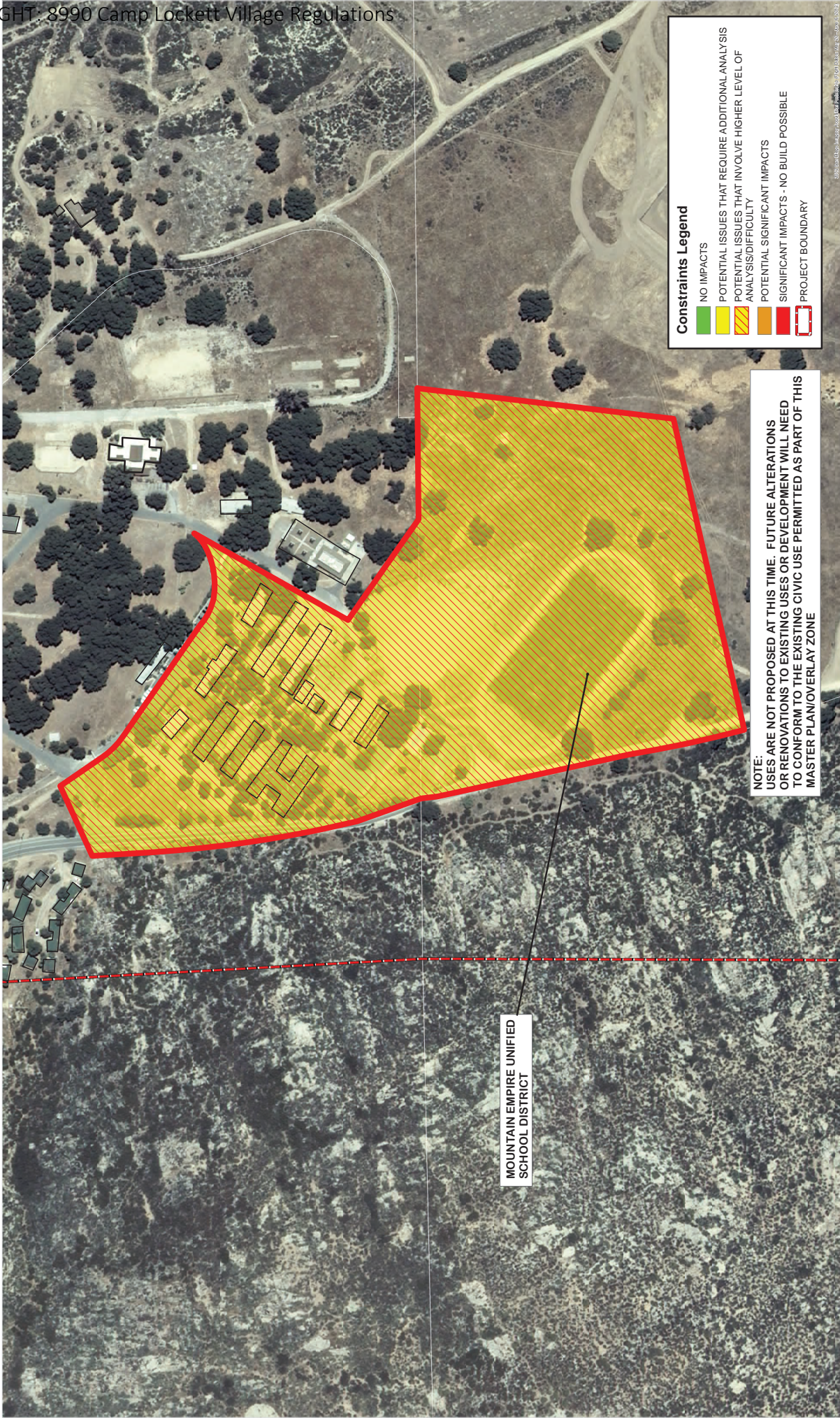
MEUSD is not proposing uses at this time. Future alterations or renovations to existing uses or development will need to conform to the existing use permitted as part of this Master Plan.

Figure 17 classifies the constraints related to the MEUSD Planning Area into the following five categories: no impacts, potential issues that require additional analysis, potential issues that involve higher level of analysis/difficulty, potential significant impacts, and significant impacts – no build possible. Constraints were generated from a variety of

sources including available GIS files, field-verification, and surveys. Constraints such as cultural resources, archaeological resources, biological resources, vegetation, steep slopes, 100-year floodplain, and liquefaction were evaluated. Once constraints were identified, Figure 18 was developed to depict the zones governing the site.

The following land use, zoning, and development regulations shall apply to the MEUSD Planning Area.

Table 21: MEUSD Subarea			
No.	Planning Area	Description	Allowed Uses
1	MEUSD	Adaptive reuse of existing buildings	Major Impact Services and Utilities



Camp Lockett

FIGURE 17 - MEUSD CONSTRAINTS

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

Project: 8990 Camp Lockett Village Regulations
Drawn: P:\181_07_05\MEUSD\181_07_05\MEUSD-26.mxd
Date: 11/11/2020



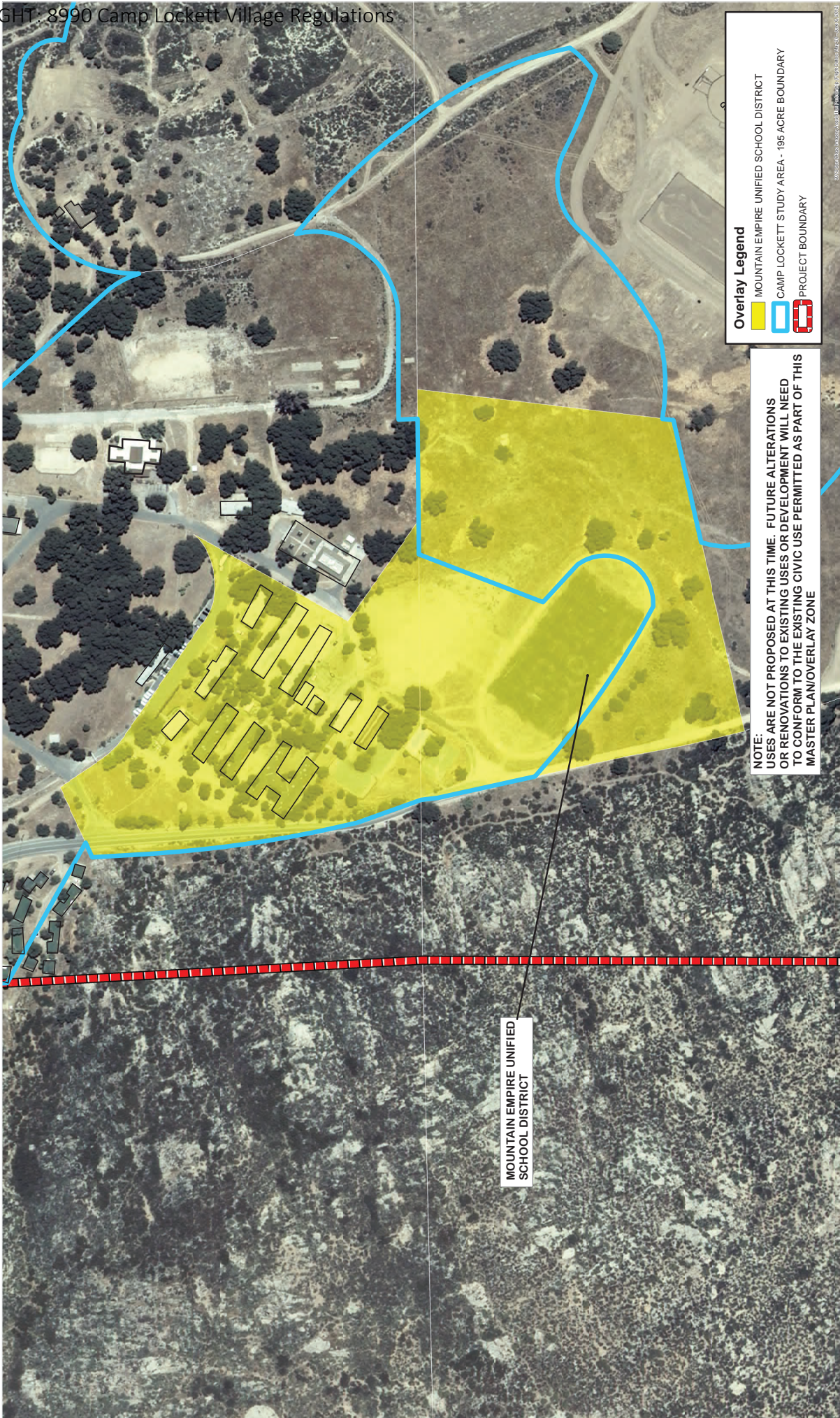


FIGURE 18 - MEUSD ZONES

12.3.3 Proposed Zoning

The following “Zoning Box” shall apply to the planned uses within the MEUSD Planning Area. Please refer to Section 4000 to 4920 of the Zoning Ordinance for specific details regarding the development regulations.

Table 22: MEUSD Zone Box		
USE REGULATIONS		Camp Lockett 5 (CL-5)
DEVELOPMENT REGULATIONS	Density:	-
	Minimum Lot Size	-
	Building Type	L (allows all building types)
	Maximum Floor Area Ratio	-
	Floor Area Ratio	-
	Height	G (35')
	Lot Coverage	-
	Setback	V
	Open Space	-
SPECIAL AREA REGULATIONS		H (Historic)

12.4 Design Guidelines

Development within the MEUSD Planning Area is subject to the Camp Lockett Community-Wide Design Guidelines as described in Chapter 6. The entire site includes contributing buildings and landscape features that are part of the Camp Lockett Historic District. The majority of these buildings are characterized by military design and date to the Mobilization Phase from June 23 – December 1, 1941.

At this time, MEUSD is not proposing any uses. Prior conversations with MEUSD discussed the intent to adaptively reuse the existing buildings for education-related purposes. The following are specific design guidelines unique to the MEUSD Planning Area:

- Encourage reuse of the existing structure instead of developing a new structure.
- Consider educational-related uses that activate and enhance the existing structure.
- Design additions or modifications to be subordinate to the original structure.
- Identify, preserve, and maintain character-defining elements of the existing structure.
- Retain and maintain original exterior materials if possible.

12.5 Mobility

12.5.1 Circulation and Parking

Primary circulation access to the MEUSD Planning Area is provided by Forest Gate Road and Jeb Steward Road. Forrest Gate Road is a two-lane undivided roadway and transitions to an unmaintained dirt road. Parking is not permitted along the roadway. Sidewalks nor bicycle facilities are present.

12.6 Project Review Process

12.6.1 Phasing

Market conditions, funding, and similar conditions beyond the control of MEUSD would drive the overall implementation period. Phasing is not proposed at this time but anticipated improvements are likely to take place over the next 15-20 years.

CHAPTER 13

13.1 Introduction

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

13.2 Goals and Policies

The following goals and policies have been developed specifically for the MEHS. They are intended to guide future development proposals within the Camp Lockett area.

- Provide museum and interpretive signage on the early settlement of Campo, the Gaskill Brothers, and the history of Camp Lockett.
- Connect Gaskill Stone Store Museum to Camp Lockett through an expanded trail network.
- Provide parking to visitors of the museum.

13.3 Land Use Designations, Zoning and Development Regulations

13.3.1 Existing Uses

MEHS leases the Gaskill Brothers Stone Store Museum located north of the development boundary within land leased from the County of San Diego. The building was a central hub of commerce, travel, and ranching from the 1860s to 1920s, and currently acts as a museum commemorating the history of the Gaskill Brothers and other displaced Texans during the Civil War. A parking area (approximately 8,000 sf) for visitor use is located at the intersection of SR-94 and Forrest Gate Road. There are currently between 1,500 and 2,000 visitors to the site per year. The existing two-story onsite structure measures 2,160 sf.

13.4 Design Guidelines

Development within the MEHS Planning Area is subject to the Camp Lockett Community-Wide Design Guidelines as described in Chapter 6. Particular attention shall be paid to preserving and maintaining the historical and culturally significant Gaskill Stone Brothers Store, which dates to the 1882 and the pre-Camp Lockett area. The following are specific design guidelines unique to the MEHS Planning Area:

- Preserve the character-defining features of historic significance, such as the venerable stone, as seen on the Gaskill Stone Brothers Store.
- Design signage to relate to the scale and architectural features of the Gaskill Stone Brothers Store.
- Ensure signage is placed within landscaped areas and is positioned to provide clear lines of sight at intersections and driveway approaches.
- Provide directional signs or surface painted directional markers to guide traffic within parking lots.
- Provide lighting to clearly identify the parking lot, entrances and exits to adjacent streets, and enhance pedestrian movement.
- Ensure lighting is appropriate to the location, context, and scale of the areas being lit.
- Provide perimeter planting along the edge of the parking area/driveway to bring visual relief and screen parked cars from adjacent properties.

13.5 Mobility

13.5.1 Circulation and Parking

Primary circulation access to the MEHS Planning Area is provided by SR-94. MEHS intends to expand parking facilities at the southwest corner of SR-94 and Campo Road.

13.6 Project Review Process

13.6.1 Phasing

Market conditions, funding, and similar conditions beyond the control of MEHS would drive the overall implementation period. MEHS is working on planning a hiking trail with the San Diego County Parks and Recreation Trails Coordinator; however, these efforts are separate and distinct and not analyzed as part of this Master Plan.

CHAPTER 14

14.1 How to Use the Master Plan

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan Appendix LU-1) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these County-wide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

14.2 Implementation and Monitoring of the Master Plan

The County will implement the Master Plan by monitoring the development of the future uses included as part of the Master Plan. The Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code. Implementation of the Plan should be monitored on a periodic basis by the County and the Campo/Lake Morena Community Plan for progress towards its implementation.

14.3 Relationship with the Land Use Element

The Camp Lockett Master Plan implements the goals and policies of the County General Plan Land Use Element and the Campo/Lake Morena Community Plan. The regional categories shown on the County General Plan Land Use Element Map delineate the pattern of development to take place in this region through the year 2030. The land use designations will be used to implement the regional categories. Land use designations provide for various residential, commercial, community-serving, and special uses. In a similar manner, Use Regulations in the Zoning Ordinance will be used to implement the land use designations.

14.4 Zoning Boxes

The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator. Future development will be required to comply with the regulations of the Zoning Ordinance as specified in the "Zone Box" of each CLIG chapter. Please refer to the complete Zoning ordinance text for more information. To get the complete zoning information on a parcel of land, please contact the Zoning Information Counter at Planning & Development Services or visit the County of San Diego's GIS website.

14.5 Design Guidelines

Development within the planning area is subject to the Camp Lockett Community-Wide Design Guidelines as described in detail within Chapter 6. Specific design guidelines unique to the various stakeholders are included within each of the stakeholder chapters. The County of San Diego will be responsible for reviewing projects in conformance with the design guidelines. The Zoning Division will review ministerial permits and Project Planning will review discretionary permits.

14.6 Historic Site Board Review Process

The Historic Site Board (HSB) is an advisory board to the decision makers of the County of San Diego. The HSB reviews historic resources (including archaeological resources) for landmarking, participation in the Mills Act, and conformance with the Secretary of Interior Standards. The HSB considers project design and mitigation measures for resources identified during environmental review of discretionary permits and reviews legislation and the various cultural resource programs that are proposed for the County of San Diego.

All planning areas include the Special Area Regulation H (Historic) due to the site's distinction as a historic district on the Local Register and as a California Historical Landmark (CHL). In conjunction with the County, stakeholders will be responsible for coordinating HSB review for compliance with the Historic District requirements and guidelines once applying for permits.



CAMP LOCKETT

MASTER PLAN/REZONE

BACKGROUND REPORT



Introduction

This background report summarizes the preliminary Opportunity and Constraints List that were prepared to aid in the development of the Camp Lockett Master Plan/Rezone. This list draws from the analyses conducted and stakeholder input received to date.

The presented information was compiled from a wide range of sources including the following:

- GIS data provided by the County;
- Available planning and technical studies, maps, aerial, and historic photographs;
- Camp Lockett Master Plan/Rezone Initial “Wish List”;
- CLIG stakeholders;
- Campo/Lake Morena Community Planning Group Meeting
- Results from the survey conducted in support of the project;
- Camp Lockett Master Plan/Rezone Cultural Resources Technical Report; and the
- Camp Lockett Master Plan/Rezone Phase II Mobility Analysis.

Following this overview, the remaining opportunities and constraints are summarized by topic. Figures are provided at the end of the report.

Land Use

The CLIG intends to develop the project site with civic, cultural, visitor, and community-oriented uses. It is important that such uses are permitted under the Master Plan/Rezone and are compatible with surrounding development.

- Existing uses in the plan area, such as residential uses, may be incompatible with future proposed land uses. Appropriate location and distribution of land uses and/or buffering will be necessary.
- The RMH zoning (656-040-64) east of the Motor Transport Museum (MTM) is incompatible with the surrounding lower density uses.
- The Camp Lockett Equestrian Facility (CLEEF) grading violation may limit future development.
- Multiple ownership may lead to potential disagreement and concern over which land uses are prioritized.
- Multiple ownership may lead to uncertainty about phasing as different owners may want to develop at different times. Certain owners are ready to go with funding and want to develop ASAP, while others will need to secure funding before development can take place.
- Collaborate with CLIG members to develop joint uses of property where appropriate (i.e. dining halls, athletic fields, etc.)

- Proposed land uses may detract from long standing businesses.
- Leverage the Ferguson House as a tourist attraction.
- Provide more tourist events/attractions that support food services and generate overnight guests. Opportunities for social interaction help to establish community character.
- Locate public restrooms throughout the project site, specifically adjacent to hosted events and overnight accommodations.
- Limited funding sources leave little room for development.
- CLIG members are fully engaged in the community and can provide ongoing support for the project.

Flooding

Portions of the project site are located within the 100-year floodplain mapped by the Federal Emergency Management Act (FEMA) and the County of San Diego. The western portion of PSRM, northern portion of CLEEF, and eastern and southern portions of the MESD Planning Areas fall within 100-year County floodplain area and 100-year County floodway. The PSRM Planning Area is also adjacent to an area identified as Zone A, in FEMA FIRMette 06073C2300G; however, the FEMA floodplain area does not fall within the development boundary (FEMA 2019). The SYH Planning Area is within 0.5 mile of a FEMA 100-year floodplain, and the northeastern portion of the SYH Planning Area falls within a 100-year floodplain. The entire MEHS Planning Area falls within a 100-year County floodplain and 100-year floodway; however, this is outside of the development boundary.

Drainage

Land-disturbing construction activities, such as the grading and excavation of land for construction of new building foundations, roads, driveways, and trenches for utilities, have the potential to result in localized temporary or permanent alteration of drainage patterns, or *hydromodification*. Hydromodification refers to changes in the magnitude and frequency of stream flows as a result of urbanization and the resulting impacts on the receiving channels in terms of erosion, sedimentation, and degradation of in-stream habitat. This can lead to indirect effects on communities and sensitive biological resources downstream in the watershed including the deposition of pollutants and sediment to the watershed outlets, an increase in polluted runoff to surface and groundwater receiving bodies, and an increase in the flood potential downstream.

Wetlands

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

habitats for fish and wildlife. Disturbed wetland areas are permanently or periodically inundated with water but have also been significantly modified by humans via artificial structures. An area of disturbed wetland including a lined ditch with a few scattered arroyo willows (*Salix lasiolepis*) and less than 2% cover of native species, including yerba buena (*Anemopsis californicus*) and rush (*Juncus* spp.) is found within the development site. The overall cover was dominated by non-native annual grasses and mustards. These areas have the potential to be classified as wetlands under the County Resource Protection Ordinance (RPO).

Slopes/Topography

The Board of Supervisors finds that the unique topography, ecosystems, and natural characteristics of the County are fragile, irreplaceable resources that are vital to the general welfare of residents. Special controls on development must be established for the County’s steep slopes.

- Steep slopes having a natural gradient of 25% or greater are located throughout the project site.
- Discourage development on steep slopes and design development in a manner that minimizes encroachment onto steep slope lands.
- Respect the existing natural landform.
- Encourage property owners to hire a registered or licensed architect, landscape architect, engineering geologist, land surveyor, or civil engineer to conduct a slope analysis on their parcel to determine if it contains steep slopes.
- Ensure future discretionary applications conform to the County of San Diego’s Resource Protection Ordinance, specifically requirements pertaining to maximum encroachment allowance.

Vegetation

Vegetation, twelve vegetation communities, have been mapped within the project area and are described below. With the exceptions of disturbed habitat and urban/developed, these communities are potential habitat for sensitive plant and animal species and are regarded as sensitive vegetation communities by the County.

Vegetation Communities	
Vegetation Community	Acres
Big Sagebrush Scrub	3.7
Big Sagebrush Scrub – Disturbed	2.6
Chamise Chaparral	13.4
Chamise Chaparral – Disturbed	7.0

Vegetation Communities	
Vegetation Community	Acres
Coast Live Oak Woodland	14.6
Disturbed Habitat	63.5
Disturbed Wetland	0.1
Elderberry Savanna	1.1
Granitic Northern Mixed Chaparral	4.4
Granitic Northern Mixed Chaparral Disturbed	5.5
Non-Native Grassland	0.7
Non-Native Woodland	0.2
Open Coast Live Oak Woodland	4.4
Southern Coast Live Oak Riparian Forest	0.1
Southern Cottonwood Riparian Forest – Disturbed	0.1
Southern Willow Scrub – Disturbed	0.1
Urban/Developed	72.6
Grand Total	194.2

Biology and Sensitive Species

Under CEQA, species are considered to be sensitive or have special status if they meet at least one of the following criteria:

- Species listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (FESA) (Code of Federal Regulations [CFR], Title 50, Section 17.12 [listed plants]); 50 CFR 17.11 (listed animals); and various notices in the *Federal Register* (FR) (proposed species).
- Species that are candidates for possible future listing as threatened or endangered under the FESA.
- Species listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA) (14 California Code of Regulations [CCR] 670.5).
- Plant species listed as rare under the California Native Plant Protection Act (NPPA; California Fish and Game Code [FGC] 1900 et seq.).
- Species that meet the definitions of “rare” or “endangered” under CEQA (State CEQA Guidelines Sections 15380 and 15125).

- Animal species of special concern to the CDFW.
- Animals that are “fully protected” in California (FGC Sections 3511 [birds], 4700 [mammals], 5050 [amphibians and reptiles], and 5515 [fish]).
- Species listed as having a California Rare Plant Rank (CRPR) of 1A (presumed extinct in California), 1B (rare, threatened, and endangered in California and elsewhere), or 2 (rare, threatened, or endangered in California, but more common elsewhere). CRPR List 1A, 1B, and 2 species are considered special-status plant species as defined in the NPPA, FGC Section 1901, the CESA FGC Sections 2050 through 2098, and CEQA Section 15380.
- Species considered CRPR 3 (plants for which more information is needed [a review list]) or CRPR 4 (plants of limited distribution [watch list]) (CNPS 2018). Many CRPR List 3 and List 4 species may not meet the definitions of special status as defined in the NPPA, FGC Section 1901, or the CESA, FGC Sections 2050 through 2098, but are strongly recommended for consideration under CEQA (CNPS 2001).

The County identifies sensitive plant species as either List A, B, C or D. Plants categorized as County List A species are plants that are rare, threatened, or endangered in California and elsewhere. Plants categorized as County List B are rare, threatened or endangered in California, but more common elsewhere. County List C species are plants that may be rare, but more information is needed to determine their true rarity status. County List D species are of limited distribution and are uncommon, but not presently rare or endangered.

The County also identifies sensitive wildlife species as County Group 1 or 2. Group 1 species include those with a higher sensitivity and are listed as threatened or endangered, or have a natural history requirement that increases their sensitivity. Group 2 species include those that are becoming less common, although are not so rare that extinction is imminent without immediate action.

The table below lists the special-status plant and wildlife species that were identified to have a high potential to occur within the development boundary.

Special-Status Plant and Wildlife Species			
Common Name	Scientific Name	Sensitivity Rankings	Habitat Associations – Potential to Occur in Onsite Communities
Plants			
Dean’s milkvetch	<i>Astragalus deanei</i>	CRPR 1B.1, List A	Forest, woodland, chaparrals, and big sagebrush scrub
Delicate clarkia	<i>Clarkia delicata</i>	CRPR 1B.2, List A	Oak woodland

Special-Status Plant and Wildlife Species			
Common Name	Scientific Name	Sensitivity Rankings	Habitat Associations – Potential to Occur in Onsite Communities
Jacumba milkvetch	<i>Astragalus douglasii</i> var. <i>perstrictus</i>	CRPR 1B.2, List A	Forest, woodland, chaparrals, big sagebrush scrub, elderberry scrub, and non-native grassland
Southern jewelflower	<i>Streptanthus campestris</i>	CRPR 1B.3, List A	Rocky areas within chaparral
Southern mountains skullcap	<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i>	CRPR 1B.2, List A	Chaparral and oak woodland
Sticky geraea	<i>Geraea viscida</i>	CRPR 2B.2, List B	Often occurs in disturbed areas in chaparral
Tecate tarplant	<i>Deinandra floribunda</i>	CRPR 1B.3, List A	Primarily drainages or other mesic areas within riparian areas or other habitats
Insects			
Quino checkerspot butterfly	<i>Euphydryas editha quino</i>	FE, List A	Openings in non-native grassland, big sagebrush scrub, elderberry scrub, chaparrals, and oak woodlands
Herpetofauna			
Baja California coachwhip	<i>Coluber fuliginosus</i>	SSC, Group 2	Uplands including chaparrals, big sagebrush scrub, and elderberry scrub
Coast horned lizard	<i>Phrynosoma blavillii</i>	SSC, Group 2	Primarily feeds on native ants within non-native grassland, big sagebrush scrub, and openings in chaparrals
Cope's leopard lizard	<i>Gambelia copei</i>	SSC, Group 2	Chaparrals, big sagebrush scrub, and oak woodland
Orange-throated whiptail	<i>Aspidoscelis hyperythra</i>	CDFW WL, Group 2	Often utilizes riparian communities but can occur in any community within the plan area
Two-striped garter snake	<i>Thamnophis hammondi</i>	SSC, Group 1	Riparian areas, wetlands, and waterways
Birds			

Special-Status Plant and Wildlife Species			
Common Name	Scientific Name	Sensitivity Rankings	Habitat Associations – Potential to Occur in Onsite Communities
Barn owl	<i>Tyto alba</i>	Group 2	Nests in woodland and forests
Bell's sparrow	<i>Artemisiospiza belli</i>	CDFW WL, Group 1	Big sagebrush scrub, or openings in chaparrals
Cooper's hawk	<i>Accipiter cooperi</i>	CDFW WL, Group 1	Nests in forest and woodland communities; forages in woodland and grassland communities.
Golden eagle	<i>Aquila chrysaetos</i>	BaGE Protection Act, CDFW FP, Group 1	Potential to forage in the non-native grasslands
Great blue heron	<i>Ardea herodias</i>	Group 2	Communal nesting in trees including non-native woodlands; forages along streams and wetlands, or occasionally in grasslands
Least Bell's vireo	<i>Vireo bellii pusillus</i>	FE/SE, SSC, Group 1	Summer resident and nesting in riparian forest, southern willow scrub, and elderberry savanna
Mountain quail	<i>Oreortyx pictus eremophila</i>	Group 2	Potential to occupy all communities within the plan area
Prairie falcon	<i>Falco mexicanus</i>	CDFW WL, Group 1	Cliff nesting; forages in non-native grassland
Red-shouldered hawk	<i>Buteo lineatus</i>	Group 1	Nests in forest and woodland communities; forages in forest, woodland, and grassland communities
Tricolored blackbird	<i>Agelaius tricolor</i>	--/ST, SSC, Group 1	Communal nesting in large freshwater marshes; forages in agricultural areas including pasture and hay farms
Western bluebird	<i>Sialia mexicanus</i>	Group 2	Nests in forest and woodland communities
White-tailed kite	<i>Elanus caeruleus</i>	CDFW FP, Group 1	Nests in woodland, forest, or chaparral communities; within the project area,

Special-Status Plant and Wildlife Species			
Common Name	Scientific Name	Sensitivity Rankings	Habitat Associations – Potential to Occur in Onsite Communities
			would primarily forage over non-native grasslands and big sagebrush scrub
Yellow warbler	<i>Dendroica petechia brewsteri</i>	SSC, Group 2	Summer resident and nesting in riparian forest
Mammals			
Dulzura pocket mouse	<i>Chaetodipus californicus femoralis</i>	SSC, Group 2	Resides in big sagebrush scrub, elderberry scrub, and chaparral
Mountain lion	<i>Felis concolor</i>	Group 2	Potential within all vegetation communities within the project area
San Diego black-tailed jackrabbit	<i>Lepus californicus bennettii</i>	SSC, Group 2	Preferentially occurs in open habitats including non-native grassland and elderberry scrub

Special Status: FE = Federally Endangered, ST = State Threatened, SSC = CDFW Species of Special Concern, WL= CDFW Watch List, CDFW FP = CDFW Fully-Protected, CRPR = California Rare Plant Ranking. Group 1 and 2 = County of San Diego Sensitive Animal List; List A-B = County of San Diego Sensitive Plant List; BaGE Protection Act = Bald and Golden Eagle Protection Act

Soils and Geology

According to the United States Department of Agriculture (USDA) Web Soil Survey, the soils within the development boundary are identified as Mottsville loamy coarse sand, 2 to 9% slopes (MvC); La Posta rocky loamy coarse sand, 5 to 30% slopes, eroded (LcE2); Mottsville loamy coarse sand, 0 to 2% slopes (MvA); and Calpine coarse sandy loam, 9 to 15% slopes eroded (CaD2) (USDA 2019). The soil erodibility rating of these soils range from “moderate” to “severe” as indicated by the *Soil Survey for the San Diego Area*, prepared by the USDA, Soil Conservation and Forest Service dated December 1973.

The Master Plan/Rezone area is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California, or within any other area with substantial evidence of a known fault. The project site is not located in a County Special Study Zone, which signifies late-Quaternary faults mapped by the California Geological Survey (CGS), formerly the California Division of Mines and Geology (DMG), that have been designated by the County (San Diego County 2007). Therefore, there would be no impact from the

exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

Liquefaction

Liquefaction, most often caused by earthquakes, describes a phenomenon where a soil's strength and stiffness is substantially reduced. Liquefaction causes the soil's composition to liquefy, which disables buildings that are supported by the ground.

- The northeastern portion of the site has the potential for liquefaction. These areas are typically located in alluvial river valleys/basins and floodplains.
- Identify the potentially vulnerable areas for liquefaction and enforce stringent building codes that have been designed to reduce the vulnerability to liquefaction damage.

Cultural Resources/Historical Resources

The Master Plan/Rezone area overlaps with a known historical resource. The Camp Lockett Rural Historic Landscape District was listed on the San Diego County Local Register of Historic Places (Local Register) on October 25, 2003. The property was further documented for a National Register of Historic Places (NRHP) application in 2006, but the nomination was not approved by the State Historic Preservation Officer (SHPO). A 122-acre portion of the Master Plan area was also designated as CHL Number 1045 on October 30, 2009.

As part of this planning effort, an updated field survey and research effort of Camp Lockett was conducted in order to fill in gaps in the earlier investigations in the vicinity of the Historic District. As a result of this analysis, two technical reports were produced: the *Cultural Resources Technical Report for the Camp Lockett Master Plan and Rezone*, and the *Camp Lockett Cultural Landscape Technical Report*.

The *Cultural Resources Technical Report* largely focused on updating the National Register Nomination to reflect current site conditions but retained the district boundary and period of significance as they were outlined in previous documentation. The *Cultural Landscape Technical Report* identified a Cultural Landscape Area boundary that extended beyond and was inclusive of the Historic District boundary and included both buildings and landscape features associated with the development of Camp Lockett. The *Cultural Landscape Technical Report* retained the previously determined period of significance of 1941 to 1946. Examples of the types of landscape features that were identified in the *Cultural Landscape Technical Report* include historic-era land patterns, land use, roads, drainage, and signage.

The *Cultural Resources Technical Report* and the *Cultural Landscape Technical Report* evaluated different aspects of the resource and included different boundaries and lists of contributing features. Both reports considered together represent a holistic and complete

inventory of contributing elements of the historical resource known as Camp Lockett, and are used in combination to define the historical resource in this impacts analysis.

Schools

School services are provided by MEUSD, which encompasses over 660 square miles and includes: two Pre-K through 8th grade elementary schools; two Pre-K through 5th grade elementary schools; two 6th through 8th grade middle schools, including Camp Lockett Middle School (with an enrollment of 109 students) located approximately 0.3 mile west of the PSRM development boundary, at 31360 Highway 94, Campo CA; one high school; and an Alternative Education Program and Transition Program. Cottonwood Community Day School is located approximately 8 miles north of the development boundary and has a current enrollment of five students.

Law Enforcement

Law enforcement services are provided by San Diego County Sheriff's Department (SDSD). The Campo Substation is located within the Master Plan area at 378 Sheridan Road.

Fire Service

The California Department of Forestry and Fire Protection (CALFIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the application of various mitigation strategies to reduce risk associated with wildland fires.

- The project site is predominately located within the Very High Fire Hazard Severity Zone (VHFHSZ), except for a small portion of Pacific Southwest Railway Museum's (PSRM) northern parcel, which falls under the Moderate Fire Hazard Severity Zone (MFHSZ).
- Potential constraints associated with maintaining appropriate defensible space, fire protection requirements, etc.
- Ensure future development complies with Chapter 7A of the 2007 California Building Code. Check with local building department to determine which ignition resistant building codes apply to the project.

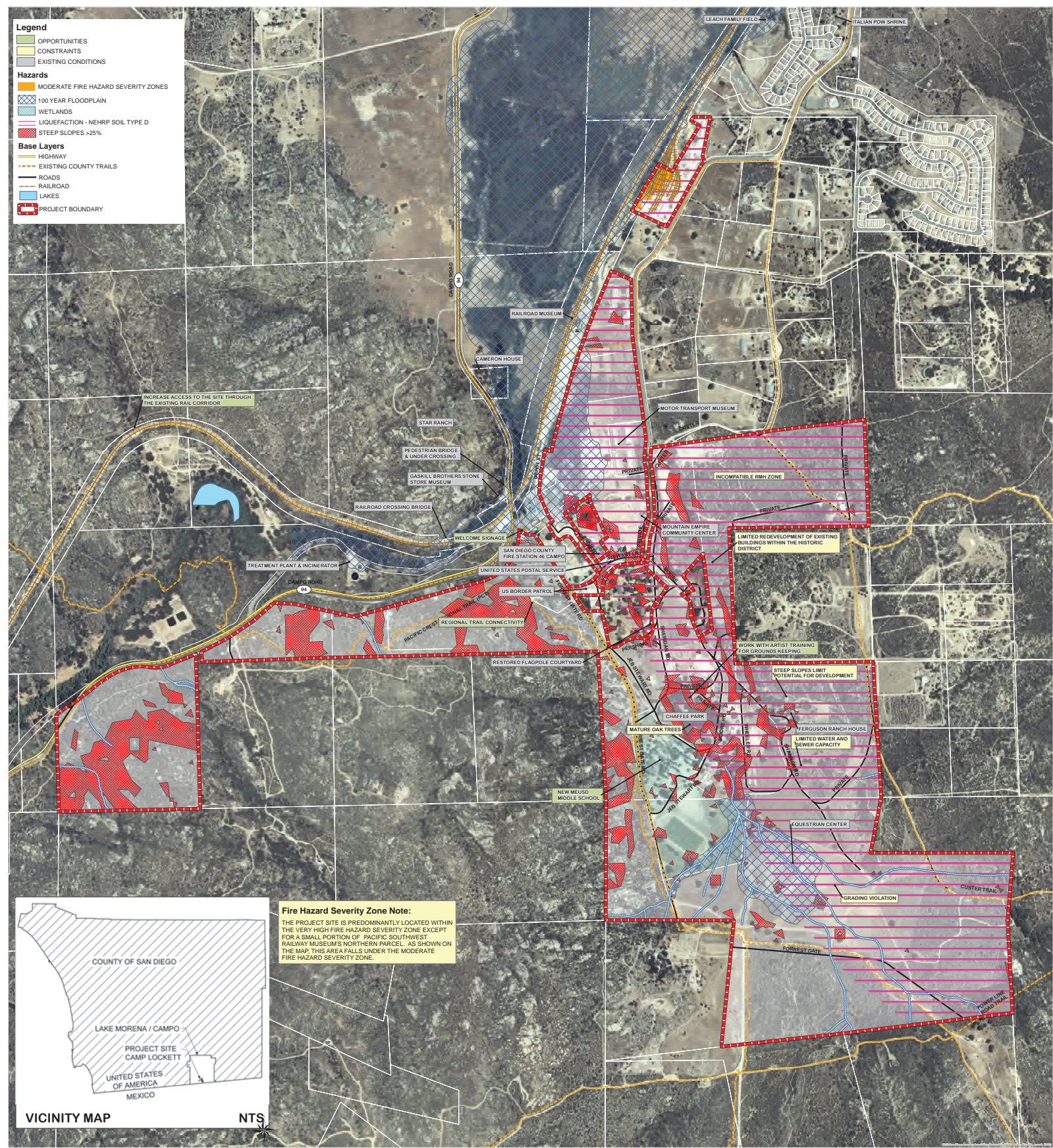
Existing fire protection services within the Master Plan and Rezone area are provided by San Diego County Fire Station 46 Campo, located adjacent to the PSRM and SYH entities. In the County of San Diego, proposed discretionary projects are required to undergo a review process in which County staff evaluates potential fire hazards using the County Guidelines for Determination of Significance and the Consolidated Fire Code. The

applicable fire authority having jurisdiction is consulted on new projects along with the San Diego County Fire Authority. In all cases, a fire service availability form must be approved for fire services before a development project can be approved to ensure adequate fire protection services are available.

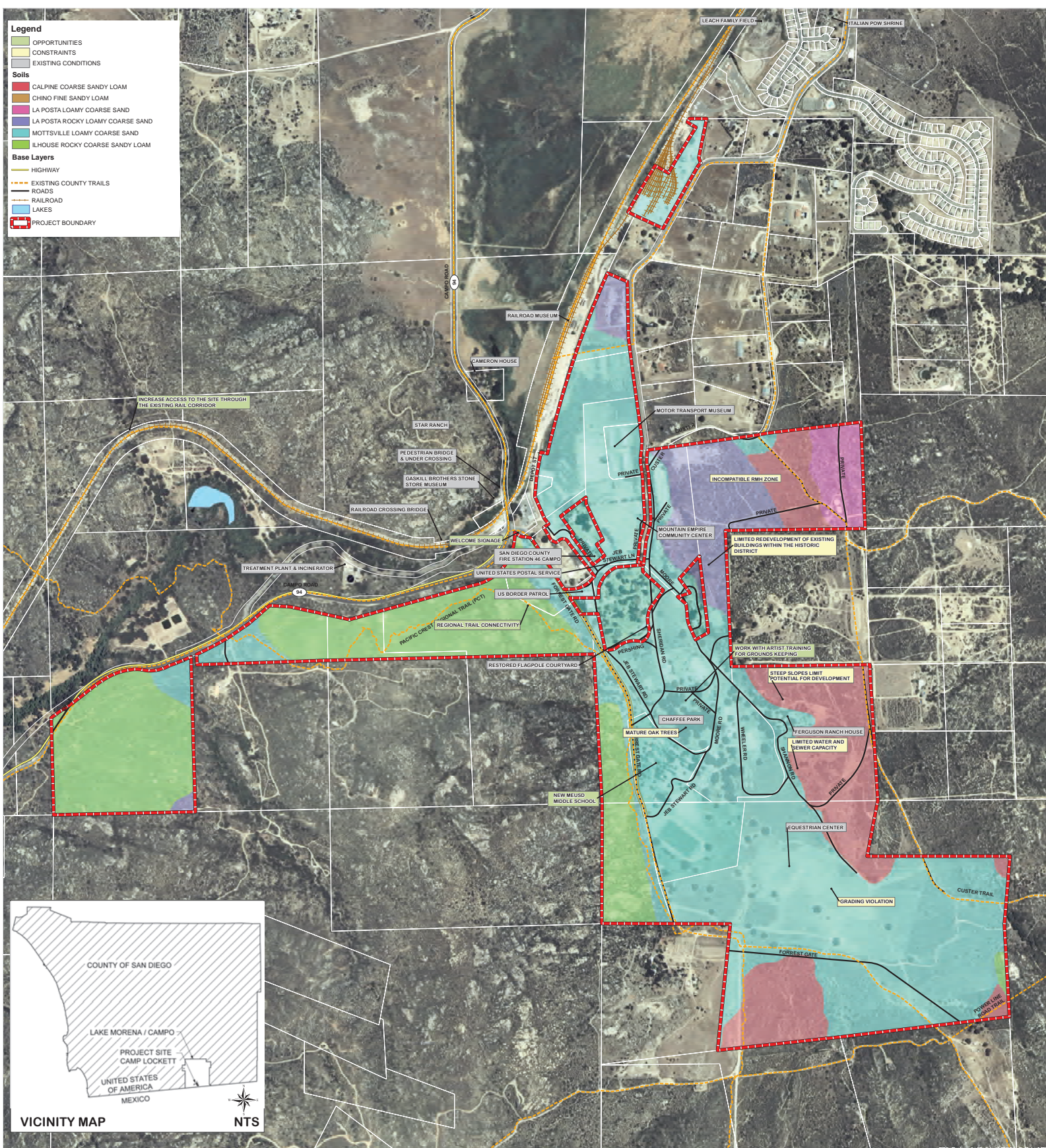
Open Space/Parks and Recreation

Existing recreational facilities within the Master Plan and Rezone area include the PCT—which travels through portions of the Master Plan and Rezone area and the development boundary—and the Campo Stone Store County Park north of the development boundary, adjacent to the Gaskill Stone Brothers Store within the MEHS entity. Lake Morena, located approximately 5.8 miles northwest of the Master Plan and Rezone area, is the closest regional park to the development boundary. The existing Chaffee Park, located within the MEUSD Planning Area, is one of the most popular gathering places for the community. Other recreational facilities like baseball fields are located throughout the site.

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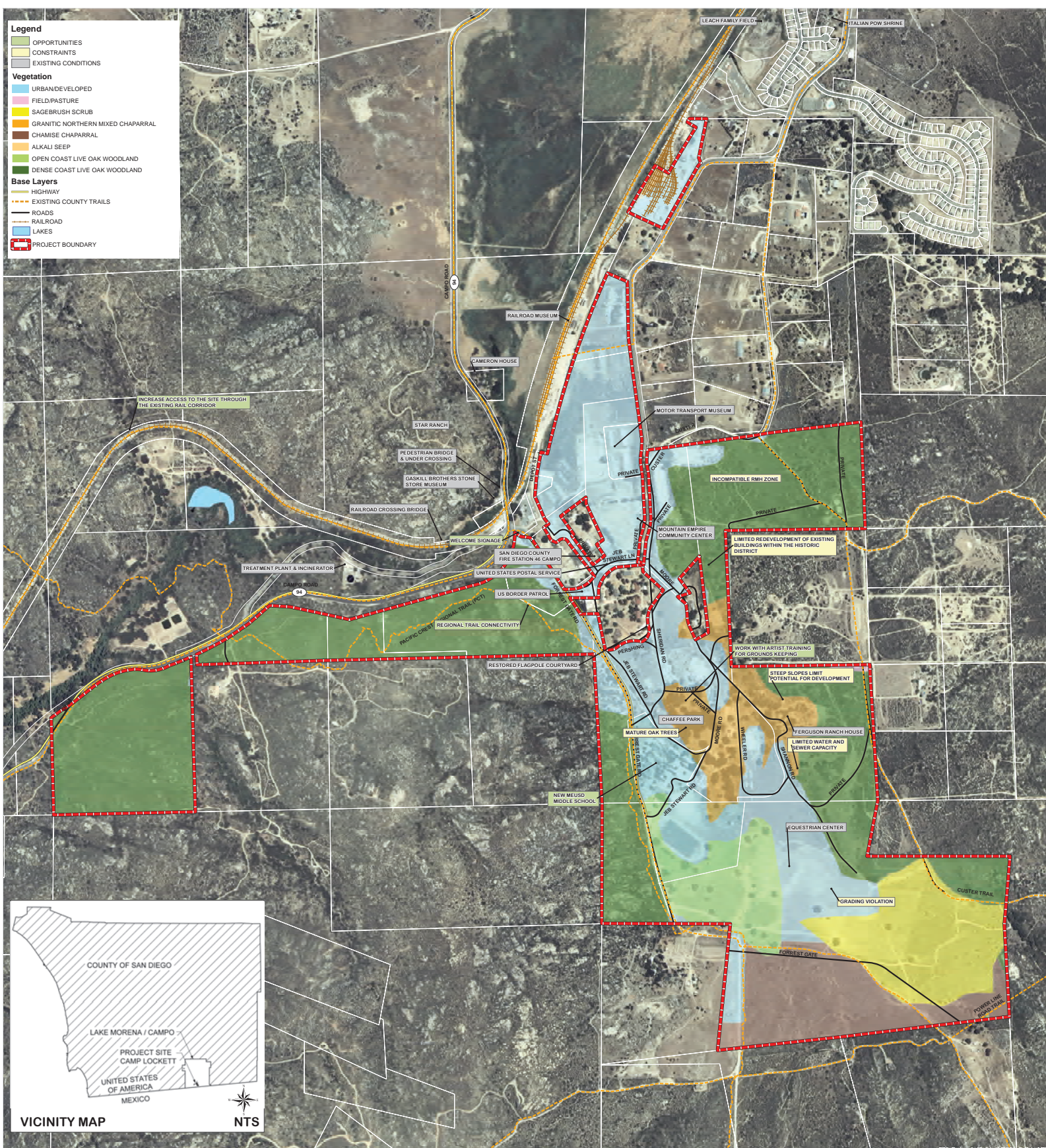


PART EIGHT: 8990 Camp Lockett Village Regulations



SOILS OPPORTUNITIES AND CONSTRAINTS

PART EIGHT: 8990 Camp Lockett Village Regulations



Camp Lockett

VEGETATION OPPORTUNITIES AND CONSTRAINTS