



CITY OF YORBA LINDA

4845 CASA LOMA AVENUE • YORBA LINDA • CALIFORNIA 92886

August 15, 2018

Planning Commission Orange County
300 North Flower
PO Box 4048
Santa Ana, CA 92702-4048

SUBJECT: ESPERANZA HILLS PROJECT (PROJECT NO. PA120037)

Dear Chairman and Members of the Planning Commission Orange County:

The City of Yorba Linda recently received notice of public hearing related to consideration of recommendation of approval of the same land use entitlements for the Esperanza Hills project that previously were approved by the County Board of Supervisors on May 9, 2017, and the associated Second Revised Final Environmental Impact Report (SRFEIR No. 616) prepared therefor. As the Planning Commission is aware, the City of Yorba Linda has had a keen interest in this project and previously provided letters of comment to the County Planning Commission and Board of Supervisors. In that the staff report indicates that the current Esperanza Hills project proposal and design has not changed since the prior May 2017 approval by the County Board of Supervisors, the City is hereby resubmitting its most recent letter of comment (dated May 4, 2017) on the project to the Planning Commission for its further consideration (please see attached copy). The issues of concern reflected in the letter have been and continue to be the City's comments regarding the project. Additionally, the City of Yorba Linda City Council will be discussing the current Esperanza Hills project proposal on its August 21, 2018, regular meeting agenda to gather additional input from the community. Should further concerns or comments arise because of the City Council's discussion, they will be forwarded to the Planning Commission before the public hearing on August 22, 2018.

Thank you for your continued consideration of the City's concerns. If you have any questions, or wish to discuss this matter further, I may be reached at 714-961-7110.

Respectfully submitted,

Mark Pulone
City Manager

Attachment

C: Yorba Linda City Council
Todd Litfin, City Attorney



CITY OF YORBA LINDA

P. O. BOX 87014

CALIFORNIA 92885-8714

(714) 961-7110

FAX 993-7530

OFFICE OF THE CITY MANAGER

May 4, 2017

Orange County Board of Supervisors
333 W. Santa Ana Blvd.
10 Civic Center Plaza
Santa Ana, CA 92701

Re: Esperanza Hills Proposed Project

Dear Orange County Board of Supervisors:

Thank you for inviting additional input from the City of Yorba Linda ("City") regarding the Esperanza Hills project ("Project"). Attached hereto as Exhibit A is a letter from the City to the Orange County Planning Commission dated March 21, 2017, that includes the City's position on the current proposal for the Esperanza Hills project. The City's position on the Project has not changed from the comments contained in this letter.

Of particular note, Item Number 5 in the attached letter in part requests, "The Project shall contain trails that conform to the City's trail requirements and provide publically accessible trail connections consistent with City planning documents." The City's trail network and necessary connections to areas such as Chino Hills State Park are extremely important to the City and its residents. Therefore, during the processing of the Project, the City provided extensive comments on this issue. Based upon a review of the proposed trails in the current design of the Project, the City provides the following specific requests to the Board. Attached as Exhibit B to this letter is a copy of the Conceptual Trails Plan in The Esperanza Hills Specific Plan, which is included as Exhibit 13 on page 79 of the Specific Plan. For ease of reference, the City has added numbers to the Conceptual Trails Plan that correspond to the locations for the City's comments below regarding the proposed trail network:

1. At the Southeast corner of the Project, connect the proposed Esperanza Hills trail to the City's existing segment 35A of the City's Master Plan of Trails.
2. At the Southwest corner of the Project, extend the east-west equestrian trail to the existing trail and provide an equestrian trail crossing over the Esperanza Hills access road.
3. Align the trails with trails in the Cielo Vista development.

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4. In this area, the multiuse trail should include an equestrian trail. This trail segment connects the equestrian trail to the north and the equestrian trail to the south. The trail should also connect east-west to a potential future trail that connects to Aspen Way.
5. This area shows a multiuse trail next to an equestrian trail. If these are two separate trails, one combined multiuse/equestrian trail at 14'-16' would be sufficient.
6. At the Northeast corner of the Project, the multiuse trail should include an equestrian trail and connect to the existing Chino Hills State Park trails to the north or south as shown on the Conceptual Trails Plan.
7. Extend multiuse/equestrian trails to the street and include a street crossing so that the trails connect in this area and an equestrian trail connects throughout the Project.
8. At the Northwest corner of the southern section of the Project, extend the multiuse/equestrian trail to connect to a future trail alignment.

Furthermore, the City has the additional trail comments:

- The City of Yorba Linda standard for equestrian trails includes split rail fencing.
- The Project includes 8' wide multiuse trails and 10' wide equestrian trails. The standards identified in the City of Yorba Linda Master Plan of Trails is a trail width of 14'-16' with split rail fencing.
- The Esperanza Hills developer and subsequently the Homeowner's Association shall maintain all trails in the Project.
- All trails shall be accessible to the general public.

The City appreciates the Board's consideration of the attached letter and above comments.

Sincerely,



Mark Pulone

City Manager, City of Yorba Linda



CITY OF YORBA LINDA

P.O. BOX 87014 CALIFORNIA 92686-8714 (714) 961-7110
FAX (714) 993-7530

OFFICE OF THE MAYOR

March 21, 2017

Orange County Planning Commission
333 W. Santa Ana Blvd.
10 Civic Center Plaza
Santa Ana, CA 92701

Re: Esperanza Hills Proposed Project

Dear Orange County Planning Commissioners:

Thank you for inviting additional input from the City of Yorba Linda ("City") regarding the Esperanza Hills project ("Project"). Since 2012, members of the City Council, as well as City staff, have attended public outreach meetings and public hearings, reviewed draft plans and proposed Project-related documents, and repeatedly provided input to the County related to the proposed Project. Indeed, the City at the Board of Supervisor's request previously sent correspondence to the County dated May 22, 2015, May 27, 2015, January 8, 2016, October 26, 2016, December 9, 2016, and February 7, 2017, that contained the City's proposals to improve the Project and to safeguard the interests of the City and its residents. Amongst other things, the City has considered in detail the access options for the Project, the environmental impacts relating to the Project, the consistency of the Project's development standards with already existing residential developments in the City, the City's General Plan, Municipal Code requirements, and issues related to annexation.

The City has reviewed the currently proposed plans for the Project to be considered at the March 22, 2017, County Planning Commission meeting. The City's input on the current iteration of the Project is as follows:

Access To The Project

In order to diffuse traffic-related impacts so that they do not overly impact particular neighborhoods within the City with the full amount of new development traffic, the City requests multiple primary access points to the Project. Also, the City requests that the County require the Project applicant to prove and show all documentation that it has legal access to all property needed (including grading rights) for the primary and emergency access points prior to approving the Project and provide the exact locations for all proposed streets be presented and acceptable to the City before the County issues any permits for this Project.

Consistency With City General Plan

The City requests that the Project be consistent with the City's General Plan. In the City's General Plan, the Project is located in the Murdock Property Area Plan that allows residential development up to an average of one dwelling unit per acre.

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Compliance With CEQA

The City requests that the County fully comply with the requirements of the California Environmental Quality Act ("CEQA"), including CEQA compliance for the final proposed design of the Project.

Annexation To The City

Although the Project is currently located in unincorporated land in the County, the Project will have multiple impacts upon the City including but not limited to future Project residents using City facilities and amenities. It benefits both the Project and the City if the Project area is annexed into the City. Hence, the City requests that the Project developer be required to take all legally required actions to annex into the City and enter into a preannexation agreement and/or other agreements to effectuate the annexation of the Project into the City.

Additional Requests Pertaining To The Project

Consistent with the City's prior communications to the County, the City requests that the Project comply with the following requirements:

1. The Project comply with all mitigation measures set forth in the Certified Final Environmental Impact Report for the Project.
2. The streets, street lighting, parks, bio-retention basins, storm water facilities, storm drains, and landscaping be constructed, installed, and exclusively maintained by the Project's developer, or subsequent Homeowners Association ("HOA") established for the Project, at its sole expense.
3. The Project shall be landscaped utilizing low water use plants, comply with fuel modification requirements, and be in accordance with OCFA requirements and approvals. The Project shall be annexed into, and all parcels shall participate in, the City's Landscaping and Lighting Maintenance Assessment District ("LMAD"), to the extent permitted by Proposition 218 and the Landscaping and Lighting Act of 1972. In no event, however, shall private or HOA-owned slopes or open space (owned either in fee or as an easement) in the Project be maintained through the LMAD.
4. All actions shall be taken to require that parcels in the Project are assessed the same as other parcels in the City that are assessed for the Yorba Linda Public Library.
5. Open space designated within the Project shall remain open space with no development by private entities. The Project shall contain trails that conform to the City's trail requirements and provide publically accessible trail connections consistent with City planning documents.
6. The Project shall be built compatible with neighboring communities in the City to the satisfaction of the City.

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Furthermore, the City requests notification of any County actions on the Project sufficiently in advance of the County actions so that the City can discuss the matter at a City Council meeting and provide further comments upon further County consideration of the Project.

The general content of this letter was approved for transmittal to the County at a regular meeting of the City Council of the City of Yorba Linda on March 21, 2017.

Sincerely,

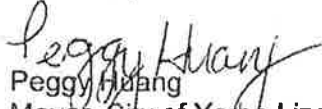
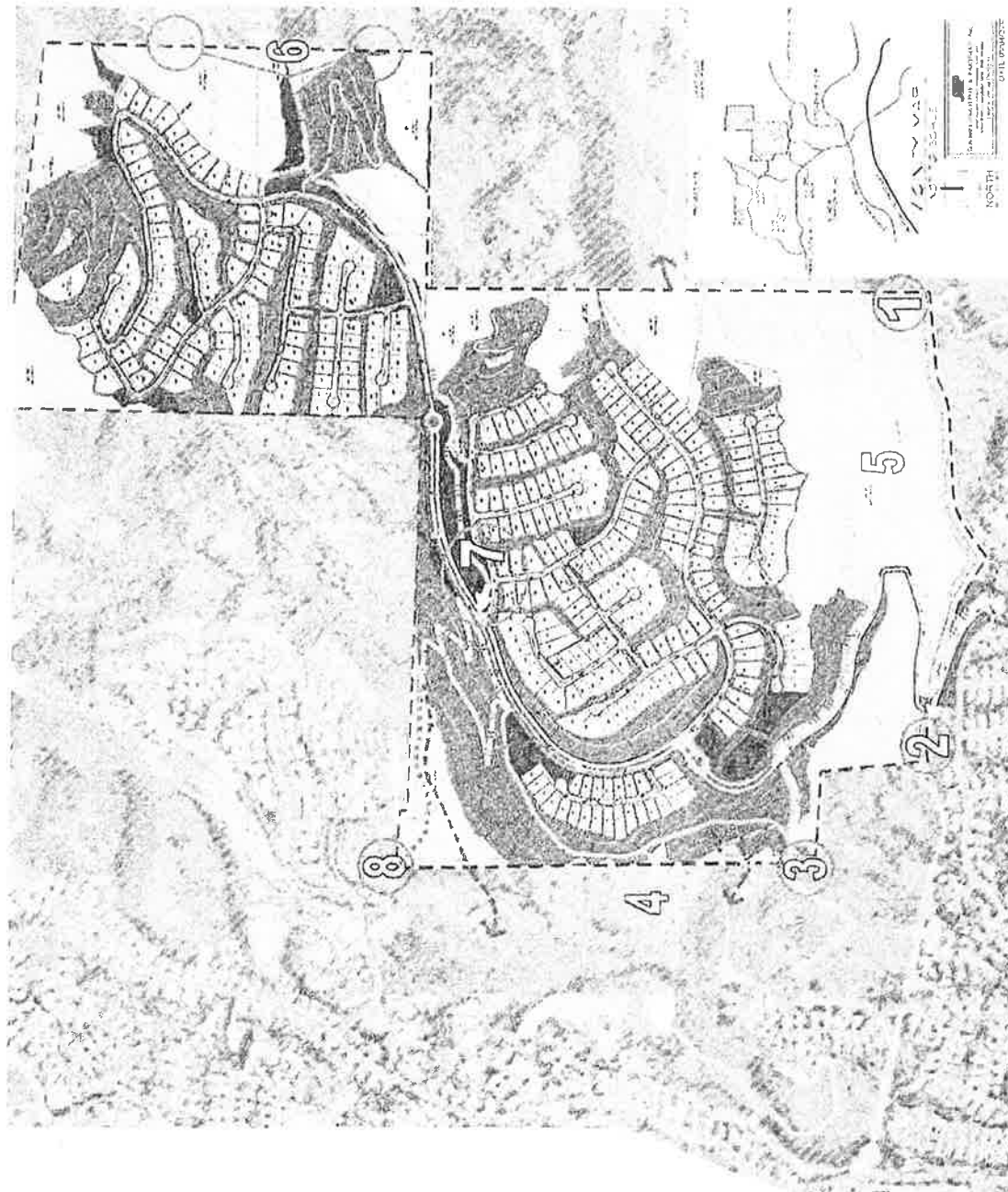

Peggy Huang
Mayor, City of Yorba Linda

EXHIBIT B



TRAILS LEGEND

- EXISTING TRAILS
- PROPOSED EQUESTRIAN TRAILS
- PROPOSED MULTI-USE TRAILS
- PROPOSED PERIMETER PATHS

See attached letter for corresponding number reference description.

CONCEPTUAL TRAILS PLAN
ESPERANZA HILLS
YORBA LINDA, CALIFORNIA

Speed limit—15 mph for all vehicles and bicycles.

Motor vehicles—Off-road or backcountry driving is not allowed.

Smoking is prohibited outside of the campground and throughout the entire park during fire season.

Campfires are not permitted due to fire danger. Charcoal grills are not allowed during fire season.

Trash—Pack it in; pack it out!

Weapons of any kind are prohibited.

Trails—For safety's sake, stay on designated trails and don't hike alone. Be aware of wildlife, especially rattlesnakes.

Collecting—All natural and cultural features are protected by law and may not be disturbed or collected.

Dogs are welcome on Bane Canyon Road, in the Rolling M Ranch, and the campgrounds. They must be on leash at all times and, except for service animals, are not allowed in the Discovery Center building, in the backcountry, or on trails. Pets must not be left alone at any time.

Park closure—The park will close following rain of more than one quarter inch and remain closed until road and trail surfaces are no longer saturated. High clay content in the soil causes "greased" conditions when wet. Trail use during this time causes severe erosion and rutting of trail and road surfaces. The park is also closed during times of extreme fire danger.

*Chino Hills State Park is
an island of tranquility in
a sea of urbanization.*



Our Mission

The mission of California State Parks is to provide for the health, inspiration and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.



California State Parks supports equal access. Prior to arrival, visitors with disabilities who need assistance should contact the park at **(951) 780-6222**. If you need this publication in an alternate format, contact **interp@parks.ca.gov**.

CALIFORNIA STATE PARKS
P.O. Box 942896
Sacramento, CA 94296-0001
For information call: (800) 777-0369
(916) 653-6995, outside the U.S.
711, TTY relay service

www.parks.ca.gov

Chino Hills State Park
4721 Sapphire Road
Chino Hills, CA 91709
(951) 780-6222
www.parks.ca.gov/ChinoHillsSP

Chino Hills State Park



hundred acres are protected at Chino Hills State Park. The Tecate cypress is a rare species of conifer found only in a few places in the United States. Tecate cypress trees are found in Coal Canyon, near the larger ecological reserve managed by the California Department of Fish and Wildlife.

Other plant communities found along the hills, slopes, and canyons include coastal sage scrub, mixed chaparral, alluvial sage scrub, and mule fat scrub. Wildlife species depend on these

plants to survive. Grassland species native to California, such as purple needle grass and giant rye, can be found among the park's annual non-native grasses. Part of the park's restoration program is returning native grassland to its natural dominant state.

RECREATION AND INTERPRETIVE PROGRAMS

More than 90 miles of multi-use trails wind through the park. The park is open seven days a week for day use; campsites can be reserved by calling (800) 444-7275. School programs, Junior Ranger programs, and educational talks are offered year round.

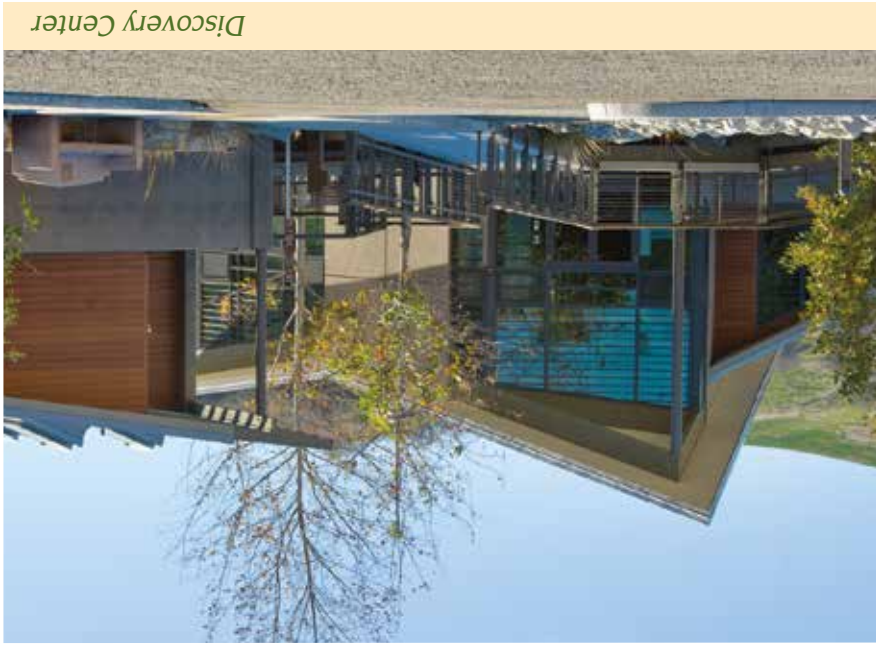
The Discovery Center, located at 4500 Carbon Canyon Road in



The Native Plant Trail, the Discovery Center and interpretive trail, and the Rolling M Ranch day-use area are accessible. The campground has accessible campsites and restrooms with showers. Two Bane Canyon vista points have shade ramadas and picnic tables. For ongoing accessibility updates, please visit <http://access.parks.ca.gov>.

ACCESSIBLE FEATURES

the city of Brea, offers hands-on exhibits about the wildlife, plant life, and other natural resources of the park. Staff and volunteers also conduct nature hikes, talks, programs, and events at the Discovery Center. A meeting room is available to rent for events and meetings. Visit www.parks.ca.gov/ChinoHillsSP for Discovery Center hours, an event calendar, and meeting-room rental information.



Peninsular Ranges in southern California. This formation interrupts the generally flat Los Angeles Basin with a variety of rolling hills, mountains, and canyons on its south and east sides. The hills are a result of uplift and folding along the Whittier and Chino faults.

The Puente-Chino Hills are made up of sedimentary rocks of the Puente Formation, deposited from five to fifteen million years ago. Associated with this formation are petroleum resources that have been explored and exploited in the Los Angeles region since the late 1800s. Fine clay soils are found in these formations and in alluvial deposits that wash down from the hills and mountains during winter rains.

VEGETATION

Plant communities include various associations of riparian, grassland, sage scrub, woodland, and chaparral.

In the park's riparian zones, willow and sycamore trees stand above understories of wild rose, stinging nettle, and mule fat. Cattails grow along seasonal and year-round creeks. These areas provide habitat for a variety of wildlife, among them red-winged blackbirds and many nesting birds that come from Central and South America each spring to raise their young.

Southern California black walnut trees join coast live oaks above creeks on north-facing slopes. These walnut woodlands are another important and rare plant community preserved in the park. Only a few thousand acres of this California habitat still exist, with just over 1,000 acres in preserves. Several

Santa Ana Mountains and the southeast portion of the Puente-Chino Hills, which together form the northern end of the



WHAT IS A BIOLOGICAL CORRIDOR?
Development has claimed large tracts of wildlife habitat. Biological corridors link the remaining habitats by acting as passageways between designated open spaces. When small patches of wilderness are cut off from other open-space areas, many of the species present at the time of isolation will inevitably disappear. Biological corridors help to maintain healthy populations of plants and animals by allowing for genetic exchange, species migration, and repopulation after a catastrophe such as fire.

Ranging from 400 to 1,781 feet in elevation, the park straddles the north end of the

GEOLOGY

After the Spanish founded Mission San Gabriel in 1771, the Chino Hills were used extensively for grazing by mission cattle. During the Mexican Republic era, the hills were used as spillover pasture from such surrounding Mexican ranchos as Santa Ana del Chino and La Sierra Yorba. After Mexico ceded California to the United States in 1848, the land continued to be used for cattle.

Private land acquisition here began in the 1870s and continued into the 1890s. Some late nineteenth- and early twentieth-century oil exploration and mining activity also took place in areas now within the park. In 1948 the 1,720-acre Rolling M Ranch was established, and the land was leased to nearby landowners for cattle grazing. A ranch

house, historic barn, and several windmills and watering troughs serve as reminders of the cattle-ranching days.

In 1977 the California Legislature passed a resolution directing California State Parks to conduct a study on acquiring Chino Hills land for park purposes. A local citizens group, Hills for Everyone,

worked closely with California State Parks and the legislature to create the park with an initial acquisition of 2,237 acres. The California State Park and Recreation Commission officially declared the area a unit of the State Park System in 1984. Since then, numerous land acquisitions from various private landowners have expanded the park to its present acreage.

WILDLIFE

Because of its great variety of habitats and microclimates, Chino Hills State Park is an ideal location for observing many wildlife species native to Southern California.

More than 200 species of birds and mammals, numerous reptiles and amphibians, and thousands of types of insects and other invertebrates live in the park. Some of these animals—including the least Bell's vireo, the California gnatcatcher, and the coastal cactus wren—are considered rare, threatened, or endangered. The diversity of native plants and animals found in this region is ranked one of the highest in the United States.



Bobcat



Coastal cactus wren

Windmill at Telegraph Canyon



DEPARTMENT OF PARKS AND RECREATION

Lisa Ann L. Mangat, Director

Inland Empire District
17801 Lake Perris Drive
Perris, CA 92571

August 22, 2018

OC Development Services/Planning
Attn: Kevin Canning
300 N. Flower Street
PO Box 4048
Santa Ana, CA 92702-4048

Subject: Esperanza Hills Project 2018 Additional Environmental Analysis
Project No. PA120037 Second Revised Final Environmental Impact Report
(SRFEIR 616)

Dear Mr. Canning:

The Inland Empire District of the Department of Parks and Recreation (State Parks) appreciates the opportunity to comment on the aforementioned project. State Parks is a trustee agency as defined by the California Environmental Quality Act (CEQA). State Parks' mission in part is to provide for the health, inspiration, and education of the people of California by preserving the state's extraordinary biodiversity and creating opportunities for high quality outdoor recreation. As the office responsible for the stewardship of Chino Hills State Park (Chino Hills SP), we have an interest and concern about contemplated alterations of land use within and adjacent to the park.

Exhibit 5-100 depicts the Chino Hills State Park General Plan Management Zones Map (Chino Hills State Park General Plan, page 54). The land adjacent to the proposed project site (East, Southeast) was acquired in 2004 and, therefore, is not designated in the 1999 Chino Hills SP General Plan. We cannot confirm the area is designated as a Natural Open Space Zone without concurrence from the State Park and Recreation Commission in the form of a General Plan Amendment.

Exhibit 5-2, Chino Hills State Park Location Map, CHSP Brochure, shows a map that is not from the Chino Hills SP brochure. Attached is a map from the Chino Hills SP brochure that may be used. Alternately, the title may be edited to reflect the source of the map. It is important to note this map incorrectly indicates the Park Boundary and should not be referred to by the public as an accurate source.

Thank you again for the opportunity to comment and for your consideration. For further discussion, please contact me or Enrique Arroyo at (951) 453-6848.

Sincerely,

Kelly Elliott
Inland Empire District Superintendent
California State Parks

Enclosure

Memorandum

DATE: August 22, 2018
TO: Note to File – PA120037 – Esperanza Hills
FROM: Kevin Canning, Contract Planner
SUBJECT: Late Submittal to Planning Commission

The attached newspaper article (Orange County Register dated April 3, 2018) was submitted by Mr. Kevin Johnson during his testimony on the Esperanza Hills project. The Chairman discussed with County Counsel and Mr. Johnson the Commission's Rules of Procedure that required submittal of written materials at least 24 hours prior to the hearing in order to allow time for Commissioners to review the material.

It was the consensus of the Planning Commission to accept the news article but to note for the record that the Commission had not read the article prior to their deliberations.

Orange County Probe Finds Canyon 2 Fire Response Rife With Human Error and Complacency, Calls for Disciplinary Action

BY: Jordan Graham, The Orange County Register | April 3, 2018

(TNS) - Days after the Orange County Fire Authority released a report critical of the agency's response to the Canyon 2 Fire, the county is about to issue a separate investigative report that calls for OCFA employees to be disciplined.

Concluding that the fire agency's response during the early minutes of the Canyon 2 Fire was rife with "human error and potential complacency," an 80-page report from the county obtained by the Register — slated to be presented publicly later this month — says the findings present "an important case study in how miscalculations and missteps in small but critical areas can result in significant damages... to a community."

The investigations by the county and the OCFA both say fire personnel essentially ignored early reports of flames on Oct. 9, 2017, the day the fire started. Both also say fire officials were too slow to send equipment and personnel to contain a blaze that burned for eight days, charred 9,200 acres, destroyed 15 houses and 10 other structures, and displaced thousands of residents of Anaheim Hills and North Tustin.

Specifically, the two reports say OCFA officials downplayed a 911 caller's reports of flames in a canyon at 8:32 a.m. Instead of following protocol, which would require sending personnel and equipment to the scene, they directed firefighters at a station more than a mile away to look outside and report on what they saw.

Those firefighters dismissed the reported flames as wind-blown ashes, an error that prompted an OCFA dispatcher to tell CHP officials that fire reports were "unfounded." Firefighting equipment wasn't deployed for another 71 minutes.

But the county's report also details additional lapses:

- A fire dispatch supervisor was "surprisingly unaware" of wind conditions that prompted the agency to issue a red-flag "high fire danger" warning for Oct. 9.

- In response to assurances from the OCFA that the initial fire reports were "unfounded," a CHP dispatcher told at least ten 911 callers that there wasn't a fire. Critically, the miscommunication also prompted the CHP to not forward any of those 911 calls back to the Fire Authority.

- The report also notes that during the county's investigation of the fire response, CHP officials impeded the probe by withholding key documents and witness statements.

(CHP officials declined to comment.)

- Among the calls ignored by OCFA personnel were at least six reports that came from other firefighters and park rangers who said there was an active fire, not billowing ash, in the canyon.

- After they did determine the canyon was on fire, at 9:43 a.m., the OCFA failed to alert some other emergency agencies for up to 44 minutes.

County Supervisor Shawn Nelson, who called for the county probe, said Monday he was outraged that OCFA staff had told a CHP dispatcher that the reports of flames were unfounded — a decision that may have set in motion a destructive chain of events.

"What they were really saying (to CHP) is, 'Stop calling here,'" Nelson said. "That should never be put on CHP's shoulders. I blame the Fire Authority for even having the possibility to say that. It just defies logic."

Fire Authority Battalion Chief Marc Stone said the agency is reviewing an administrative investigation into how its dispatchers responded to two of the Canyon 2 Fire reports and that officials would "take any and all corrective action necessary." On March 29, after the Fire Authority Report was issued, Dave Anderson, acting chief for OCFA, said he was "committed to making all the changes needed so this doesn't happen again."

In addition to recommending disciplinary action for unnamed dispatch personnel, the county report urges the Fire Authority to develop a new training regimen for dispatchers and to improve inter-agency communication. Specifically, the county wants to see development of an electronic system that could automatically notify some responders of wildfire reports.

The report is expected to be reviewed by county supervisors at their April 10 meeting.

Staff writer Tony Saavedra contributed to this report.

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