

YORBA LINDA

- helping companies grow & succeed -

ESTABLISH
and identify new
business opportunities

MAINTAIN
and preserve our
existing economic base

ENCOURAGE
and promote a vibrant
retail environment

Presented by

UCI Health





Yorba Linda Public Library & Cultural Arts Center

The City's latest civic endeavor, the new Yorba Linda Public Library & Cultural Arts Center, is currently under construction. The long-awaited flexible, multigenerational facility will allow the City to expand its programs and services to support the community's strong desires for lifelong learning, the arts, and recreation.

Featuring two separate buildings and adjacent plazas flanked by a central, outdoor paseo, the project is designed as an engaging, community hub sited on a City-owned 4.7-acre site on Lakeview Avenue just north of Yorba Linda Boulevard and across from the new Yorba Linda Town Center retail site. Comprehensive needs assessments and a collaborative public outreach campaign to solicit community feedback helped guide the project's size, design, and future expanded programming. More than 1600 stakeholders, residents, and community members contributed their input to help shape the project.

The new civic campus reflects the community's desires for engaging programs and spaces that will allow the City to expand its offerings to all residents—babies to seniors. Opening in summer/fall of 2020, the Library & the Cultural Arts Center will feature flexible public spaces to meet evolving community needs. Yorba Linda residents represent an educated, engaged community that values educational, cultural, and recreational opportunities. The new Yorba Linda Public Library & Cultural Arts Center will serve as a civic anchor and community gathering space to meet community expectations and desires well into the future.

Yorba Linda Public Library

The City's new two-story, 45,000-square-foot library will provide spaces for patrons of all ages. The Library currently conducts more than 700 programs each year with 50,000 participants in limited space. Its popular children's storytime has been recognized as the best in Orange County by Parenting OC Magazine.

The Yorba Linda community values Library educational programs for its children and teens, laptime storytime to college test preparation classes; as well as adult offerings, including book clubs, DIY workshops, and technology classes for seniors.

The Library provides services well beyond traditional book collections and is a place for community members to connect, discover, and create. As part of the "Library of Things," the Library checks out musical instruments, sewing machines, and telescopes. Also available are passport services, genealogy research assistance, and a seed-lending library. Its Star Wars and Harry Potter events draw participants from across the county.

Recognizing the current facility is undersized for its service area population and community needs, the City planned the new facility by analyzing future demand projections, industry standards and emerging trends, and receiving valuable community input that clearly identified stakeholder and patron preferences. The new, larger building will enable the Library to expand its collections and programs and meet community demand for its most popular programs.

The welcoming, open lobby will feature current, popular collections and seating areas. It branches off to include an expanded Friends of the Library used book store; a divisible community room and adjacent outdoor space available to the public; a dedicated children's area including a secure outdoor terrace and whimsical children's storytime theater; and young teen and group study spaces. The second story will include adult collections, quiet reading areas, group study

rooms, a conference room available for public use, a flexible DIY creative space, and a dedicated teen space that includes a group study area.

Yorba Linda Cultural Arts Center

Designed to foster and serve the Yorba Linda's active arts community, the innovative 13,500-square-foot Cultural Arts Center will provide visual and performing arts spaces that will allow the City to expand its offerings and provide much-needed space for community-based arts related activities.

The building's lobby will feature gallery space and provide access to an arts studio and outdoor arts yard, a flexible 250-seat black box theater, and dance studio opening onto an adjacent events lawn.



The black box theater, designed with input from the community and performing arts professionals, will be equipped with audio visual capabilities in a control room mezzanine to accommodate a variety of recitals and theatre performances. Its state-of-the-art flexible stage and seating can be arranged to accommodate small gatherings as well as performances of various types and sizes.

This valuable, diverse arts facility will serve as a community resource to introduce, master, and display various visual and performing arts activities.

The Project

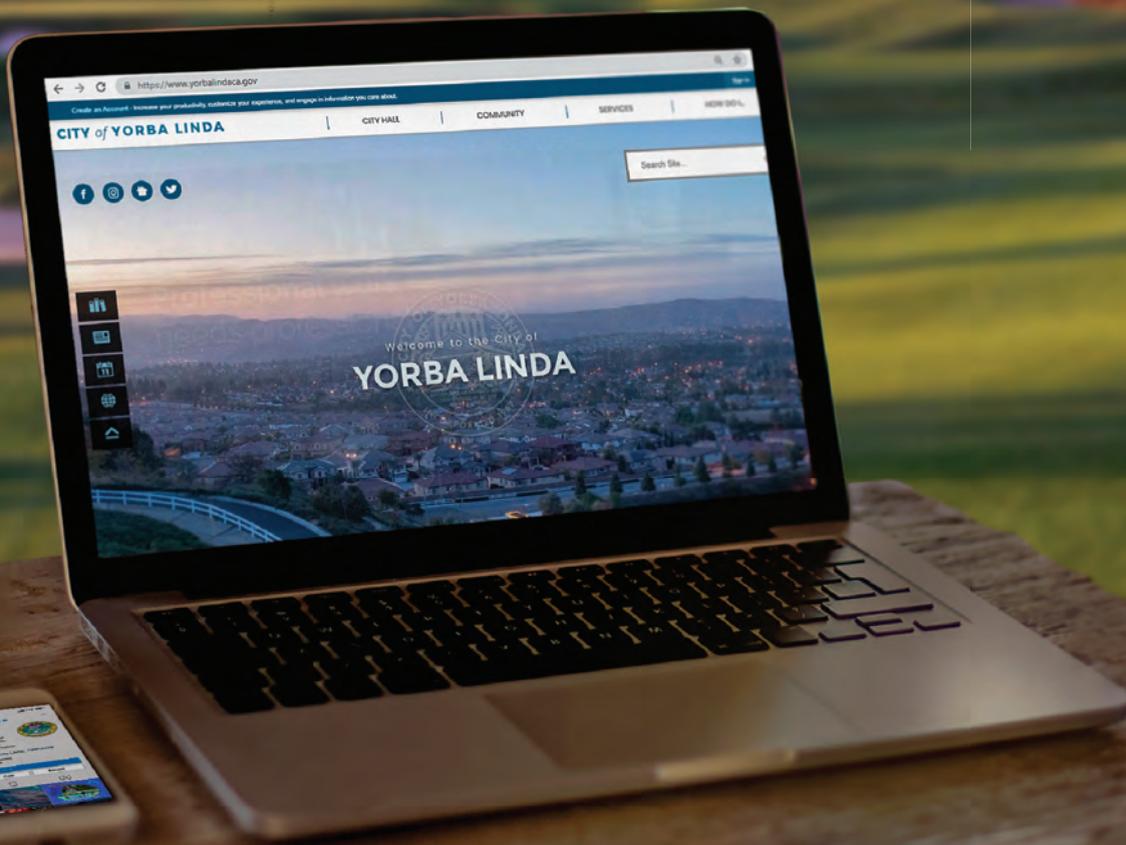
The Public Library & Cultural Arts Center facility designs reflect the community's desire for engaging outdoor spaces and inviting interior spaces to foster lifelong learning, cultural and recreational activities, and community connections.

Both buildings feature exterior plazas that open onto the shared paseo, extending the outdoor spaces for community programs. The paseo, in combination with the events lawn, will provide a venue for festivals and other activities that bring the community together.

Building designs feature natural materials that echo community open spaces and geographic elements. Designed with solar modeling for optimum building positioning and interior layouts to take advantage of natural light, the buildings will feature high-efficiency lighting responsive to real-time exterior lighting conditions reducing the need for artificial lighting. Other sustainable features include energy-efficient window glazing reducing cooling and heating costs, EV charging stations; native, drought-tolerant plantings; and bioswales in the shared parking lot.

CONNECT WITH YORBA LINDA

We are devoted to helping businesses grow & succeed!
At City Hall, we strive to keep residents, businesses, and community groups engaged and informed through the sharing of accurate and timely information. Getting connected is easier than ever through the City's website, staff assistance, and social media sites.



VISIT US ONLINE



YORBALINDACA.GOV

Quickly access City news, programs, and services. Subscribe for email and SMS updates when new info is added!

- LoopNet commercial property search available
- Business development information including demographics & agency contacts
- Vision plans available for retail expansion

STAFF ASSISTANCE



ECONOMIC DEVELOPMENT DIVISION

Our Economic Development Division can connect you with resources to get you started!

- Easy access to key staff & local elected officials
- Concierge service to navigate the development & permit process
- Business friendly environment

GET SOCIAL



SOCIAL MEDIA

Get an inside look at the latest City happenings by finding Yorba Linda on your favorite social media sites.

Facebook: @cityofyorbalinda
Instagram: @cityofyorbalinda
Twitter: @yorbalindacity

LARRY COHN PHOTOGRAPHY



Some Things Are Worth the Wait Yorba Linda Town Center Now Open

Site History

The development of the City's downtown area has been a project in the making for over 20 years. It was marked by the onset of a community vision and the initial acquisition of several properties in the downtown area, which began to take shape in the early 90's.

The Town Center is at the heart of Yorba Linda's historic downtown area. Several buildings dating from the early 1900's, along with a quaint and inviting streetscape, impart a small-town atmosphere to this potentially vibrant commercial district.

The City saw a vision and opportunity to expand the hidden gem and allow the Town Center to further develop and create a unique area where residents and visitors could gather, shop and dine in the heart of this city. Several attempts were made over the years at re-developing this downtown area. Each new plan brought forth creative ideas, better site planning, more community input and a greater vision for what the Town Center was to become.

The Town Center Specific Plan was adopted in July 2011, which outlined the vision for the future site development and allowed the City Council to solicit developer

interest in putting together a retail project for this site. The following year the Council selected Zelman Development Company to carry out the City's vision for the downtown area.

Project Development

When Zelman and the City joined forces and began working on this venture there were a number of moving parts and the team recognized that this was going to be complex development project. The complexity was tied to the age of the property, the lack of infrastructure, the number of private property owners, the involvement of the State, and various other factors that made getting this project off the ground an accomplishment in itself. However, Zelman and the City never lost sight of the vision and the intent to bring a quality project to the premier intersection in this quiet north Orange County community.

Moving forward with this 9-acre Town Center retail project became among the highest priorities for the City. The City constructed a 4-story public parking facility to serve as benefit to the overall downtown area. The parking structure consists of 436 spaces and is situated conveniently in the central portion of Town Center to adequately service the neighboring historic Main Street district, the future Library

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LARRY COHN PHOTOGRAPHY



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Parking is No Problem: Bomel Construction Completes Attractive Four-Level Garage for Yorba Linda Town Center

Some of the adults who will grab a bite to eat or catch a movie at Yorba Linda Town Center this year weren't even born when the idea for the retail-entertainment district was first discussed.

In planning and purchasing stages for more than two decades, the 125,000-square-foot Yorba Linda Town Center features more than two dozen stores and shops, including a Bristol Farms grocery store and a 10-screen Regal Cinemas. A landscaped central plaza will host community events.

Bomel Construction completed construction of Yorba Linda Town Center's parking structure in 2018. Over a 12-month duration, the general contractor erected a four-level, 159,000-square-foot, 450-stall garage. It provides convenient, shaded parking for the Town Center and nearby Main Street, the heart of Old Town Yorba Linda.

Construction of the parking garage required careful planning. Construction crews worked to protect a historic structure that sits just feet from the garage's footprint. "Our biggest challenge was designing and installing the shoring to hold up a 100-year-old house in the fire department's yard," said Bomel Project Executive Kasey Shay. "That work was extensive, and the design was fairly complex."

Shay said workers used a permanent shored wall instead of a typical temporary steel beam and lagging system. The permanent wall is poured-in-place caissons that are about 50-feet deep, every 5 feet on center. "Instead of lagging, we installed a shotcrete wall between the caissons to tie it all in," Shay explained.

According to the latest United States Census Bureau statistics, the median family income in Yorba Linda is more than double the national average. The Town Center garage possesses architectural embellishments commensurate with a parking facility that will serve a modern lifestyle center in an affluent community. "The façade was fairly complicated and features an attractive brick veneer, EIFS, louvers, and synthetic stone applied to the concrete structure," Shay said.

Parking Structure Specialists

Established in 1970, Bomel specializes in design-build parking structures and has completed over 300 parking structure projects. The company's recent retail projects in Southern California include Irvine Spectrum Target Parking Structure



(ongoing), Del Amo Fashion Center Parking Structure, Desert Hills Premium Outlets Parking Structure, Village at Westfield Parking Structure, Outlets at San Clemente Parking Structure, Citadel Outlets Parking Structures and One Paseo Parking Structure.

This year, Bomel plans to begin construction for two parking structures supporting the Hollywood Park mixed-use development in Inglewood, adjacent to the future Los Angeles Rams football stadium.

For more information, contact Derral McGinnis at Bomel Construction, (714) 921-1660 or dmcginnis@bomelconstruction.com.



**BOMEL CONSTRUCTION
COMPANY INC.**

We are Proud to Announce the Grand Opening of Our Latest Project YORBA LINDA TOWN CENTER



Photographs: Larry Cohn Photography



ZELMAN DEVELOPMENT CO.

213.533.8100

515 South Figueroa Street, Suite 1230
Los Angeles, California 90071

ZELMAN.com



Dr. Erin Lin and Dr. Gretchen Conroy, Breast Health Services at UCI Health — Yorba Linda Multispecialty

Ask the breast health experts

About one in eight U.S. women will develop invasive breast cancer over the course of her lifetime. It is the most commonly diagnosed cancer in women, yet there is a lack of awareness about its prevention and diagnosis. UCI Health breast health experts Dr. Erin Lin and Dr. Gretchen Conroy answer common questions their patients ask:

When should I start getting mammograms?

Dr. Gretchen Conroy: Women of average risk for breast cancer should begin annual screening mammograms at age 40.

Are mammograms painful?

Conroy: Patients consistently report that a new technology we offer at UCI Health — Yorba Linda Multispecialty, 3D mammography, is less uncomfortable than older technologies.

What is the benefit of a 3D mammogram?

Conroy: 3D technology captures images from multiple angles, allowing the radiologist to see through dense breast tissue more easily.

What if I'm too young for a mammogram but I have a family history of breast cancer?

Conroy: If your mother or sister have had breast cancer,

you should begin screening about 10 years earlier than the age at which they were diagnosed, even if it is before the age of 40. For example, if a woman's mother was diagnosed with breast cancer at age 45, she should begin annual screening at age 35.

Dr. Erin Lin: Also, for women who have a high risk for developing breast cancer due to a certain genetic mutation, we are able to use magnetic resonance imaging (MRI) to supplement a mammogram as early as age 25.

What should I do between checkups and mammograms?

Lin: Breast cancer affects both women and men. We should all be familiar with our breasts or chest wall. Be sure to check the entire breast and armpit regularly. Abnormal signs and symptoms may include a firm lump in the breast area or armpit, as well as a change in skin texture (dimpling, puckering or redness), nipple discharge, or nipple and skin retraction.

For more information or to schedule a mammogram at UCI Health — Yorba Linda Multispecialty, visit ucihealth.org/yorbalinda or call 714-790-8600.

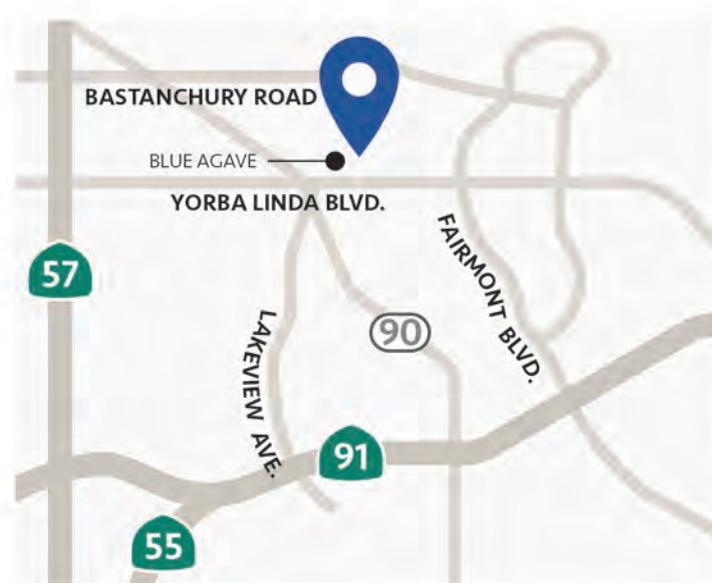
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Introducing our
newest state-of-the-art
medical facility



Powered by breakthrough research and advanced treatments from the University of California, Irvine, our team of experienced, compassionate doctors and health professionals offers you superior care in:

- Breast health
- Cardiology
- Dermatology
- Imaging, including 3-Tesla MRIs, 3D mammograms, ultrasounds and X-rays
- Integrative health, including acupuncture and naturopathic medicine
- Pain management
- Physical medicine and rehabilitation
- Primary care
- Urology



 UCI Health — Yorba Linda
Multispecialty
18637 Yorba Linda Blvd.

To make an appointment, visit ucihealth.org/yorba-linda or call 714-790-8600.

UCI Health

ucihealth.org



Yorba Linda's Gem – Black Gold Golf Club

Nestled in the hills of Yorba Linda, CA., Black Gold Golf Club opened its doors in 2001 and soon became one of Orange County's premier public golf facilities. This Arthur Hills designed par 72 golf course covers 219 acres and plays to a challenging 6,756 yards. Designed as a canyon style course with spectacular views of Orange County, Black Gold Golf Club employs five sets of tees to ensure the course's playability for golfers of all skill levels (beginners to experienced). Black Gold Golf Club is a very popular destination for golf outings, including junior events, organized men's and women's groups, fundraising tournaments, and corporate golf outings. Black Gold Golf Club is the perfect venue for any organization interested in a professionally hosted golf event.

The fun but challenging course layout, coupled with the 20,000 square foot clubhouse, lends itself as a great host for weddings, parties, and business meetings. Events are catered by our Executive Chef and executed by our five-star



banquet team. For our corporate groups, Black Gold offers a private boardroom with video conferencing where executives can lead their teams in management retreats and professional development. Or, if a larger space is required for a team meeting or team building exercise, the 220-seat capacity banquet space is available.

Located inside Black Gold Golf Club's clubhouse is Derricks Grille, which features a full-service bar, indoor dining area, four flat screen televisions, and a recently renovated outdoor patio space featuring upgraded soft seating, bistro tables, covered dining area, fire pits for those cool evenings, and expansive views of Yorba Linda and Orange County. The picturesque 18th green waterfall makes for a perfect setting as you enjoy your meal outdoors. Derricks grille also hosts a bevy of weekly dining events highlighted by our ever so popular Taco Tuesday, \$5 Burger Wednesday and NEW for this summer, Live Music Happy Hour on Thursday nights.





Sign Your Business Up For a Group Tour At the Nixon Presidential Library!

Book your group tour to experience the Richard Nixon Presidential Library and Museum, a dramatic presentation that takes you through the extraordinary life and times of America's 37th President – born in Yorba Linda.



With nearly 70 new exhibits, 30 unique multi-media experiences, 11 original films, 12 custom digital interactives, 600 photographs and more than 300 artifacts, this trip through time is sure to be an unforgettable team-building experience for your office.

You will enjoy:

- President Nixon's original birthplace and boyhood home.

- Marine One, the presidential helicopter that flew Presidents Kennedy, Johnson, Nixon and Ford to all corners of the globe.
- An exact replica of the elegant Oval Office, as it appeared in the Nixon administration.
- A magnificent recreation of the White House East Room.
- The final resting places of President and Mrs. Nixon.

Additional benefits:

- Every group member will receive 10% off in the Museum Store.
- Audio tours are available in English, Spanish and Chinese.
- Bus Parking is available.

To book your tour:

Email tours@nixonfoundation.org today!

Proud to be the design-build general contractor of the
new Yorba Linda Town Center Parking Structure



BOMEL CONSTRUCTION Co., INC.
Parking Structure Specialists

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(714) 921-1660
www.bomelconstruction.com



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COMPANY INC.**



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The ValueRock Realty Executive Team and its partners leverage their decades of property experience to develop the most creative strategy to generate the highest potential return. The executive team at ValueRock is comprised of industry veterans with 20 to 30 years of experience investing in operating real estate including the acquisition of both individual properties and portfolios.

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949.221.1180 | ValueRockRealty.com



ValueRock Continues to Grow Retail

ValueRock is a long-time owner of two grocery centers in the City of Yorba Linda: Valley View and Yorba Canyon. Valley View is located near the civic center and has a tenant mix including Sprout's, Farmers Market, See's Candies, Yogurtland, Starbucks, Chase and KFC. New tenants will be added later this year.



Yorba Canyon is located on the South edge of the city near Savi Ranch and has a mix including Smart & Final, Mobil, Jack in the Box, Lamppost Pizza, Citibank, Sport Clips and Waba Grill. Woody's Diner and Anytime Fitness are opening this year.



RUTAN
RUTAN & TUCKER, LLP

The Yorba Linda City Attorney, Rutan & Tucker, LLP, congratulates its client, the *City of Yorba Linda*, on the exciting new developments throughout the city.

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A Downtown Treasure Main Street Historic District

Main Street Yorba Linda may be small in length but large in the historical significance as the City of Yorba Linda's original "downtown." From an unpaved road with scattered shops, to today's quaint street with a variety of family business entrepreneurs, Main Street is beloved by resident locals.

Among the buildings, several historic structures remain dotted along the tree lined street. The City commemorated the historic downtown with the placement of an iconic arch over the primary entrance to the downtown area near Imperial Highway.

Revitalization

Recent Town Center development activity surrounding Main Street has spurred a renewed interest in tenancy. Property and business owners have taken note of the opportunities that lie ahead to reinvent this charming area in the center of town. New uses are under construction and property owners are looking for an occasion to bring a unique shopping and dining experience to the streetscape.



YORBA LINDA

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and Performing Arts Center, as well as the new retail center.

Tenant Openings

The new Yorba Linda Town Center project is nearing completion. The retail center is a pedestrian-friendly, high-end entertainment, and restaurant project consisting of over 125,000 square feet of shopping and entertainment. Many tenants are already open for business including anchor Bristol Farms, the specialty market that has already proven to be a tremendous draw to the site. The market is a reflection of Bristol's newest concept and has been embraced by the community since its opening.

In addition, several restaurants have opened in the last couple months, including

Blaze Pizza, The Habit, Café Rio, Apola Grill, Peet's Coffee and Creamistry. Over the summer, additional food tenants are scheduled to open, such as Seasurf Fish Co., Firehouse Subs, and Clean Juice. The community is also anticipating several unique eating establishments that are sure to bring foodies from across the County - Marinate Korean BBQ, The Blind Pig, and Open Bar Tap House will be opening in the coming months.

Later this year, the City will be home to a highly anticipated Regal Cinema location in the heart of Town Center. A 10-screen, luxury theater is under construction and scheduled to open in Fall 2019. The Yorba Linda site will be a flagship location under Regal's new European ownership. Movie-goers will enjoy all the benefits of a luxury theater in this state-of-the-art facility, including ticket options, seat selection, food and beverage service, as well as easy parking and dining options in close proximity.



The Richard Nixon Presidential Library and Museum

Take an unexpected look at the life and legacy of Richard Nixon at a completely new, highly interactive presidential museum.

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- RARE ARTIFACTS | WHITE HOUSE EAST ROOM
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