

SAVI RANCH LAND USE AND MOBILITY VISION PLAN

The City is continuing its efforts to develop a vision for Savi Ranch, an approximately 158 acre Planned Development. Savi Ranch evolved from agriculture land in the 1980s, to big box retail development in the 1990s and now an eclectic mixture of industrial, retail, and automotive land uses. Savi Ranch generates over 60% of the City's sales tax revenues. However, due to limited access points (i.e. Yorba Linda Boulevard and Savi Ranch Parkway), and a lack of night life, entertainment, and family attractions future economic gains within Savi Ranch are limited.

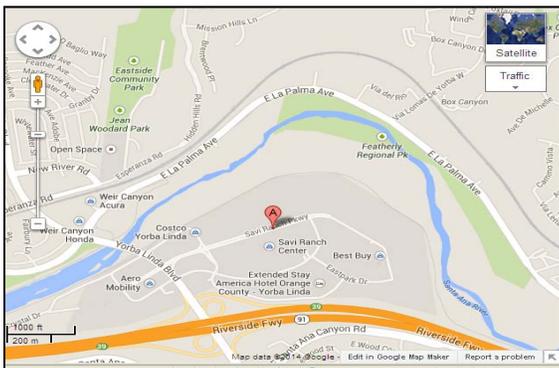
City staff is excited about developing immediate and future improvements to increase access to, improve circulation within, and augment retail, and dining choices within Savi Ranch which will make the development a premier attraction in Yorba Linda and a sought after destination experience throughout Orange County. Realization of these efforts will increase funds (i.e. sales tax) needed to fund capital improvements and amenities which Yorba Linda stakeholders (i.e. residents, property owners, business owners, community groups and visitors) deserve.



SAVI RANCH REVISIONED

In August 2012, the California Department of Transportation (CalTrans), awarded the City of Yorba Linda a \$240,000 Community-Based Transportation Planning Grant to fund the **Savi Ranch Land Use and Mobility Vision Plan ("Vision Plan")**. CalTrans awards grant funding to jurisdictions with projects that improve mobility, and integrate land use, housing, and transportation to achieve a prosperous economy, quality environment and equity.

In June 2013, the City entered a contractual agreement with The Planning Center to develop the **Savi Ranch Land Use and Mobility Vision Plan** which will include a 10, 20, and 30 year vision for Savi Ranch. In December 2013, a workshop was held to discuss the existing conditions of Savi Ranch and to share the project purpose, funding, and timeline. A workshop held on February 11, 2014, focused on land use issues and opportunities. Attendees heard from real estate, land use, and economic experts, as they discussed the history of Savi Ranch, real estate and commercial market trends, and the importance of the creating a "Savi Ranch" brand which can be actualized with compatible and attractive land uses, architecture, enhanced signage, and multiple access points. On April 24, 2014, a Planning/Traffic Commission Joint Study Session was held to



present three (3) proposed land use alternatives and mobility improvements for Savi Ranch. The Commissions discussed the proposed plans and directed staff to conduct a fiscal analysis to determine the economic vitality of each land use alternative.

PUBLIC OUTREACH

On June 12, 2014, the Vision Plan team will conduct a Community Outreach Meeting at Travis Ranch Elementary School in the Multi-Purpose Building at 6:30pm to gather feedback from Savi Ranch business owners, property owners and residents located near Savi Ranch regarding the proposed land use alternatives and mobility improvements.

Those interested receiving updates on the **Savi Ranch Land Use and Mobility Vision Plan** and/or participating in developing the plan are welcomed to contact Project Planner, Shawnika Johnson, AICP at (714) 961-7139 and/or sjohnson@yorbalinda.org. Savi Ranch Project updates including land use alternatives, and project studies will be available at www.yorbalindaconnects.com.

