



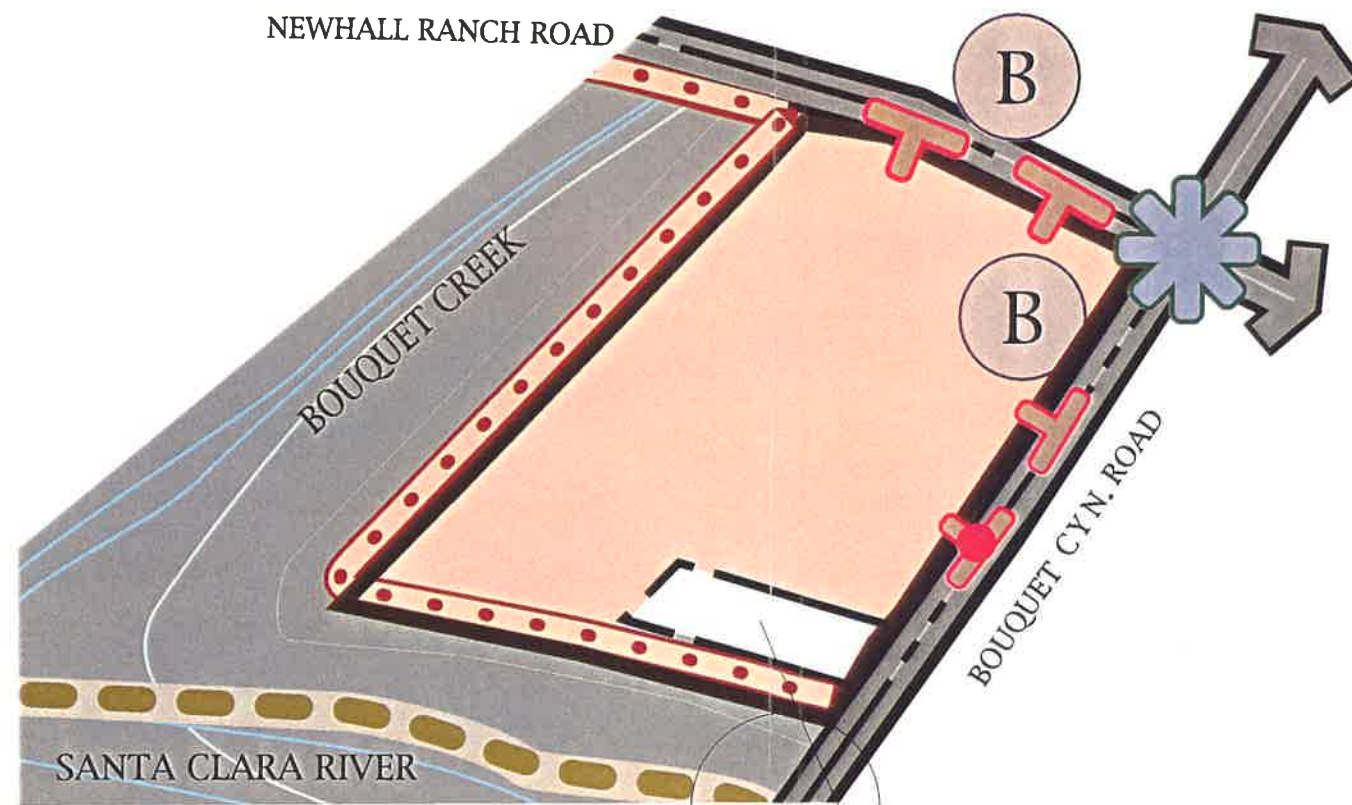
7.0 PONY LEAGUE

The Pony League area is 53.1 acres in size and is located within the southeast portion of the North Valencia Specific Plan adjacent to Valencia Blvd. This development incorporates 17.2 acres of existing recreational facilities and 13.0 acres of commercial/retail uses. The development concept is depicted on Exhibit 17.

7.1 COMMUNITY DESIGN

The concept for this area seeks to guide the development of a unique area that presently is partially developed and used as Pony League ballfields. The Design Principles are intended to preserve this community asset but to also allow the portion of the site fronting on Valencia Blvd. to be developed for commercial uses. The land plan concept as well as future site applications, are based on the following set of Design Principles.

- ❖ To preserve the existing Pony League Sports Park as a community recreational amenity.
- ❖ To provide commercial development along the west side of Valencia Blvd. which provides a broad range of commercial/retail opportunities for the surrounding areas.
- ❖ To provide the opportunity to relocate and extend a future regional trail through the site.
- ❖ To create a distinctive, mixed-use lifestyle opportunity characterized by convenient, safe and comfortable pedestrian access to residences, recreational trails, ballfields, commercial activities and transit.
- ❖ To provide a sensitive and protective interface with the Santa Clara River system by utilizing appropriate setback, grading, and landscape.
- ❖ 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 a development that will seek to minimize traffic impacts and promote effective use of transit.



Note: The trail will extend under Bouquet Canyon Road

EXISTING CLWA PUMP STATION (NOT A PART)



KEY MAP

EXHIBIT KEY

	SPECIFIC PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	COMMERCIAL
	SANTA CLARA RIVER CONSERVATION AREA
	BUS STOP (EXISTING)
	SIGNALIZED ACCESS POINTS (EXISTING)
	RIGHT IN / RIGHT OUT
	RIGHT IN / RIGHT OUT / LEFT IN
	CLASS I BIKE LANE
	EQUESTRIAN TRAILS
	TRAILS (PROPOSED)

PROJECT NAME	COM	WATER-WELL	TRAILS	ROADS	TOTAL ACRES
2 Bouquet South	19.3	0.4	1.3	3.7	24.7





- ❖ To provide public access to the public trails adjacent to the Santa Clara River and the South Fork River riparian environments.
- ❖ To create and enhance opportunities for non-vehicular travel and movement within the Pony League Development area, and to connect proposed sidewalks and trails into the master paseo system within the city's regional trail network.
- ❖ To provide sensitive transitions and interface between recreation, open space and commercial uses so that such adjacencies are compatible and provide a benefit for convenience of service.
- ❖ Encourage the use of alternate fuel vehicles within the project area.

7.2 DESIGN CONCEPTS

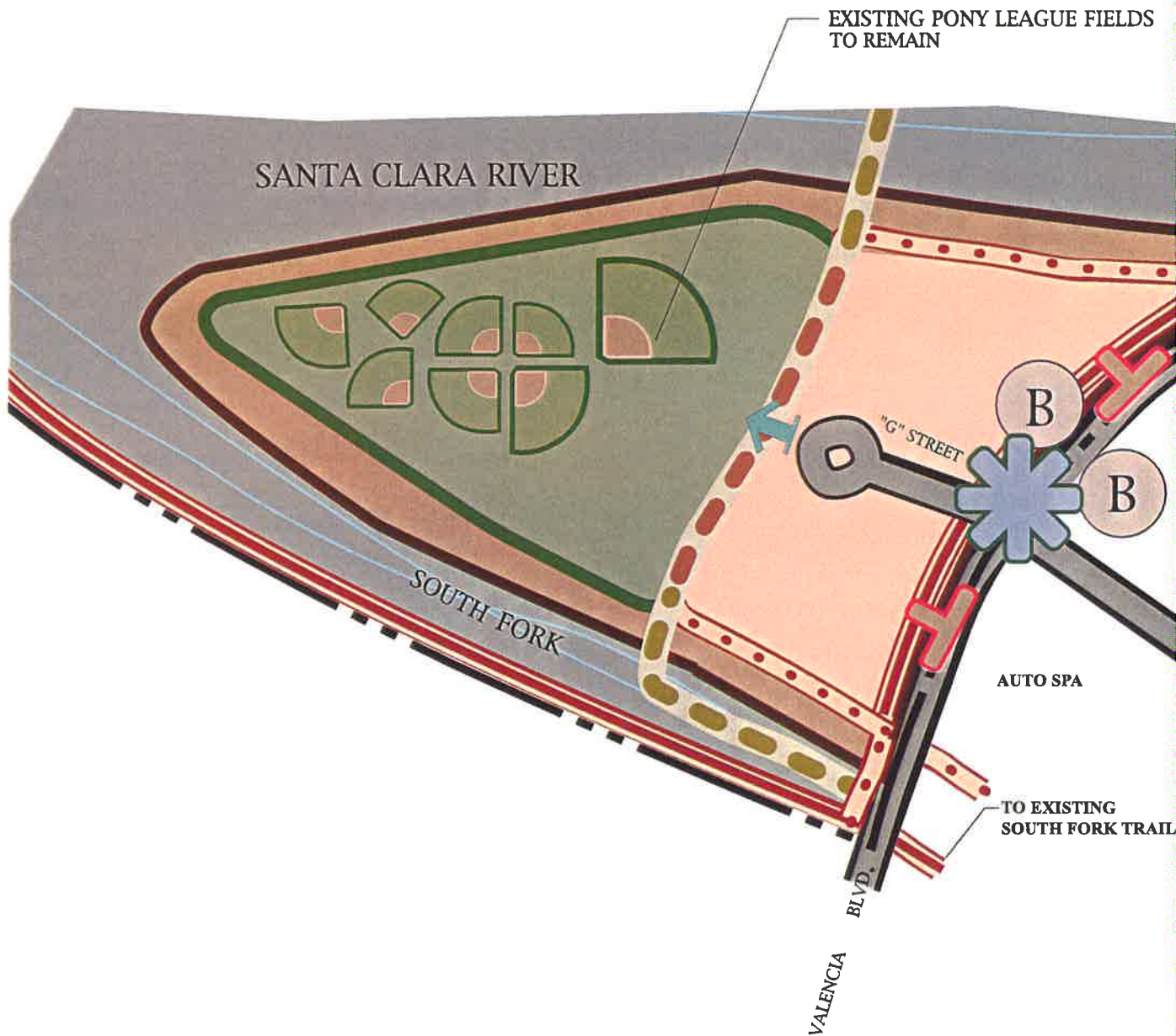
The area is designed in a way that allows the ballfields to continue their use and to accommodate for commercial/retail development adjacent to Valencia Blvd. The Pony League development concept can be described by the following component descriptions:

- ❖ Land Use Component
- ❖ Circulation and Mobility Component

The land zones for Pony League are Specific Plan - Commercial (COM), Recreation (REC), and Open Space (OS).

These land use designations include the following areas:

DESIGNATION	ACRES
Commercial (COM)	13.0
Recreation (REC)	17.2
Open Space (OS)	
Upland Preserve Zone	18.0
Community Trails	2.0
Roads	2.9
Total	53.1



PROJECT NAME	COM.	REC.	OPEN SPACE	ROADS	TOTAL ACRES
4 Pony League	13.0	17.2	20.0	2.9	53.1





7.2.1 Land Use Component

The project site is 53.1 acres and triangular in shape. The site is located westerly of Valencia Blvd. between the Santa Clara River and the South fork Santa Clara River. The easterly portion of the site adjacent to Valencia Blvd. will be filled with approximately 300,000 cubic yards of soil to approximately the same elevation level as Valencia Blvd.

Commercial (COM)

A maximum of 180,000 SF of commercial area is planned on the 13.0 acre commercial site. This location is convenient to surrounding neighborhoods not only by auto, but via trail access. The existing grade of the commercial area will be raised to match that of Valencia Blvd.

The Commercial (COM) land use is intended for retail and service uses of a community-wide nature that attract people from beyond the immediate neighborhood.

As development of the commercial area proceeds and the 13.0 acres are divided into lots, the actual FAR for each individual lot may exceed 0.375 provided a maximum of 180,000 s.f. of commercial development and a FAR of 3:1 shall not be exceeded for the entire 13.0 acres. The square footage may be exceeded with additional environmental review consistent with the General Plan.

This will provide the flexibility for each individual lot.

Recreation (REC)

The 17.2 acre recreation area is presently developed and used as the Pony League ballfields. This Specific Plan continues those uses and proposes no changes to the area. These ballfields have historically been an important component of the recreational facilities for the Santa Clara area. During the development of the commercial site, ballfield access will be maintained at all times.

It is anticipated that the maintenance and operation of the recreation area will continue through a lease arrangement.



Open Space (OS)

The Open Space land use category consists of the upland preserve zone that separates the development areas, streets, ballfields, and river trail from the Santa Clara River and the South Fork River areas. A more complete discussion of the River Area and upland preserve zone is contained in Section 10. The Open Space, upland preserve zone in Pony League is 18.0 acres in size.

The upland preserve zone will be maintained with natural vegetation which provides foraging area for wildlife from the River area. In areas adjacent to the commercial area where the upland preserve zone is less than 150 feet in width, the natural vegetation will be enhanced to increase its value as a foraging area.

Public access and use of the upland preserve zone will be discouraged.

7.2.2 *Circulation and Mobility Component*

The Pony League community incorporates circulation and mobility provisions for both vehicular and non-vehicular movement. Access is provided via Valencia Blvd., an arterial highway and Cinema Drive, a local commercial driveway (See Exhibit 17).

Roadway System

Primary access to the site will be via a signalized intersection at Valencia Blvd. and Cinema Drive. This street will extend westerly through the site and at its terminus at the westerly boundary of the commercial site, access will be provided via a private driveway to the Pony League ballfields.

Two secondary right-in and right-out access points are provided along Valencia Blvd. to serve the commercial site. These access points are located on either side of the signalized intersection, near the boundaries of the project.

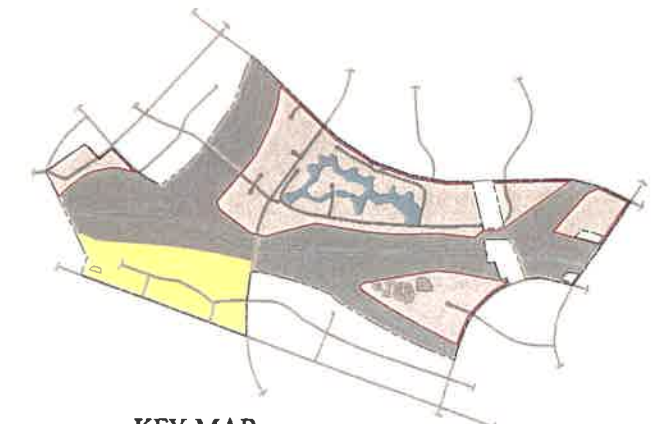
The existing signalized intersection currently extends east of Valencia Boulevard as Cinema Drive. As proposed, Cinema Drive will be constructed west of Valencia Blvd ("G" Street) providing access into the commercial area of the Pony League and the Pony League ballfield. A raised median planter is proposed within the center of the cul-de-sac. The raised median planter will serve as a traffic circle.



River Trail System

Pedestrian access along the Santa Clara River will be accommodated by providing for the continuation of the City-wide river trail system. This trail will extend from the east, along the northerly edge of the site adjacent to the Santa Clara River to a point mid-way along that boundary. The trail will then extend southbound between the ballfield area and the commercial site to the south fork of the Santa Clara River. It will then go easterly within the SCE Easement to Valencia Blvd. In addition to the river trail system, a 15 foot equestrian trail connects from the Santa Clara River bottom to the river trail between the ballfield area and the commercial sites and continues westerly, paralleling the river trail system along the South Fork River. Access to the trail system from the Commercial Center will be provided (See Exhibit 17).

The City is presently constructing a trail along the project site on the west side of Valencia Boulevard. This trail may serve as an alternate to the river trail described above.



KEY MAP

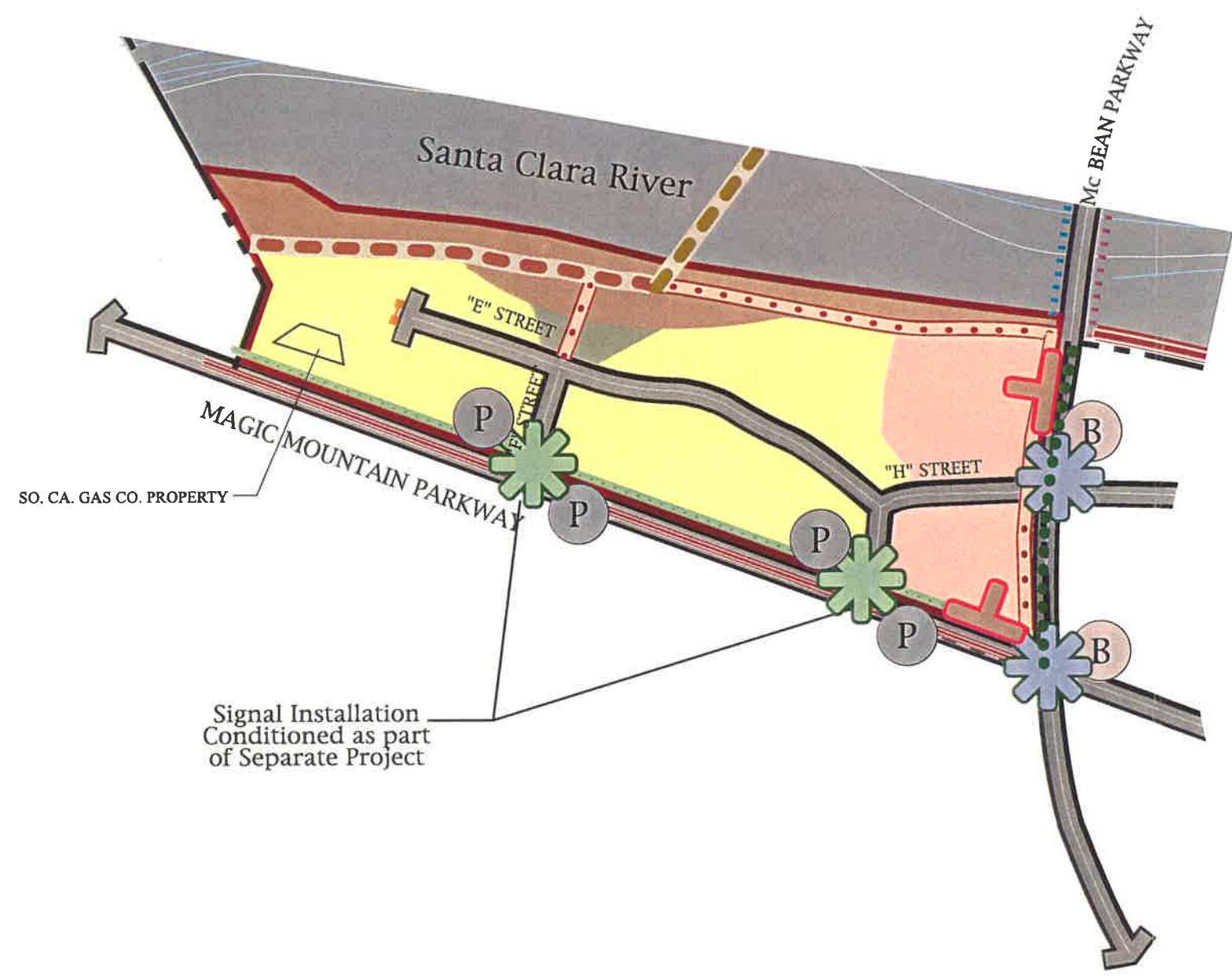


EXHIBIT KEY

	SPECIFIC PLAN BOUNDARY
	PLANNING AREA BOUNDARY
	COMMERCIAL
	RESIDENTIAL
	OPEN SPACE
	UPLAND PRESERVE ZONE
	SANTA CLARA RIVER CONSERVATION AREA
	RECREATION
	RIVER PARK
	BUS STOP (EXISTING)
	PROPOSED BUS STOP
	SIGNALIZED ACCESS POINTS (PROPOSED)
	SIGNALIZED ACCESS POINTS (EXISTING)
	RIGHT IN / RIGHT / OUT
	RIVER BOTTOM EQUESTRIAN TRAIL
	MULTI-USE
	TRAILS (EXISTING)
	TRAILS (PROPOSED)
	CLASS I BIKE TRAILS
	CLASS II BIKE LANE
	10' SIDEWALK
	6' SIDEWALK
	PASEO
	PROPOSED GATE LOCATION

PROJECT NAME	RES	COM	REC.	OPEN SPACE	ROADS	TOTAL ACRES
4 South River Village	34.7	17.6	2.0*	25.1	15.3	93.3

* AN ADDITIONAL 1.4 ACRES IS LOCATED WITHIN THE UPLAND PRESERVE ZONE.



PLANNING AREA DETAIL
4-SOUTH RIVER

NORTH VALENCIA SPECIFIC PLAN

VALENCIA COMPANY

2576