



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

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Second District

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Fourth District

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Fifth District

DATE: December 9, 2020

01

TO: Board of Supervisors

SUBJECT

ADOPTION OF THE CAMP LOCKETT MASTER PLAN AND REZONE (DISTRICT: 2)

OVERVIEW

The Camp Lockett property consists of approximately 400-acres of land located in the unincorporated area within the Campo/Lake Morena subregional group area. Historically, Camp Lockett was an Army Calvary base that came into County of San Diego (County) ownership in the 1950s. On March 1, 2016 (6) and July 19, 2016 (11), the Board of Supervisors (Board) approved the conveyance of portions of the Camp Lockett property to nonprofit organizations that are part of the Camp Lockett Interest Group (Interest Group). The purpose of the conveyance was to maintain and improve the property to preserve and complement its historical nature while providing services and other benefits to the community. As part of the July 2016 hearing, the Board also directed Planning & Development Services (PDS) staff to develop and recommend new zones on the Camp Lockett property that would permit civic, cultural, visitor, and community-oriented uses. The existing zoning was established when the County owned the property and it currently only allows public uses, such as libraries, schools, and parks.

The Interest Group includes the following five nonprofit organizations and a school district: the Camp Lockett Event Equestrian Facility, the Pacific Southwest Railway Museum, the Mountain Health and Community Services (which is now under San Ysidro Health's ownership), the Motor Transport Museum, the Mountain Empire Historical Society (MEHS), and the Mountain Empire Unified School District. All these organizations, except for MEHS, hold ownership over portions of Camp Lockett and have plans to establish improvements and expand services on the property. Staff developed a master plan with the Interest Group and community to include updated zoning for the properties owned by the Interest Group. The Camp Lockett Master Plan (Master Plan) establishes zoning, development standards and use regulations to guide future land uses and improvements on the property. The proposed Master Plan is the result of a collaborative effort between the County, the Interest Group, the Campo/Lake Morena Community Planning Group, and other community stakeholders.

Today's proposed action is for the Board to approve the Master Plan, add it to the County's Zoning Ordinance, and rezone 400 acres into the five zones outlined in the Master Plan. This action will allow civic, cultural, visitor, and community-oriented uses on the Camp Lockett property, as

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directed by the Board. The Master Plan also includes design guidelines to ensure that future development maintains high-quality architecture that embraces and complements Camp Lockett's cultural and historical context.

**RECOMMENDATION(S)
PLANNING COMMISSION**

On November 13, 2020, the County of San Diego's Planning Commission considered the Camp Lockett Master Plan and Overlay Zone. The Planning Commission made the following recommendations to the Board of Supervisors (Board):

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15183 of the CEQA Guidelines.
2. Adopt the attached Form of Ordinance: AN ORDINANCE ADDING SECTION 8990 TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE CAMP LOCKETT MASTER PLAN, AND PROPERTY ZONING (POD 17-003; REZ 20-005) (Attachments B and C, on file with the Clerk of the Board).
3. Adopt the attached Form of Ordinance: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE CAMP LOCKETT MASTER PLAN/OVERLAY ZONE. (Attachments D and E, on file with the Clerk of the Board).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services concurs with the Planning Commission's recommendations to the Board of Supervisors (Board) and further recommends that the Board:

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15183 of the CEQA Guidelines.
2. Adopt the attached Form of Ordinance: AN ORDINANCE ADDING SECTION 8990 TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE CAMP LOCKETT MASTER PLAN, AND PROPERTY ZONING (POD 17-003; REZ 20-005) (Attachments B and C, on file with the Clerk of the Board).
3. Adopt the attached Form of Ordinance: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE CAMP LOCKETT MASTER PLAN/OVERLAY ZONE. (Attachments D and E, on file with the Clerk of the Board).

FISCAL IMPACT

N/A

BUSINESS IMPACT STATEMENT

N/A

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ADVISORY BOARD STATEMENT

This project was presented eight times to the Campo/Lake Morena Community Planning Group (CPG). On October 23, 2020, the current project’s scope was presented to the CPG and received a recommendation for approval (4-0).

INVOLVED PARTIES

The Camp Lockett Interest Group was created as part of the Camp Lockett Master Plan (Master Plan) planning process and is primarily comprised of the nonprofit organizations that own property within Camp Lockett and will implement the Master Plan. The organizations are the Camp Lockett Event Equestrian Facility, the Pacific Southwest Railway Museum, the San Ysidro Health, the Motor Transport Museum, the Mountain Empire Historical Society (MEHS), and the Mountain Empire Unified School District. Except for MEHS, all these organizations hold ownership over portions of the Camp Lockett property.

PLANNING COMMISSION VOTE

On November 13, 2020, the Planning Commission voted 7-0-0-0 (Aye: Barnhart, Beck, Calvo, Edwards, Pallinger, Seiler, Woods; Noe: 0; Abstain: 0; Recuse: 0; Absent: 0) to recommend approval of the Project with no added conditions or revisions.

BACKGROUND

On July 19, 2016 (11), the Board of Supervisors (Board) directed the Planning & Development Services (PDS) staff to develop and recommend rezones that allow civic, cultural, visitor, and community-oriented uses for the Camp Lockett property and to incorporate it into an overall Camp Lockett Master Plan (Master Plan). The Camp Lockett property consists of approximately 400 acres of land located in the unincorporated area within the Campo/Lake Morena subregional group area. The Master Plan proposes creating a vision for Camp Lockett and guiding the implementation of long-range goals and objectives intended to revitalize the Campo/Lake Morena community. The Master Plan will accommodate future museums, historical displays, and community-serving facilities such as parks and community centers on the site.

The Master Plan does not specifically propose development at this time. Instead, it identifies conceptual uses. It is intended to be a planning document that guides the development of the Compo Lockett area. Any new developments within the defined area will need to be consistent with the Master Plan. The Master Plan provides a policy framework to guide development and design, as well as the implementation of subsequent projects.

Today’s request is for the Board to approve the Master Plan by amending the County’s Zoning Ordinance and rezoning approximately 400 acres into the five zones outlined in the Master Plan. This action will allow for the future development of parks and recreational activities, community centers, museums, and other community serving uses. The Master Plan also incorporates design guidelines to ensure that development within Camp Lockett complements the cultural and historical context of the area.

The County of San Diego (County) acquired the Camp Lockett property in 1950 from the Federal Government. Another portion of the property was acquired in 1979 from the Mountain Empire Unified School District (MEUSD). Camp Lockett was previously used as a U.S. military

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encampment, which operated from 1941 to 1949. Portions of the property are improved with buildings constructed for the Camp Lockett military post and with additional structures built 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 its functions were transferred to County facilities at other locations. Remaining County uses within the Camp Lockett property include a Department of Public Works road maintenance station, a Sheriff's substation, a Department of General Services maintenance station, and employee housing. Other remaining County-owned structures on the property are a former fire station and community center that are currently being considered for a conveyance or lease to private parties.

Since the 1990s, the County has worked with local stakeholders to memorialize Camp Lockett's significance as a Buffalo Soldier installation and the last mounted cavalry base built in the United States. The property was listed on the San Diego County Local Register of Historic Places (Local Register) as the Camp Lockett Historic District (District) in 2003 and as a California Historical Landmark in 2009. The County and a group of non-profit entities, initiated discussions about the future potential for the Camp Lockett area to serve as a center for the Campo community through the development of a historic park. The Camp Lockett Interest Group (Interest Group) was formed as a result and includes local community-serving, educational, and historical preservation nonprofits. The Interest Group is composed of the Camp Lockett Event and Equestrian Facility (CLEEF), Pacific Southwest Railway Museum (PSRM), Mountain Empire Historical Society (MEHS), San Ysidro Health (SYH), Motor Transport Museum (MTM), and the MEUSD.

In 2007, the Camp Lockett Framework Management Plan (FMP) was prepared to guide an initial development of a historically focused County park. As a result, the Board approved the conveyance of approximately 167 acres of the Camp Lockett property to CLEEF on March 1, 2016 (6), and an additional 247 acres to PSRM, Mountain Heath and Community Services (which is now under SYH's ownership), and to MEUSD on July 19, 2016. The Camp Lockett Master Plan proposes to help create a vision for the Camp Lockett area, and guide implementation of the long-range goals and objectives for the site based on the FMP.

The proposed project will rezone the Master Plan area to accommodate the uses proposed by each Interest Group member and to establish a process that will allow the redevelopment of the site. Under the current zoning, alterations to buildings are not allowed because the site is within a historical district. Most of the uses proposed by the Interest Group would either not be allowed or would require a Major Use Permit, which has an average cost of approximately \$75,000, is approved by the Planning Commission, and can be appealed to the Board of Supervisors. The Special Area Designator "H" (Historic) that is being included as part of the rezone will establish a discretionary Site Plan review process that will allow the renovation of existing buildings and redevelopment of the site. A Site Plan has a lower cost compared to a Major Use Permit, of approximately \$20,000. Site Plans are approved by the Director of PDS and can be appealed to the Planning Commission. This lower cost and streamlined approval and appeal process will allow project improvements to be completed. All members of the Interest Group will need a discretionary Site Plan approval from the County for all proposed uses. As part of this process, all projects will be reviewed the by Historic Site Board (HSB) and County staff. The site plan review will allow the redevelopment of the site while preserving existing cultural and historical resources on-site.

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Plan Development

The Master Plan was developed to provide the Campo/Lake Morena community with a mix of civic-oriented uses that benefit residents, promote regional tourism, and preserve Camp Lockett's historical aspects. As part of the development of the Master Plan, County staff held several meetings with the Interest Group, the Campo/Lake Morena Community Planning Group (CPG), and other interested parties. In 2017, County staff received feedback from the public and stakeholders. In 2018, staff continued to conduct outreach to determine the uses and amenities included in the Master Plan.

The process to develop the Master Plan was initiated in July 2017. The goal was to establish a Master Plan that would rezone the site to allow civic, cultural, visitor, and community-oriented uses compatible with the community's character and surrounding development. The County worked closely with the Interest Group and community members to develop a project scope that would help revitalize the Campo community and meet Campo's needs. As a result, a comprehensive "wish list" that included potential uses and amenities for the site was developed. County staff worked with Interest Group members to gather additional details of each proposal in order to conduct analysis of the feasibility of each use when evaluating the existing land use designations, local setting, and environmental constraints.

An Existing Conditions Analysis was prepared in 2018 to identify undisturbed areas that could not support development without significant environmental impacts, as well as areas where the uses and amenities of the Master Plan could be located. In 2019, technical studies were conducted per the California Environmental Quality Act (CEQA) to evaluate whether the proposals on the "wish list" would cause environmental impacts. As a result, the project's scope was refined to ensure that the approval of the Master Plan would not create significant environmental impacts. Residential uses previously proposed by San Ysidro Health were removed from the project's scope. These uses included senior and veteran housing (36 units), duplex, triplex, and affordable housing (16 units), veteran legacy village (125 beds), and mixed use residential (2 units). The removal of these uses ensured that the Master Plan would not create additional unmitigated environmental impacts relative to the area's rural character, environmental constraints, limited access, and the lack of infrastructure. General Plan and Zoning Ordinance amendments to establish residential land uses could be proposed in the future with required additional environmental evaluation. During the Planning Commission Hearing on November 13, 2020 Commissioner Seiler made comments that highlighted this change.

The current project scope is consistent with the County's General Plan Environmental Impact Report (GP EIR) and will not result in new environment impacts, other than what was analyzed by the GP EIR.

Proposed Project

The Master Plan proposes the creation of five new zones to accommodate the planned uses, and outlines that the Interest Group members, as the underlying property owners, will implement the Master Plan. The rezone will allow the Interest Group to use Camp Lockett to benefit the public and provide additional community services to Campo area residents while preserving the area's historical aspects. Attachment F displays the new zones and provides a list of all uses included in

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the Master Plan. A description of each Interest Group member and their proposed uses for the Camp Lockett property is provided below.

San Ysidro Health (SYH) - Camp Lockett 1 (CL-1) Zone:

The SYH's property occupies approximately 122.8 acres within the Master Plan area. The SYH is dedicated to improving and maintaining people's health and well-being by providing healthcare and community services. The SYH operates the Mountain Health Community Center, located in the center of Camp Lockett. Some of the services that the SYH currently provides include CalFresh applications for food stamps, Medi-Cal, senior transport, emergency food boxes, and onsite senior lunches. The SYH intends to stimulate economic growth and personal development in Campo by creating programs for jobs and vocational training, providing child and senior daycare services, and conducting wellness/behavior health training. 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. Most existing buildings within the SYH's property will be adaptively reused.

The CL-1 zone will accommodate the uses proposed within SYH's property. These are a laundromat, a wellness center, Chafee park outdoor activities, a children activities center, a central administration and purchasing area, a facility maintenance center, a joint-use dining hall, a homemaker thrift store, drug/alcohol services, a theater, existing staff cottages (17 units), a pool, and a senior services area.

Pacific Southwest Railway Museum (PSRM) - Camp Lockett 2 (CL-2) Zone:

The PSRM's property occupies approximately 100 acres of the Master Plan area. The PSRM is dedicated to the preservation of railroads as they existed in the Pacific Southwest. The museum is in the northwestern portion of Camp Lockett and currently includes the restored Campo Depot that functions as a train station, gift shop, exhibit hall, and the Southwest Railway Library. The PSRM intends to expand the existing Campo museum and preserve and maintain nearby open spaces adjoining the historic San Diego and Imperial Valley rail line. The property is unimproved, except for storage tanks that were formerly used for a propane distribution system.

The CL-2 zone will accommodate the uses proposed within the PSRM's property. These uses include a book/video depository, mine exhibits, a caboose, exhibits and storage, general store, and a campground. These uses are located within the northern portion of Camp Lockett, where the General Plan land use is designated as Public/Semi-Public Facilities. No uses are proposed within the portions of the PSRM's property designated as Open Space Conservation.

Camp Lockett Event Equestrian Facility (CLEEF) - Camp Lockett 3 (CL-3) Zone:

The CLEEF occupies approximately 163.97 acres of the Master Plan area and provides a unique equestrian facility on Camp Lockett's historic grounds. The facility, located within the southernmost portion of Camp Lockett, currently includes a re-created Buffalo Soldiers equestrian obstacle course, a small museum of artifacts, various outdoor arenas, and the Ferguson Ranch House, which was used by the US military for its tactical headquarters. The CLEEF seeks to create a destination for equestrian enthusiasts throughout the southwest region of San Diego county. Their plans include maintaining the Buffalo Soldiers obstacle course, preserving the museum of artifacts, expanding campgrounds for hikers and riders traveling along the Pacific Crest Trail, and

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providing equestrian educational programs for disadvantaged children throughout the southwest region.

The CL-3 zone will accommodate the uses proposed within the CLEEF portions of the property. This zone includes additional caretaker accommodations, a picnic area with tables, a food preparation kitchen, barrack/restrooms, cultural exhibits stalls, a replica obstacle course, a fenced dog area, a barn to host events, and a dry camping area.

Motor Transport Museum (MTM) - CL Zone 4:

The MTM occupies approximately 3.98 acres of the Master Plan area. The MTM is dedicated to increasing public awareness and appreciation for historic and antique trucks and the motor transport industry's development. The museum, which includes four buildings, preserves, restores, and displays antique trucks, equipment, and artifacts that have positively influenced the motor transport industry. The MTM proposes to adaptively reuse the four buildings to house a museum space, a community event space, and a meeting space for civic clubs, social clubs, and scouting organizations.

The CL Zone 4 will accommodate the uses proposed within the MTM's portions of the property. This zone includes cultural exhibits and library services.

Mountain Empire Unified School District (MEUSD) - CL Zone 5:

The MEUSD occupies approximately 14.39 acres within the Master Plan area. Overall, the MEUSD encompasses over 660 square miles with two elementary schools and two middle schools, including Camp Lockett Middle School located in the southern portion of Camp Lockett. The school district also operates a high school and an Alternative Education Program and Transition Program.

The MEUSD is not proposing uses at this time but intends to adaptively reuse existing buildings in the future. The CL-5 zone is consistent with the Major Impact Services and Utilities use regulation in the Zoning Ordinance.

Mountain Empire Historical Society (MEHS)

Mountain Empire Historical Society (MEHS) leases the Gaskill Brothers Stone Store Museum from the County of San Diego. It is situated north of the intersection of Forest Gate Road and Highway 94. The building was the 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 MEHS is not proposing uses currently and no rezone is proposed for the property.

PROJECT ANALYSIS

Planning & Development Services staff conducted a comprehensive evaluation of the Master Plan. The proposed Master Plan is consistent with the County of San Diego General Plan's Environmental Impact Report (GP EIR) and will not generate any additional impacts other than what was previously analyzed by the GP EIR. The uses proposed under the Master Plan were

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developed to benefit the public, provide additional community services to Campo area residents, and preserve the area's historic aspects.

Consistency with the County General Plan and Community Plan

The General Plan land use designations covering the project area are Public/Semi-Public Facilities, Open Space Conservation, Rural Commercial, and Semi-Rural Residential. All proposed uses are compatible with their respective land use designations. Most of the Master Plan area is designated as Public/Semi-Public Facilities. This designation identifies major facilities built and maintained for public use and may include privately owned facilities built and maintained for public use. All uses proposed by SYH, PSRM, MTM, and some of the uses proposed by CLEEF are in lands designated as Public/Semi-Public Facilities and are compatible with this land use designation.

The CLEEF is the only non-profit proposing development within Open Space Conservation Lands. This designation is primarily applied to large, undeveloped tracts of land typically dedicated to open space. These lands are usually owned by a jurisdiction, public agency, or conservancy group. Allowed uses include habitat preserves, passive recreation, and reservoirs. All proposed uses are compatible with Open Space Conservation Lands. The property owned by the MEUSD, which is not proposing uses as part of the Master Plan, is also located within the Open Space Conservation land use designation.

The Master Plan will help implement goals and policies outlined in the Campo/Lake Morena Community Plan. The Master Plan will enhance the community character of Campo/Lake Morena and will help to implement the community's vision for the Camp Lockett property by allowing uses that will put the property to more public use. The Master Plan will provide opportunities for residents to benefit from the natural beauty, recreational opportunities, and historic elements of Camp Lockett.

Environmental Analysis and Technical Studies

The majority of the Camp Lockett site is located within the Rural Village Boundary, with a portion of the northern site designated as 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 environmental constraints, limited access, and the lack of public services or facilities.

The environmental analysis started in 2017, when staff conducted an Existing Conditions Analysis, which gathered data and reviewed background information relevant to the Master Plan's development. This analysis included identifying and documenting potential biological and cultural resources, as well as mapping existing land uses, zoning, transportation, and environmental resources. Also, meetings were held between PDS staff and the Department of Public Works (DPW) staff to discuss current water and wastewater conditions and future capacity. This analysis resulted in the opportunity and constraints map that can be found in attachment H.

In 2018, an analysis was conducted to determine the uses that could be accommodated under the Master Plan without creating environmental impacts. As part of the analysis, staff conducted field surveys of the project area. Also, staff identified and documented the potential for surface and

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buried prehistoric archaeological resources, prepared an updated inventory of the Camp Lockett Rural Landscape Historic District. As a result, of the analysis, additional historic landscape features and structures (circulation routes, rock walls, landscape features) were identified within the PSRM's property.

In 2019, staff prepared a Draft Overlay Zone that detailed the use types, design considerations, and historic site requirements that would apply to the uses that were to be included in the Master Plan. Additionally, technical studies were prepared to analyze the potential impacts of the Master Plan, including a traffic study, a mobility study, and cultural and historic resources study. In 2020, PDS staff continued working with DPW and the Department of Environmental Health (DEH) staff to estimate the additional wastewater generation and water demand resulting from implementing the Master Plan. As a result, a groundwater and utilities analysis were prepared. The final project scope was tailored to meet the community's vision without impacting wastewater and water demand or creating significant impacts on environment. A summary of the findings from the studies conducted is included below. Additional details on each of the technical analysis can be found under Attachments G and J.

Transportation Impact Study and a Local Mobility Analysis

A Transportation Impact Study and a Local Mobility Analysis were prepared for the Master Plan. The Transportation Impact Study evaluated the Master Plan's vehicle miles traveled (VMT), which is the new criteria established to evaluate transportation impacts under CEQA. The Master Plan was found to have a less than significant impact from VMT based on the following reasons: existing uses would not result in an increase in VMT; proposed uses were identified as locally serving facilities (public and retail) and would therefore not increase VMT beyond the service area; or proposed uses were identified as non-trip generating enhancements (parking, fencing, picnic area and tables, etc.).

The Local Mobility Analysis looked at all of the possible roadway improvements needed to serve the buildout of the Master Plan. However, these improvements would not all occur at one time. As each project envisioned by the Master Plan is implemented, improvements would be required at that time based on the proposed use. These studies provide conservative assessments because they were prepared under a more extensive project scope. The current project's description changed to remove previously proposed residential components on SYH's property. The removed residential uses include the following: Senior and Veteran Housing Area; Affordable Housing (duplex, triplex); Veteran Legacy Village; and Mixed Use Residential. The results of both studies showed that impacts associated with the Master Plan would be less than significant.

Greenhouse Gasses (GHG) Analysis

The impacts regarding GHG emissions are less than significant with mitigation. Since the Master Plan is consistent with the densities studied by the GP EIR, the environmental document (Attachment G) identified 25 GP EIR measures for the Master Plan. The measures include GHG emission reduction strategies for construction, transportation, and project design. Each discretionary project that is proposed after the adoption of the Master Plan will be required to evaluate and substantiate the feasibility of these measures prior to approval.

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In addition, the Master Plan will not conflict with any existing applicable plan, policy, or regulation adopted for reducing GHG emissions. Because each project will be required to implement GHG emission reduction measures during project review, each subsequent project will not result in a cumulatively considerable contribution to global climate change. As such, the Master Plan will not conflict with goals and policies of the County General Plan to address greenhouse gas emissions.

Cultural Analysis and Future Historic District Expansion

Camp Lockett was listed on the San Diego County Local Register of Historic Places (Local Register) as the Camp Lockett Historic District (District) on October 25, 2003. The property was also designated as California Historical Landmark Number 1045 on October 30, 2009. To evaluate the impacts of the Master Plan on existing cultural and historical resources, a Cultural Resources Technical Report was prepared. The report found that there are no significant impacts on cultural and historical resources when mitigation measures are applied. To mitigate impacts, all future projects will require a site plan review and Historical Site Board (HSB) review to ensure that there are no impacts on cultural and historical resources.

In addition, PDS staff conducted a field survey that identified additional cultural landscape features within the District's vicinity. As a result, staff will work with the Historical Site Board (HSB) to include additional areas to the District. Currently, except for the PSRM site, all the Master Plan's development boundary is part of the existing District. The expansion of the District will incorporate PSRM's property as well as other areas in the vicinity.

Water and Wastewater Analysis

Adequate water resources are available for the project from the Campo Water Maintenance District. The Campo Water Maintenance District currently provides water service to approximately 261 customers in the unincorporated community of Campo. In accordance with the utility analysis, the additional water demand associated with the project will not significantly impact the current system capacity. Additionally, a Groundwater Investigation conducted for the Master Plan concluded that the project would have a less than significant impact based on the water supply. The Groundwater Investigation also concluded that the project would have a less than significant impact on offsite well users and groundwater-dependent habitat.

The project would also not require additional facilities, or an expansion of facilities, for water treatment purposes. The SYH, MTM, PSRM and portions of the CLEEF would rely on sewer services provided by San Diego County Sanitation District for the disposal of wastewater. CLEEF has an existing septic system for wastewater that has been previously permitted. Additionally, no extension of sewer or utility lines are proposed at this time. Therefore, no impacts related to unsuitable soils for septic systems would occur. The GP EIR determined impacts to wastewater disposal systems to be less than significant. The Master Plan would be consistent with the analysis provided within the GP EIR because it would not increase the impacts previously identified.

Master Plan Implementation

The Master Plan was developed to create goals and objectives that will guide future development on the Camp Lockett site. In addition, the Master Plan accommodates the uses proposed by each member of the Interest Group through a rezone. A discretionary review through a Site Plan will be

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required for all future developments, unless an exemption is granted (Section 5700 of the Zoning Ordinance). Each Interest Group member will work with County staff and the Historical Site Board to ensure that the redevelopment within the site preserves and contributes to the existing cultural and historical significance of Camp Lockett. In addition, design guidelines focused on emphasizing the site's character are also included in the Master Plan. The guidelines will assist the members of the Interest Group in adaptively reusing existing historic and culturally significant structures and adding new structures that are compatible with the site. All proposed projects will need to meet the design standards included in the guidelines to ensure high-quality architecture that embraces the Camp Lockett's cultural and historical context.

ENVIRONMENTAL STATEMENT

The California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for projects consistent with the densities established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified. The County of San Diego certified an EIR for the General Plan on August 3, 2011 (<https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/environmental.html>). All uses included in the Camp Lockett Master Plan/Overlay Zone (Master Plan) are consistent with the existing General Plan land use designation, and the Master Plan will not create any additional impacts other than what was analyzed by the General Plan EIR.

PUBLIC INPUT

The Camp Lockett Master Plan/Overlay Zone (Master Plan) effort included an extensive public outreach process that involved ongoing coordination with the Camp Lockett Interest Group (Interest Group), Campo/Lake Morena Community Planning Group (CPG), and community members. The county staff worked closely with the Interest Group to create a vision for Camp Lockett and guide the implementation of the site's long-range goals and objectives. To inform stakeholders of planning efforts and solicit their input, County staff 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.

In 2017, County staff conducted outreach with the Interest Group and the CPG to provide updates on the Existing Conditions Analysis and provide stakeholders and community members with background information relevant to the Master Plan development. Also, PDS staff requested feedback from community members on proposed uses and amenities by providing surveys. In 2018, County staff conducted individual meetings with the Interest Group to present results of analysis to determine what could be accommodated under the Master Plan and confirm the list of potential uses and amenities. Staff also conducted meetings with the CPG to provide project updates and share the results from the Initial Parameter Analysis.

Development of the Master Plan began in 2019. County staff worked with the Interest Group and CPG to define the scope of the project. In August 2019, staff held a workshop with the Interest Group, the CPG, and community members to receive feedback on potential uses, policy framework, design guidelines, development standards, and historical requirements that would apply to future development allowed by the Master Plan. In 2020, County staff continued to work with the Interest Group and CPG to refine the project's scope. In 2020, PDS held individual

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workshops with the Interest Group and held three meetings with the CPG to receive input on the Master Plan's scope. On October 26, 2020, the current project scope was presented to the CPG and received a recommendation for approval (4-0).

The outreach effort was essential to ensure that the project's final scope was tailored to meet the community's needs by allowing the development of civic, cultural, visitor, and community-oriented uses compatible with the historical aspect of Camp Lockett and appropriate for the Campo's community.

DEPARTMENT REASONS FOR RECOMMENDATION

The proposed Lockett Master Plan is consistent with the General Plan's land use designations and the Campo/Lake Morena Community Plan's goals and policies by allowing civic, visitor, and community-oriented uses that will support the development of Camp Lockett as a historic park that will showcase the natural and historical features of the area.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed action supports the Sustainable Environments/Thriving in the County of San Diego's 2020-2025 Strategic Plan by supporting and cultivating a natural environment for residents, visitors, and future generations to enjoy and foster an environment where residents engage in recreational interests by enjoying parks, open spaces, and outdoor experiences.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

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ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

Attachment A – Vicinity Map

Attachment B – AN ORDINANCE ADDING SECTION 8990 TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE CAMP LOCKETT MASTER PLAN, AND PROPERTY ZONING (POD 17-003; REZ 20-005) (CLEAN COPY)

Attachment C – AN ORDINANCE ADDING SECTION 8990 TO THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE CAMP LOCKETT MASTER PLAN, AND PROPERTY ZONING (POD 17-003; REZ 20-005) (STRIKE-OUT/UNDERLINE COPY)

Attachment D – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE CAMP LOCKETT MASTER PLAN/OVERLAY ZONE (CLEAN COPY)

Attachment E – AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE CAMP LOCKETT MASTER PLAN/OVERLAY ZONE (STRIKE-OUT/UNDERLINE COPY)

Attachment F – Proposed Uses and Maps

Attachment G – Environmental Documentation

Attachment H – Camp Lockett Master Plan

Attachment I – Public Comments

Attachment J – Technical Reports

Attachment K – Ownership Map

SUBJECT: ADOPTION OF THE CAMP LOCKETT MASTER PLAN AND REZONE
(DISTRICT: 2)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

Yes No

PREVIOUS RELEVANT BOARD ACTIONS:

July 19, 2016 (11), surplus real property declaration and donation of real property to Mountain Health & Community Services, Inc. and Mountain Empire Unified School District and conveyance of real property to Pacific Southwest Railway Museum Association, Inc. and establishment of appropriations for Planning & Development Services to develop and recommend zoning that permits community-oriented uses; March 1, 2016 (6), approved the conveyance of approximately 167 acres to Camp Lockett Event and Equestrian Facility, Inc.; July 19, 2016 (11) May 17, 2005 (26), authorized the Department of Purchasing and Contracting to bid and award contracts for consultant services for the Camp Lockett Historical Designation and Master Plan in Campo; June 18, 2002 (2), approved in concept the conveyance of Camp Lockett to the State for the establishment of Camp Lockett State Historic Park; March 20, 1979 (7), approved the acquisition of 39.10 acres from Mountain Empire Unified School District; July 7, 1950 (17), authorized acceptance of the quitclaim deed and bill of sale for the acquisition of the Camp Lockett property.

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Planning & Development Services

OTHER CONCURRENCE(S): Department of Environmental Health
 Department of Public Works
 Department of General Services

CONTACT PERSON(S):

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Name

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SUBJECT: ADOPTION OF THE CAMP LOCKETT MASTER PLAN AND REZONE
(DISTRICT: 2)

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