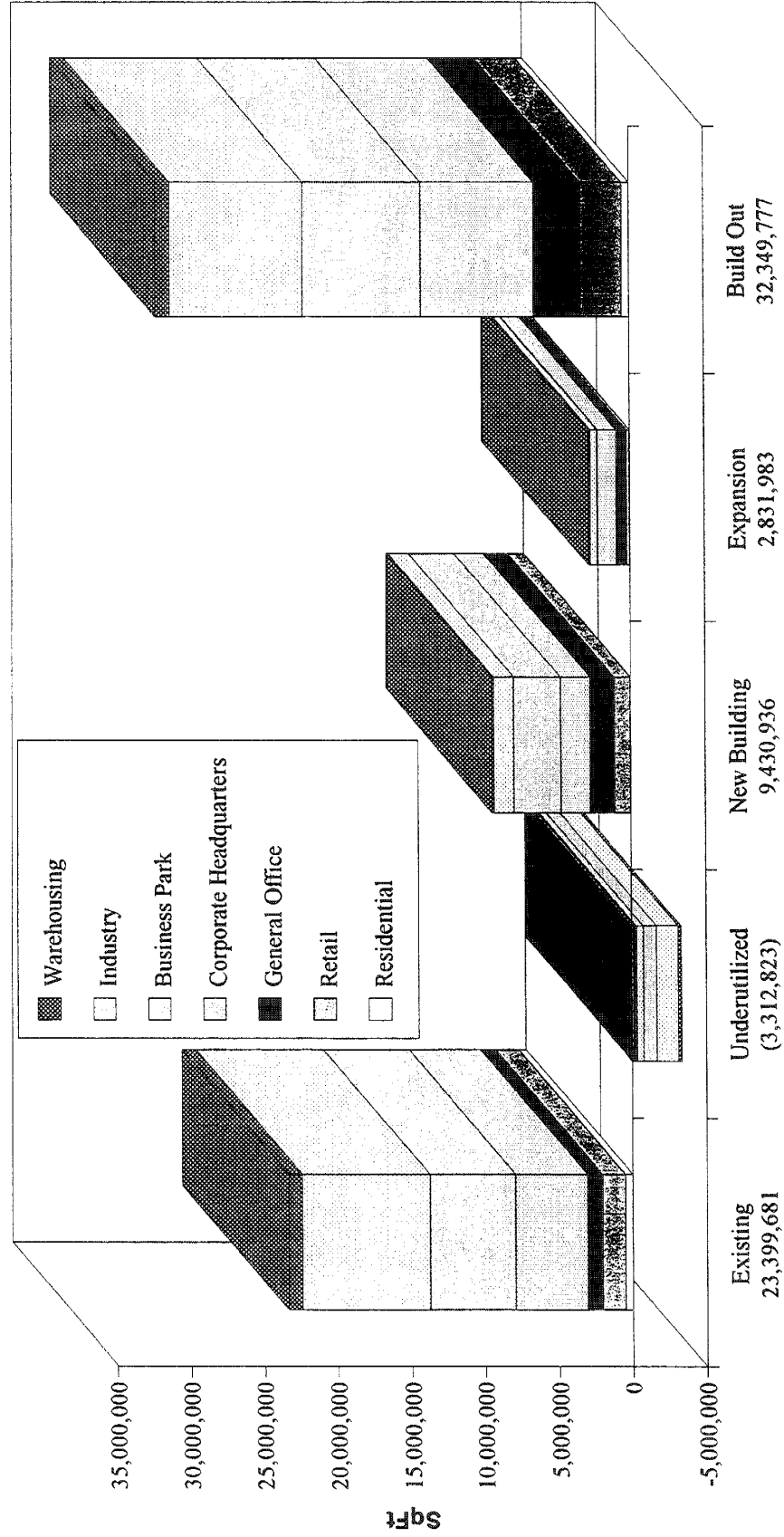


APPENDIX A4

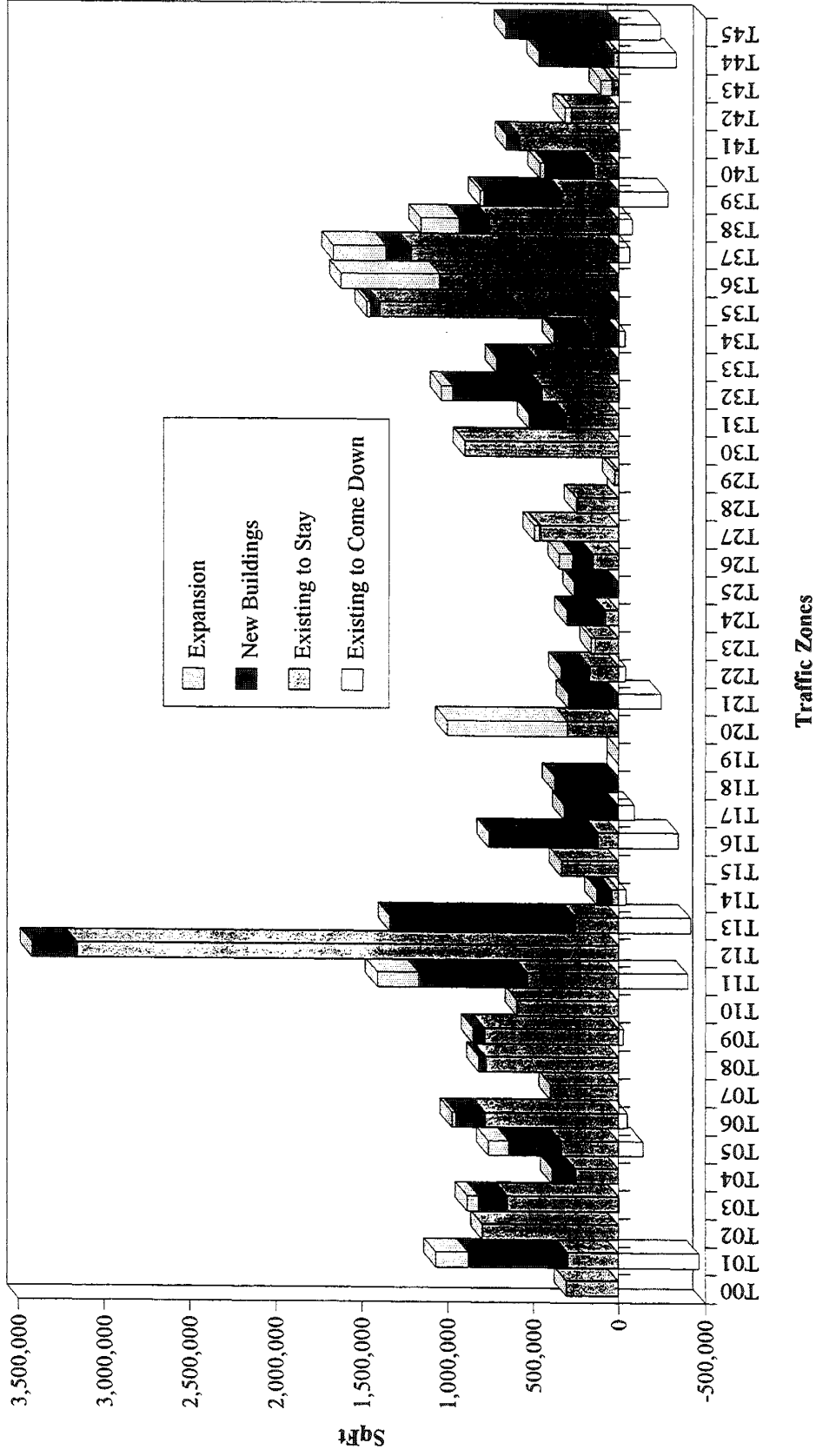
**Planning Area Development
Potential Charts**

Northeast Area Specific Plan Summary of Development Potential

Overall

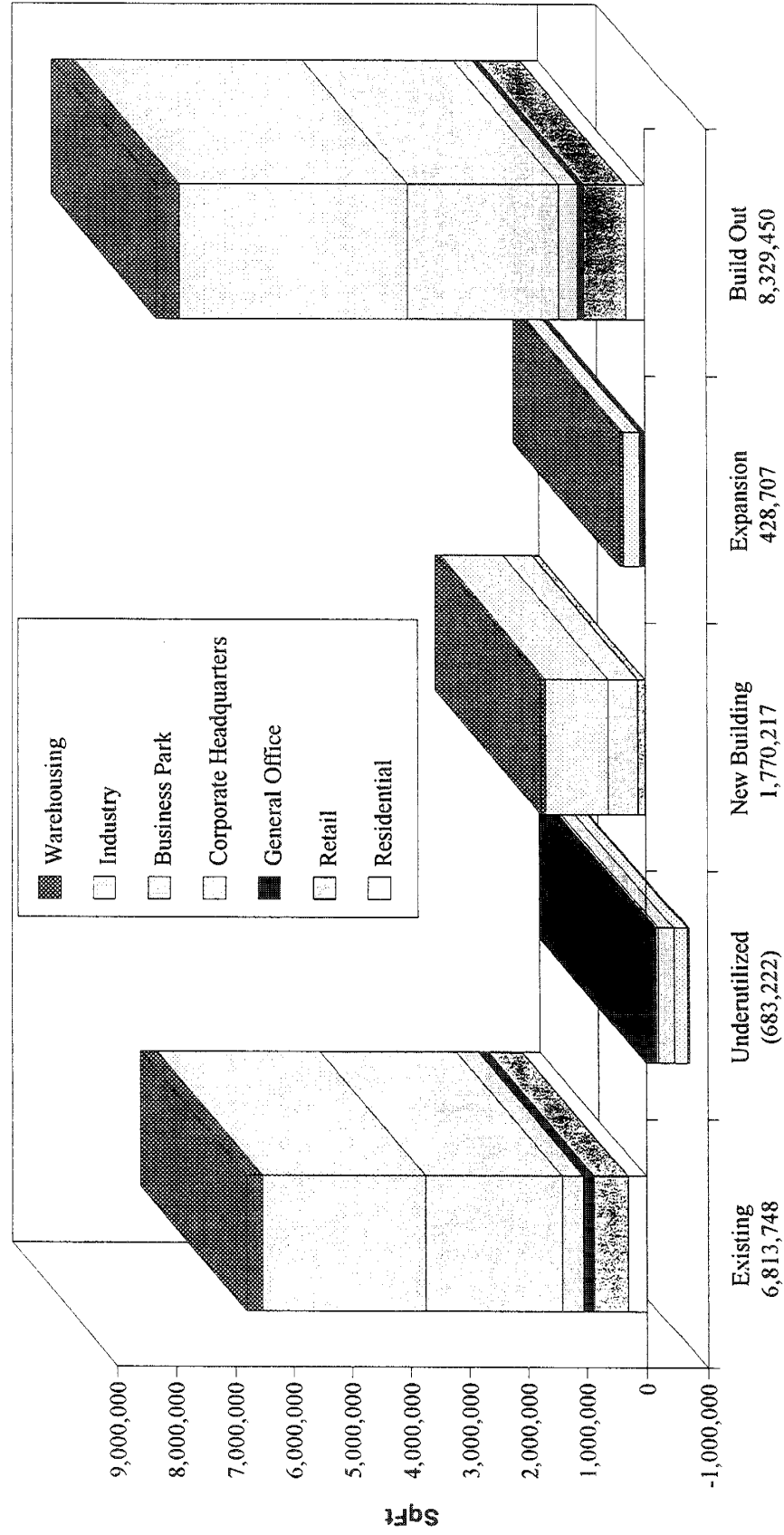


Northeast Area Specific Plan Summary of Development Potential



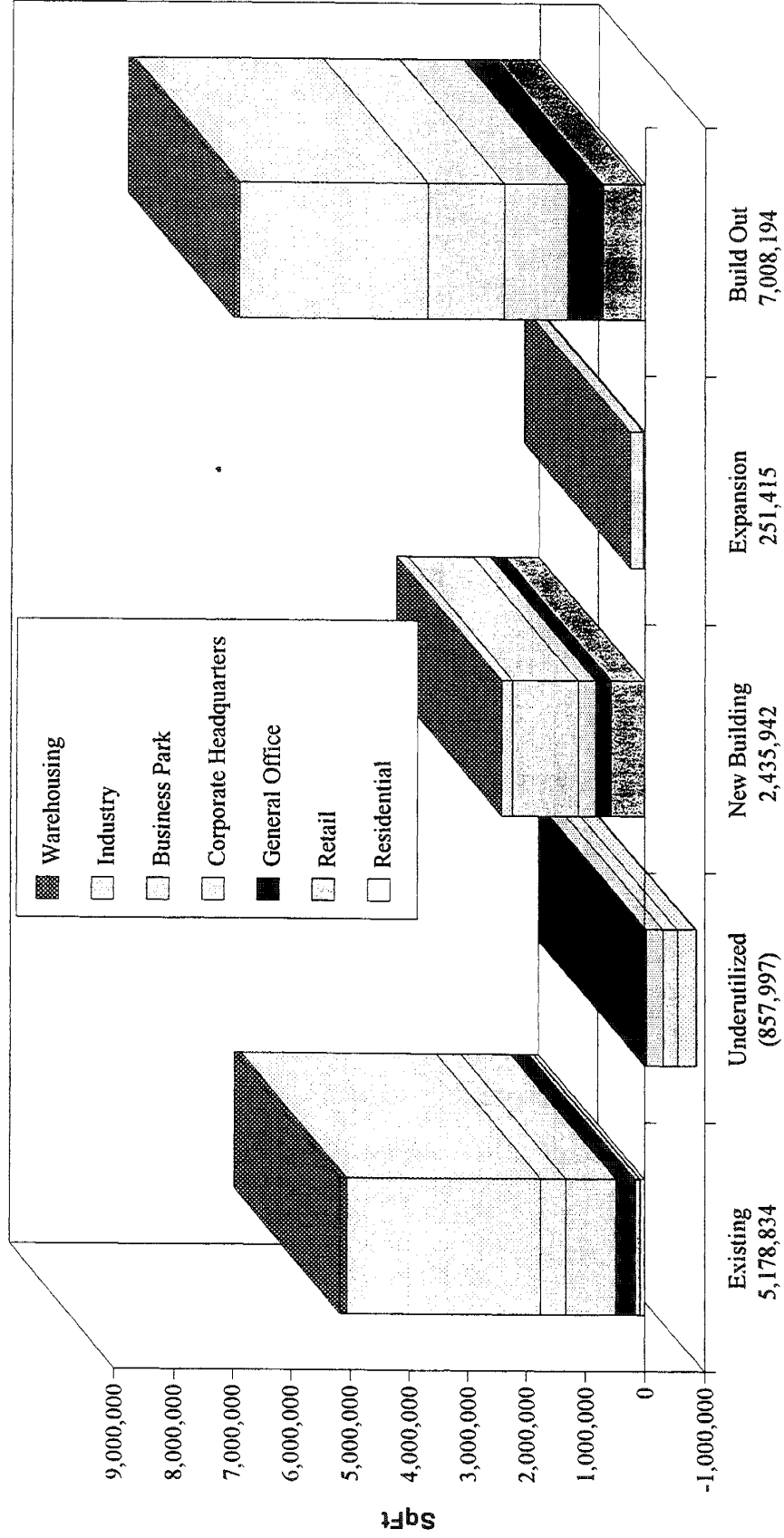
Northeast Area Specific Plan Summary of Development Potential

Sub-area I



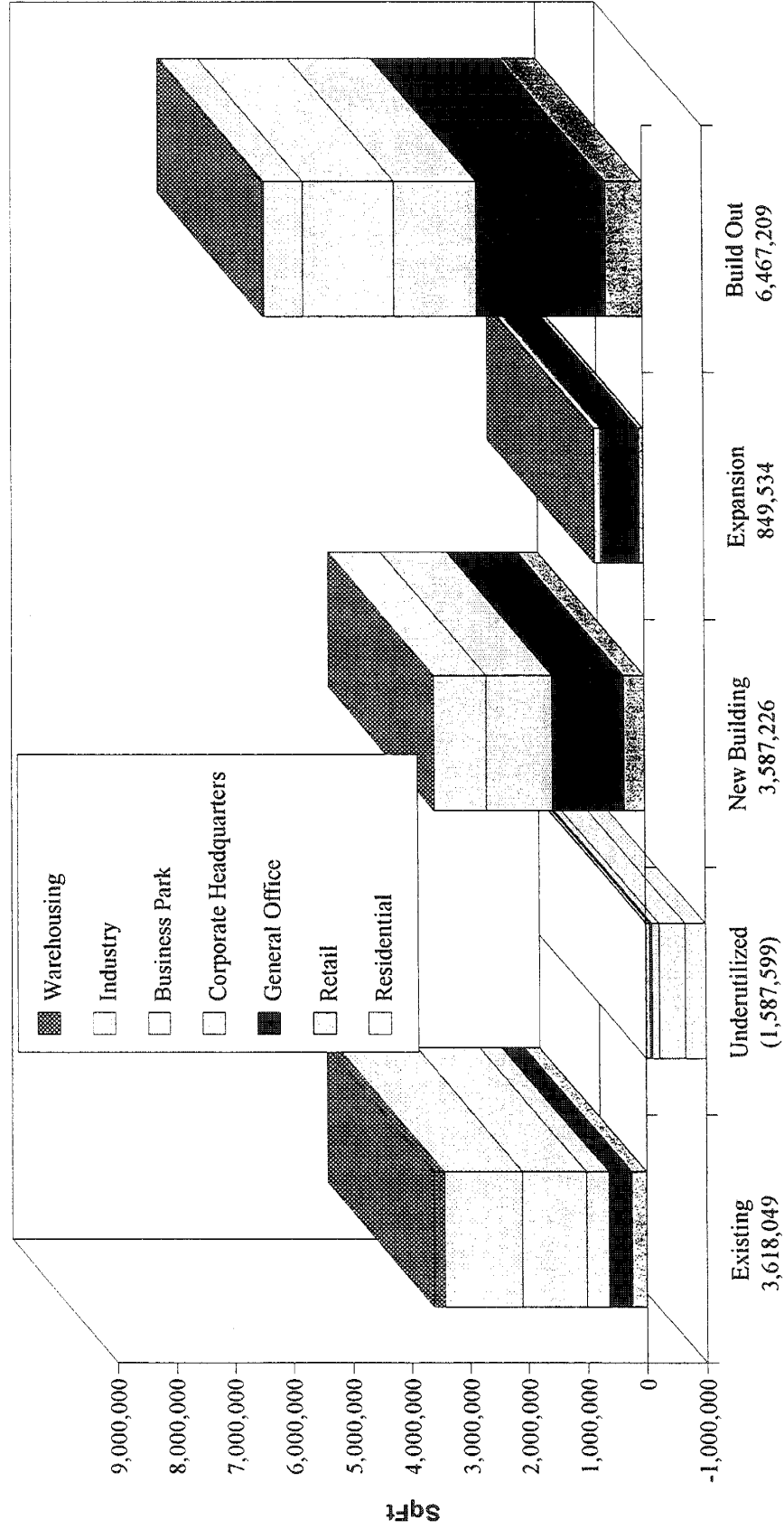
Northeast Area Specific Plan Summary of Development Potential

Sub-area 2



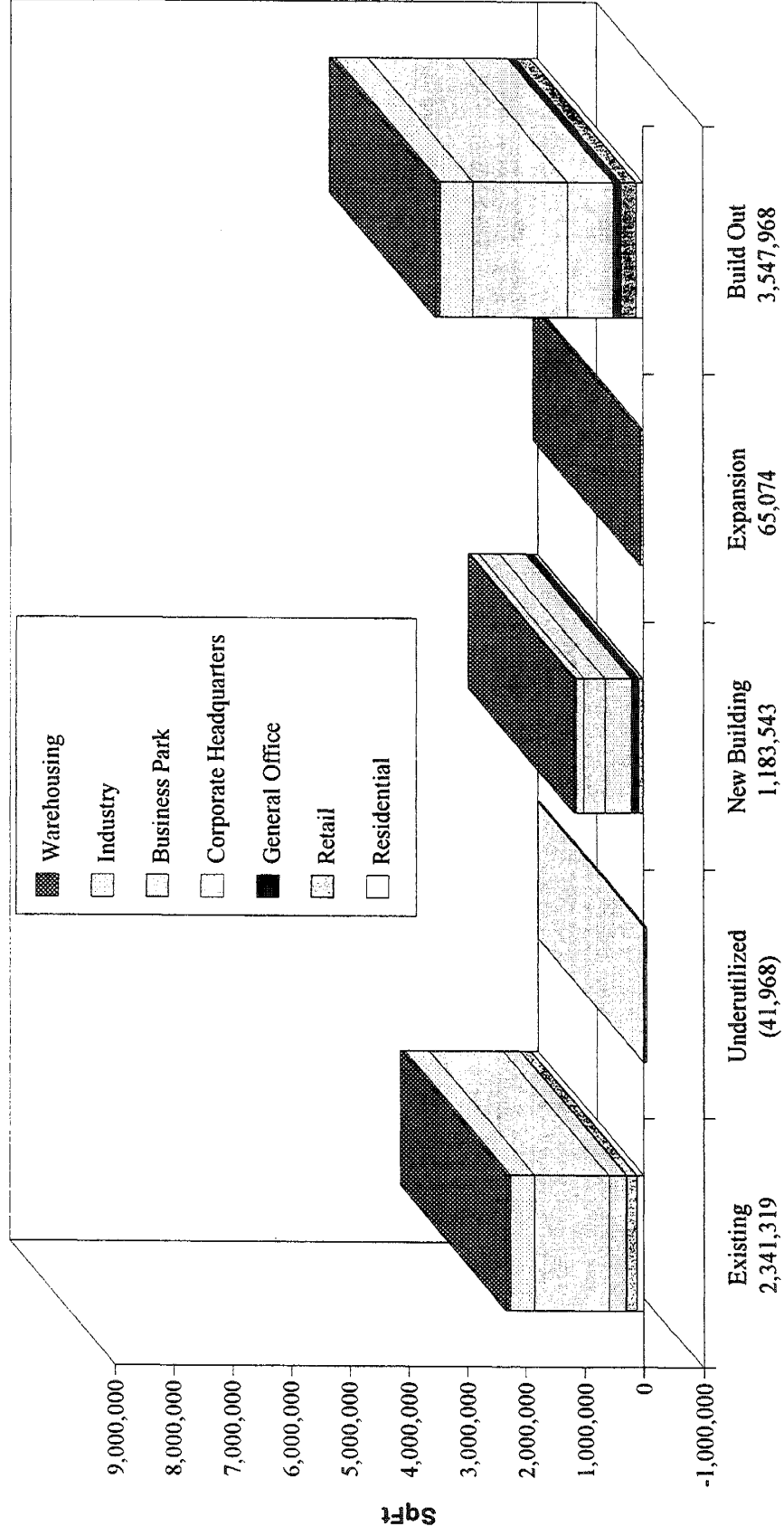
Northeast Area Specific Plan Summary of Development Potential

Sub-area 3



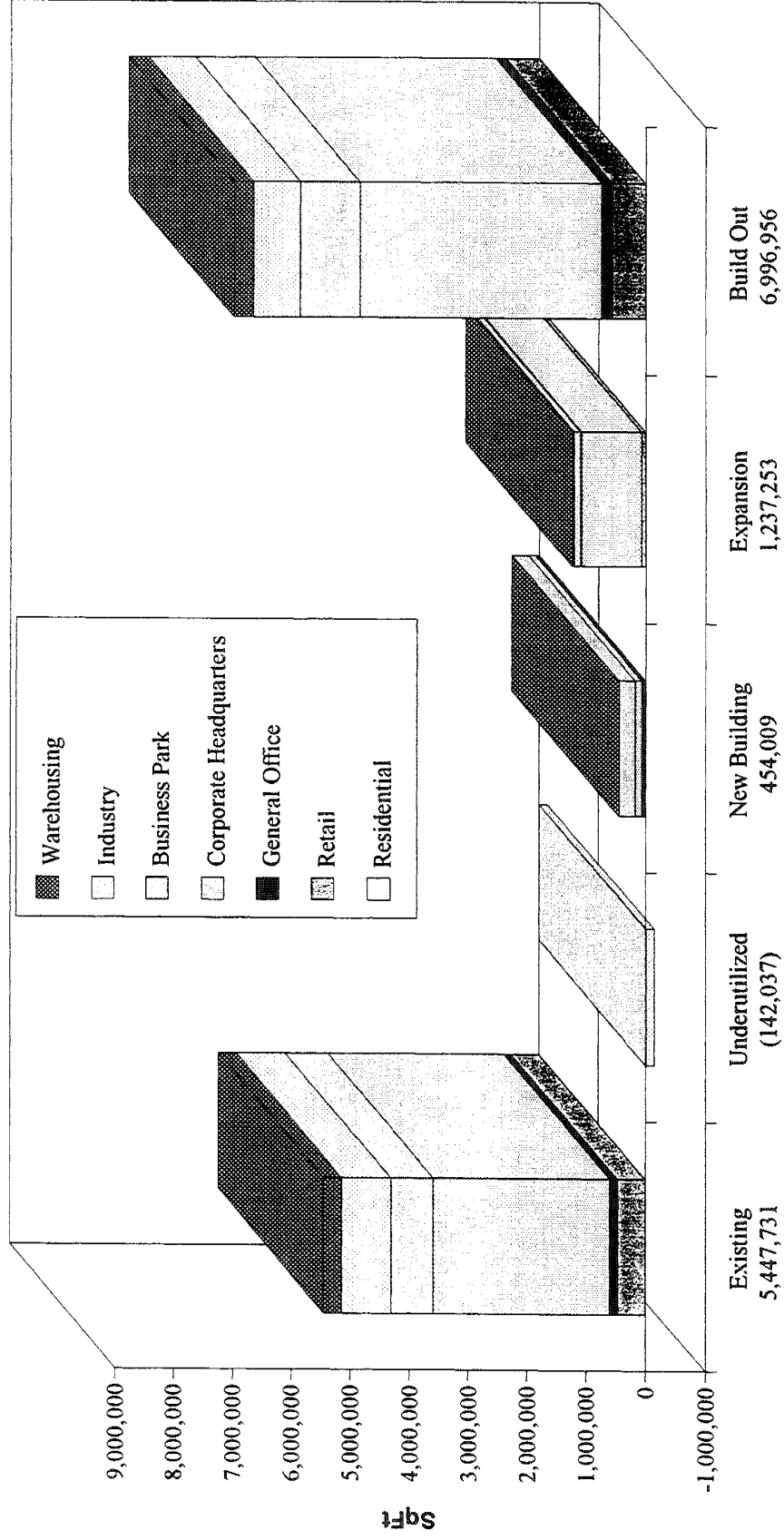
Northeast Area Specific Plan Summary of Development Potential

Sub-area 4



Northeast Area Specific Plan Summary of Development Potential

Sub-area 5



APPENDIX A5

**Specific Plan Area
Land Use Analysis**

Northeast Area Specific Plan
Specific Plan Area Land Use
Existing Conditions Summary by Proposed Zoning

ITE Land Use	Acres						
	CO(TC)	ML-1 / CL-1	ML-2 / CL-2	ML-3 / CL-3	RSA	Total	Percent
Warehousing	17.38	28.24	33.29	5.66	0.00	84.57	3.2%
Industry	41.71	242.20	224.88	153.99	0.00	662.77	25.1%
Business Park	4.28	147.17	136.57	22.37	0.00	310.38	11.7%
Corporate Headquarters	5.92	33.80	255.91	19.43	0.00	315.05	11.9%
General Office	27.00	24.06	16.81	6.84	0.00	74.71	2.8%
Retail	3.34	44.57	61.77	21.18	0.00	130.86	4.9%
Residential	0.00	2.08	0.48	0.00	0.00	2.55	0.1%
Public/Utility	0.00	0.41	8.69	3.79	933.39	946.28	35.8%
Vacant	0.00	56.27	29.97	31.34	0.00	117.57	4.4%
Total	99.63	578.79	768.34	264.58	933.39	2,644.74	100.0%

ITE Land Use	Parcels						
	CO(TC)	ML-1 / CL-1	ML-2 / CL-2	ML-3 / CL-3	RSA	Total	Percent
Warehousing	3	19	18	1	0	41	3.7%
Industry	33	200	104	23	0	360	32.6%
Business Park	5	166	166	17	0	354	32.1%
Corporate Headquarters	4	9	74	5	0	92	8.3%
General Office	2	12	10	2	0	26	2.4%
Retail	4	64	45	7	0	120	10.9%
Residential	0	3	2	0	0	5	0.5%
Public/Utility	0	1	7	2	61	71	6.4%
Vacant	0	17	15	3	0	35	3.2%
Total	51	491	441	60	61	1104	100.0%

ITE Land Use	Building SqFt						
	CO(TC)	ML-1 / CL-1	ML-2 / CL-2	ML-3 / CL-3	RSA	Total	Percent
Warehousing	163,265	261,422	323,562	97,864	0	846,113	3.9%
Industry	706,135	3,251,298	2,788,159	1,823,504	0	8,569,096	39.3%
Business Park	73,890	2,497,588	2,383,506	362,046	0	5,317,030	24.4%
Corporate Headquarters	75,693	361,198	3,764,339	315,321	0	4,516,551	20.7%
General Office	311,475	344,322	210,913	145,116	0	1,011,826	4.6%
Retail	54,183	643,954	846,884	20,502	0	1,565,523	7.2%
Residential	0	2,289	875	0	0	3,164	0.0%
Public/Utility	0	0	0	0	0	0	0.0%
Vacant	0	0	0	0	0	0	0.0%
Total	1,384,641	7,362,071	10,318,238	2,764,353	0	21,829,303	100.0%

Northeast Area Specific Plan Specific Plan Area - Land Use Analysis

Number of Parcels										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	3	33	5	4	2	4				51
ML-1	17	182	159	5	8	46	2	1	15	435
CL-1	2	18	7	4	4	18	1		2	56
ML-2	14	91	147	72	5	14	1	4	12	360
CL-2	4	13	19	2	5	31	1	3	3	81
ML-3	1	20	14	5	2	4		2	1	49
CL-3		3	3			3			2	11
RSA								61		61
Totals	41	360	354	92	26	120	5	71	35	1,104
Total Existing Building SqFT										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	163,265	706,135	73,890	75,693	311,475	54,183				1,384,641
ML-1	203,703	2,841,803	2,358,343	287,808	330,146	395,195	1,307			6,418,305
CL-1	57,719	409,495	139,245	73,390	14,176	248,759	982			943,766
ML-2	260,556	2,684,726	2,112,180	3,754,339	154,166	378,949				9,344,916
CL-2	63,006	103,433	271,326	10,000	56,747	467,935	875			973,322
ML-3	97,864	1,823,504	112,511	315,321	145,116	16,457				2,510,773
CL-3			249,535			4,045				253,580
RSA										
Totals	846,113	8,569,096	5,317,030	4,516,551	1,011,826	1,565,523	3,164			21,829,303
High Development Potential										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)										
ML-1	33,406	95,218	21,600	44,844	133,549	1,770	1,307			331,694
CL-1						1,200	982			2,182
ML-2	1,912	66,260		6,039						74,211
CL-2					7,325		875			8,200
ML-3										
CL-3										
RSA										
Totals	35,318	161,478	21,600	50,883	140,874	2,970	3,164			416,287
Moderate Development Potential										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	163,265	673,510	73,890	75,693	11,475	54,183				1,052,016
ML-1	13,562	391,473	305,300			24,097				734,432
CL-1	1,144	12,900		11,920		15,583				41,547
ML-2	3	141,999	245,382	36,000	20,160	15,372				458,916
CL-2		23,455			6,000					29,455
ML-3		25,024	112,511	268,791		11,615				417,941
CL-3			144,245							144,245
RSA										
Totals	177,974	1,268,361	881,328	392,404	37,635	120,850				2,878,552

**Northeast Area Specific Plan
Specific Plan Area - Land Use Analysis**

Underutilized Building SqFt with Expansion Potential

	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)		32,625			300,000					332,625
ML-1	111,898	638,635	47,970	70,400	1,905	11,808				882,616
CL-1	56,575	200,772	67,900		3,994	35,002				364,243
ML-2	168,891	769,274	134,112	559,088	21,616					1,652,981
CL-2	63,006	34,728	157,677		15,548	35,255				306,214
ML-3	97,864	161,295			1,116	4,842				265,117
CL-3			105,290			1,174				106,464
RSA										
Totals	498,234	1,837,329	512,949	629,488	344,179	88,081				3,910,260

Existing Acres

	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	17.38	41.71	4.28	5.92	27.00	3.34				99.63
ML-1	24.19	217.35	139.86	27.74	21.02	25.68	1.21	0.41	53.08	510.53
CL-1	4.05	24.85	7.31	6.06	3.04	18.89	0.86		3.19	68.26
ML-2	24.34	216.93	115.92	254.16	10.13	22.26	0.32	5.43	25.84	675.31
CL-2	8.94	7.95	20.65	1.75	6.68	39.51	0.16	3.26	4.13	93.03
ML-3	5.66	145.39	5.59	19.43	6.84	19.45		3.79	3.90	210.05
CL-3		8.60	16.78			1.73			27.44	54.54
RSA								933.39		933.39
Totals	84.57	662.77	310.38	315.05	74.71	130.86	2.55	946.28	117.57	2,644.74

Vacant Land, High and Moderate Development Potential Acres

	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	17.38	39.79	4.28	5.92	0.61	3.34				71.32
ML-1	8.72	55.83	17.78	5.20	6.18	4.23	1.21		53.08	152.23
CL-1	0.86	0.86		0.86		2.18	0.86		3.19	8.83
ML-2	6.77	20.79	19.41	2.11	1.96	3.99	0.32		25.84	81.19
CL-2		1.22			2.84		0.16		4.13	8.35
ML-3		38.40	5.59	16.92		12.87			3.90	77.68
CL-3		8.60	10.32						27.44	46.35
RSA										
Totals	33.73	165.48	57.38	31.02	11.60	26.62	2.55		117.57	445.94

Underutilized Acreage with Expansion Potential

	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)		1.92			26.39					28.31
ML-1	11.76	49.57	2.14	14.31	0.86	2.17				80.81
CL-1	3.19	9.84	3.43		2.36	2.70				21.53
ML-2	10.16	51.81	6.96	74.76	1.14					144.83
CL-2	8.94	3.82	10.64		0.94	2.97				27.31
ML-3	5.66	8.94			0.18	1.77				16.55
CL-3			6.46			0.70				7.16
RSA										
Totals	39.71	125.89	29.63	89.07	31.88	10.31				326.49

Northeast Area Specific Plan Specific Plan Area - Land Use Analysis

Allocation by Land Use										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	
CO(TC)			20%	25%	40%	15%				100%
ML-1	5%	40%	55%							100%
CL-1						100%				100%
ML-2		25%	45%	20%	10%					100%
CL-2						100%				100%
ML-3			40%	40%	20%					100%
CL-3						100%				100%
RSA								100%		100%
Available Development Acres										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)			14.26	17.83	28.53	10.70				71.32
ML-1	7.61	60.89	83.73							152.23
CL-1						8.83				8.83
ML-2		20.30	36.53	16.24	8.12					81.19
CL-2						8.35				8.35
ML-3			31.07	31.07	15.54					77.68
CL-3						46.35				46.35
RSA										
Totals	7.61	81.19	165.59	65.14	52.18	74.23				445.94
Assumed New FAR										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	
CO(TC)	0.25	0.35	0.55	0.60	0.80	0.50				
ML-1	0.25	0.35	0.40	0.50	0.50	0.30				
CL-1	0.25	0.35	0.40	0.50	0.50	0.30				
ML-2	0.25	0.35	0.40	0.50	0.50	0.30				
CL-2	0.25	0.35	0.40	0.50	0.50	0.30				
ML-3	0.25	0.35	0.50	0.50	0.50	0.30				
CL-3	0.25	0.35	0.50	0.50	0.50	0.30				
RSA										
SqFt of New Building Development										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)			341,737	466,005	994,144	233,002				2,034,888
ML-1	82,890	928,366	1,458,860							2,470,115
CL-1						115,377				115,377
ML-2		309,437	636,555	353,642	176,821					1,476,455
CL-2						109,118				109,118
ML-3			676,713	676,713	338,357					1,691,783
CL-3						605,741				605,741
RSA										
Totals	82,890	1,237,802	3,113,866	1,496,360	1,509,321	1,063,239				8,503,478

**Northeast Area Specific Plan
Specific Plan Area - Land Use Analysis**

Net Increase in Building SqFt										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	(163,265)	(673,510)	267,847	390,312	982,669	178,819				982,872
ML-1	35,922	441,675	1,131,960	(44,844)	(133,549)	(25,867)	(1,307)			1,403,989
CL-1	(1,144)	(12,900)		(11,920)		98,594	(982)			71,648
ML-2	(1,915)	101,178	391,173	311,603	156,661	(15,372)				943,328
CL-2		(23,455)			(13,325)	109,118	(875)			71,463
ML-3		(25,024)	564,202	407,922	338,357	(11,615)				1,273,842
CL-3			(144,245)			605,741				461,496
RSA										
Totals	(130,402)	(192,037)	2,210,938	1,053,073	1,330,812	939,419	(3,164)			5,208,639

Existing FAR on Parcels with Expansion Potential										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	
CO(TC)		0.39			0.26					
ML-1	0.22	0.30	0.51	0.11	0.05	0.13				
CL-1	0.41	0.47	0.45		0.04	0.30				
ML-2	0.38	0.34	0.44	0.17	0.44					
CL-2	0.16	0.21	0.34		0.38	0.27				
ML-3	0.40	0.41			0.14	0.06				
CL-3			0.37			0.04				
RSA										

Potential FAR on Parcels with Expansion Potential										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	
CO(TC)	0.25	0.39	0.55	0.60	0.80	0.50				
ML-1	0.25	0.35	0.51	0.50	0.87	0.30				
CL-1	0.41	0.47	0.45	0.50	0.50	0.30				
ML-2	0.38	0.35	0.44	0.50	0.50	0.30				
CL-2	0.25	0.35	0.40	0.50	0.50	0.30				
ML-3	0.40	0.41	0.50	0.50	0.50	0.30				
CL-3	0.25	0.35	0.50	0.50	0.50	0.30				
RSA										

Increase through Expansion										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)					619,639					619,639
ML-1	16,168	117,048		241,272	30,838	16,497				421,824
CL-1					47,494	321				47,815
ML-2		20,621		1,069,207	3,104					1,092,932
CL-2	34,394	23,435	27,714		4,882	3,531				93,956
ML-3					2,892	18,288				21,180
CL-3			35,387			8,013				43,400
RSA										
Totals	50,563	161,105	63,101	1,310,478	708,848	46,650				2,340,746

Northeast Area Specific Plan Specific Plan Area - Land Use Analysis

Combined Net Increase of Building SqFt										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)	(163,265)	(673,510)	267,847	390,312	1,602,307	178,819				1,602,511
ML-1	52,090	558,723	1,131,960	196,428	(102,711)	(9,370)	(1,307)			1,825,813
CL-1	(1,144)	(12,900)		(11,920)	47,494	98,915	(982)			119,463
ML-2	(1,915)	121,799	391,173	1,380,809	159,765	(15,372)				2,036,260
CL-2	34,394	(20)	27,714		(8,443)	112,649	(875)			165,419
ML-3		(25,024)	564,202	407,922	341,248	6,673				1,295,022
CL-3			(108,858)			613,754				504,896
RSA										
Totals	(79,840)	(30,932)	2,274,039	2,363,551	2,039,661	986,069	(3,164)			7,549,384
Building SqFt at Build Out										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)		32,625	341,737	466,005	1,913,782	233,002				2,987,152
ML-1	255,793	3,400,526	3,490,303	484,236	227,435	385,825				8,244,119
CL-1	56,575	396,595	139,245	61,470	61,670	347,674				1,063,229
ML-2	258,641	2,806,525	2,503,353	5,135,148	313,931	363,577				11,381,176
CL-2	97,400	103,413	299,040	10,000	48,304	580,584				1,138,741
ML-3	97,864	1,798,480	676,713	723,243	486,364	23,130				3,805,795
CL-3			140,677			617,799				758,476
RSA										
Totals	766,273	8,538,164	7,591,069	6,880,102	3,051,487	2,551,592				29,378,688
Acres at Buildout										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
CO(TC)		1.92	14.26	17.83	54.92	10.70				99.63
ML-1	23.08	222.41	205.81	22.54	14.84	21.45		0.41		510.53
CL-1	3.19	23.99	7.31	5.19	3.04	25.54				68.26
ML-2	17.58	216.44	133.04	268.28	16.28	18.27		5.43		675.31
CL-2	8.94	6.73	20.65	1.75	3.84	47.86		3.26		93.03
ML-3	5.66	107.00	31.07	33.58	22.37	6.58		3.79		210.05
CL-3			6.46			48.08				54.54
RSA								933.39		933.39
Totals	58.45	578.48	418.60	349.17	115.29	178.47		946.28		2,644.74

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Specific Plan Area**

Land Use	Industry	Office	Retail	Residential	Public/Utility	Vacant	Total
Number of Parcels	778	95	120	5	71	35	1,104
Existing Building SqFt							
Total	15,861,377	4,399,239	1,565,523	3,164			21,829,303
High Development Potential	231,117	179,036	2,970	3,164			416,287
Moderate Development Potential	2,425,764	331,938	120,850				2,878,552
Underutilized with Expansion Potential	3,005,884	816,295	88,081				3,910,260
Acres							
Existing Totals	1,136.48	311.00	130.86	2.55	946.28	117.57	2,644.74
Vacant & Development Potential	264.34	34.86	26.62	2.55		117.57	445.94
Underutilized with Expansion Potential	217.50	98.68	10.31				326.49
New Development							
Allocation by Land Use	61%	23%	17%				
Available Development Acres	270.68	101.03	74.23				445.94
Assumed New FAR	0.41	0.60	0.33				
SqFt of New Building Development	4,808,648	2,631,591	1,063,239				8,503,478
Net Increase in Building SqFt	2,151,767	2,120,617	939,419	(3,164)			5,208,639
Expansion							
Existing FAR	0.32	0.19	0.20				
Potential FAR	0.38	0.58	0.30				
Increase Through Expansion	602,389	1,691,707	46,650				2,340,746
Totals							
Combined Net Increase in SqFt	2,754,155	3,812,324	986,069	(3,164)			7,549,384
Build Out Building SqFt	18,615,532	8,211,563	2,551,592				29,378,688
Build Out Acres	1,142.82	377.17	178.47		946.28		2,644.74

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Specific Plan Area**

ITE Land Use	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
Number of Parcels	41	360	354	92	26	120	5	71	35	1,104
Existing Building SqFt										
Total	846,113	8,569,096	5,317,030	4,516,551	1,011,826	1,565,523	3,164			21,829,303
High Development Potential	35,318	161,478	21,600	50,883	140,874	2,970	3,164			416,287
Moderate Development Potential	177,974	1,268,361	881,328	392,404	37,635	120,850				2,878,552
Underutilized with Expansion Potential	498,234	1,837,329	512,949	629,488	344,179	88,081				3,910,260
Acres										
Existing Totals	84.57	662.77	310.38	315.05	74.71	130.86	2.55	946.28	117.57	2,644.74
Vacant & Development Potential	33.73	165.48	57.38	31.02	11.60	26.62	2.55		117.57	445.94
Underutilized with Expansion Potential	39.71	125.89	29.63	89.07	31.88	10.31				326.49
New Development										
Allocation by Land Use	2%	18%	37%	15%	12%	17%				
Available Development Acres	7.61	81.19	165.59	65.14	52.18	74.23				445.94
Assumed New FAR	0.25	0.35	0.43	0.53	0.66	0.33				
SqFt of New Building Development	82,890	1,237,802	3,113,866	1,496,360	1,509,321	1,063,239				8,503,478
Net Increase in Building SqFt	(130,402)	(192,037)	2,210,938	1,053,073	1,330,812	939,419	(3,164)			5,208,639
Expansion										
Existing FAR	0.29	0.34	0.40	0.16	0.25	0.20				
Potential FAR	0.32	0.36	0.45	0.50	0.76	0.30				
Increase Through Expansion	50,563	161,105	63,101	1,310,478	708,848	46,650				2,340,746
Totals										
Combined Net Increase in SqFt	(79,840)	(30,932)	2,274,039	2,363,551	2,039,661	986,069	(3,164)			7,549,384
Build Out Building SqFt	766,273	8,538,164	7,591,069	6,880,102	3,051,487	2,551,592		946.28		29,378,688
Build Out Acres	58.45	578.48	418.60	349.17	115.29	178.47				2,644.74
Employment Analysis										
SqFt per Employee	500	500	500	450	300	450				
Current Potential Employment	1,690	17,140	10,630	10,040	3,370	3,480				46,350
Future Potential Employment	1,530	17,080	15,180	15,290	10,170	5,670				64,920
Potential Change in Employment	(160)	(60)	4,550	5,250	6,800	2,190				18,570

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Limited Industrial Zone (ML-1)**

ITE Land Use	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
	19	200	166	9	12	64	3	1	17	491
Number of Parcels										
Existing Building SqFt										
Total	261,422	3,251,298	2,497,588	361,198	344,322	643,954	2,289			7,362,071
High Development Potential	33,406	95,218	21,600	44,844	133,549	2,970	2,289			333,876
Moderate Development Potential	14,706	404,373	305,300	11,920		39,680				775,979
Underutilized with Expansion Potential	168,473	839,407	115,870	70,400	5,899	46,810				1,246,859
Acres										
Existing Totals	28.24	242.20	147.17	33.80	24.06	44.57	2.08	0.41	56.27	578.79
Vacant & Development Potential	9.59	56.70	17.78	6.06	6.18	6.42	2.08		56.27	161.06
Underutilized with Expansion Potential	14.95	59.41	5.57	14.31	3.23	4.87				102.33
New Development										
Allocation by Land Use	5%	38%	52%							
Available Development Acres	7.61	60.89	83.73							161.06
Assumed New FAR	0.25	0.35	0.40							
SqFt of New Building Development	82,890	928,366	1,458,860							2,585,493
Net Increase in Building SqFt	34,778	428,775	1,131,960	(56,764)	(133,549)	72,727	(2,289)			1,475,638
Expansion										
Existing FAR	0.26	0.32	0.48	0.11	0.04	0.22				
Potential FAR	0.28	0.37	0.48	0.50	0.60	0.30				
Increase Through Expansion	16,168	117,048		241,272	78,332	16,818				469,639
Totals										
Combined Net Increase in SqFt	50,946	545,823	1,131,960	184,508	(55,217)	89,545	(2,289)			1,945,276
Build Out Building SqFt	312,368	3,797,121	3,629,548	545,706	289,105	733,499				9,307,348
Build Out Acres	26.27	246.39	213.12	27.73	17.88	46.98		0.41		578.79
Employment Analysis										
SqFt per Employee	500	500	500	450	300	450				
Current Potential Employment	520	6,500	5,000	800	1,150	1,430				15,400
Future Potential Employment	620	7,590	7,260	1,210	960	1,630				19,270
Potential Change in Employment	100	1,090	2,260	410	(190)	200				3,870

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Limited Industrial Zone (ML-1)**

Land Use	Industry	Office	Retail	Residential	Public/Utility	Vacant	Total
Number of Parcels	387	19	64	3	1	17	491
Existing Building SqFt							
Total	6,100,608	615,221	643,954	2,289			7,362,071
High Development Potential	161,435	167,182	2,970	2,289			333,876
Moderate Development Potential	727,359	8,940	39,680				775,979
Underutilized with Expansion Potential	1,141,350	58,699	46,810				1,246,859
Acres							
Existing Totals	426.06	49.41	44.57	2.08	0.41	56.27	578.79
Vacant & Development Potential	85.58	10.73	6.42	2.08		56.27	161.06
Underutilized with Expansion Potential	83.50	13.96	4.87				102.33
New Development							
Allocation by Land Use	95%		5%				
Available Development Acres	152.23		8.83				161.06
Assumed New FAR	0.37		0.30				
SqFt of New Building Development	2,470,115		115,377				2,585,493
Net Increase in Building SqFt	1,581,321	(176,122)	72,727	(2,289)			1,475,638
Expansion							
Existing FAR	0.31	0.10	0.22				
Potential FAR	0.37	0.52	0.30				
Increase Through Expansion	193,535	259,286	16,818				469,639
Totals							
Combined Net Increase in SqFt	1,774,856	83,164	89,545	(2,289)			1,945,276
Build Out Building SqFt	7,875,464	698,384	733,499				9,307,348
Build Out Acres	492.72	38.68	46.98		0.41		578.79

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Expanded Industrial Zone (ML-2)**

Land Use	Industry	Office	Retail	Residential	Public/Utility	Vacant	Total
Number of Parcels	386	19	64	3	1	17	490
Existing Building SqFt							
Total	6,436,312	3,034,167	846,884	875			10,318,238
High Development Potential	69,682	11,854		875			82,411
Moderate Development Potential	419,839	53,160	15,372				488,371
Underutilized with Expansion Potential	1,467,460	456,480	35,255				1,959,195
Acres							
Existing Totals	458.71	208.74	61.77	0.48	8.69	29.97	768.34
Vacant & Development Potential	48.71	6.39	3.99	0.48		29.97	89.54
Underutilized with Expansion Potential	111.02	58.14	2.97				172.13
New Development							
Allocation by Land Use	68%	23%	9%				
Available Development Acres	60.89	20.30	8.35				89.54
Assumed New FAR	0.39	0.50	0.30				
SqFt of New Building Development	1,034,402	442,052	109,118				1,585,573
Net Increase in Building SqFt	544,882	377,038	93,746	(875)			1,014,791
Expansion							
Existing FAR	0.30	0.18	0.27				
Potential FAR	0.38	0.50	0.30				
Increase Through Expansion	373,467	809,891	3,531				1,186,889
Totals							
Combined Net Increase in SqFt	918,349	1,186,929	97,277	(875)			2,201,679
Build Out Building SqFt	7,354,660	4,221,096	944,161				12,519,917
Build Out Acres	470.88	222.64	66.13		8.69		768.34

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Expanded Industrial Zone (ML-2)**

ITE Land Use	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
	18	200	166	9	12	64	3	1	17	490
Existing Building SqFt										
Total	323,562	2,788,159	2,383,506	3,764,339	210,913	846,884	875			10,318,238
High Development Potential	1,912	66,260		6,039	7,325		875			82,411
Moderate Development Potential	3	165,454	245,382	36,000	26,160	15,372				488,371
Underutilized with Expansion Potential	231,897	804,002	291,789	559,088	37,164	35,255				1,959,195
ACRES										
Existing Totals	33.29	224.88	136.57	255.91	16.81	61.77	0.48	8.69	29.97	768.34
Vacant & Development Potential	6.77	22.01	19.41	2.11	4.80	3.99	0.48		29.97	89.54
Underutilized with Expansion Potential	19.10	55.63	17.60	74.76	2.07	2.97				172.13
New Development										
Allocation by Land Use		23%	41%	18%	9%					9%
Available Development Acres		20.30	36.53	16.24	8.12	8.35				89.54
Assumed New FAR		0.35	0.40	0.50	0.50	0.30				
SqFt of New Building Development		309,437	636,555	353,642	176,821	109,118				1,585,573
Net Increase in Building SqFt	(1,915)	77,723	391,173	311,603	143,336	93,746	(875)			1,014,791
Expansion										
Existing FAR	0.28	0.33	0.38	0.17	0.41	0.27				
Potential FAR	0.32	0.35	0.42	0.50	0.50	0.30				
Increase Through Expansion	34,394	44,057	27,714	1,069,207	7,986	3,531				1,186,889
Totals										
Combined Net Increase in SqFt	32,479	121,779	418,888	1,380,809	151,322	97,277	(875)			2,201,679
Build Out Building SqFt	356,041	2,909,938	2,802,394	5,145,148	362,235	944,161				12,519,917
Build Out Acres	26.52	223.17	153.69	270.03	20.12	66.13		8.69		768.34
Employment Analysis										
SqFt per Employee	500	500	500	450	300	450				
Current Potential Employment	650	5,580	4,770	8,370	700	1,880				21,950
Future Potential Employment	710	5,820	5,600	11,430	1,210	2,100				26,870
Potential Change in Employment	60	240	830	3,060	510	220				4,920

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
La Palma Core Zone (ML-3)**

Land Use	Industry	Office	Retail	Residential	Public/Utility	Vacant	Total
Number of Parcels	42	6	7		2	3	60
Existing Building SqFt							
Total	2,362,244	381,607	20,502				2,764,353
High Development Potential							
Moderate Development Potential	348,978	201,593	11,615				562,186
Underutilized with Expansion Potential	364,449	1,116	6,016				371,581
Acres							
Existing Totals	186.87	21.41	21.18		3.79	31.34	264.58
Vacant & Development Potential	67.13	12.69	12.87			31.34	124.03
Underutilized with Expansion Potential	21.06	0.18	2.47				23.71
New Development							
Allocation by Land Use	31%	31%	37%				124.03
Available Development Acres	38.84	38.84	46.35				
Assumed New FAR	0.50	0.50	0.30				
SqFt of New Building Development	845,892	845,892	605,741				2,297,524
Net Increase in Building SqFt	496,914	644,298	594,126				1,735,338
Expansion							
Existing FAR	0.40	0.14	0.06				
Potential FAR	0.44	0.50	0.30				
Increase Through Expansion	35,387	2,892	26,301				64,580
Totals							
Combined Net Increase in SqFt	532,301	647,190	620,427				1,799,918
Build Out Building SqFt	2,894,545	1,028,797	640,929				4,564,271
Build Out Acres	158.58	47.56	54.66		3.79		264.58

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
La Palma Core Zone (ML-3)**

ITE Land Use	Warehouse										Totals	
	1	23	17	5	2	7	2	7	2	3		
Number of Parcels												60
Existing Building SqFt												
Total	97,864	1,823,504	362,046	315,321	145,116	20,502						2,764,353
High Development Potential												
Moderate Development Potential	97,864	25,024	256,756	268,791	1,116	11,615						562,186
Underutilized with Expansion Potential		161,295	105,290			6,016						371,581
Acres												
Existing Totals	5.66	153.99	22.37	19.43	6.84	21.18						264.58
Vacant & Development Potential		46.99	15.91	16.92		12.87						124.03
Underutilized with Expansion Potential	5.66	8.94	6.46		0.18	2.47						23.71
New Development												
Allocation by Land Use			25%	25%	13%	37%						
Available Development Acres			31.07	31.07	15.54	46.35						124.03
Assumed New FAR			0.50	0.50	0.50	0.30						
SqFt of New Building Development			676,713	676,713	338,357	605,741						2,297,524
Net Increase in Building SqFt		(25,024)	419,957	407,922	338,357	594,126						1,735,338
Expansion												
Existing FAR	0.40	0.41	0.37		0.14	0.06						
Potential FAR	0.40	0.41	0.50		0.50	0.30						
Increase Through Expansion			35,387		2,892	26,301						64,580
Totals												
Combined Net Increase in SqFt		(25,024)	455,344	407,922	341,248	620,427						1,799,918
Build Out Building SqFt	97,864	1,798,480	817,390	723,243	486,364	640,929						4,564,271
Build Out Acres	5.66	107.00	37.53	33.58	22.37	54.66				3.79		264.58
Employment Analysis												
SqFt per Employee	500	500	500	450	300	450						5,800
Current Potential Employment	200	3,650	720	700	480	50						10,080
Future Potential Employment	200	3,600	1,630	1,610	1,620	1,420						4,280
Potential Change in Employment		(50)	910	910	1,140	1,370						

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Transit Core Zone [CO(TC)]**

Land Use	Industry	Office	Retail	Residential	Public/Utility	Vacant	Total
Number of Parcels	42	5	4				51
Existing Building SqFt							
Total	962,213	368,245	54,183				1,384,641
High Development Potential							
Moderate Development Potential	929,588	68,245	54,183				1,052,016
Underutilized with Expansion Potential	32,625	300,000					332,625
Acres							
Existing Totals	64.84	31.44	3.34				99.63
Vacant & Development Potential	62.93	5.05	3.34				71.32
Underutilized with Expansion Potential	1.92	26.39					28.31
New Development							
Allocation by Land Use	26%	59%	15%				
Available Development Acres	18.72	41.90	10.70				71.32
Assumed New FAR	0.56	0.74	0.50				
SqFt of New Building Development	458,238	1,343,647	233,002				2,034,888
Net Increase in Building SqFt	(471,350)	1,275,403	178,819				982,872
Expansion							
Existing FAR	0.39	0.26					
Potential FAR	0.39	0.80					
Increase Through Expansion		619,639					619,639
Totals							
Combined Net Increase in SqFt	(471,350)	1,895,041	178,819				1,602,511
Build Out Building SqFt	490,863	2,263,286	233,002				2,987,152
Build Out Acres	20.64	68.29	10.70				99.63

Notes: Tabulated values include associated commercial zoning

**Northeast Area Specific Plan
Development Potential Summary - Supply Analysis
Transit Core Zone [CO(TC)]**

ITE Land Use	Transit Core Zone [CO(TC)]										Totals
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant		
Number of Parcels	3	33	5	4	2	4					51
Existing Building SqFt											
Total	163,265	706,135	73,890	75,693	311,475	54,183					1,384,641
High Development Potential											
Moderate Development Potential	163,265	673,510	73,890	75,693	11,475	54,183					1,052,016
Underutilized with Expansion Potential		32,625			300,000						332,625
Acres											
Existing Totals	17.38	41.71	4.28	5.92	27.00	3.34					99.63
Vacant & Development Potential	17.38	39.79	4.28	5.92	0.61	3.34					71.32
Underutilized with Expansion Potential		1.92			26.39						28.31
New Development											
Allocation by Land Use			20%	25%	40%	15%					
Available Development Acres			14.26	17.83	28.53	10.70					71.32
Assumed New FAR			0.55	0.60	0.80	0.50					
SqFt of New Building Development			341,737	466,005	994,144	233,002					2,034,888
Net Increase in Building SqFt	(163,265)	(673,510)	267,847	390,312	982,669	178,819					982,872
Expansion											
Existing FAR		0.39			0.26						
Potential FAR		0.39			0.80						
Increase Through Expansion					619,639						619,639
Totals											
Combined Net Increase in SqFt	(163,265)	(673,510)	267,847	390,312	1,602,307	178,819					1,602,511
Build Out Building SqFt		32,625	341,737	466,005	1,913,782	233,002					2,987,152
Build Out Acres		1.92	14.26	17.83	54.92	10.70					99.63
Employment Analysis											
Sq't per Employee	500	500	500	450	300	450					
Current Potential Employment	330	1,410	150	170	1,040	120					3,220
Future Potential Employment		70	680	1,040	6,380	520					8,690
Potential Change in Employment	(330)	(1,340)	530	870	5,340	400					5,470

Notes: Tabulated values include associated commercial zoning