

APPENDIX A3

**Planning Area Land Use
Analysis**

**Northeast Area Specific Plan
Land Use
Existing Conditions Summary**

ITE Land Use	Acres				
	Alpha	Canyon	Placentia	Total	Percent
Warehousing	76.73	7.84	20.50	105.07	3.6%
Industry	639.38	19.32	56.10	714.79	24.6%
Business Park	296.99	13.39	66.62	377.00	13.0%
Corporate Headquarters	267.97	47.09	21.30	336.35	11.6%
General Office	72.04	2.67	6.96	81.67	2.8%
Retail	104.45	26.90	5.31	136.66	4.7%
Residential	22.97	0.00	25.39	48.37	1.7%
Public/Utility	834.22	114.03	17.68	965.93	33.3%
Vacant	84.23	25.87	27.71	137.81	4.7%
Total	2,398.97	257.10	247.58	2,903.64	100.0%

ITE Land Use	Parcels				
	Alpha	Canyon	Placentia	Total	Percent
Warehousing	35	6	9	50	3.3%
Industry	329	26	26	381	25.0%
Business Park	334	20	44	398	26.1%
Corporate Headquarters	61	31	5	97	6.4%
General Office	24	2	2	28	1.8%
Retail	83	38	4	125	8.2%
Residential	139	0	169	308	20.2%
Public/Utility	64	6	13	83	5.5%
Vacant	30	7	15	52	3.4%
Total	1099	136	287	1522	100.0%

ITE Land Use	Building SqFt				
	Alpha	Canyon	Placentia	Total	Percent
Warehousing	781,857	64,256	101,600	947,713	4.0%
Industry	8,304,777	231,935	127,745	8,664,457	37.0%
Business Park	5,108,435	298,675	418,085	5,825,195	24.9%
Corporate Headquarters	4,057,070	459,481	346,838	4,863,389	20.8%
General Office	998,936	12,890	0	1,011,826	4.3%
Retail	1,037,802	531,577	18,000	1,587,379	6.8%
Residential	380,597	0	119,125	499,722	2.1%
Public/Utility	32,384	0	1	32,385	0.1%
Vacant	0	0	0	0	0.0%
Total	20,701,858	1,598,814	1,131,394	23,432,066	100.0%

Northeast Area Specific Plan
Land Use
Assessment Value Summary by District

ITE Land Use	Land Values				
	Alpha	Canyon	Placentia	Total	Percent
Warehousing	14,310,464	1,893,679	0	16,204,143	4.3%
Industry	91,801,123	5,215,601	1,314,941	98,331,665	26.2%
Business Park	74,993,216	4,376,606	257,947	79,627,769	21.2%
Corporate Headquarters	78,204,659	16,138,589	0	94,343,248	25.1%
General Office	18,733,792	188,314	0	18,922,106	5.0%
Retail	30,537,428	12,365,764	0	42,903,192	11.4%
Residential	2,362,585	0	0	2,362,585	0.6%
Public/Utility	1,420,384	0	0	1,420,384	0.4%
Vacant	13,741,761	3,817,935	3,795,407	21,355,103	5.7%
Total	326,105,412	43,996,488	5,368,295	375,470,195	100.0%

ITE Land Use	Improvements				
	Alpha	Canyon	Placentia	Total	Percent
Warehousing	19,267,397	1,646,947	0	20,914,344	2.8%
Industry	247,203,298	7,995,985	1,319,890	256,519,173	34.2%
Business Park	148,607,926	7,565,953	4,072,143	160,246,022	21.4%
Corporate Headquarters	194,074,974	20,302,977	0	214,377,951	28.6%
General Office	28,870,808	301,335	0	29,172,143	3.9%
Retail	37,526,587	25,916,000	0	63,442,587	8.5%
Residential	2,861,908	0	0	2,861,908	0.4%
Public/Utility	924,175	0	0	924,175	0.1%
Vacant	284,738	15,205	672,678	972,621	0.1%
Total	679,621,811	63,744,402	6,064,711	749,430,924	100.0%

ITE Land Use	Personal Property				
	Alpha	Canyon	Placentia	Total	Percent
Warehousing	637,961	0	0	637,961	0.4%
Industry	147,483,276	0	665,920	148,149,196	85.3%
Business Park	1,615,571	0	0	1,615,571	0.9%
Corporate Headquarters	18,305,196	903,506	0	19,208,702	11.1%
General Office	2,845,613	0	0	2,845,613	1.6%
Retail	267,037	29,457	0	296,494	0.2%
Residential	0	0	0	0	0.0%
Public/Utility	457,418	0	0	457,418	0.3%
Vacant	457,518	0	0	457,518	0.3%
Total	172,069,590	932,963	665,920	173,668,473	100.0%

Northeast Area Specific Plan
Land Use
Existing Conditions Summary by Sub-area

ITE Land Use	Acres						Total	Percent
	1	2	3	4	5			
Warehousing	25.36	12.67	20.41	19.42	27.21	105.07	3.6%	
Industry	211.77	244.34	149.36	40.06	69.26	714.79	24.6%	
Business Park	130.13	29.89	86.31	79.77	50.90	377.00	13.0%	
Corporate Headquarters	25.68	71.97	21.81	17.25	199.64	336.35	11.6%	
General Office	11.65	19.25	34.31	9.37	7.09	81.67	2.8%	
Retail	44.34	26.38	20.84	10.45	34.65	136.66	4.7%	
Residential	16.50	5.99	1.19	24.21	0.48	48.37	1.7%	
Public/Utility	8.47	387.91	474.31	84.98	10.26	965.93	33.3%	
Vacant	42.71	35.42	16.02	32.39	11.28	137.81	4.7%	
Total	516.61	833.83	824.56	317.89	410.76	2,903.64	100.0%	

ITE Land Use	Parcels						Total	Percent
	1	2	3	4	5			
Warehousing	17	5	7	10	11	50	3.3%	
Industry	177	43	81	24	56	381	25.0%	
Business Park	150	6	138	65	39	398	26.1%	
Corporate Headquarters	8	12	9	7	61	97	6.4%	
General Office	9	5	6	3	5	28	1.8%	
Retail	63	12	19	8	23	125	8.2%	
Residential	118	19	5	164	2	308	20.2%	
Public/Utility	2	29	27	17	8	83	5.5%	
Vacant	16	7	6	16	7	52	3.4%	
Total	560	138	298	314	212	1522	100.0%	

ITE Land Use	Building SqFt						Total	Percent
	1	2	3	4	5			
Warehousing	279,376	119,810	175,566	69,062	303,899	947,713	4.0%	
Industry	2,775,193	3,306,237	1,335,291	416,125	831,611	8,664,457	37.0%	
Business Park	2,330,858	423,104	1,085,705	1,258,566	726,962	5,825,195	24.9%	
Corporate Headquarters	367,548	849,986	366,573	292,562	2,986,720	4,863,389	20.8%	
General Office	173,308	316,130	391,899	7,325	123,164	1,011,826	4.3%	
Retail	582,535	88,775	263,015	178,554	474,500	1,587,379	6.8%	
Residential	304,930	74,792	0	119,125	875	499,722	2.1%	
Public/Utility	0	0	32,384	1	0	32,385	0.1%	
Vacant	0	0	0	0	0	0	0.0%	
Total	6,813,748	5,178,834	3,650,433	2,341,320	5,447,731	23,432,066	100.0%	

Northeast Area Specific Plan
Land Use
Assessment Value Summary by Sub-area

ITE Land Use	Land Values						Total	Percent
	1	2	3	4	5			
Warehousing	4,107,172	2,251,624	2,888,566	282,214	6,674,567	16,204,143	4.3%	
Industry	41,317,859	18,394,104	19,664,913	6,036,262	12,918,527	98,331,665	26.2%	
Business Park	29,957,083	4,819,877	15,321,751	9,288,840	20,240,218	79,627,769	21.2%	
Corporate Headquarters	3,504,452	21,587,020	8,302,092	1,918,699	59,030,985	94,343,248	25.1%	
General Office	1,887,591	3,110,377	10,746,882	188,314	2,988,942	18,922,106	5.0%	
Retail	11,523,858	6,016,872	4,267,492	1,450,892	19,644,078	42,903,192	11.4%	
Residential	9,598	2,291,827	0	0	61,160	2,362,585	0.6%	
Public/Utility	0	171,455	1,085,041	0	163,888	1,420,384	0.4%	
Vacant	3,177,372	5,564,459	4,133,958	4,858,203	3,621,111	21,355,103	5.7%	
Total	95,484,985	64,207,615	66,410,695	24,023,424	125,343,476	375,470,195	100.0%	

ITE Land Use	Improvements						Total	Percent
	1	2	3	4	5			
Warehousing	3,527,996	2,185,324	5,048,455	234,760	9,917,809	20,914,344	2.8%	
Industry	63,523,500	110,521,393	48,332,305	11,487,775	22,654,200	256,519,173	34.2%	
Business Park	54,446,657	11,131,937	33,461,853	25,181,859	36,023,716	160,246,022	21.4%	
Corporate Headquarters	4,668,471	29,005,157	20,333,136	2,638,820	157,732,367	214,377,951	28.6%	
General Office	2,278,072	11,609,140	5,867,545	301,335	9,116,051	29,172,143	3.9%	
Retail	19,194,988	4,939,693	9,396,026	5,878,089	24,033,791	63,442,587	8.5%	
Residential	12,403	2,544,694	0	0	304,811	2,861,908	0.4%	
Public/Utility	0	0	924,175	0	0	924,175	0.1%	
Vacant	60,145	29,347	673,555	52,020	157,554	972,621	0.1%	
Total	147,712,232	171,966,685	124,037,050	45,774,658	259,940,299	749,430,924	100.0%	

ITE Land Use	Personal Property						Total	Percent
	1	2	3	4	5			
Warehousing	70,907	300,239	14,007	0	252,808	637,961	0.4%	
Industry	4,241,905	139,398,385	2,507,237	0	2,001,669	148,149,196	85.3%	
Business Park	407,466	545	956,762	23,367	227,431	1,615,571	0.9%	
Corporate Headquarters	0	8,927,993	0	0	10,280,709	19,208,702	11.1%	
General Office	0	0	0	0	2,845,613	2,845,613	1.6%	
Retail	49,106	84,648	122,474	40,266	0	296,494	0.2%	
Residential	0	0	0	0	0	0	0.0%	
Public/Utility	0	0	457,418	0	0	457,418	0.3%	
Vacant	0	0	0	0	457,518	457,518	0.3%	
Total	4,769,384	148,711,810	4,057,898	63,633	16,065,748	173,668,473	100.0%	

Northeast Area Specific Plan Land Use Analysis

Total Existing Building SqFT											
Sub-area	23432066	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
1	T00						3,856	303,623			307,479
1	T01	13,981	117,879	362,030	103,315	133,549	28,700				759,454
1	T02	143,316	276,303	379,086							798,705
1	T03		352,693	220,056			79,598				652,347
1	T04		86,000	166,801							252,801
1	T05	47,584	337,033	50,213		3,739	37,488	1,307			477,364
1	T06	5,986	117,335	448,531	99,076	14,533	146,686				832,147
1	T07		376,748			10,927	11,932				399,607
1	T08	5,814	362,269	386,876		8,400	15,369				778,728
1	T09	6,120	453,695	161,802	118,332		71,838				811,787
1	T10	56,575	188,858	155,463	46,825		149,052				596,773
2	T11	20,802	393,296	173,569	85,045	171,014	14,490	73,810			932,026
2	T12	97,864	2,602,184		452,531	1,116	6,016				3,159,711
2	T13			249,535	260,455	144,000	14,486				668,476
2	T14	1,144	12,900		11,920		53,783	982			80,729
2	T15		297,857		40,035						337,892
3	T16		269,025	172,095	15,074	11,475					467,669
3	T17	1	22,802	38,400	32,119						93,322
2	T18										
3	T19										
3	T20					300,000					300,000
3	T21		229,712				17,588				247,300
3	T22		119,610		79,000		13,359				211,969
3	T23		101,900	19,200			18,135				139,235
3	T24		63,409				15,002				78,411
3	T25		2								2
3	T26		23,326	128,281							151,607
3	T27	12,300	70,277	173,369	167,544				32,384		455,874
3	T28		86,772			32,390	130,964				250,126
3	T29					27,874					27,874
4	T30			899,402							899,402
4	T31	58,499		56,079	80,443			111,633			306,654
4	T32	3,201	81,357	198,603	163,080			7,492	1		453,734
4	T33	5,450	248,056	40,832	43,000		145,090				482,428
4	T34	1,912	86,712	63,650	6,039	7,325	33,464				199,102
5	T35	67,000		233,183	1,091,136		6,353				1,397,672
5	T36	31,506	125,882	134,000	619,981	90,900	43,592				1,045,861
5	T37		187,266	140,479	759,233		189,625				1,276,603
5	T38	101,893	429,967	90,000	79,999	32,264	100,000	875			834,998
3	T39	1	93,890	441,849	36,000	20,160	31,372				623,272
1	T40		106,380			2,160	38,016				146,556
5	T41	72,000	11,348		436,371		63,541				583,260
5	T42	31,500	45,250	129,300			71,389				277,439
5	T43		31,898								31,898
3	T44		191,711	112,511	36,836		23,500				364,558
3	T45	163,264	62,855				13,095				239,214
	Totals	947,713	8,664,457	5,825,195	4,863,389	1,011,826	1,587,379	499,722	32,385		23,432,066
Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.											

Northeast Area Specific Plan Land Use Analysis

High Development Potential											
419221	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals	
T00											
T01	5,500	30,484			133,549					169,533	
T02											
T03						1,200				1,200	
T04											
T05		16,100					1,307			17,407	
T06	5,985		1,000	44,844						51,829	
T07											
T08											
T09	1,120	6,360	15,600			1,770				24,850	
T10											
T11	20,801	42,274	5,000							68,075	
T12											
T13											
T14							982			982	
T15											
T16											
T17											
T18											
T19											
T20											
T21											
T22		40,000								40,000	
T23											
T24											
T25			2							2	
T26											
T27											
T28											
T29											
T30											
T31											
T32	1	2,139					792			2,932	
T33											
T34	1,912	23,760			6,039	7,325				39,036	
T35											
T36											
T37											
T38							875			875	
T39											
T40											
T41		2,500								2,500	
T42											
T43											
T44											
T45											
Totals	35,319	163,619	21,600	50,883	140,874	2,970	3,956			419,221	
Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.											

Northeast Area Specific Plan Land Use Analysis

Moderate Development Potential											
	2893602	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
T00											
T01			60,760	221,050			10,700				292,510
T02											
T03											
T04											
T05		13,561	98,935				9,797				122,293
T06											
T07											
T08											
T09							3,600				3,600
T10											
T11		1	231,778	99,300							331,079
T12			-1								-1
T13				144,245	260,455		11,615				416,315
T14		1,144	12,900		11,920		15,583				41,547
T15											
T16			224,080	97,221	15,074	11,475					347,850
T17		1	22,802	38,400	32,119						93,322
T18											
T19											
T20											
T21			229,712				17,588				247,300
T22											
T23											
T24											
T25											
T26											
T27											
T28											
T29											
T30											
T31											
T32											
T33											
T34											
T35											
T36											
T37			62,434								62,434
T38		3	70,225			6,000					76,228
T39			32,795	183,651	36,000	20,160	15,372				287,978
T40											
T41											
T42											
T43											
T44			159,086	112,511	36,836		23,500				331,933
T45		163,264	62,855				13,095				239,214
Totals		177,974	1,268,361	896,378	392,404	37,635	120,850				2,893,602
Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.											

Northeast Area Specific Plan Land Use Analysis

Underutilized Building SqFt - Expansion Potential

	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
4180781										
T00										
T01	8,481	21,025								29,506
T02	103,416	184,572								287,988
T03		41,702	67,900							109,602
T04		86,000								86,000
T05		32,569			3,739	6,166				42,474
T06	1		50,000							50,001
T07		23,664				5,642				29,306
T08		107,287	26,190							133,477
T09		134,179								134,179
T10	56,575	145,000				20,000				221,575
T11				70,400						70,400
T12	97,864				1,116	6,016				104,996
T13			105,290							105,290
T14										
T15		262,857								262,857
T16		27,778	74,874							102,652
T17										
T18										
T19										
T20					300,000					300,000
T21										
T22		79,610				13,359				92,969
T23		25,200								25,200
T24		63,409				15,002				78,411
T25										
T26										
T27			74,484	66,976						141,460
T28		86,772				1,180				87,952
T29										
T30			77,531							77,531
T31										
T32		1,690		163,080						164,770
T33						6,716				6,716
T34										
T35	67,000		13,130	1,334						81,464
T36	31,506	66,082		214,179	10,900	14,000				336,667
T37		86,502		276,599						363,101
T38	101,890	237,503			26,264					365,657
T39	1	61,095								61,096
T40					2,160					2,160
T41										
T42	31,500		129,301							160,801
T43		31,898								31,898
T44		32,625								32,625
T45										
Totals	498,234	1,839,019	618,700	792,568	344,179	88,081				4,180,781

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan Land Use Analysis

Vacant Land, High and Moderate Development Potential Acres											
	506.154	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
T00											
T01		0.21	17.30	11.68		6.18	1.72			0.41	37.51
T02											
T03							0.76			10.14	10.89
T04			8.93								8.93
T05		1.66	12.52				0.74	0.24		4.69	19.84
T06		0.26		0.35	5.20					5.38	11.19
T07											
T08										2.72	2.72
T09		0.45	0.54	0.88			1.78			0.92	4.56
T10											
T11		6.15	24.81	5.71				0.98			37.64
T12			10.14							4.06	14.20
T13			12.41	10.32	16.62		12.87			3.90	56.12
T14		0.86	0.86		0.86		1.43	0.86		0.02	4.91
T15											
T16			15.54	11.45	0.78	0.61				0.96	29.35
T17		5.20	1.14	2.24	3.66						12.24
T18			8.19							27.44	35.63
T19											
T20											
T21			12.18				1.39				13.57
T22			7.12								7.12
T23											
T24										9.59	9.59
T25			11.07								11.07
T26										5.06	5.06
T27										0.41	0.41
T28											
T29											
T30											
T31		8.34								3.28	11.62
T32		1.72	0.45	2.88		6.96		0.84		14.84	27.70
T33										12.24	12.24
T34		2.70	4.15		0.34	2.41				2.03	11.63
T35										2.93	2.93
T36											
T37			3.04							4.88	7.92
T38		4.07	4.72			0.43		0.16			9.38
T39			1.88	10.00	1.77	1.96	3.99				19.60
T40										18.45	18.45
T41			1.10							2.47	3.57
T42											
T43								0.32			0.32
T44			9.22	5.59	1.78		1.31				17.90
T45		12.18	17.55				0.64				30.38
Totals		43.79	184.87	61.10	31.02	18.56	26.62	3.40		136.81	506.15
Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.											

Northeast Area Specific Plan Land Use Analysis

Underutilized Acreage											
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals	
346.232											
T00											
T01	4.94	10.82								15.76	
T02	4.78	6.51								11.29	
T03		7.25	3.43							10.67	
T04		4.01								4.01	
T05		7.65			1.73	1.81				11.18	
T06	2.04		1.00							3.04	
T07		1.23				0.36				1.59	
T08		6.42	1.14							7.56	
T09		6.28								6.28	
T10	3.19	6.08				1.87				11.14	
T11					14.31					14.31	
T12	5.66				0.18	2.47				8.32	
T13			6.46							6.46	
T14											
T15		13.91								13.91	
T16		1.61	4.23							5.84	
T17											
T18											
T19											
T20					26.39					26.39	
T21											
T22		4.04				1.00				5.04	
T23		3.11								3.11	
T24		2.49				0.83				3.32	
T25											
T26		5.06								5.06	
T27			4.05	3.61						7.66	
T28		5.23				0.52				5.74	
T29											
T30			4.24							4.24	
T31											
T32		1.89		9.23						11.12	
T33						0.73				0.73	
T34											
T35	2.70		0.55	1.03						4.28	
T36	4.46	7.31		33.19	0.72	0.72				46.40	
T37		4.35		26.77						31.12	
T38	5.66	14.22		10.16	1.35					31.39	
T39	1.80	4.21								6.01	
T40					1.50					1.50	
T41											
T42	4.48		8.78							13.26	
T43		6.57								6.57	
T44		1.92								1.92	
T45											
Totals	39.71	132.16	33.87	98.30	31.88	10.31				346.23	

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan Land Use Analysis

Allocation by Land Use											
Sub-area	TAZ	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	
1	T00							100%			100%
1	T01	5%	70%	25%							100%
1	T02	10%	60%	30%							100%
1	T03	10%	60%	30%							100%
1	T04	5%	75%	20%							100%
1	T05	5%	70%	25%							100%
1	T06	10%	60%	30%							100%
1	T07	5%	65%	30%							100%
1	T08	5%	65%	30%							100%
1	T09	15%	55%	30%							100%
1	T10	10%	80%	10%							100%
2	T11		25%	75%							100%
2	T12		20%	50%	20%	10%					100%
2	T13			60%	20%	20%					100%
2	T14		25%	40%	20%	15%					100%
2	T15		25%	40%	20%	15%					100%
3	T16			50%	25%	25%					100%
3	T17				50%	50%					100%
2	T18						100%				100%
3	T19			30%	30%	40%					100%
3	T20			30%	30%	40%					100%
3	T21			50%	25%	25%					100%
3	T22			30%	30%	40%					100%
3	T23			30%	30%	40%					100%
3	T24			30%	30%	40%					100%
3	T25			30%	30%	40%					100%
3	T26			30%	30%	40%					100%
3	T27			30%	30%	40%					100%
3	T28			30%	30%	40%					100%
3	T29			30%	30%	40%					100%
4	T30	5%	15%	35%	35%	10%					100%
4	T31	5%	15%	35%	35%	10%					100%
4	T32	5%	15%	35%	35%	10%					100%
4	T33	5%	15%	35%	35%	10%					100%
4	T34	5%	15%	35%	35%	10%					100%
5	T35			75%	15%	10%					100%
5	T36			75%	15%	10%					100%
5	T37			75%	15%	10%					100%
5	T38			75%	15%	10%					100%
3	T39			35%	25%	40%					100%
1	T40	10%	60%	30%							100%
5	T41			30%	60%	10%					100%
5	T42			30%	60%	10%					100%
5	T43			30%	60%	10%					100%
3	T44			20%	40%	40%					100%
3	T45			50%	30%	20%					100%

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan Land Use Analysis

Available Development Acres										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
T00										
T01	1.88	26.26	9.38							37.51
T02										
T03	1.09	6.54	3.27							10.89
T04	0.45	6.70	1.79							8.93
T05	0.99	13.89	4.96							19.84
T06	1.12	6.72	3.36							11.19
T07										
T08	0.14	1.77	0.82							2.72
T09	0.68	2.51	1.37							4.56
T10										
T11		9.41	28.23							37.64
T12		2.84	7.10	2.84	1.42					14.20
T13			33.67	11.22	11.22					56.12
T14		1.23	1.96	0.98	0.74					4.91
T15										
T16			14.67	7.34	7.34					29.35
T17				6.12	6.12					12.24
T18						35.63				35.63
T19										
T20										
T21			6.79	3.39	3.39					13.57
T22			2.14	2.14	2.85					7.12
T23										
T24			2.88	2.88	3.83					9.59
T25			3.32	3.32	4.43					11.07
T26			1.52	1.52	2.02					5.06
T27			0.12	0.12	0.16					0.41
T28										
T29										
T30										
T31	0.58	1.74	4.07	4.07	1.16					11.62
T32	1.38	4.15	9.69	9.69	2.77					27.70
T33	0.61	1.84	4.28	4.28	1.22					12.24
T34	0.58	1.74	4.07	4.07	1.16					11.63
T35			2.20	0.44	0.29					2.93
T36										
T37			5.94	1.19	0.79					7.92
T38			7.04	1.41	0.94					9.38
T39			6.86	4.90	7.84					19.60
T40	1.84	11.07	5.53							18.45
T41			1.07	2.14	0.36					3.57
T42										
T43			0.10	0.19	0.03					0.32
T44			3.58	7.16	7.16					17.90
T45			15.19	9.11	6.08					30.38
Totals	11.35	98.39	196.94	90.52	73.33	35.63				506.15

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan Land Use Analysis

Assumed New FAR										
Sub-area	TAZ	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant
1	T00	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T01	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T02	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T03	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T04	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T05	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T06	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T07	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T08	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T09	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T10	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T11	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T12	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T13	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T14	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T15	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
3	T16	0.25	0.35	0.40	0.60	0.60	0.30	2.00		
3	T17	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
2	T18	0.25	0.35	0.40	0.50	0.50	0.24	0.40		
3	T19	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T20	0.25	0.35	0.40	0.60	0.87	0.30	1.00		
3	T21	0.25	0.35	0.40	0.60	0.60	0.30	2.00		
3	T22	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T23	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T24	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T25	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T26	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T27	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T28	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T29	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
4	T30	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T31	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T32	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T33	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T34	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T35	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T36	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T37	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T38	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
3	T39	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
1	T40	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T41	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T42	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T43	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
3	T44	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T45	0.25	0.35	0.40	0.60	0.60	0.30	1.00		

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan

Land Use Analysis

Existing FAR on Parcels with Expansion Potential

b-area	TAZ	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant
1	T00									
1	T01	0.04	0.04							
1	T02	0.50	0.65							
1	T03		0.13	0.45						
1	T04		0.49							
1	T05		0.10			0.05	0.08			
1	T06	0.00		1.15						
1	T07		0.44				0.36			
1	T08		0.38	0.53						
1	T09		0.49							
1	T10	0.41	0.55				0.25			
2	T11				0.11					
2	T12	0.40				0.14	0.06			
2	T13			0.37						
2	T14									
2	T15		0.43							
3	T16		0.40	0.41						
3	T17									
2	T18									
3	T19									
3	T20					0.26				
3	T21									
3	T22		0.45				0.31			
3	T23		0.19							
3	T24		0.59				0.41			
3	T25									
3	T26									
3	T27			0.42	0.43					
3	T28		0.38				0.05			
3	T29									
4	T30			0.42						
4	T31									
4	T32		0.02		0.41					
4	T33						0.21			
4	T34									
5	T35	0.57		0.55	0.03					
5	T36	0.16	0.21		0.15	0.35	0.45			
5	T37		0.46		0.24					
5	T38	0.41	0.38			0.45				
3	T39	0.00	0.33							
1	T40					0.03				
5	T41									
5	T42	0.16		0.34						
5	T43		0.11							
3	T44		0.39							
3	T45									

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Northeast Area Specific Plan

Land Use Analysis

Potential FAR on Parcels with Expansion Potential

Sub-area	TAZ	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant
1	T00	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T01	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T02	0.50	0.65	0.40	0.50	0.50	0.30	0.40		
1	T03	0.25	0.35	0.45	0.50	0.50	0.30	0.40		
1	T04	0.25	0.49	0.40	0.50	0.50	0.30	0.40		
1	T05	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
1	T06	0.25	0.35	1.15	0.50	0.50	0.30	0.40		
1	T07	0.25	0.44	0.40	0.50	0.50	0.36	0.40		
1	T08	0.25	0.38	0.53	0.50	0.50	0.30	0.40		
1	T09	0.25	0.49	0.40	0.50	0.50	0.30	0.40		
1	T10	0.41	0.55	0.40	0.50	0.50	0.30	0.40		
2	T11	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T12	0.40	0.35	0.40	0.50	0.50	0.30	0.40		
2	T13	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T14	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
2	T15	0.25	0.43	0.40	0.50	0.50	0.30	0.40		
3	T16	0.25	0.40	0.41	0.60	0.60	0.30	2.00		
3	T17	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
2	T18	0.25	0.35	0.40	0.50	0.50	0.24	0.40		
3	T19	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T20	0.25	0.35	0.40	0.60	0.87	0.30	1.00		
3	T21	0.25	0.35	0.40	0.60	0.60	0.30	2.00		
3	T22	0.25	0.45	0.40	0.60	0.60	0.31	1.00		
3	T23	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T24	0.25	0.59	0.40	0.60	0.60	0.41	1.00		
3	T25	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T26	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
3	T27	0.25	0.35	0.42	0.60	0.60	0.30	1.00		
3	T28	0.25	0.38	0.40	0.60	0.60	0.30	1.00		
3	T29	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
4	T30	0.25	0.35	0.42	0.50	0.50	0.30	0.40		
4	T31	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T32	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T33	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
4	T34	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T35	0.57	0.35	0.55	0.50	0.50	0.30	0.40		
5	T36	0.25	0.35	0.40	0.50	0.50	0.45	0.40		
5	T37	0.25	0.46	0.40	0.50	0.50	0.30	0.40		
5	T38	0.41	0.38	0.40	0.50	0.50	0.30	0.40		
3	T39	0.25	0.35	0.40	0.60	0.60	0.30	1.00		
1	T40	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T41	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T42	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
5	T43	0.25	0.35	0.40	0.50	0.50	0.30	0.40		
3	T44	0.25	0.39	0.40	0.60	0.60	0.30	1.00		
3	T45	0.25	0.35	0.40	0.60	0.60	0.30	1.00		

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Northeast Area Specific Plan Land Use Analysis

Increase through Expansion											
% Retail	TAZ	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
	T00										
10%	T01	40,784	129,584				18,930				189,298
10%	T02										
5%	T03		65,346				3,439				68,786
10%	T04										
10%	T05		75,602			30,507	11,790				117,899
	T06	22,215									22,215
10%	T07										
10%	T08										
10%	T09										
	T10										
10%	T11					217,145	24,127				241,272
10%	T12					2,602	289				2,892
10%	T13			6,526			725				7,252
	T14										
10%	T15										
10%	T16										
10%	T17										
10%	T18										
10%	T19										
10%	T20					630,096	70,011				700,107
10%	T21										
10%	T22										
	T23		22,215								22,215
7%	T24										
10%	T25										
10%	T26		69,430				7,714				77,145
10%	T27					24,637	2,737				27,375
	T28										
10%	T29										
10%	T30										
10%	T31										
10%	T32		24,412			34,154	6,507				65,074
	T33										
2%	T34										
10%	T35					18,989	2,110				21,099
10%	T36	15,396	40,830			457,829	4,303	57,595			575,954
	T37					306,452					306,452
5%	T38					210,241	3,044	11,226			224,511
10%	T39	17,641	2,782					2,269			22,692
2%	T40					29,900	610				30,510
5%	T41										
	T42	17,287		23,682							40,969
10%	T43		61,441				6,827				68,268
10%	T44										
10%	T45										
	Totals	113,323	491,643	30,208	1,269,448	700,453	226,908				2,831,983

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan Land Use Analysis

Combined Net Increase of Building SqFt										
	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
T00										
T01	53,666	398,633	(73,992)		(133,549)	66,645				311,403
T02										
T03	11,270	160,018	54,098			10,662				236,048
T04	4,376	91,899	28,007			13,809				138,092
T05	(3,838)	151,130	77,781		30,507	32,889	(1,307)			287,161
T06	28,418	102,380	57,503	(44,844)						143,456
T07										
T08	1,332	24,251	12,791			4,264				42,638
T09	5,588	28,076	5,867			1,587				41,117
T10										
T11	(20,802)	(144,947)	338,345	217,145		87,655				477,395
T12		38,962	111,316	55,658	30,431	26,263				262,629
T13			390,322	(40,438)	220,017	96,674				666,574
T14	(1,144)	5,799	34,193	9,451	16,028	(15,583)	(982)			47,762
T15										
T16		(224,080)	132,875	157,498	161,097	63,916				291,306
T17	(1)	(22,802)	(38,400)	111,803	143,922	31,983				226,504
T18						375,000				375,000
T19										
T20					630,096	70,011				700,107
T21		(229,712)	106,400	79,800	79,800	11,967				48,255
T22		(40,000)	33,496	50,244	66,992	16,748				127,479
T23		22,215								22,215
T24			46,600	69,901	93,201	15,784				225,486
T25		(2)	52,079	78,118	104,157	26,039				260,391
T26		69,430	23,805	35,707	47,609	19,617				196,168
T27			1,934	27,538	3,867	3,704				37,043
T28										
T29										
T30										
T31	5,696	23,925	63,799	79,749	22,785	21,773				217,727
T32	13,571	79,278	152,011	224,168	54,290	58,384	(792)			580,911
T33	6,665	27,992	74,644	93,306	26,659					229,265
T34	4,292	2,298	69,488	80,821	17,492	4,356				178,747
T35			34,437	27,599	5,739	7,531				75,305
T36	15,396	40,830		457,829	4,303	57,595				575,954
T37		(62,434)	103,433	332,310	17,239					390,548
T38	(3)	(70,225)	116,449	239,353	16,452	19,908	(875)			321,060
T39	17,641	(30,013)	(76,081)	79,254	164,246	32,145				187,192
T40	19,688	165,380	94,503		29,900	6,316				315,786
T41		(2,500)	17,718	44,295	7,383	3,652				70,548
T42	17,287		23,682							40,969
T43		61,441	1,510	3,775	629	7,484				74,840
T44		(159,086)	(56,380)	131,556	168,392	20,157				104,639
T45	(163,264)	(62,855)	238,172	214,355	142,903	53,064				422,375
Totals	15,836	445,277	2,252,403	2,815,949	2,172,589	1,251,998	(3,956)			8,950,096

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.

Northeast Area Specific Plan Land Use Analysis

Building SqFt at Build Out

% Retail	TAZ	Warehousing	Industry	Business Park	Corporate Headquarters	General Office	Retail	Residential	Public/Utility	Vacant	Totals
1%	T00						3,856	303,623			307,479
9%	T01	67,647	516,512	288,038	103,315		95,345				1,070,857
	T02	143,316	276,303	379,086							798,705
10%	T03	11,270	512,711	274,154			90,260				888,395
4%	T04	4,376	177,899	194,808			13,809				390,893
9%	T05	43,746	488,163	127,994		34,246	70,377				764,525
15%	T06	34,404	219,715	506,034	54,232	14,533	146,686				975,603
3%	T07		376,748			10,927	11,932				399,607
2%	T08	7,146	386,520	399,667		8,400	19,633				821,366
9%	T09	11,708	481,771	167,669	118,332		73,425				852,904
25%	T10	56,575	188,858	155,463	46,825		149,052				596,773
7%	T11		248,349	511,914	302,190	171,014	102,145	73,810			1,409,421
1%	T12	97,864	2,641,146	111,316	508,189	31,547	32,279				3,422,340
8%	T13			639,857	220,017	364,017	111,160				1,335,050
30%	T14		18,699	34,193	21,371	16,028	38,200				128,491
	T15		297,857		40,035						337,892
8%	T16		44,945	304,970		172,572	63,916				758,975
10%	T17				143,922	143,922	31,983				319,826
100%	T18						375,000				375,000
	T19										
7%	T20					930,096	70,011				1,000,107
10%	T21			106,400	79,800	79,800	29,555				295,555
9%	T22		79,610	33,496	129,244	66,992	30,107				339,448
11%	T23		124,115	19,200			18,135				161,450
10%	T24		63,409	46,600	69,901	93,201	30,786				303,897
10%	T25			52,079	78,118	104,157	26,039				260,393
6%	T26		92,756	152,086	35,707	47,609	19,617				347,775
1%	T27	12,300	70,277	175,303	195,082	3,867	3,704		32,384		492,917
52%	T28		86,772			32,390	130,964				250,126
	T29					27,874					27,874
	T30			899,402							899,402
4%	T31	64,195	23,925	119,878	160,192	22,785	21,773	111,633			524,381
6%	T32	16,772	160,635	350,614	387,248	54,290	58,384	6,700	1		1,034,645
20%	T33	12,115	276,048	115,476	136,306	26,659	145,090				711,693
10%	T34	6,204	89,010	133,138	86,860	24,817	37,820				377,849
1%	T35	67,000		267,620	1,118,735	5,739	13,884				1,472,977
6%	T36	46,902	166,712	134,000	1,077,810	95,203	101,187				1,621,815
11%	T37		124,832	243,912	1,091,543	17,239	189,625				1,667,151
10%	T38	101,890	359,742	206,449	319,352	48,716	119,908				1,156,058
8%	T39	17,642	63,877	365,768	115,254	184,406	63,517				810,464
10%	T40	19,688	271,760	94,503		32,060	44,332				462,342
10%	T41	72,000	8,848	17,718	480,666	7,383	67,193				653,808
22%	T42	48,787	45,250	152,982			71,389				318,408
7%	T43		93,339	1,510	3,775	629	7,484				106,738
9%	T44		32,625	56,131	168,392	168,392	43,657				469,197
10%	T45			238,172	214,355	142,903	66,159				661,589
	Totals	963,549	9,109,734	8,077,598	7,679,338	3,184,415	2,839,377	495,766	32,385		32,382,162

Notes: Traffic zone T00 is a new zone in the north section of sub-area 1 that has been included in the analysis. It consists of primarily residential land uses.