

Eastern Champagne Gardens

(Hidden Meadows [NCM])/Valley Center

Proposed Project Map: SPA to SR2/SR4

Requested by: N/A (not PSRs)

Staff Recommendation	Alternative
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CSG/CPG Recommendation	Proposed/ Alternative
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Property Description

Property Owner:

Pierce, Kelton, and Knapp

Size:

71 acres

6 parcels

Location/Description:

Eastern Champagne Gardens is located on the east side of Champagne Boulevard, between Lawrence Welk Lane and Gopher Canyon Road, just east of the I-15; inside the County Water Authority boundary

Prevalence of Constraints

● – high; ◐ – partially; ○ - none

◐ Steep slope (greater than 25%)

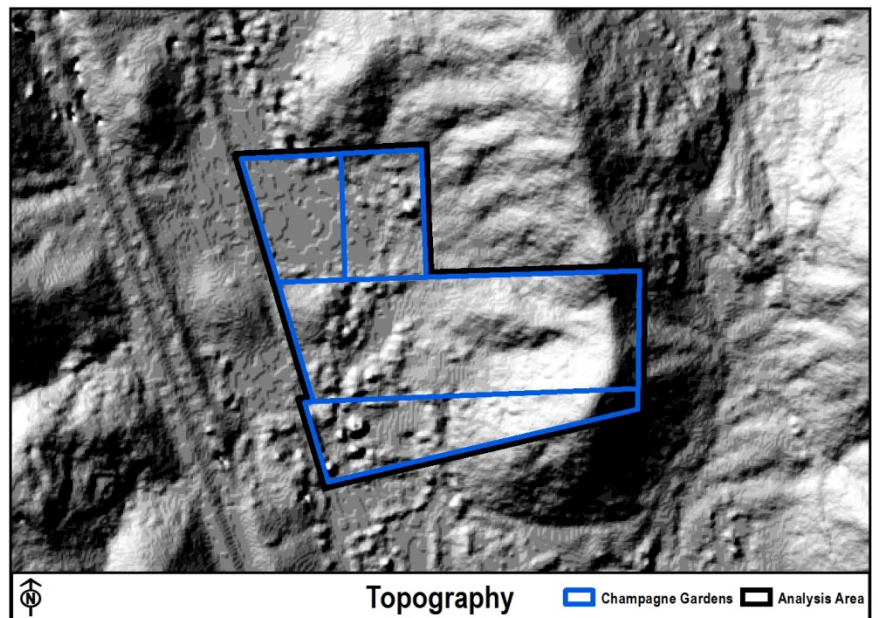
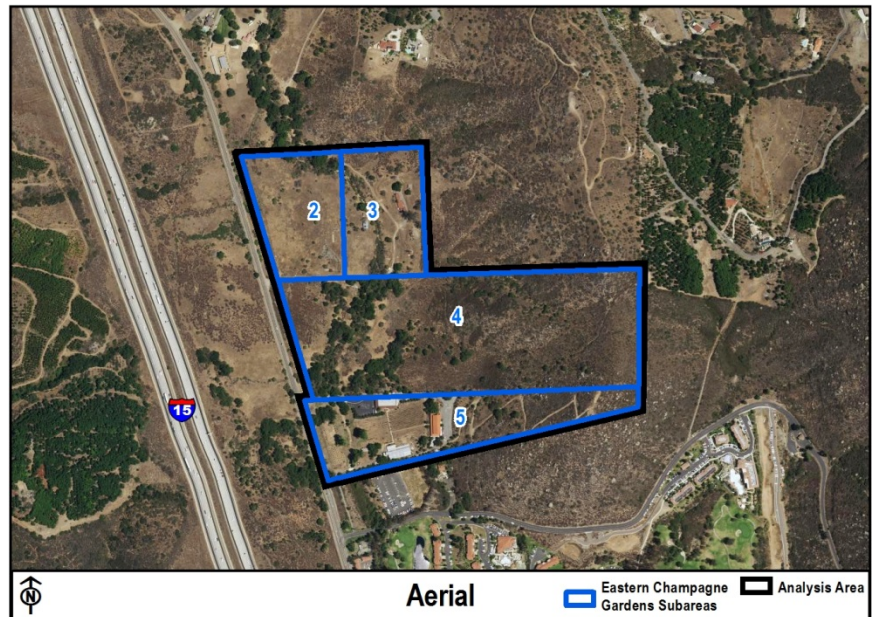
◐ Floodplain

◐ Wetlands

● Sensitive Habitat

◐ Agricultural Lands

● Fire Hazard Severity Zones



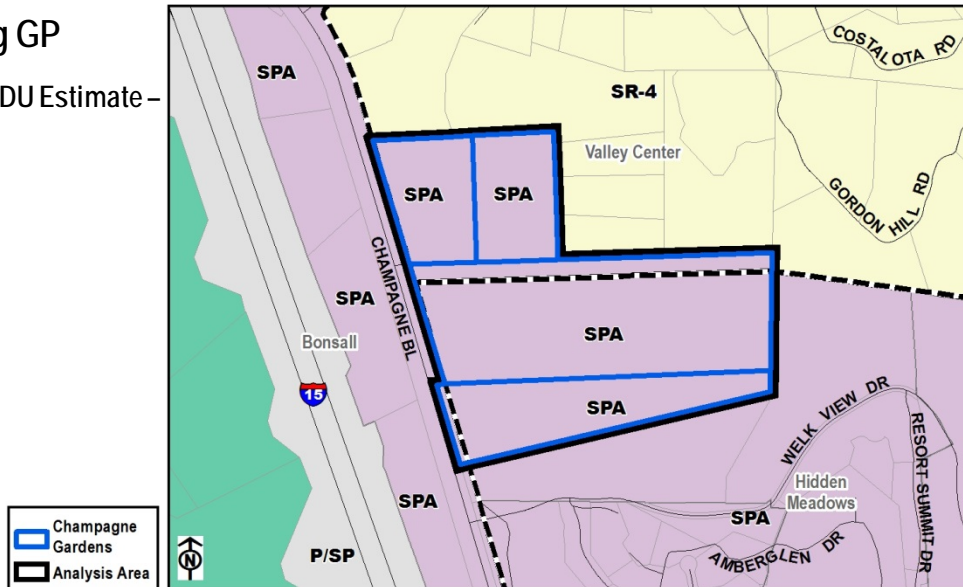
Staff Recommendation Rationale

Community Development Model/ Infrastructure/ Feasibility/ Community Character (Guiding Principles 2 & 3; Policies LU-1.1, 1.3, LU-1.9, 2.3, 2.4, COS-14.1)

- Champagne Boulevard is a 4.1B Major Road in this area and the Deer Springs Fire Station is ½ mile away
- May be able to meet maximum dead end road length, depending on design/lot layout (to avoid secondary access)
- Water service and sewer service are available
- Adjacent to approximately 800 acres of SR-4 that is generally less constrained than Eastern Champagne Gardens
- Floodplain covers almost all of CG2 (thus SR-4 even in Referral Map) along with much of the western portion of CG3, 4, and 5 (some channelization in CG5); high quality riparian within CG3 & CG4; oak woodlands in CG4; coastal sage scrub on slopes in eastern portions of CG4 (also on western hill) and CG5
- Minimal developable area when considering Resource Protection Ordinance steep slope encroachment limits; this area formed the basis for pursuing the Valley Center Community Plan Policy 8 revision to allow more clustering in SR-2, SR-4
- Within I-15 corridor design review area
- RC (Residential Commercial) zoning proposed on CG5 to reflect existing uses (winery, deli, auto museum), limit restrictions on modest expansion in the future; A70 proposed on others

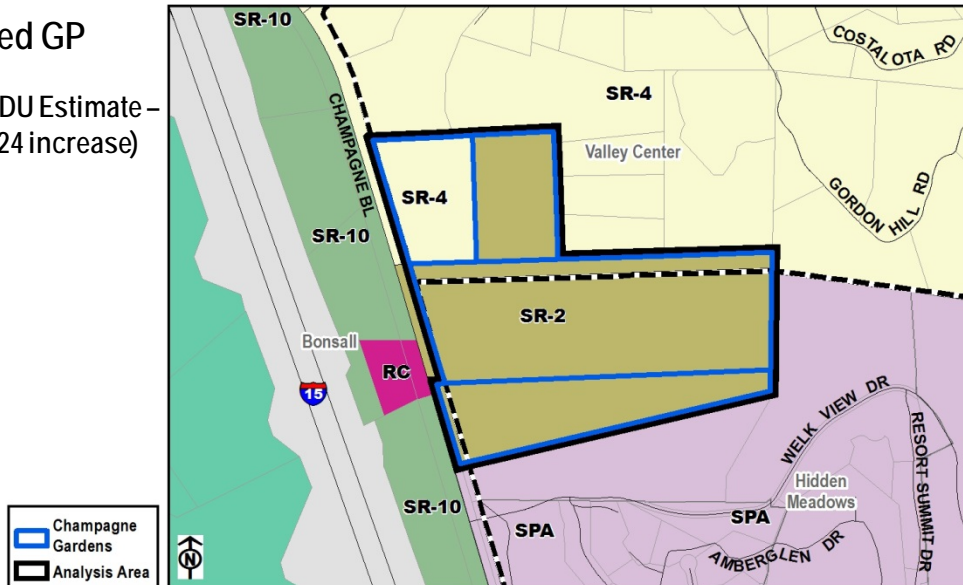
Existing GP

Potential DU Estimate—
0 Units



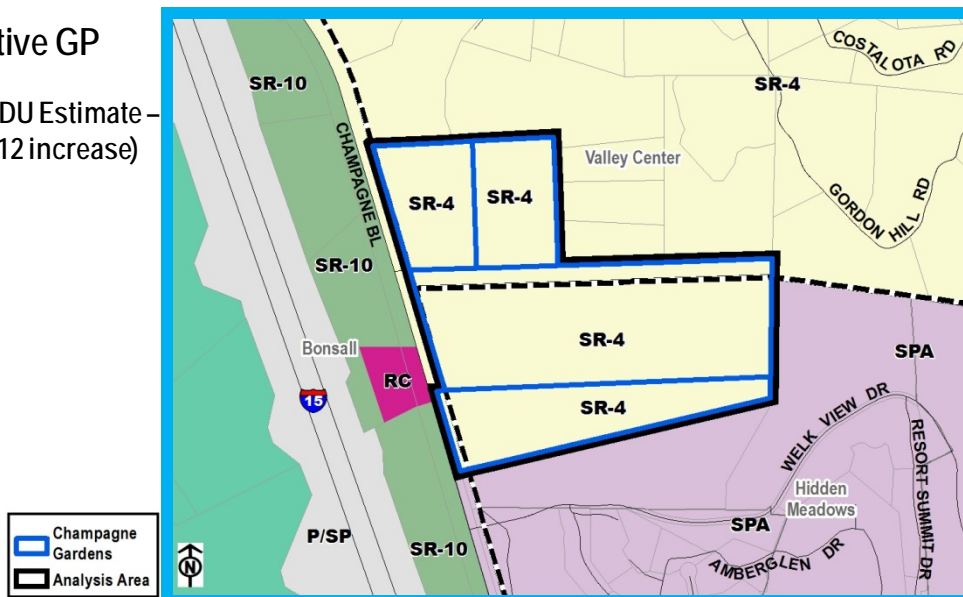
Proposed GP

Potential DU Estimate—
24 Units (24 increase)



Alternative GP

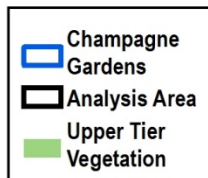
Potential DU Estimate—
12 Units (12 increase)



Staff Recommendation

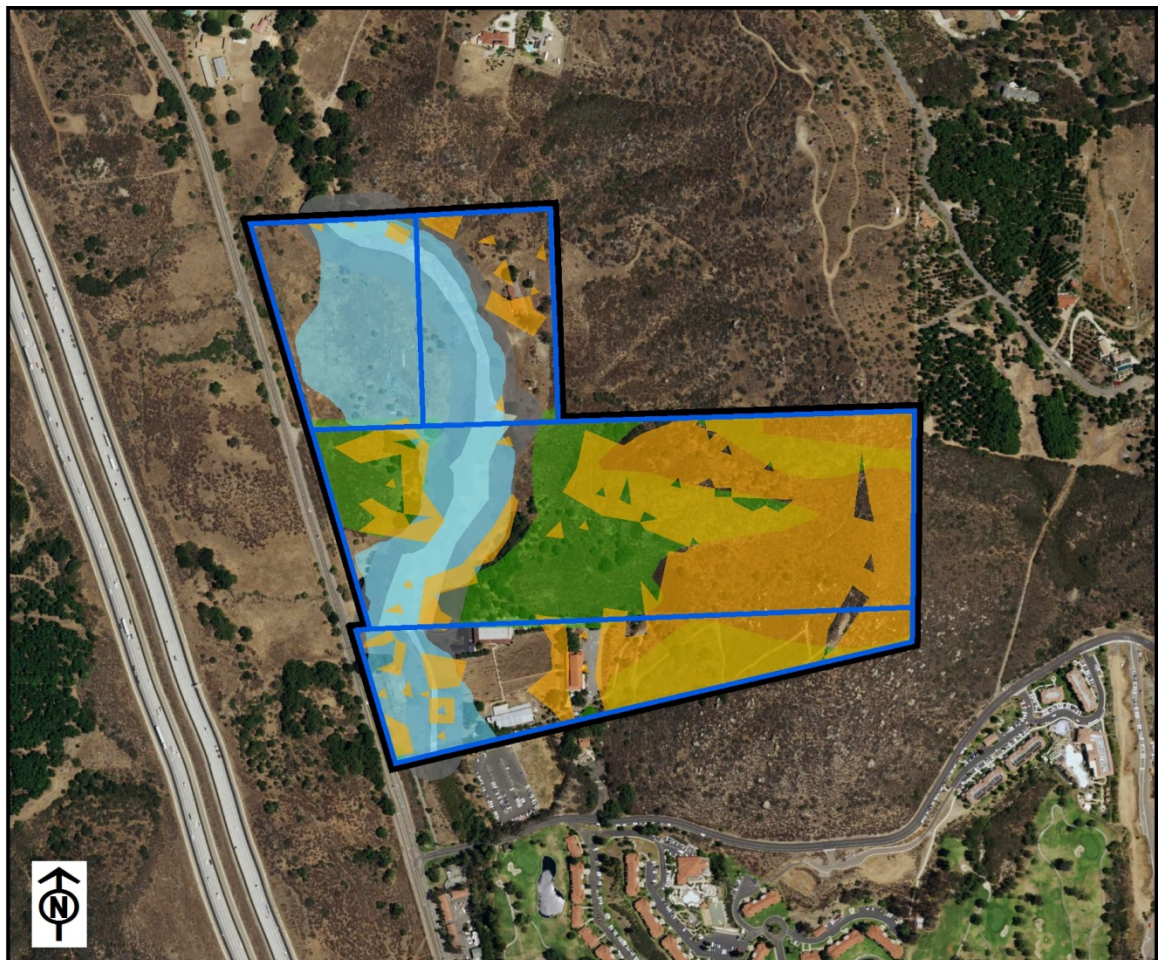
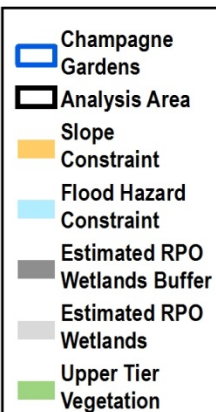
Upper Tier Vegetation

● Sensitive Habitat



Composite Constraints

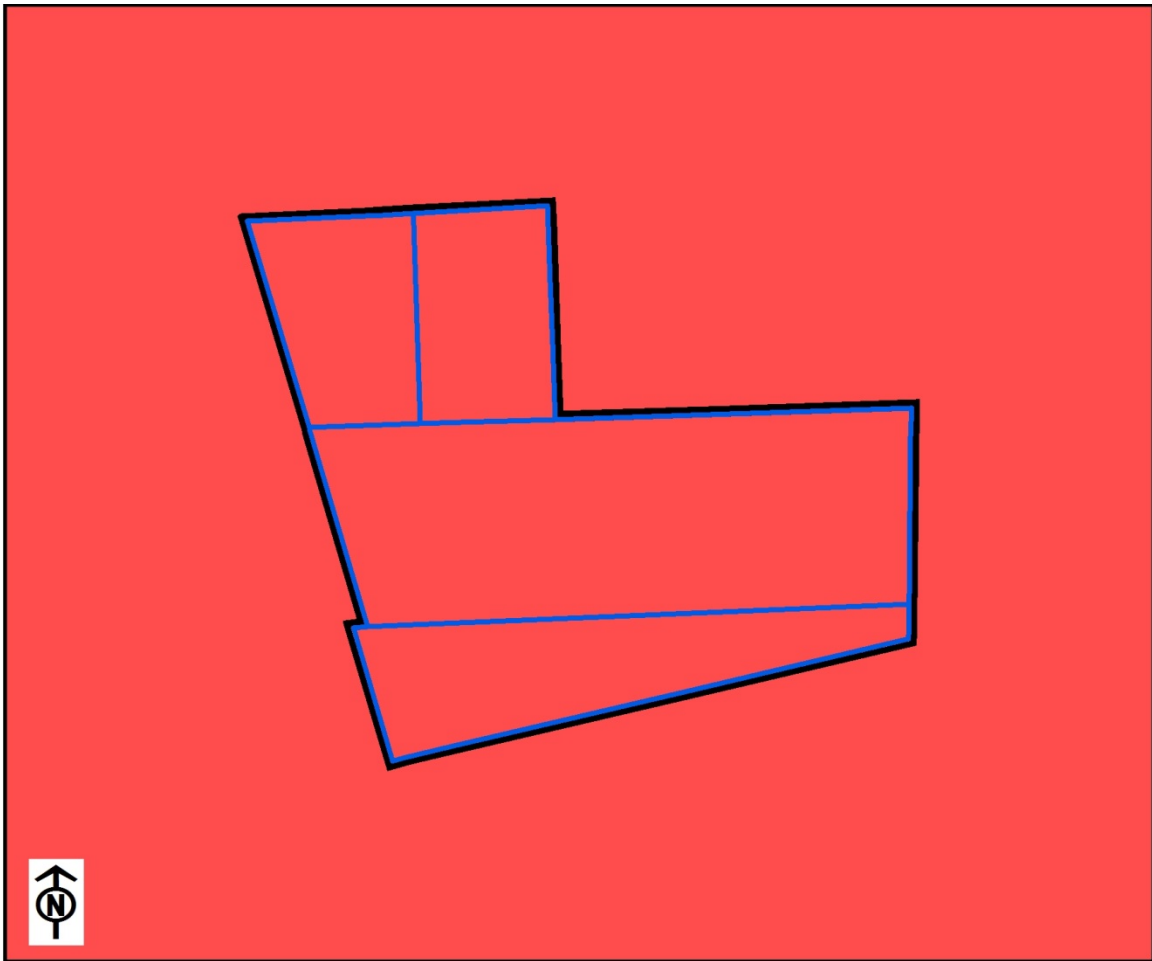
● Steep slope
 ● Floodplain
 ● Wetlands
 ● Sensitive Habitat



Fire Hazard
Severity
Zones

● Fire Hazard
Severity Zone

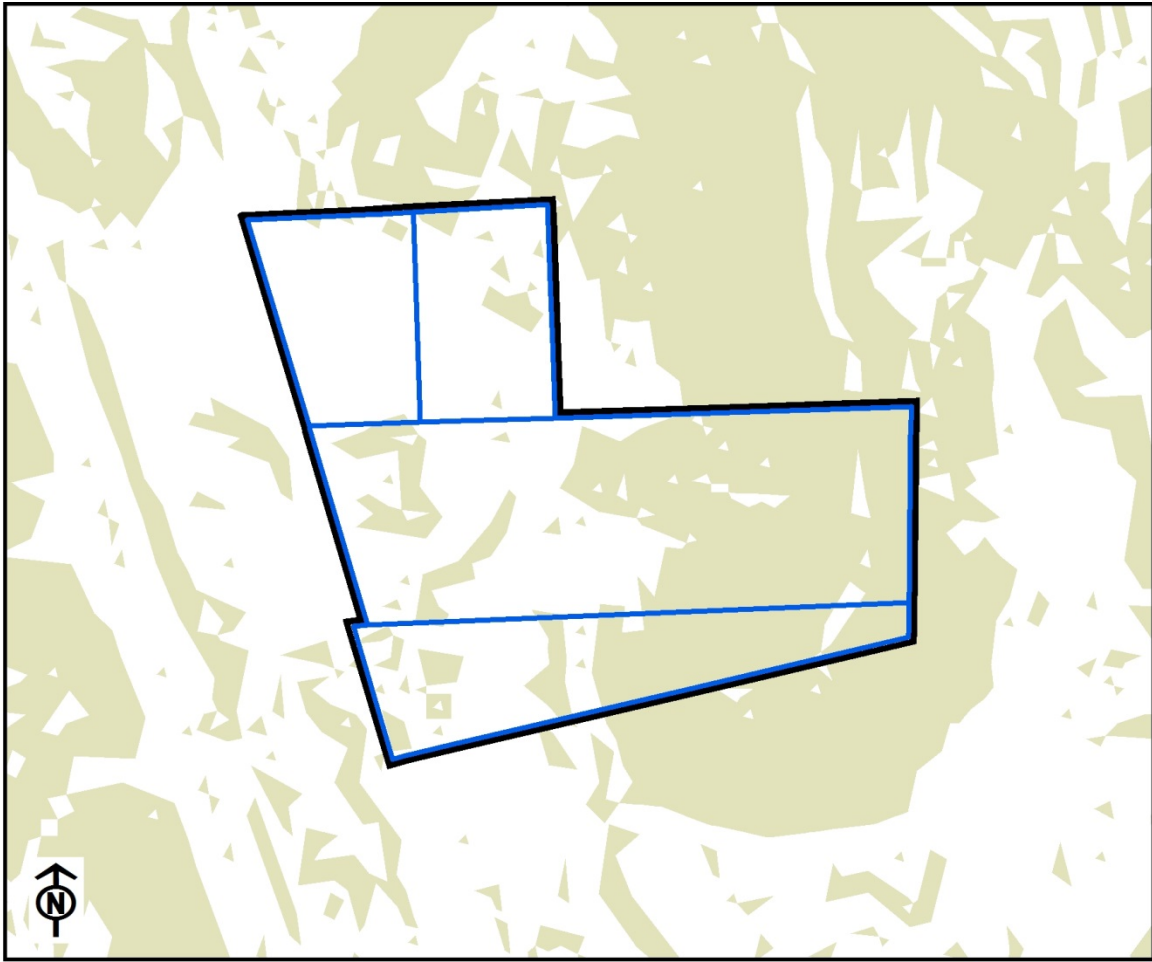
- Champagne
Gardens
- Analysis Area
- Very High



Steep Slopes

▼ Steep slope
(greater than 25%)

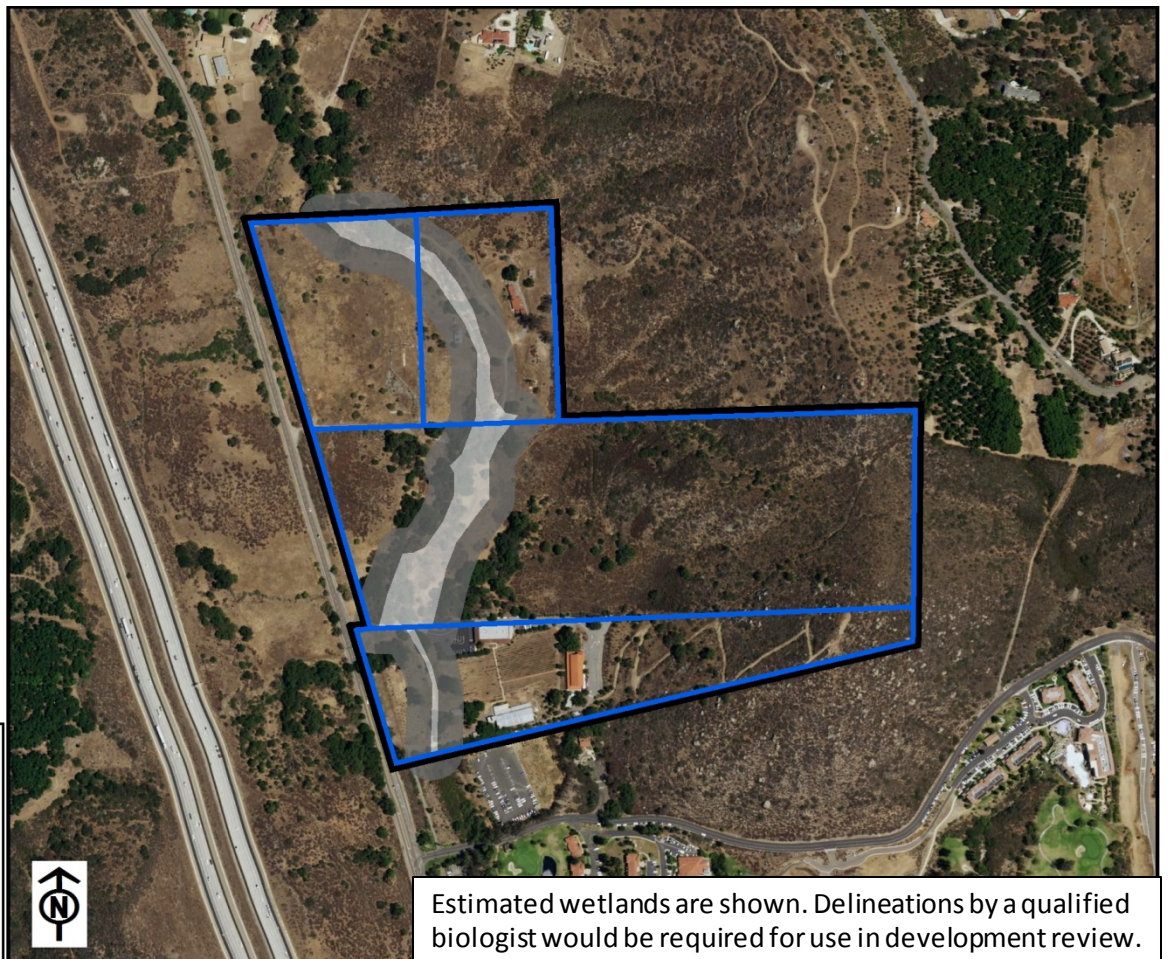
- Champagne
Gardens
- Analysis Area
- Slope GT 25%



Wetlands

● Wetlands

- Champagne Gardens
- Analysis Area
- Estimated RPO Wetlands Buffer
- Estimated RPO Wetlands



Vegetation

● Sensitive Habitat

- Champagne Gardens
- Analysis Area
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Forest
- Other Woodlands
- Water
(incl. 11200, 13200)
- Urban, Disturbed Habitat,
Agriculture, Eucalyptus, Woodland

