

Bryant Ranch Project Enters First Phase

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Acquired by developers in 1978, the 3,500-acre Lomas de Yorba Bryant Ranch is nearing its first phase of commercial and industrial development in east Yorba Linda.

Philip Paxton, Yorba Linda planning director said the ranch, by far the largest-ever annexation of property by the city, is targeted for a series of different land uses to be implemented in the next 10 years.

Most significantly, the area will accommodate about 12,000 new residents, said Brian Johnson, project director for Campeau Corp, which is the ranch land developer. Johnson was Yorba Linda's assistant city manager for five years before joining Campeau

During a Yorba Linda-sponsored Chamber of Commerce-sponsored breakfast Wednesday, Johnson outlined some of his company's development projects. So far, the area south of the Santa Ana River is slated for a mix of affordable housing and industrial use, the building of which will commence in a couple of weeks, he said.

"There won't be any manufacturing there," Johnson told a group of nearly 70 persons who gathered at the Yorba Linda Country Club. Mostly research and development businesses will be allowed at the 60-acre site, he said.

Next to the industrial area will be a 30-acre complex of 300 housing units called "The Villages." The 900- to 1,200-square foot homes will cost between \$85,000 and \$110,000, Johnson said. Additionally, 400 townhouses will be built nearby.

"As developers, we get the land zoned and build the infrastructure." Johnson said. He predicted the ranch will be completely developed within 10 years.

Together with commercial and industrial sites, a total number of 3,900 residential units is projected, he said.

Paxton said the Bryant Ranch is in the city's redevelopment area, so projected revenues in Yorba Linda's future from the development is difficult to assess at this time.

An unusual aspect of developing the ranch, which includes hilly terrain, ravines, and a flood plane, is the inclusion of a 250-acre "turtle track". Johnson said deer, turtles, and other wildlife migrate from their hillside homes to the river and State regulations provided for the animals' continued access.

Meanwhile, Chamber president Mick Cary said he sees the development of the Bryant Ranch as a significant element in the growth of Yorba Linda.