

Western Champagne Gardens

(Bonsall)

Proposed Project Map: Change from SPA to SR-10 / C-4 (Rural Commercial)

Requested by: N/A (not PSRs)

Staff Recommendation	Proposed
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CSG Recommendation	Proposed
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Property Description

Property Owner:

Flores, Champagne Blvd Partnership,
Dunahoo, Groenenberg Size:

44 acres

8 parcels

Location/Description:

Western Champagne Gardens is located on the west 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%)

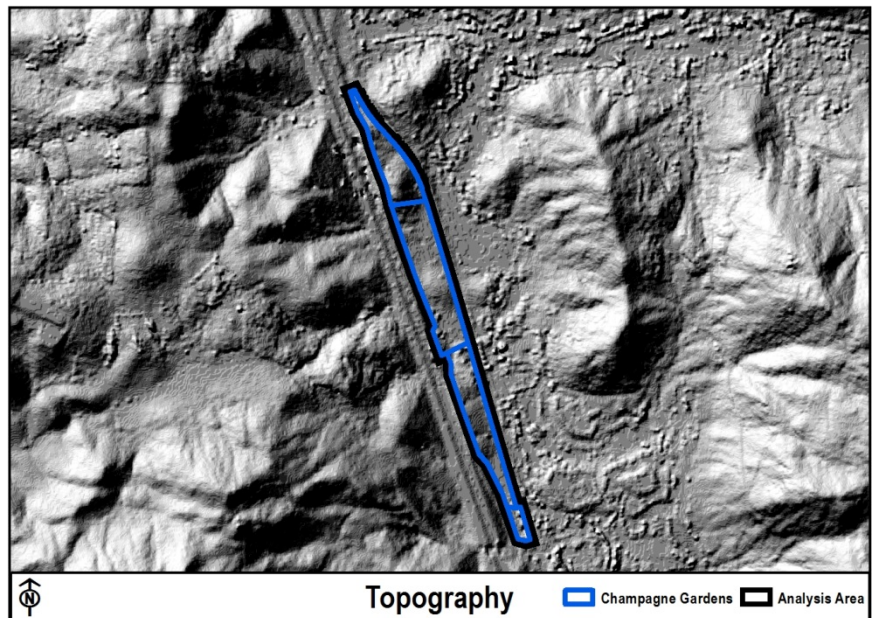
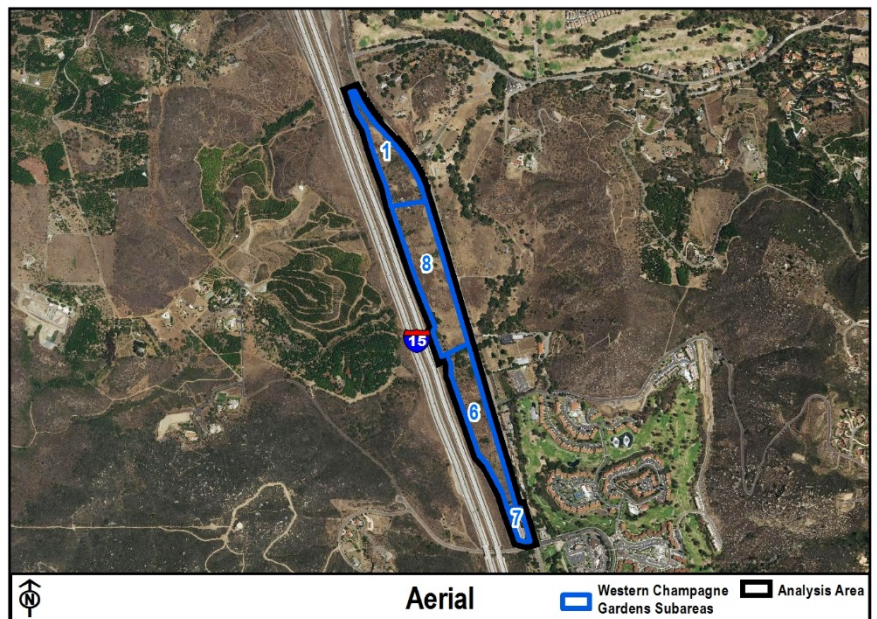
◐ Floodplain

◐ Wetlands

● Sensitive Habitat

○ Agricultural Lands

● Fire Hazard Severity Zones



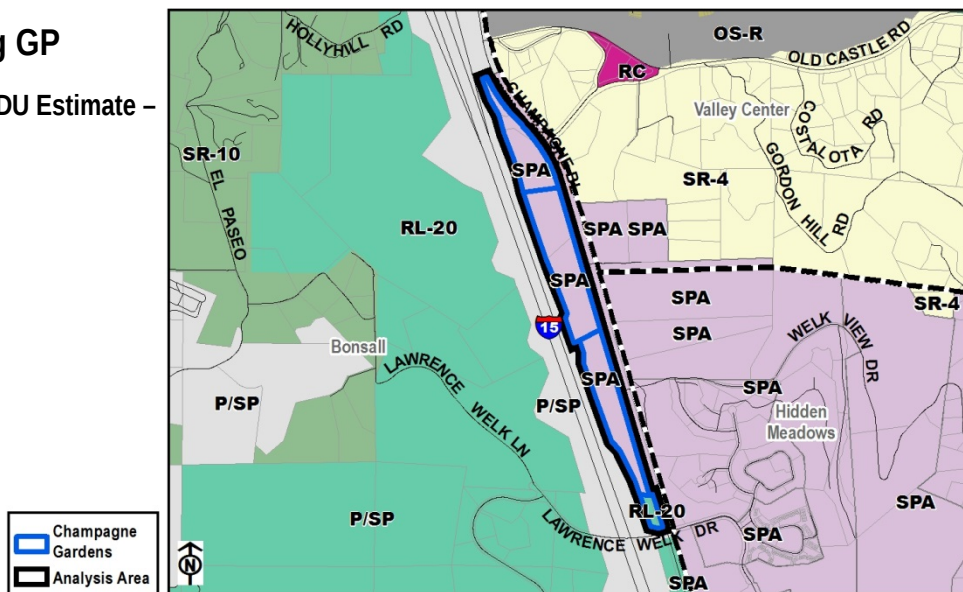
Staff Recommendation Rationale

Community Development Model/ Community Character/ Mapping Consistency (Guiding Principles 2 & 3; Policies LU-1.1, .3, LU-1.9, 2.3, 2.4, COS-14.1)

- Lower residential densities are consistent with much of the areas adjacent to the I-15 corridor, due to air quality and noise impacts of close proximity to the freeway
- Sub-Area 7 is built out with a mini-storage (associated MUP) and proposals don't impact continued operations
- Sub-Area 1 is mostly slopes of sensitive habitats, with curves and steep rock outcroppings along the road, thus limiting sight distance
- Small areas of Rural Commercial (Visitor Serving Commercial zone) proposed within Sub-Areas 6 and 8 are in the least sensitive areas of the properties; other areas have sensitive habitats of oaks and coastal sage scrub
- Existing small scale commercial across Champagne Blvd within Sub-Area 5 and within the Welk Resort; the small areas of commercial would support nearby Village densities in the Welk Resort and would not be out of character for the area
- Champagne Blvd is a 4.1B Major Road in this area and the Deer Springs Fire Station is ½ mile away

Existing GP

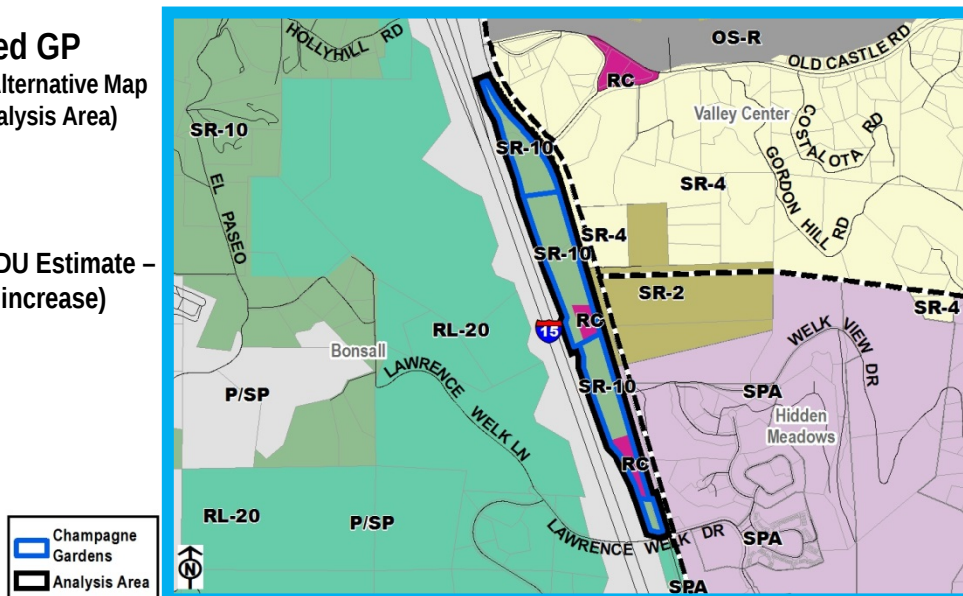
Potential DU Estimate –
1 Unit



Proposed GP

(same as Alternative Map
for this Analysis Area)

Potential DU Estimate –
8 Units (7 increase)

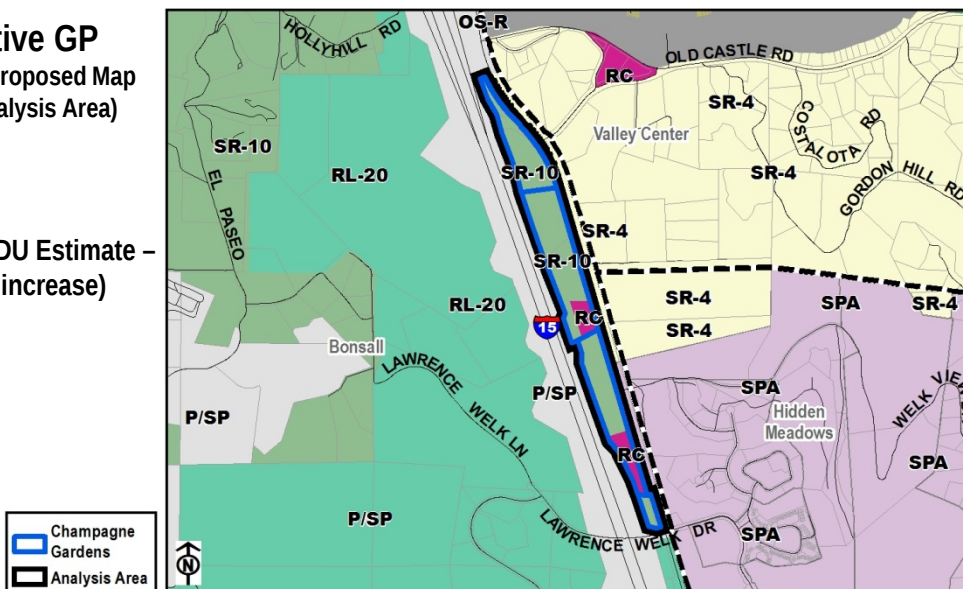


Staff Recommendation

Alternative GP

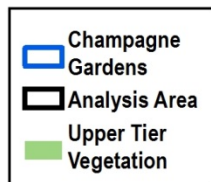
(same as Proposed Map
for this Analysis Area)

Potential DU Estimate –
8 Units (7 increase)



Upper Tier Vegetation

● Sensitive Habitat



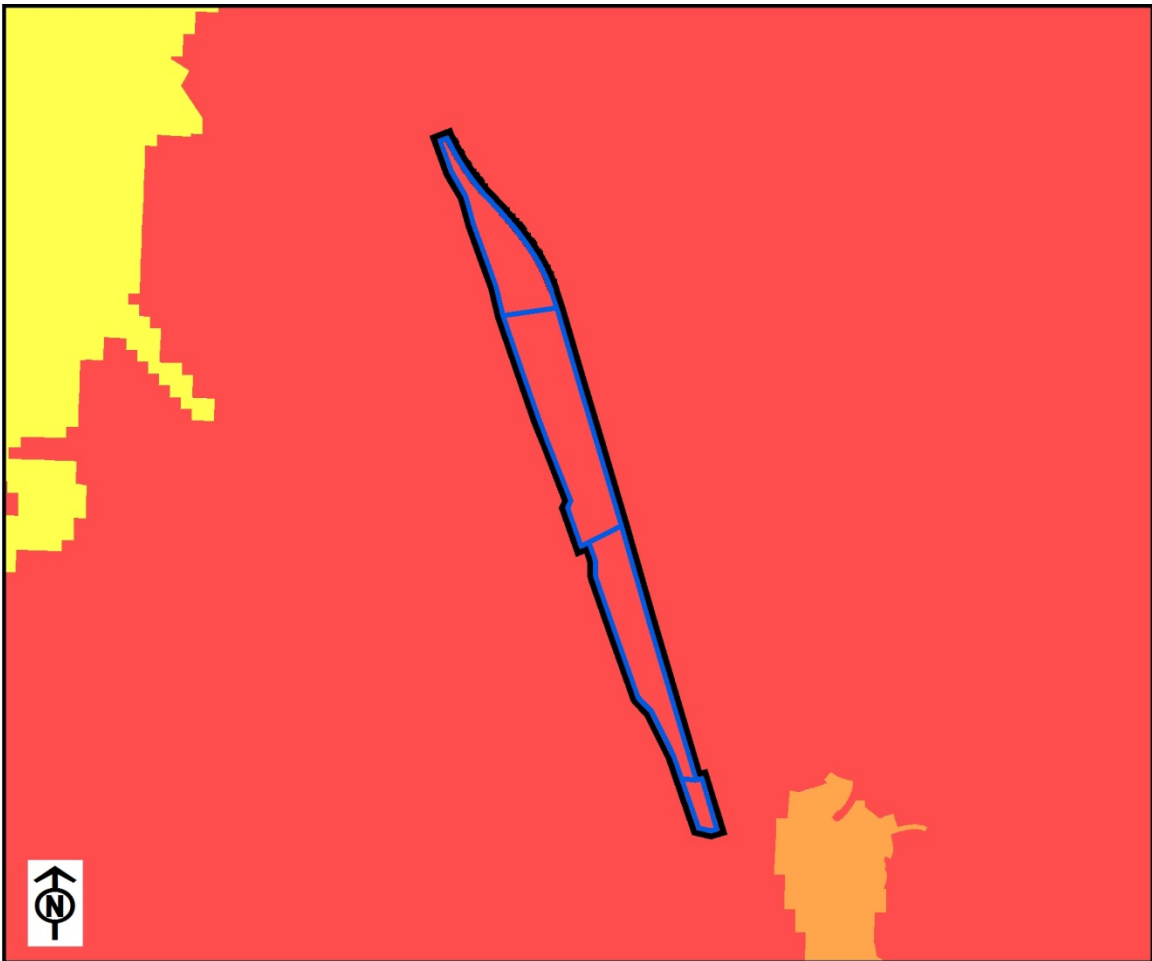
Composite Constraints

◐ Steep slope
 ◐ Floodplain
 ◐ Wetlands
 ● Sensitive Habitat



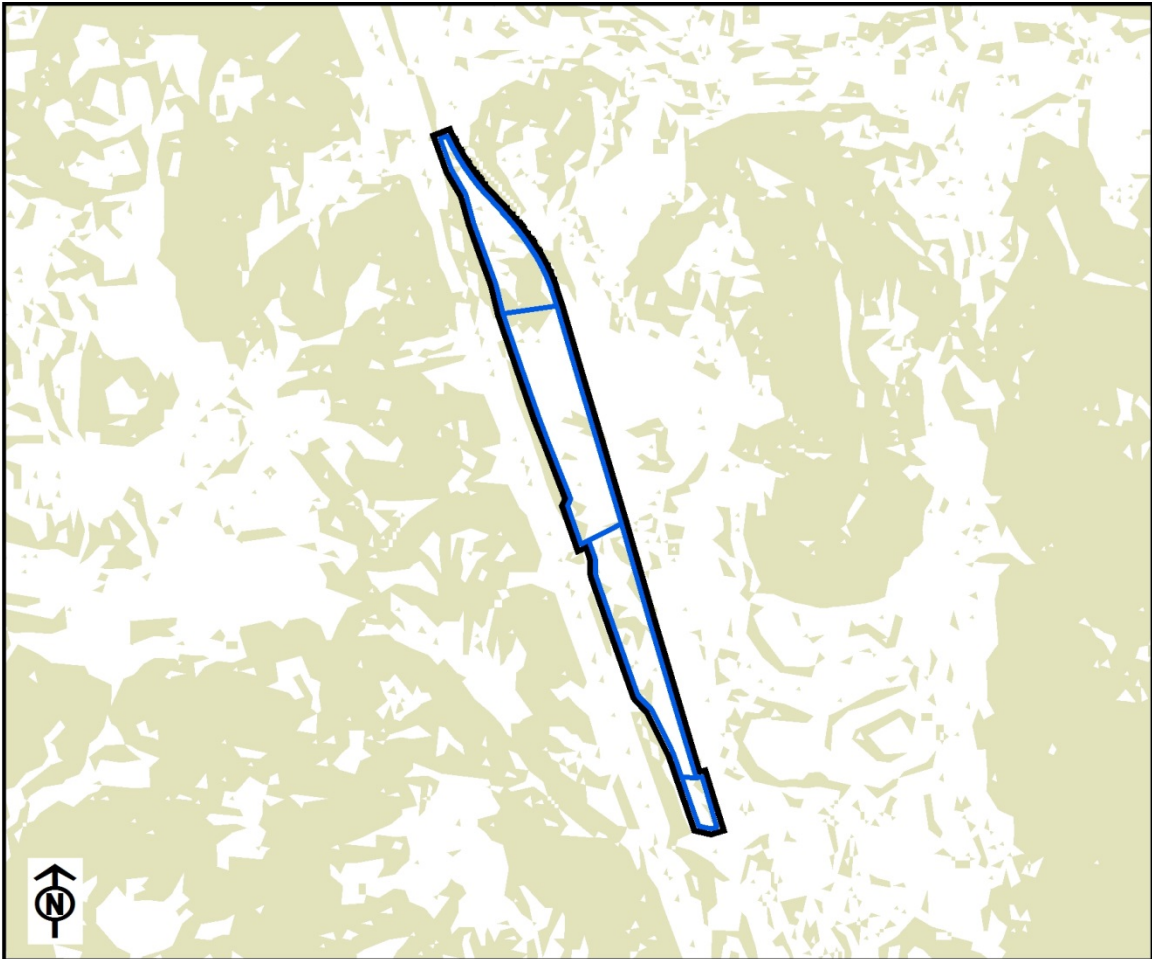
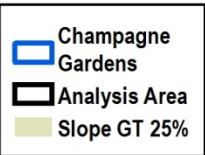
**Fire Hazard
Severity
Zones**

● Fire Hazard
Severity Zone



Steep Slopes

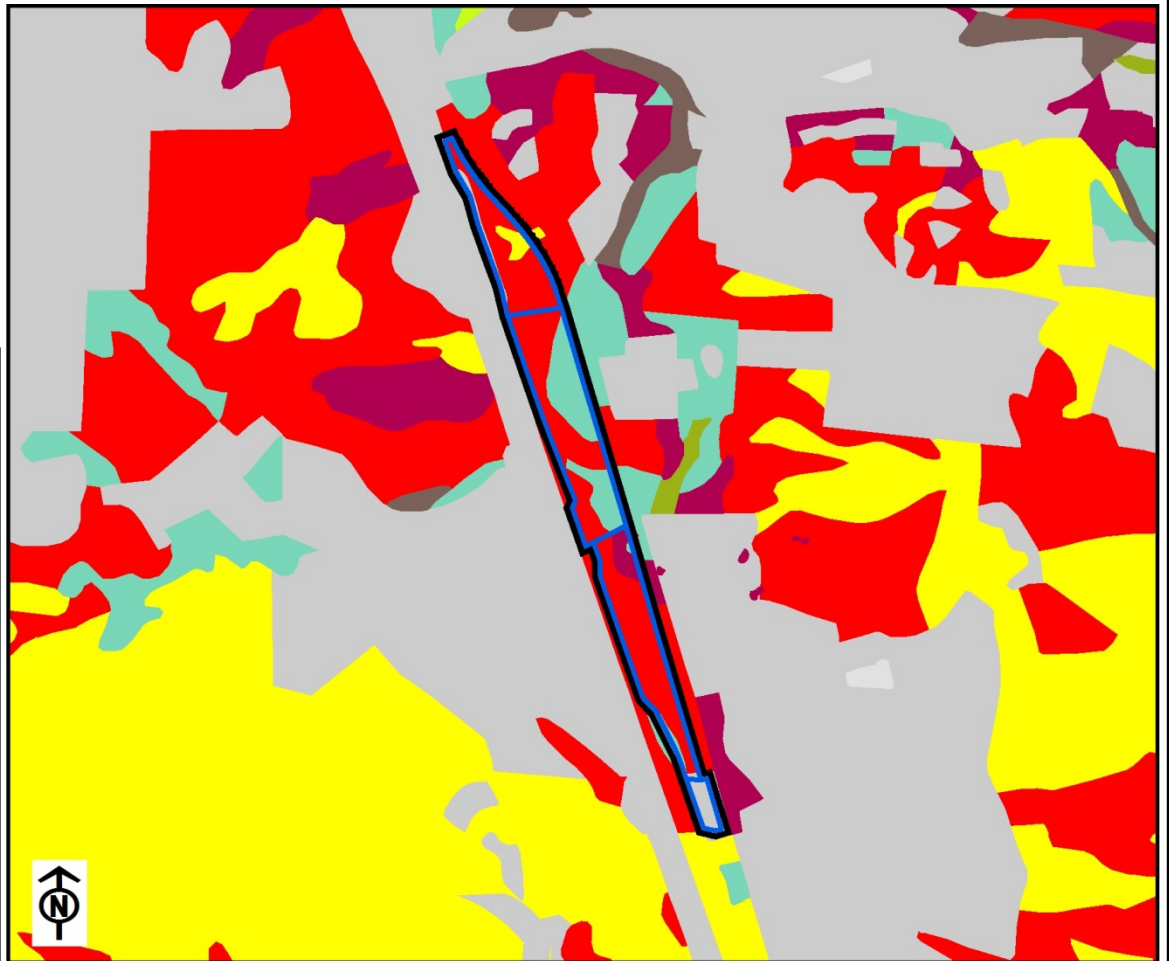
■ Steep slope
(greater than 25%)



Vegetation

● Sensitive Habitat

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



Vegetation

○ Agricultural Lands

-  Champagne Gardens
-  Analysis Area
-  Prime Farmland
-  Soils
-  Statewide
-  Significance
-  Soils

