

# Aera development moving forward

## Environmental report on housing project nearing completion.

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An environmental report on the impacts of a proposed 3,600-unit housing project is expected to be released by the end of summer.

Aera Energy is proposing a development that includes a maximum of 3,600 homes including estates, town homes and workforce housing, 1,600 acres tagged for open space, an 18-hole golf course, an elementary school and about 20 acres for commercial use.

Three different versions of Aera's report will have to be approved before plans for the project can move forward.

The report for the 3,000-acre stretch of land will be considered by board of supervisors in Los Angeles and Orange counties and Diamond Bar's City Council, which plans

on annexing about 1,900 acres of the site after the approval process gets under way.

By linking up with Diamond Bar, Aera Vice President George Basye said the project may move along faster than processing it through LA County, which is back logged with projects waiting for approval.

"We've always had the mentality to work with cities who want to work with us," he said. "The project has more affiliation with Diamond Bar."

However John Beaman, Brea City Council member and Hillside Open Space Education Coalition member, said Aera is proposing to be annexed into Diamond Bar to avoid the county.

"They went to LA County and had a problem approving the project," Beaman said. "It would not pass because it created too much of an environmental impact."

The major environmental concerns are open space and traffic, according to Beaman.

Basye said Aera has held meetings with residents in sur-

rounding communities to address their concerns.

The project proposes to dedicate about 55 percent of its land to open space and wildlife preservation, Basye said. Just north of Brea, 700 acres will be earmarked for open space, which will include a 150-acre golf course.

"We think we have made a significant and meaningful contribution," Basye said.

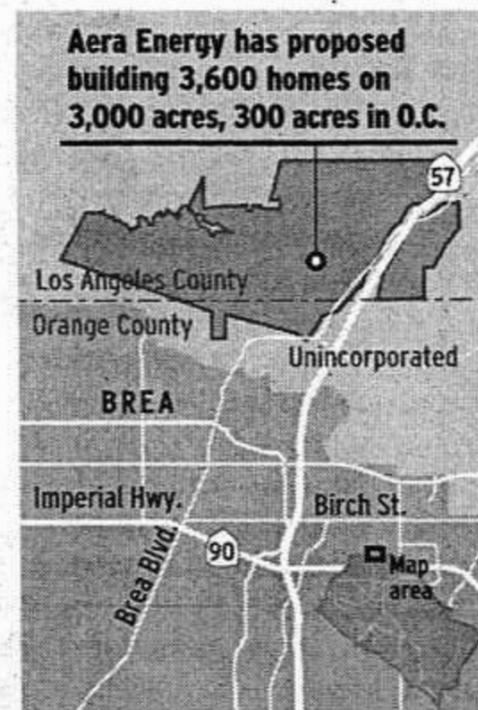
Beaman said the proposed open space is not enough.

"To them open space is a golf course, a green belt, anything without a house on it so it's very deceiving and misleading," he said.

To look into traffic problems, Basye said 50 surrounding intersections are being studied and changes have been made to exclude through-streets in the development.

"We need to identify the existing conditions and identify mitigation efforts," Basye said. "We won't dodge any of those issues."

"Right now, all the traffic goes to Brea Canyon Road - that's 2,800 homes dumping



The Register

## A look at the project

**Size:** About 3,000 acres

**Location:** Bound by the 57 freeway, Harbor Boulevard, Rowland Heights and Brea's northern border.

**Land:** Century-old oil wells and pipelines cover about half of the property. The remainder of the site was a cattle grazing ground for nearly 100 years. Aera plans to clean-up the oil site as part of the project.

**Housing:** A maximum of 3,600 units proposed. Housing includes single-family homes, town houses, estates and workforce housing.

**Open space:** About 1,600 acres will be dedicated to open space. A 150-acre golf course is anticipated to be built on 700 acres in the project's south region. The wildlife corridor would be valley shaped and expected to be 1,000 feet wide and 100 feet deep.

**Commercial:** Two areas of commercial use are expected to be built. One site in the northwest corner and a site in the southwest corner of the project area for a total of 20 acres reserved for retail or business use.

onto that street," Beaman said. "The traffic is just going to be an absolute nightmare."

Once the report is released, residents have 45 days to comment on the document before it goes to public hearings.

Basye said he expects construction work to get off the ground about a year after approval. Aera is proposing construction in phases and the project will not be complete for at least 15 years.