

II. SETTING

A. LOCATION

The Specific Plan project area contains approximately 26 acres located north of the Riverside Freeway (SR-91) and west of Tustin Avenue in the Anaheim Northeast Industrial Area (Exhibit 1). The Riverside Freeway (SR-91) is located immediately south of the project site. The site has direct access from Tustin Avenue and La Palma Avenue and is adjacent to the Tustin Avenue/SR-91 interchange. The Atchison Topeka & Santa Fe Railroad is an active track providing freight and commuter services (Metrolink) bordering the site to the west. The Anaheim Canyon Metrolink Station, which is part of the Orange County commuter rail line, is located adjacent to the Specific Plan on PacifiCenter Drive.

B. EXISTING AND SURROUNDING LAND USES

Portions of the PacifiCenter Specific Plan have been constructed, including approximately 98,000 square feet of commercial office, 23,800 square feet of retail, 4,000 square feet of restaurant (Carl's Jr.) and 20,000 square feet of warehouse space.

As part of this development, a number of transportation improvements have been implemented including widening of Tustin Avenue to Major Highway standards adjacent to the project site. Additionally, La Palma Avenue has been improved to Primary Roadway standards and the intersection with Tustin Avenue has been improved to Critical Intersection standards as designated on the General Plan.

The project site and vicinity are within Development Area 5 (Commercial) of the Northeast Area Specific Plan (SP-94-1). A mixture of commercial and industrial development surround the project site. Commercial uses, which currently exist east of the site along Tustin Avenue and on the northwest corner of the La Palma/Tustin intersection, include a bank, furniture/home improvement stores, and retail uses supportive of the industrial uses within the immediate project vicinity. The existing commercial uses, are permitted under previous conditional use permits.

East of Tustin Avenue is the 100-acre Warner Spreading Basin, operated by the Orange County Water District. Industrial uses, including office and research and development activities, currently exist to the north and west of the project area. These industrial buildings and offices

EXHIBIT 1

are separated from the site by the Atchison Topeka & Santa Fe Railroad tracks and La Palma Avenue.

C. PROJECT BACKGROUND AND HISTORY OF APPROVALS

The project is located within Redevelopment Project Alpha. Redevelopment Project Alpha was adopted on July 19, 1973 and amended three times, twice in 1976 and once in 1982.

The original Plan was called Santa Fe Pacific Plaza Specific Plan. The history of adoption and amendments is as follows:

- Santa Fe Pacific Plaza Specific Plan No. 88-3, by Ordinance Nos. 5045, was adopted on February 28, 1989.
- The Specific Plan, by Ordinance No. 5207 was amended on March 5, 1991 to permit additional uses and structures in Development Area 1.
- The Specific Plan, by Ordinances Nos. 5277 and 5278, was amended again on December 10, 1991. The purpose of this amendment was to align the Specific Plan with the desire to develop the project area with service-oriented industrial, office and commercial uses.