



**Urban Land
Institute**

Orange County/Inland Empire

Technical Assistance Panel

City of Yorba Linda

Scope of Work

Identify Pros and Cons of development opportunities on 40-acre West Bastanchury site. Focus on the strengths, weaknesses, opportunities and challenges of five submittals (and formally state interest from the former developer, Shell/Aera Energy) for development projects. In addition review the suggestions/ideas from the residents and community groups, including the summary of emails received as a result of the city's Request for Interest campaign. Pros and Cons should include the following, but are not limited to:

1. The physical needs of the city, including but not limited to housing, parks and recreation, economic development (see the 2014-2021 Housing Element RHNA goals, the 2014 Parks and Recreation Master Plan, and the City Council's 2011 Goals).
 - a. Include community support and outreach.
2. The current market viability, including but not limited to demographics, financing, completion deadline, or other.
 - a. Include deed restrictions.
3. The potential economic returns to the City, including selling or leasing the site, long-term revenue stream vs. long-term service costs.
4. The potential environmental impacts, including but not limited to access, level of service, drought, hazardous materials, noise, light, soils, ecology or other.
5. Keep in mind adjacent land uses and the potential challenges and constraints. Recommended zone changes are amenable if they potentially allow for highest and best use of land.