

City Council trying to anticipate new development

The Brea City Council has initiated a Sphere of Influence Vision Building Project, in response to mounting development pressures in the unincorporated area north of city boundaries.

This 7.4 square-mile study area represents almost a 70 percent increase in Brea's size, and is one of the largest remaining undeveloped portions of Orange County.

Brea is implementing an approach to planning different

from what it has previously done. Instead of simply reacting to development proposals, the city, with the help of community residents, will jointly formulate a vision for the area, and encourage property owners and the development community to respond to that vision.

The Vision Building Project is designed to be a search for innovative ideas in community planning. Participants will explore a variety of issues such as

traffic, the environment, open space preservation, resource conservation, recreation and economic development.

Much of the work is done by teams. The city has established Core and Lead Teams of city officials, staff and consultants to produce technical information and provide direction and feedback. Also, it is forming a Community Team, composed of citizens and property owners with a stake in the area.

Two public workshops will be held as a part of the SOI Vision Building Process. Participants at the first workshop will review presentations on the environmental, economic, historic and cultural features of the area. They will also identify goals and objectives, and begin shaping a concept for the future of the unincorporated area. A subsequent workshop will focus on the evaluation and refinement of the alternative concepts and design ideas.

The first community workshop to "create the vision" will be held Friday and Saturday evenings, Nov. 15 and 16. The second workshop to "evaluate the vision" will be held Jan. 11, 1992. The SOI Vision Building Process will conclude in March.

Workshop participation is by invitation and application. There are a limited number of available spaces. For information on the Vision Building Project, call Jay Trevino at 990-7674.

Brea approves development study of hills

8-22-91

By Tony Saavedra
The Orange County Register

BREA — For decades, the untouched hillsides of Tonner Canyon have been a tranquil backdrop to the booming development down in Brea.

Now city officials are trying to let progress march up the hills without trampling the scenery.

City Council members ordered, 4-0, a \$226,800 study Tuesday mapping out future development of the canyon area north of Brea. Councilman Glenn Parker was absent.

Spanning seven square miles, the unincorporated terrain stretches to the Los Angeles County border and is earmarked for eventual annexation to the city. The area — larger geographically than La Habra — would double Brea's size.

Oil derricks and grazing cattle pepper the hills hugging the Orange (57) Freeway — what City Planner Konradt Bartlam calls one of the most peaceful drives in Southern California.

Bartlam said the study is aimed at striking a balance between progress and nature that would keep the bulldozers from destroying the peaceful setting.

"It's a huge concern," Bartlam said, adding that the biggest question is not what should be built but whether the land should be developed at all.

The study, enlisting nine economic, architectural

Please see **BREA/3**

BREA: Tonner Canyon covers 7 square miles north of city

FROM 1

and engineering consultants, is expected to be completed in February. There are no immediate plans to annex or develop the area, Bartlam said, partly because of the huge cost to bring sewer lines and other utilities to the rugged area.

City officials began talking about the need for a study 1½ years ago after Laguna Hills-based LDM Development Inc. offered a plan to build houses and businesses on 550-acres of canyon area.

The study was to begin in December but was derailed by a state investigation into a potential conflict of interest between Brea Mayor Wayne Wedin and the Costa Mesa-based Keith Cos., an original consultant. The company was dropped from the study, and Wedin remains under investigation by the

state Fair Political Practices Commission.

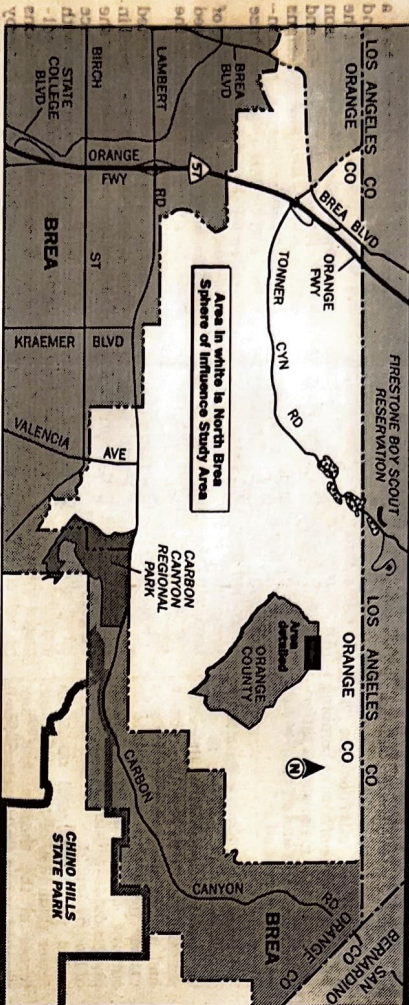
In other business, the council delayed a decision on whether to loosen the limit on dogs and cats.

City standards — preventing residents from having more than two dogs or two cats — are among the strictest in the county.

The council was asked Tuesday to push the limit on dogs or cats to three, the same allowed by the county and most neighboring cities. Residents would remain prohibited from having more than four animals, not counting temporary care of puppies and kittens.

Council members sent the proposal back to the Planning Commission, saying that property size should play a bigger role in setting the pet limits.

TONNER CANYON STUDY AREA



City Leaders See Environmental Showpiece Tract

By DAVID WILLIMAN
Times Staff Writer

BREA—The land, roughly 6 square miles of mustard-covered, sloping terrain in and around Tonner Canyon, is visible on both sides of the Orange Freeway as you drive north from downtown.

It is now undeveloped, privately held and outside city boundaries. But Brea officials hope that this acreage at the border of Orange and Los Angeles counties will someday be a city showcase for innovative, environmentally sound development. The city recently hired seven outside planning ex-

perts to help guide a study for the area.

The impetus for the planning study came a year ago, when Larry Lizotte, whose LDM Development Inc. of Laguna Hills holds an option to develop the 500 acres in Tonner Canyon, told the city that his company envisioned a mixture of houses, businesses and other uses.

In response, City Council members started a competition that was to lead to the selection of outside experts who would study Lizotte's acreage and virtually the rest of the undeveloped land north of the city limits that could be annexed.

Brea's formal, written request

seeking bids from the outside planning firms, circulated in June 1990, said.

"The City Council has emphasized a desire that this project proceed with 'visionary' objectives rather than reactive ones in other words, this project should represent Brea's vision for the future instead of merely responding to immediate development pressures."

And so was born what came to be known as the North Brea Sphere of Influence Study. Last summer, five teams of planning experts sought the contract. The

Please see PARCEL, A31

PARCEL

Continued from A27

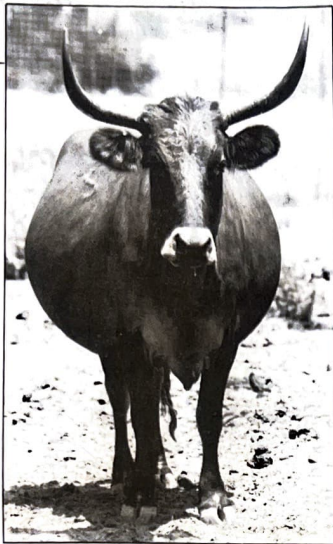
project has since been reduced in scope, with many civil-engineering tasks eliminated. Still Brea Mayor Wayne D. Wedin, staff planners and others say they are excited about what can be accomplished.

"I think it's a landmark project that will allow the development community to see how ecologically sensitive we can be in developing hillside areas," said J. Todd Stoulenborough, one of the seven con-

sultants being hired to aid Brea's in-house planning staff with the project.

The City Council and Planning Commission are scheduled to jointly discuss the project again on May 8. Officials hope to generate a significant level of involvement from local residents.

Waiting with interest is Lizotte, who referred to Brea officials' efforts in 1990 to select a team of outside planning experts when he said: "They hemmed and hawed around. They were extremely slow."



(Star-Progress photos by Jack Hancock)

CALL OF THE WILD — City officials in Brea are trying to handle future development in Tonner Canyon in a way that suits both residents and business. Currently, they have enlisted the aid of urban planning consultants who will work with the community to assist in the design process. Uninhabited areas and intersections such as Tonner Canyon Road and the 57 Freeway, above, will be the focus of upcoming design workshops.



Tonner development under consideration

By Steve Creech
DSP Staff Writer

BREA — At a study session last week, the City Council discussed key alternatives for future development in Tonner Canyon.

The initial meeting between several outside planning consultants and the council begins the process of establishing development goals in the 7.5-acre area, city officials said.

"This gives us a fresh look at how some real estate (Tonner Canyon) sits and how it will look in the future," said Brea Mayor Wayne Wedin. "It is an opportunity to leave something better than how we found it."

Tonner Canyon comprises approximately 4,200 acres northeast of the city. It was the subject of a development bid in 1990 by LDM, Inc.

On March 23, 1990, LDM entered escrow to purchase 500 acres of the canyon for a combination residential/commercial development. However, when it approached the city with the plan, the company encountered resistance.

The council referred to the LDM project as "too aggressive" and "premature," and said the developer did not appropriately consider several major planning issues such as hillside preservation, transportation, and water conservation.

In an effort to provide future developers in the canyon with a "guideline," the city council sought out bids for consultant services in April 1990.

The city wanted the consultants to assist in formulating a plan for the area that accounted for the needs of the community.

During the Aug. 6 study session, the council brainstormed with urban planners Dale Beland and Dan Iacofano, two consultants hired to lead a core team of experts through the community design process.

The council members agreed the development should be well

studied.

"This is the last large undeveloped area," Councilman Carrey Nelson said. "We should give a lot of thought to what's built there."

Councilman Glenn Parker, who compared the project to the downtown charette, said the range of options should run from total to "no development."

"If the residents of Laguna Beach accepted development as their only option," he said, "they would never have purchased the land they are now preserving."

The council, Beland, and Iacofano ironed out a "wish" list for development in the canyon. They said they did not want to see the hillside cut beyond recognition as a result of poorly planned development.

The idea of designing an urban area before a developer gets its hands on it is unique, said Brea Senior Planner Jay Trevino.

"Typically, we send out a request for proposals and consultants tell us, 'Here is what we want to do,'" he said. "But we chose consultants who were very specifically tailored for the task we thought we needed to accomplish."

Armed with a \$50,000 budget, the city enlisted nine consultants from the fields of landscape architecture, economics, geology, biology, and urban planning.

Even a consultant to perform special computer view analysis was recruited.

"The idea is to get out in front of development, to allow the community to establish its vision for the sphere-of-influence area before the development community does," Trevino said.

"You want to keep the area in line with what the community wants and not just what the developer wants."

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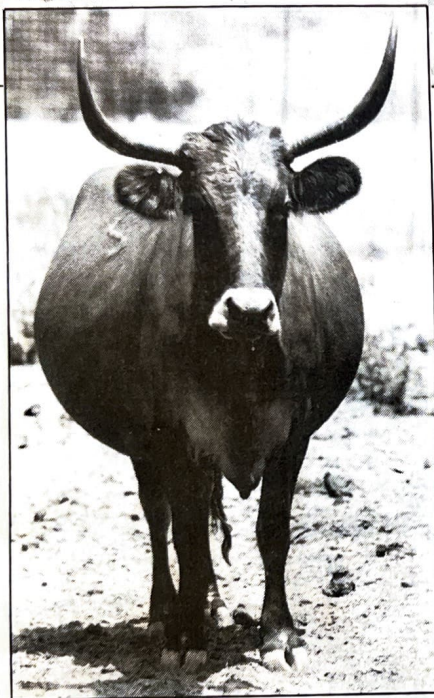
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12-5-91

SPHERE OF INFLUENCE

Community team looks at northern area's future

By Brian Hall
Staff Writer

Wilderness and ridge line preservation were the watch words characterizing a workshop to shape development in Brea's sphere of influence, north of the city.

In an all-day session, a 115-member community team representing property owners, business, environmental groups and residents, brainstormed on how to build up the 74-square-mile area along the Orange/Los Angeles County line.

The region, yet to be annexed by Brea, includes Tonner Canyon, the hillsides above Brea Canyon Road west of the 57-Freeway and the hillside and canyon areas above Lambert Road east of the 57. Incorporating this section would add more than 70 percent to the current size of Brea.

The team sought to balance the economic boom of the developing area against the potential loss of plants, animals and the capping of oil wells that have long given the city much of its identity. The major landholders are Unocal, Shell Oil, LDM or Brea Oil, and Santa Fe Energy. As their wells dry up, the petroleum

companies press harder to build housing and commerce across the open space and over the previously-profitable oilfields.

Team members said they wanted minimum grading of hillsides to preserve views. Houses wouldn't be built on the very tops of hills.

While not discussing the sizes of homes, the team said affordable housing was a top priority. Biological reports are still out on area wildlife, but there might be a threat to the natural habitats of California gnatcatchers and other rare species.

Progress must be slow, too, because of sensitive terrain, prone to landslides, and veined with numerous earthquake faults.

For Tonner Canyon, LDM, the company interested in developing the soonest submitted plans two years ago thought by the City Council to be too environmentally unconscious.

"A lot of the streets were drawn in straight and would have cut into the hillsides," said Brea development director Jim Cutts.

"They were indicating at that time that they would be moving about 10 million cubic yards of dirt, which is a lot to somebody

like a City Council that isn't used to hearing about those kinds of quantities. They become real nervous."

The team wants streets that better follow the contours of the hills. Rejection of LDM's plans has held up annexation.

A final "vision" document will be complete in March, detailing plans and goals. LDM and Santa Fe Energy, which owns the northeast quadrant of Lambert Road and Valencia Avenue, will then begin work on annexation, their own specific plans and environmental impact reports.

Tonner Canyon is proposed as residential with some commercial. Santa Fe Energy has started to analyze the soil and conduct other introductory studies to clear the way for an EIR, but like Shell and Unocal, has presented no plans.

Soil erosion is a major constraint. The sphere of influence contains more than 400 oil wells. At \$60,000 per well, the rigs and excess oil must all be removed and the holes plugged. The process would be overseen by the state Division of Oil and Gas.

Unocal's Stearns property alone has 276 wells in a relatively-small area. Cleaning them up in such a focused way is bound to bring many change to the hillsides, Cutts said.

Unocal has stated during talks with the city that it might prefer a phased-in development because the company is still pulling a great deal of oil from the ground.

Some of Unocal's wells are estimated to have several years of production left. No groundwater studies have been done to determine whether the local water supply is contaminated with petroleum traces.

City Planner Conrad Bartlam said the weekend of workshops was meant to start with no preconceptions that could taint the process. "We want this to really be a blank canvas for the community to draw their visions on, and then let us refine them, working out the kinks and bugs."

Over the next two months, a technical team of city staff and consultants will fill in the details based on the community team recommendations. A workshop Jan. 11 will evaluate the success. The team concept was patterned on the 1989 Brea Charette that helped mold the future downtown.

Attempting to open the minds of community team members to eclectic architectures, a slide show Friday night included Tibetan temples and Italian hill towns. But the ideas emerging from the group were less futuristic than expected and almost too homogeneous, Bartlam said.



G B Register Chapman Ranch 1-92

Courtesy First American Title Insurance Co

Some notes on Tonner Canyon, from Canada de la Brea: Ghost Rancho
by Virginia Carpenter:

Disputed ownership of Tonner Canyon land was the basis of a lawsuit in the early 1890's, when Orange County Superior Court Judge J.W. Towner ruled that, though these acres had for 44 years had an identity and a separate legal existence, and though they had been bought and sold many times (under the name Canada de la Brea) that, in fact, the Tonner Canyon land had never ceased to be part of a much larger property, the 35,970-acre Rancho San Juan Cajon de Santa Ana, granted by the ~~Spanish~~ provincial government to Juan Pacifico Ontiveros in 1837.

The case above involved Los Angeles Lighting Co. (the defendant, who hoped to utilize local oil sources for powering L.A. utilities) and the Stearns Ranchos Company (plaintiffs and holders of title to much of what remained of Abel Stearns' vast rancho holdings).

Disputed land was originally part of Rancho San Juan Cajon de Santa Ana, which stretched from the Puente Hills to the Santa Ana River, including parts of Brea Canyon and "canyons to the south of it" (which I take to mean Carbon and Telegraph Canyons). Old maps show much contradictory information about this area, with the same area called several different names, and different areas labelled with the same name.

Carpenter asserts on pg. 8 the proper i.d. for Tonner: "Canada de la Brea" or Tonner Canyon, as it was later named, angles off to the southeast (from the Puente Hills) and runs to the southeast as far as Chino.

Canada de la Brea may originally have included BOTH Tonner and Brea Canyons, but an 1888 survey requested by the Los Angeles Gas Co. (who wanted the land for reasons similar to the lighting company) showed the Canada de la Brea to be Tonner Canyon, plus a very small part of added area, whereabouts unstated. Legal description makes it clear this is Tonner Canyon.

This land (above) was deeded by Ontiveros to the Yorbas on 9/25/1849, but it was apparently this transaction that the court felt was invalid. Since the first sale was "no good," this made all subsequent sales invalid as well. Land continued to be held by the purchaser of the larger property (Rancho San Juan Cajon de Santa Ana) since the court felt the smaller parcel had never been legally divided from it. No map or formal grant for the transaction was ever found.

Map from 1875 showing the canyon has three homes placed there. Names of settlers are Molina, Sherman and L.C. Pico, apparently the entire population of the canyon.

First use of word "Tonner" recorded Anaheim Gazette April 1894,

after the lawsuit above. Name does not appear on county maps until many years later. No one can say with certainty for whom it was named. The only one of that name in the records is the notorious (she does not say WHY) Patrick Curran Tonner, usually referred to by his initials. P.C. was a young Irishman educated for the priesthood in Philadelphia. He left the church because it would not let him teach what he believed. He loved the classics and wrote poetry, and ran away to become a schoolteacher in California. "He was original in all his ways," ? says a biographer, and he was addicted to drink.

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Canada de la Brea, besides water and trees, had a unique value: oil seepages which formed pools of tar used variously by Indians for waterproofing cooking baskets and canoes (must have been in trade here, unless they built canoes locally (?), and as ointment; by the Spanish as roofing material, flooring and fuel (I found no other source that says the Spanish used it as fuel); and by the early Americans, who came long distances to dig the oil-soaked soil in blocks like peat. They also made medicine, and then turned to lighting, lubricating and use for fueling engines. Ontiveros thought the oil negligible, not even worth reserving when he "sold" the parcel to the Yorbas. He did reserve use of the lumber, however, and the grass for cow pasture.

Earliest mission history of Tonner states that the property belonged to the Indians. (Please note that on Re-reading Ms. Carpenter's book I find I am in error about the Indian sheep rancho in Tonner Canyon. A report on "Canada Verde de la Brea," reveals this to be TWO places and not one. The "Verde" part was "to the west, running through the ranchoos of Los Coyotes and Santa Gertrudis)" and THIS is where the sheep rancho was.

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J.

This (I think) makes Va Carpenter's book more accessible. JH.

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NEWSLETTER



401 South Brea Boulevard
P. O. Box 9764
Brea, California 92622

Vol. 5, No. 4

September, 1987

TONNER CANYON IS IN THE NEWS!

News of "Auto Mall Planned for Tonner Canyon" causes us to look back to the beginnings of known history there. In her book "Canada de la Brea: Ghost Rancho", Virginia Carpenter, North Orange County historian, tells us that Tonner Canyon, referred to earlier as "canyon of the tar" was a place of historic significance, and appears on a map of 1875. Tonner Canyon was mentioned before Brea Canyon as we know it had been identified or named.

And quoting from Leo Friis' book, "Orange County Through Four Centuries": "In about 1882 the Chandler Oil Mining Company commenced drilling for oil in the area where Tonner Canyon joins Brea Canyon. Oil was obtained at depth ranging from 100 to 300 feet. The company moved its operations up Tonner Canyon to a place one and one-half miles northwest of what was later to be the town of Olinda, where a busy little settlement sprang up which was called "Petrolia!"

"Wallace Hardison and Lyman Stewart were active in the Petrolia area in 1887. They pooled their resources with others in 1890 to form the Union Oil Company which four years later purchased the Stearns Ranch Company. In a land title dispute the oil company surrendered 200 acres on the west end of its property which was then acquired by the Brea Canyon Oil Company, of which E.L. Doheny was the promoter."

The names of three families living in Petrolia in 1875 were recorded as: C. Pico, Molina, and Sherman. Later other families joined them.

The name Tonner apparently comes from a pioneer, Patrick Curran Tonner, who lived in Pomona from the 1870's to the 1890's. He was a colorful character who was educated for the priesthood in Philadelphia, but ran away to become a schoolmaster in California. He soon turned to law and real estate promotion, playing a major role in the development of Pomona. He had connections with oil companies and served as lawyer for them at times.

From the late 1800's to the present time as many as 25 wells have been located in Tonner Canyon. Some are still pumping, operated by Mobil Oil Company.

Tonner Canyon runs from its connection to Brea Canyon east as far as Chino. How-

(continued on back page)



Fond memories of yesterday
make every day a pleasure.

SEPTEMBER 28 MEETING

Outdoor Potluck -- 6 p.m.
Home of Catherine Seiler,
412 South Flower Street

Initials A-L..... Bring hot dish
L-Z..... Bring salad

PLEASE BRING OWN TABLE SERVICE

Coffee, punch, and rolls will be furnished, as well as dessert, which will be (mm---mm) HOMEMADE ICE CREAM.

Please call one of the following right away if you are coming, so we can get a count.

Alice Whipp 529-2626
Madelyn LoCascio ... 526-5937
Catherine Seiler ... 529-9314

LACE EXHIBIT

Opening October 1, Catherine Seiler will be displaying in the library cases a number of hand-crocheted articles. From Victorian times until well into the 1920's, women's lingerie was embellished with lace of this kind. The crocheted yokes used on night-gowns, corset covers, and other clothing were in varied patterns. Catherine will accent the exhibit with pages from crochet how-to books of the era.

ever, the road does not go this far. The General Petroleum picnic grounds out there have been the scene of many happy times for Brea residents in the years past and recent.

A ride through the canyon, leaving on the handsome new offramp from Freeway #57, takes us on a pleasant but bumpy ride. We pass many native pepper trees, castor bean plant, prickly pear cactus in big clumps, Queen Anne's lace, matilija poppies, fiddle-neck flowers, and other flora from nature's abundance.

Indian arrowheads are known to have been found in the area in the past, according to longtime Brea resident, Milan (Bud) Easton, who lived there in the 1920's in one of two Shell Oil Company houses, now gone.

Note: Copies of the Anaheim Gazette (which began in 1870) are microfilmed and stored at Anaheim Public Library. They have many articles in which "PETROLIA" is mentioned. As our study progresses, further information will be shared with the society.

Inez C. Fanning, Editor

QUOTE

"PRESERVATION is not saving every old building, but preserving that which best reflects a previous time or place.

"PRESERVATION is not to turn every historically significant building into a museum, but to adapt the structure to be functional in the present, while preserving the unique identities of the building."

(Huntington Beach Historical Society)

...More about preservation in our next newsletter.

*** The pictures shared by Ella Turner Pixler are to be reproduced and returned to her.

PLANNING AHEAD

- October 6 (Tues.) 9:30 a.m.
Board Meeting, Old City Hall
- November 3 (Tues) 9:30 a.m.
Board Meeting, Old City Hall
- December 1 (Tues.) 9:30 a.m.
Board Meeting, Old City Hall

All members are welcome to attend. Elsie Bergman is our new secretary and will serve on the board as such. Betty Straw continues as our Treas.

December 7 --- Christmas Meeting.

The Board accepts with regret the resignation of Leo Piantoni from the board. We hope he will remain active in the society in other ways.

YOU ARE INVITED

OLD ORANGE COUNTY COURTHOUSE-SANTA ANA

On Thursday, November 12, the County Board of Supervisors will celebrate the completion of the extensive restoration work on the Old Orange County Courthouse begun in 1983. The grand rededication will be held 86 years to the day after the original Courthouse dedication on November 12, 1901.

Self-guided, docent-assisted tours for invited guests will begin at 10:00 a.m. and will include coffee and refreshments. A formal rededication program will begin at 12:00 noon on the lawn in front of the historic Courthouse (inside if it is raining). The program will include 1901-style entertainment. The restored Courthouse will remain open to the public until 4 p.m.

ACKNOWLEDGEMENTS

1. From Peg Colburn of Yorba Linda, a packet of very old class pictures from Olinda School. Her aunt, Gladys Cooper, was an Olinda teacher beginning in 1918.
2. From Melvin Carlson, a huge book, "An Historical and Biographical Record of Southern California" by J.M. Guinn, published in 1902.
3. From Emory Ferree, 3 large photos of early oil leases.
4. From Ella Turner Pixler, a packet of large photos of Shell Oil Co. Lease... she also shared family pictures of old houses and people. Thank you!! ***



401 South Brea Boulevard
P. O. Box 9764
Brea, California 92622

Tonner Canyon development pondered

City Council studies residential and retail building on 60 acres

By Steven Creech
Staff Writer

The future development of Tonner Canyon was the topic of discussion at a study session of the Brea City Council prior to its April 3 meeting.

An area of approximately 60 acres east of the 57 Freeway is being considered for a development of retail shopping and residential areas and was the primary focus of the study session.

"Although we've been discussing this for the past several months, it is still in its conceptual stages," said Jim Cutts, director of development services for the city of Brea.

"We're going to form a citizen action committee to be the sounding board. It is the same process as the Unocal planning committee," he said.

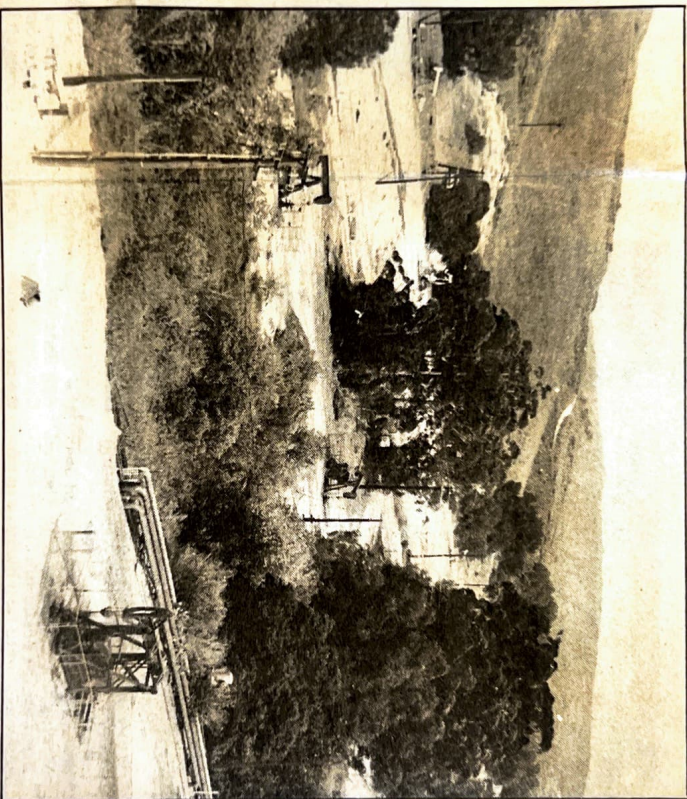
LDM, an Orange County based home builder and developer, was selected by property owner Albert Levinson to handle the Tonner Canyon project, known tentatively as "Tonner Village." The company recently completed projects in Aliso Viejo, a community south of the city of Mission Viejo.

According to Forest Dickason, a partner at LDM, in addition to a large commercial center, another 200 acres is being proposed for various residential properties, including an exclusive high-end segment of detached single family homes.

Dickason said it could be a year before any ground is broken.

"It should take us that long to get the land use entitlements," he said.

The project site is located in an unincorporated portion of Orange County which lies north of Brea. The terrain within is comprised of rolling hills and steep, rugged canyons. Developers at LDM believe the construction of Tonner Canyon Village will add a third major



Staff photo by Gary Gossett

Call of the Wild development: Tonner Canyon is the site of a proposed residential and commercial development east of the 57 Freeway. It was the focus of a recent study session by the Brea City Council.

freeway interchange to the city of Brea.

The area for the proposed \$50 million development is confined to the Firestone Boy Scout reservation on its eastern border, the 57 Freeway on the west, Unocal property on the south, and the Anaheim broadcast towers on the north.

In other City Council matters:

Dispositions of parcels of agency-owned property to Brea and three adjacent property owners from the widening of Lambert/State College project, and of eight residual properties in the Imperial Highway and Brea Boulevard

were moved to an as-yet-to-be determined council meeting.

The dispositions, according to City Clerk Donna Rhine, were pulled because more work was needed on them prior to a hearing.

An ordinance, No. 886, was passed for the transfer of ownership of property known as Brea Woods apartments, 195 W. Central Ave., from Shea Development Company to Ernst, Elka and Ellen Riender.

All administrative items and consent matters were passed by the council.

Tonner Canyon development pondered

City Council studies residential and retail building on 60 acres

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Staff Writer

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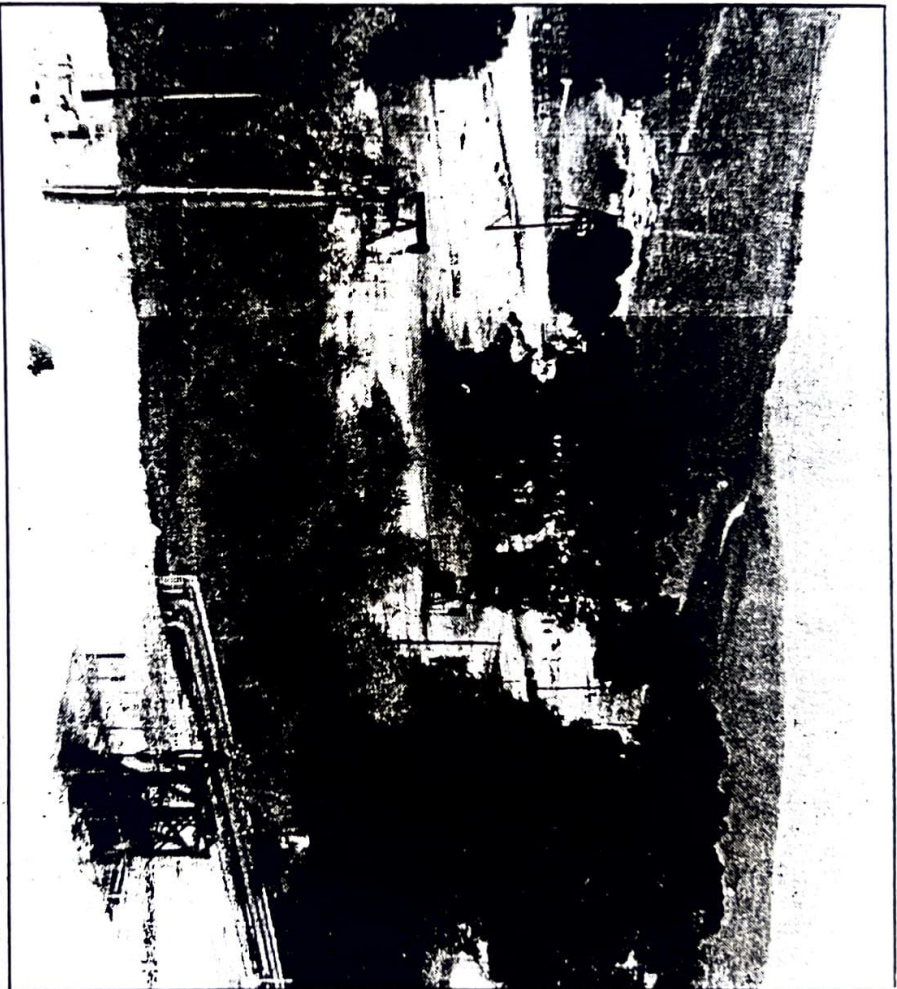
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Breaans discuss future

By Brian Hall
Staff Writer

More than 100 Breaans met Saturday to help shape a document that will aim the development of Tonner and Carbon canyons for decades to come.

The "community designers" broke into five groups for discussion and debate. A few wanted no development in the 7.4-acre area just north of Brea's current city boundaries but, overall, the group emphasized housing clustered close together or large, horse ranch-styled homes to allow a mix of recreational open space, unobstructed ridgelines and corridors for wildlife.

"There are some very natural spots there, and once they're spent, we can't get them back," said Diane Taylor.

DESIGN:

Continued from page 1

Beverly Perry, a parks, recreation and human services commissioner, wondered about the compatibility of mixing residential neighborhoods with potentially-dangerous mountain lions and other migrating wildlife.

"We don't want to have a problem. We want to keep the wildlife protected as well as keep the kids protected."

The community designers thought a natural ridgeline should be formed when the Olinda/Olinda Alpha Landfill closes, and dirt to cover the dump should come only from earth that has already been disturbed.

The canyons are a gateway from Los Angeles to Orange County, but the consensus was that any gateway entrance should be "natural." Some favored orange groves. A plan to erect an oiltower as a welcoming icon to Brea was shot down, dubbed "a temple of oil."

A museum displaying the area's history in the oil business might be built, but community designers held that it would have to be placed tastefully in Tonner Canyon.

"Are we, in effect, talking about another city," asked Cliff

Churn, an environmentalist and community designer.

"It seems to me that we are."

While most groups wanted to see attractive historic and cultural resources, they felt the unincorporated land should be more a link to the existing Brea rather than a drawing card for outside traffic and shoppers from Diamond Bar and all over Los Angeles and Orange counties. Of particular concern were Tonner Canyon, Brea Canyon and Lambert roads.

The result was that Tonner Canyon Road will not expand to four lanes. Any "village retail center" should be just the size to support local homeowners.

Several members said development should be job-based, clean and heaviest around the freeways where noise and air quality defeat the enjoyment of recreational open space. But others warned about being too hasty in nailing down one type of freeway-side commerce.

"We don't know if it's economically feasible, that with the office glut now, do we really need more high-rises in north Orange County," Taylor said.

Both residential and commercial development will taper off in density from the freeway to the more outback canyons. One group thought the current community should have a shot at buying some or all of the area.

Susan Pearlman said Brea's expansion offers the opportunity to take the lead in affordable housing in Orange County.

Everyone agreed that the city should pay no out-of-pocket expense to develop the canyons. Developer fees should be taken advantage of.

More schools will be necessary.

THE TREASURE OF TONNER CANYON

Besides the Jubilee, the big topic of conversation in Brea this year is what to do with Tonner Canyon. Should it be developed or not? If so, how much of it should make way for commercial use and housing and how much should be kept in its natural state?

Admittedly, I'm kind of biased on the subject which is evident if you happen to read my license plate frame -- "Help preserve our hills and canyons." Really, part of what makes Brea special are those hills and canyons, right?

Enough about that. What I want to tell you today is about an article I read last year while I was going through some old copies of the Brea Progress newspaper from 1938. It stuck in my mind because I was doing a lot of thinking at the time about Tonner Canyon and its future.

The headline read, "Tonner Canyon Buried Gold, First Settlers Knew of Hidden Gold."

Gold in Tonner Canyon? Well, read the following article first and then make your decision. I've copied it exactly as it appeared in the paper.

"Buried treasure out in Tonner canyon, a switch from Brea canyon highway, has long been an interesting legend throughout Southern California.

"The story is that, back about 1775, a ship laden with Spanish gold was wrecked off that coast now known as Newport Beach. The captain and his small crew of men were saved, and they managed to salvage their treasure from the sinking ship. They had felt for several days that they were being followed and spied upon by a pirate ship, a type not

buried treasure in Tonner Canyon? If development does occur, is some future earthmover going to uncover a chest full of gold, or is a lucky homeowner going to get a big surprise while digging in his garden?

Whatever you believe, it's a neat story, huh? And it's only one of the stories about this beautiful canyon. Do you know there used to be a small settlement there in the late 1800s called Petrolia? Its exact location has vanished, but I'm hoping that someday someone will run across it by accident or better still through an actual scientific search. No telling what kind of "treasures" could be uncovered there to tell us about early life in the canyon.

Time is not now on the side though of historical and environmental preservationists because on May 6 the final report of the Sphere of Influence Study will be made public. And what was this study all about? Well, in November of last year a large group of Brea citizens came together, toured the areas targeted for possible future development, and made their recommendations as to what development, if any, should occur.

Fortunately, the key word spoken most often by the participants in November was "preservation." After seeing these beautiful, unspoiled areas in question, I'm sure they realized what a loss it would be to future generations of Breans to have these lands spoiled as so many others have been in the past. Let's just hope the recommendations in the final report reflect their feelings.

Brian Saul

Brea approves development study of hills

8-22-91

By Tony Saavedra
The Orange County Register

BREA — For decades, the untouched hillsides of Tonner Canyon have been a tranquil backdrop to the booming development down in Brea.

Now city officials are trying to let progress march up the hills without trampling the scenery.

City Council members ordered, 4-0, a \$226,800 study Tuesday mapping out future development of the canyon area north of Brea. Councilman Glenn Parker was absent.

Spanning seven square miles, the unincorporated terrain stretches to the Los Angeles County border and is earmarked for eventual annexation to the city. The area — larger geographically than La Habra — would double Brea's size.

Oil derricks and grazing cattle pepper the hills hugging the Orange (57) Freeway — what City Planner Konrad Bartlam calls one of the most peaceful drives in Southern California.

Bartlam said the study is aimed at striking a balance between progress and nature that would keep the bulldozers from destroying the peaceful setting.

"It's a huge concern," Bartlam said, adding that the biggest question is not what should be built but whether the land should be developed at all.

The study, enlisting nine economic, architectural

Please see BREA/3

BREA: Tonner Canyon covers 7 square miles north of city

FROM 1

and engineering consultants, is expected to be completed in February. There are no immediate plans to annex or develop the area, Bartlam said, partly because of the huge cost to bring sewer lines and other utilities to the rugged area.

City officials began talking about the need for a study 1½ years ago after Laguna Hills-based LDM Development Inc. offered a plan to build houses and businesses on 550-acres of canyon area.

The study was to begin in December but was derailed by a state investigation into a potential conflict of interest between Brea Mayor Wayne Wedin and the Costa Mesa-based Keith Cos., an original consultant. The company was dropped from the study, and Wedin remains under investigation by the

state Fair Political Practices Commission.

In other business, the council delayed a decision on whether to loosen the limit on dogs and cats.

City standards — preventing residents from having more than two dogs or two cats — are among the strictest in the county.

The council was asked Tuesday to push the limit on dogs or cats to three, the same allowed by the county and most neighboring cities. Residents would remain prohibited from having more than four animals, not counting temporary care of puppies and kittens.

Council members sent the proposal back to the Planning Commission, saying that property size should play a bigger role in setting the pet limits.

March 15, 1991

Jay Trevino, Senior Planner
1 Civic Center Circle
Brea, Ca. 92621

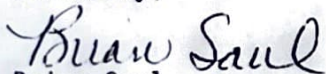
Subject: Sphere of Influence Study of Tonner Canyon

Jay:

I'm sending you this letter to suggest that as part of the city's upcoming sphere of influence study of Tonner Canyon a qualified archaeologist take part. I say that because Indian artifacts have been found there in the past, and during the 1890's there was a small settlement in the canyon named Petrolia. Unfortunately, we're not sure now exactly where that settlement was, but there's no doubt that it did exist.

In order to do a thorough study of the canyon, I think it's important that its history also be considered. I hope you agree.

Sincerely,


Brian Saul

cc: Glenn Parker, Councilman
Frank Benest, City Manager

How shall canyon land be developed?

Brea's residents want atmosphere of hillside village

By Cerise A. Valenzuela
The Orange County Register

BREA — How do residents see the future for 4,762 hillside acres of unincorporated land in Tonner Canyon and Carbon Canyon?

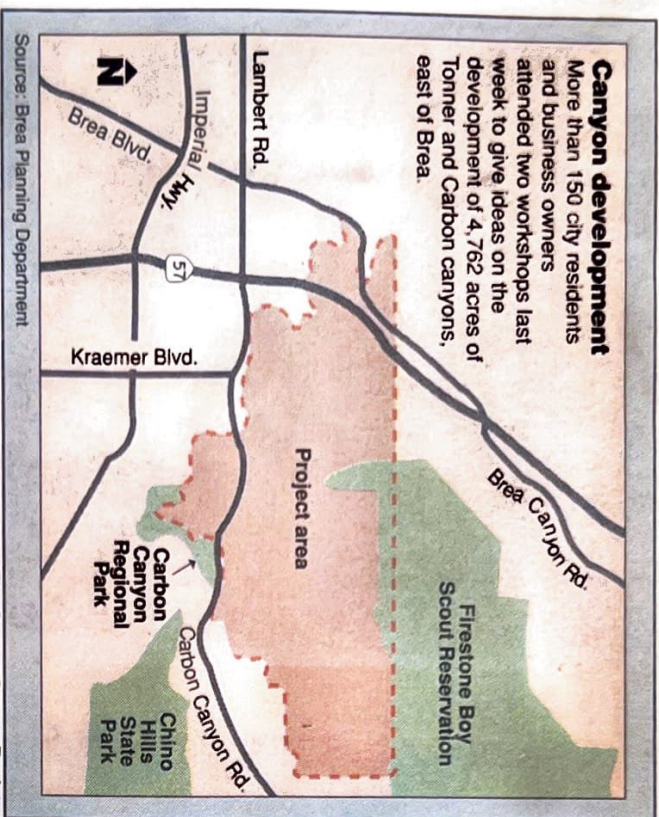
Most want slow, gradual development of village-style neighborhoods built around a large golf course, and the maintenance of natural streams, ridgelines, trails and wildlife areas.

A sports complex and a cultural arts center got resounding support; commercial and industrial development got thumbs down because it would conflict with the rural, hillside village atmosphere.

About 150 city residents and business owners attended two brainstorming workshops this month to compile lists of acceptable and desirable development for the canyons; they also took a tour of the areas.

This is the second time the city

Canyon development
More than 150 city residents and business owners attended two workshops last week to give ideas on the development of 4,762 acres of Tonner and Carbon canyons, east of Brea.



Source: Brea Planning Department

has sought ideas and reactions from residents and business owners before plans have been drawn for projects.

Two years ago, officials held workshops and planning sessions

for the city's downtown. Pleased with the results, they decided to use the same approach with the canyons.

"This is a great opportunity for the city to ask its residents, 'What

is it that you hope for in the place where you live?'" Mayor Wayne Wedin said.

All or part of the 7.4-square-mile area north of the city could be annexed by Brea during the next several years, although officials are considering taking over some land as early as January, Wedin said. If Brea annexes both canyons, the city will be 70 percent larger, officials said.

Development of the entire area might take 50 years, he said. Some of the land is dotted with oil drills, many still producing. Unocal Land & Development Co. owns one-third of the property.

Community involvement in the early stages allows developers to focus on their plans and the specific recommendations of the residents, said Dennis Chapman, Unocal vice president.

The City Council will review the results of the community study after its completion in March and encourage developers to respond to the residents' suggestions and goals, said Konradt Bartlam, city director of planning.

Among issues raised were traffic, the environment and open space. Please see CANYONS/5

Orange County Register

Thursday, November 28, 1991

CANYONS: Future is plotted

FROM 1

space preservation.

"The area is rustic in nature and should stay that way," said Jim Day, a resident who took the group tour of the canyons. "Some areas lend themselves to development, but the area reminded me of California the way it once was."

Some residents' groups recommended the city build an oil-history museum in the canyons to tell the story of Brea's beginnings as an oil-producing town.

"What doesn't seem historical today might not be there in 30 to 50 years," resident Nancy Wright said.

Pat Davis said she hopes residents' roles in canyon planning are not discarded.

"So often we have a vision and then see plans by developer just start chipping away at them," Davis said. "I want to see an ironclad vision. I want the people to have the final say."