

## II. Specific Plan

### A. Development Plans

#### 1. Comprehensive Land Use Plan

The proposed project consists of a master-planned commercial center containing retail commercial, offices and light industrial land uses.

See Table 2 and Figure 1

The project spatial design locates the retail commercial area (C) along Newport Road for visibility and access. The office planning area (O) is centered in the site within the Haun Road Circle. Light Industrial (LI) uses are to the 'back' of the property and are buffered by flood control channels, landscaping and the freeway. The project is designed for a retail commercial center with two anchors and a hotel in addition to other commercial and light industrial uses.

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### Land Use

Table 2

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<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Retail Commercial	22.3	39
Office	6.3	11
Light Industrial	17.4	30
Landscaping/Open Space	5.5	10
Street	5.7	10
<hr/> TOTAL	<hr/> 57.2	<hr/> 100%

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A Property Owners' Association shall be formed for common area maintenance, and may perform administration, management, public relations and promotion. The Association shall be made up of the record owners of each lot within the Specific Plan. The Association may review architectural and design proposals to augment County review and approval.