

**Bryant Ranch Tentative Tract Map Approved Following Council Discussion on Area Roads  
*Yorba Linda Star October 7 1978 page 1***

A tentative tract map for a section of the Bryant Ranch, located in the controversial Chino Hills, was approved by the City Council this week. The map divides 167.8 acres in the lower section of the ranch into approximately 124 residential lots.

The tract map was requested by John Wertin Development of Irvine and is an initial step in the construction of homes on the land. John Spiak, Wertin representative, indicated that building would not begin for six months to a year.

Jackie Harrison, city representative of Hills for Everyone (HFE), told the councilmembers that HFE is opposed to any action taken by the council on the Bryant Ranch.

In an effort to help preserve the Chino Hills for a wilderness park, HFE has filed suit to prevent the annexation of the Bryant and other ranches to Yorba Linda. The annexation was approved in August by the Local Agency Formation Commission.

However, the park plan was apparently not a central issue to the councilmembers, who instead discussed potential road development in the Bryant Ranch and how this would affect the proposed Chino Hills airport.

Mayor Irwin Fried and Mayor Pro Tem Hank Wedaa expressed concern that the Weir Canyon extension could be considered an access to an airport in the Chino Hills, opposed by all the councilmembers.

However, City Attorney Leonard Hampel said that if the property is within the boundaries of Yorba Linda, the City Council would have to give its approval to any county, state or federally sponsored road project.

The City Council dropped a condition placed on the tract map by the Planning Commission requiring Wertin to fund a section of the road development on the Bryant Ranch prior to the issuance of building permits for the tract development.

The council members also added a condition requiring that new homeowners in the Wertin tract sign a statement indicating their awareness of the fact that Esperanza Road may be their only way into and out of the tract for a number of years.

The developer must also return to the Planning Commission at a later day with an agreement to either pay park fees or donate land suitable for the development of city parks.

In addition to the decision on the tentative tract map, the council also acted on the following items

The creation of a Housing and Community Development Citizen Committee was authorized. The Committee is required as a part of a federal grant program.

In response to a letter from the Yorba Linda School District asking for a meeting between two representatives from both the board of trustees and the city council, the council again proposed a joint meeting of all members from both bodies. The purpose of the meeting would be to discuss the proposed exchange of the district's Valley View site (Little League field) for the city's underdeveloped Bastanchury site.

City Attorney Leonard Hampel was asked to investigate the possibility of the city withdrawing from the joint powers agreement with the Yorba Linda School District regarding the scheduling and maintenance of the Little League field on Valley View. Council member Doug Groot said this would prevent the city from being named in a potential suit resulting from an accident on the field, which is not in compliance with the federal, state, and city safety standards.

Staff presented a preliminary report on the procedures involved in declaring Lemon to Nixon Park and including the packing house on Yorba Linda Boulevard a historical monument. Staff was directed to continue its investigation.