

APPENDIX A9

**Specific Plan Area
Parcels Larger Than Five Acres**

Northeast Area Specific Plan - Specific Plan Area Parcels Larger Than Five Acres

Count	Sub-area	Taz	APN	Acres	B SqFt	FAR	Utilization Code			Year Built	District	Values			Owner	Notes	
							Initial	Revise	Proposed			Land	Imp's	Ratio			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	3	T17	345-011-13	5.196	1	N/A	3	1.3	CO(TC)	WAREHOUSING	1	ALPHA	956,133	1,458,985	1.53	3530 LA PALMA PARTNERSHIP	
2	3	T45	345-121-17	10.300	159,264	0.355	2	1.2	CO(TC)	WAREHOUSING	83	ALPHA	1,503,626	2,633,380	1.75	WILLIAMSON PAUL D	
3	3	T44	345-132-04	5.100	80,820	0.364	2	1.2	CO(TC)	INDUSTRY	74	ALPHA	177,579	969,195	5.46	GROVE CONSTRUCTION	
4	3	T16	345-174-03	6.340	66,089	0.239	2	1.2	CO(TC)	INDUSTRY	71	ALPHA	210,576	1,168,025	5.55	GENERAL ELECTRIC CO	
5	3	T20	345-181-02	26.390	300,000	0.261	2	2	CO(TC)	GENERAL OFFICE	87	ALPHA	7,913,020	0	SANTA FE PACIFIC REALTY CORP		
CO(TC) Subtotals				53.326	606,174								10,760,934	6,229,585			
1	1	T01	344-111-03	8.714	179,600	0.473	2	1.2	ML-1	BUSINESS PARK	68	ALPHA	243,867	1,230,198	5.04	YODER DONALD H	
2	1	T01	344-192-02	6.180	133,549	0.496	1	1.1	ML-1	GENERAL OFFICE	77	ALPHA	303,688	640,154	2.11	T OHARA FARM	acreage increased
3	1	T01	344-202-05	6.433	21,025	0.075	2	2	ML-1	INDUSTRY	75	ALPHA	1,746,416	594,484	0.34	BEARD EPHRAIM	
4	1	T02	344-251-03	9.040	117,153	0.298	3	3	ML-1	BUSINESS PARK	87	ALPHA	3,132,558	5,065,570	1.62	CANNON LOUIS A TR MIRA LOMA PART	
5	1	T02	344-261-03	8.420	173,650	0.473	3	3	ML-1	BUSINESS PARK	74	ALPHA	1,058,282	2,016,951	1.91	CUKIER MAX	
6	1	T06	344-351-03	5.200	44,844	0.198	1	1	ML-1	CORPORATE HEADQUARTERS	81	ALPHA	282,488	790,868	2.80	CK LIMITED PARTNERSHIP	2 acres of parcel is vacant
7	1	T04	344-391-05	8.93	0	N/A	1	1	ML-1	INDUSTRY	0	CANYON	1,577,680	15,205	0.01	COYKENDALL HAROLD C J	
8	1	T40	344-414-04	15.148	0	N/A	5	5	ML-1	VACANT	78	ALPHA	2,165,801	2,247,236	1.04	KOLL BUSINESS CENTERS- LA	
9	1	T10	344-423-04	6.120	76,176	0.286	3	3	ML-1	BUSINESS PARK	73	ALPHA	703,003	7,479,451	10.64	CARTER HAWLEY HALE STORES INC	
10	2	T11	345-022-03	11.400	156,000	0.314	3	3	ML-1	GENERAL OFFICE	69	ALPHA	4,048,296	8,820,172	2.18	NARCMO MATERIALS INC	
11	2	T11	345-031-01	14.310	70,400	0.113	2	2	ML-1	CORPORATE HEADQUARTERS	73	ALPHA	353,147	1,763,401	4.99	LASCO INDUSTRIES INC	
12	2	T11	345-061-06	13.260	108,992	0.189	3	1.3	ML-1	INDUSTRY	78	ALPHA	313,949	1,446,431	4.61	FOWLER DALE E	
13	2	T11	345-061-14	5.114	99,300	0.446	2	1.2	ML-1	BUSINESS PARK	87	ALPHA	2,650,508	4,870,268	1.84	ZUMA TRADING CO	
14	2	T11	345-072-27	7.399	69,269	0.215	3	3	ML-1	BUSINESS PARK	0	CANYON	3,369,047	277,122	0.08	CALIFORNIA AUTO DEALERS EXCHANGE INC	
15	3	T24	345-161-28	8.910	0	N/A	5	5	ML-1	VACANT	1	ALPHA	194,715	0	0		
16	3	T26	346-164-03	5.060	0	N/A	5	5	ML-1	VACANT			22,143,445	37,257,511			
CL-1 /ML-1 Subtotals				139.638	1,249,958												
1	5	T42	077-233-10	8.780	129,301	0.338	2	2	CL-2	BUSINESS PARK	72	ALPHA	1,383,752	1,124,288	0.81	SCENIC CORRIDOR INDUSTRIAL PARK	
2	5	T42	077-233-32	6.340	-1	N/A	3	3	CL-2	BUSINESS PARK	78	ALPHA	3,756,048	5,699,412	1.57	BANK OF THE WEST	
3	5	T41	346-281-03	5.390	24,500	0.104	3	3	CL-2	RETAIL	72	ALPHA	3,915,025	2,498,559	0.64	STI THEATRES INC	
4	5	T38	077-213-53	6.304	90,000	0.328	3	3	ML-2	BUSINESS PARK	89	ALPHA	3,846,879	5,333,121	1.39	ANAHEIM HILLS ENTERPRISES	
5	5	T38	077-213-54	14.653	-1	N/A	3	3	ML-2	CORPORATE HEADQUARTERS	86	ALPHA	662,063	8,940,142	13.35	ROCK OF AMERICA	
6	2	T12	345-081-09	50.000	1,000,000	0.459	6	6	ML-2	INDUSTRY	75	ALPHA	1,325,000	21,500,000	16.23	ROCKWELL INTERNATIONAL CORP	ROCKWELL
7	2	T12	345-101-02	9.600	126,000	0.301	3	3	ML-2	CORPORATE HEADQUARTERS	83	ALPHA	3,296,277	2,648,649	0.80	AMERICAN TELECOM INC	
8	2	T12	345-101-05	12.560	140,000	0.256	4	4	ML-2	CORPORATE HEADQUARTERS	88	ALPHA	4,553,727	2,847,626	0.63	ORANGE COUNTY EMPLOYEES RETIREMENT S	
9	2	T12	345-171-08	8.860	140,000	0.363	4	4	ML-2	CORPORATE HEADQUARTERS	88	ALPHA	3,212,235	2,847,626	0.89	ORANGE COUNTY EMPLOYEES RETIREMENT S	
10	3	T22	345-171-20	7.120	40,000	0.129	1	1	ML-2	INDUSTRY	74	ALPHA	2,139,707	5,242,263	2.45	SUNDR BRANDS INC	
11	3	T16	345-174-20	9.410	61,731	0.151	3	1.3	ML-2	BUSINESS PARK	1	ALPHA	627,092	1,317,520	2.10	ORANGE COUNTY FLOOD CONTROL DIST	ROCKWELL
12	2	T15	345-201-01	19.210	0	N/A	6	6	ML-2	INDUSTRY	0	ALPHA	722,033	2,568,079	3.56	NORTH AMERICAN AID	
13	4	T30	346-061-02	9.150	258,778	0.649	3	3	ML-2	BUSINESS PARK	60	ALPHA	722,033	2,568,079	3.56	CC&F LA PALMA INVESTMENT CO	
14	4	T30	346-071-16	5.429	87,344	0.369	3	3	ML-2	BUSINESS PARK	80	ALPHA	0	0	N/A	LEASE-ALL LA PALMA	
15	3	T27	346-151-07	18.110	0	N/A	3	3	ML-2	INDUSTRY	1	ALPHA	0	0	N/A	PUBLIC UTILITY	
16	3	T37	346-201-15	7.000	100,568	0.366	3	3	ML-2	CORPORATE HEADQUARTERS	84	ALPHA	2,923,480	7,104,300	2.82	ISMOS INVEST CO	
17	5	T27	346-201-15	6.300	136,211	0.447	3	3	ML-2	CORPORATE HEADQUARTERS	88	ALPHA	5,000,000	10,300,000	2.06	SWEDE-CAL PROPERTIES INC	
18	5	T37	346-211-26	5.731	100,106	0.401	3	3	ML-2	BUSINESS PARK	86	ALPHA	1,953,259	3,742,500	1.92	FUJITA	
19	5	T41	346-261-06	12.110	0	N/A	3	3	ML-2	INDUSTRY	84	ALPHA	2,519,400	4,613,420	1.83	STATE TEACHERS RETIREMENT SYSTEM	
20	5	T41	346-261-08	5.836	72,000	0.283	3	3	ML-2	WAREHOUSING	83	ALPHA	1,788,971	15,672,725	8.76	ORANGE CORPORATE CENTRE LTD	
21	5	T41	346-271-10	6.115	155,571	0.584	4	4	ML-2	CORPORATE HEADQUARTERS	83	ALPHA	239,878	502,404	2.09	YORBA ORANGE GROWERS ASSN	
22	5	T36	346-291-01	6.570	31,898	0.111	2	2	ML-2	INDUSTRY	75	ALPHA	1,356,906	3,646,704	2.69	MEDTRONIC INC	
23	5	T33	346-371-02	8.300	0	N/A	5	5	ML-2	VACANT	1	ALPHA	3,666,369	0	0	FUJITA	
24	5	T35	346-391-12	12.391	272,510	0.505	3	3	ML-2	CORPORATE HEADQUARTERS	85	ALPHA	4,469,317	7,360,538	1.65	SETCO INC	
25	5	T36	346-393-20	8.129	134,000	0.378	4	4	ML-2	BUSINESS PARK	89	ALPHA	2,347,051	4,923,912	2.10	SANTA FE PACIFIC REALTY CORP	
26	5	T35	346-401-13	10.000	278,853	0.640	3	3	ML-2	CORPORATE HEADQUARTERS	86	ALPHA	2,843,338	4,424,896	1.50	SANTA FE PACIFIC REALTY CORP	
27	5	T36	346-402-11	28.100	131,389	0.107	2	2	ML-2	CORPORATE HEADQUARTERS	1	ALPHA	675,667	0	0	SANTA FE PACIFIC REALTY CORP	
28	5	T37	346-411-02	16.650	276,600	0.381	2	2	ML-2	CORPORATE HEADQUARTERS	85	ALPHA	5,495,507	38,620,801	7.03	CIBA-GEIGY CORP	acres changed, current parcel
29	5	T37	346-411-04	8.720	-1	N/A	2	2	ML-2	CORPORATE HEADQUARTERS	80	CANYON	6,293	0	0	CIBA-GEIGY CORP	
30	5	T37	346-411-05	8.720	190,000	0.500	3	3	ML-2	CORPORATE HEADQUARTERS		CANYON	623,001	6,310,200	10.13	WARNER-LAMBERT CO	
31	5	T37	346-411-05	8.720	190,000	0.500	3	3	ML-2	CORPORATE HEADQUARTERS		CANYON	623,001	6,310,200	10.13	WARNER-LAMBERT CO	

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Count	Sub-area	TAZ	APN	Acres	B SqFt	FAR	Utilization Code			Proposed Zoning	IBI - ITE Land Use	Year Built	District	Values			Owner	Notes	
							Initial	Revised	8					9	10	11			12
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
32	5	T38	346-421-01	7.890	80,000	0.233	4	4	4	ML-2	CORPORATE HEADQUARTERS	84	ALPHA	4,855,353	8,280,244	1.71	VINEYARD MINISTRIES		
33	5	T38	346-421-08	5.100	100,000	0.450	3	3	3	ML-2	RETAIL	82	CANYON	3,194,930	9,521,139	2.98	VINEYARD MINISTRIES		
CL-2 /ML-2 Subtotals				359.668	4,240,147									73,098,758	187,691,068				
1	2	T13	345-111-03	6.459	105,290	0.374	2	2	2	CL-3	BUSINESS PARK	74	ALPHA	874,137	1,994,256	2.28	SATOR KARL		
2	2	T13	345-111-04	5.176	34,584	0.153	2	1,2	1,2	CL-3	BUSINESS PARK	74	ALPHA	700,540	1,479,769	2.11	SATOR KARL		
3	2	T13	345-111-05	5.146	109,661	0.489	3	1,3	1,3	CL-3	BUSINESS PARK	76	ALPHA	230,171	1,322,559	5.75	FOWLER DALE E		
4	2	T18	360-071-14	8.266	0	N/A	5	5	5	CL-3	VACANT	1	ALPHA	243,546	0	N/A	ORANGE COUNTY STEEL SALVAGE		
5	2	T18	360-071-18	19.170	0	N/A	5	5	5	CL-3	VACANT	1	ALPHA	3,436,288	0	N/A	ORANGE COUNTY STEEL SALVAGE		
6	2	T18	360-071-23	6.340	0	N/A	1	1	1	CL-3	INDUSTRY	86	ALPHA	1,326,510	265,302	0.20	ORANGE COUNTY STEEL SALVAGE		
7	2	T12	345-081-02	55.810	1,602,183	0.659	6	6	6	ML-3	INDUSTRY	75	ALPHA	1,478,959	34,651,502	23.43	ROCKWELL INTERNATIONAL CORP	ROCKWELL	
8	2	T12	345-081-04	10.140	-1	N/A	6	1,6	1,6	ML-3	INDUSTRY	73	ALPHA	317,160	6,890,753	21.73	ROCKWELL INTERNATIONAL CORP	ROCKWELL	
9	2	T12	345-101-16	5.660	97,864	0.397	2	2	2	ML-3	WAREHOUSING	72	ALPHA	226,533	1,059,492	4.68	YODER DONALD H		
10	2	T13	345-111-08	5.894	5,032	0.020	2	1,2	1,2	ML-3	RETAIL	72	ALPHA	313,209	1,256,231	4.01	KENNEY GOLF ENTERPRISES INC		
11	2	T13	345-111-09	10.305	150,000	0.334	3	1,3	1,3	ML-3	CORPORATE HEADQUARTERS	65	ALPHA	385,110	2,413,786	6.27	LONG BEACH LEASING CORP		
12	2	T13	345-111-10	6.310	110,455	0.402	3	1,2	1,2	ML-3	CORPORATE HEADQUARTERS	65	ALPHA	3,086,418	6,069,102	1.97	NINTH & THIRTY-FOURTH		
13	2	T13	345-111-12	6.977	6,583	0.022	2	1,2	1,2	ML-3	RETAIL	76	ALPHA	753,578	722,658	0.96	HUISH JOHN M		
14	2	T13	345-121-02	12.410	0	N/A	6	1,6	1,6	ML-3	INDUSTRY	0	ALPHA	404,950	5,401,052	13.34	ROCKWELL INTERNATIONAL CORP	ROCKWELL	
15	3	T45	345-121-03	14.520	0	N/A	6	1,6	1,6	ML-3	INDUSTRY	0	ALPHA	474,247	13,007,854	27.43	ROCKWELL INTERNATIONAL CORP	ROCKWELL	
16	2	T13	345-121-19	6.653	144,000	0.497	3	3	3	ML-3	GENERAL OFFICE	88	ALPHA	2,271,022	3,923,348	1.73	DOYLE MICHAEL CARROLL		
17	2	T15	345-201-12	34.670	0	N/A	6	6	6	ML-3	INDUSTRY	0	ALPHA	1,010,697	22,901,862	22.66	ROCKWELL INTERNATIONAL CORP	ROCKWELL	
CL-3 /ML-3 Subtotals				219.906	2,365,651									17,533,075	103,359,526				
Specific Area Totals (excl. RSA)				772.538	8,461,930										123,536,212	334,537,690			
1	4	T34	077-160-18	39.720	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	0	CANYON	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
2	4	T34	077-160-28	18.890	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	0	CANYON	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
3	2	T11	345-041-01	8.520	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
4	2	T11	345-041-02	9.700	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
5	2	T11	345-051-06	9.700	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
6	2	T11	345-061-07	48.995	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY FLOOD CONTROL DIST	OCWD	
7	2	T14	345-071-01	14.490	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
8	2	T14	345-071-02	9.780	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
9	2	T14	345-142-02	46.710	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
10	2	T14	345-142-03	17.080	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
11	3	T28	346-081-07	12.737	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
12	3	T28	346-091-01	8.630	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
13	4	T34	346-092-02	11.280	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
14	4	T34	346-092-03	5.840	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
15	3	T28	346-101-02	16.690	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
16	3	T28	346-101-03	42.960	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
17	3	T28	346-111-01	13.493	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
18	3	T28	346-121-01	18.520	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
19	3	T28	346-121-03	14.860	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
20	3	T28	346-132-04	9.590	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
21	3	T28	346-132-05	7.970	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
22	3	T28	346-132-07	10.430	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
23	3	T28	346-132-08	12.860	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
24	3	T28	346-132-09	17.490	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
25	3	T28	346-143-03	20.060	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
26	3	T28	346-143-05	11.060	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
27	2	T18	360-071-09	32.089	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	COUNTY OF ORANGE	OCWD	
28	2	T18	360-071-10	136.156	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
29	2	T18	360-071-21	16.430	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
30	3	T19	360-211-01	6.780	0	N/A	7	7	7	RSA	PUBLIC/UTILITY	1	CANYON	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	

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							Initial	Revise	7					Land	Imp's	Ratio		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
31	3	T19	360-211-02	22.870	0	N/A	7	7	RSA	PUBLIC/UTILITY		CANYON_	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
32	3	T29	360-212-01	181.288	0	N/A	7	7	RSA	PUBLIC/UTILITY	1	ALPHA	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
33	3	T29	360-212-02	24.746	0	N/A	7	7	RSA	PUBLIC/UTILITY	1	CANYON	0	0	N/A	ORANGE COUNTY WATER DIST	OCWD	
RSA Subtotals				877.424	0								23,438	0				
Specific Plan Area Totals				1649.362	8,461,930								123,569,650	334,537,690				