



6.0 BOUQUET SOUTH

The Bouquet South area is 24.7 acres in size. The development concept incorporates a variety of commercial/retail uses. This development is located within the northeast portion of the North Valencia Specific Plan at the southwest corner of the intersection of Newhall Ranch Road and Bouquet Canyon Road. The development concept is depicted on Exhibit 16.

6.1 COMMUNITY DESIGN

This site is surrounded on all four sides by streets or drainage channels. It is located on the southwest corner of Bouquet Canyon Road and Newhall Ranch Road. The Bouquet Creek is the westerly boundary and the Santa Clara River is the southerly boundary. The design concept features a commercial site that fronts on two arterial roadways and does not abut any other land uses on the other two sides because of Bouquet Creek and the Santa Clara River. The design principles are intended to provide a distinctive commercial development while enhancing the overall open space system. This Specific Plan Land Concept is based on the following set of Design Principles.

- ❖ To provide a sensitive and protective interface with the Santa Clara River system by utilizing appropriate setback, grading, landscape and water quality treatments.
- ❖ To create and enhance opportunities for non-vehicular travel by providing pedestrian trails serving the commercial area as well as surrounding planning areas.
- ❖ To foster the design and integration of a mutually beneficial relationship between the natural and built environments, sensitive land use transition treatments, attractive streetscenes, and indigenous architectural and landscape architectural design themes.
- ❖ To provide public access to the trails adjacent to the Santa Clara River and San Francisquito Creek riparian environments.
- ❖ To provide a landscape design emphasizing a pleasant and inviting character along Bouquet Canyon Road.
- ❖ Encourage the use of alternate fuel vehicles within the project area.



6.2 DESIGN CONCEPTS

The Bouquet South development concept can be described by the following components:

- ▶ Land Use Component
- ▶ Circulation and Mobility Component

The land use zone in Bouquet South is Specific Plan - Commercial (COM). This land use designation include the following areas (See Table 6-1).

Designation	Acres
Commercial (COM)	19.3
Community Trails	1.3
Roads	3.7
Other (waterwell lots)	0.4
Total	24.7

6.2.1 Land Use Component

The site is approximately 24.7 acres in size and is rectangular in shape. A pump station exists on a 2.1 acre area in the south east section of the site adjacent to Bouquet Canyon Road. The pump station site is not part of the Specific Plan.

Commercial

A maximum of 162,000 S.F. of commercial development is planned on 19.3 acres for an average FAR of 0.193. Commercial (COM) land use is intended for retail and service uses of a community-wide nature.

As development of the commercial area proceeds and the 19.3 acres are divided into lots, a maximum of 162,000 s.f. of commercial development and a FAR of 0.375 shall not be exceeded for the entire 19.3 acres. The square footage may be exceeded with additional environmental review consistent with the General Plan.

This will provide flexibility for each individual lot.



River Trail System

Currently, the LACFCD 16 foot wide access road outlines the boundaries of Bouquet South development along Bouquet Creek and the Santa Clara River starting on Newhall Ranch Road and ending on Bouquet Canyon Road. This travel way will function as a maintenance road for flood control maintenance when necessary. This travel way will also serve as part of the river trail system and will provide jogging, hiking, and bicycle riding experiences with two-way cycling lanes and a walking lane. The river trail system will provide a direct, safe, and convenient route from Bouquet South to the Pony League, South River Village and Lago De Valencia.

6.2.2 *Circulation and Mobility Component*

Primary access to the site will be via two right-in and right-out access points provided on Newhall Ranch Road and one right-in and right-out access point, and one right-in/right-out/left-in access point on Bouquet Canyon Road south of the intersection of Newhall Ranch Road and Bouquet Canyon Road.