

2012 Update of EIR 02-01 - Abstract

On June 24, 2008, the City of Brea Planning Commission certified Final Environmental Impact Report 02-01 ("2008 FEIR") and approved a land subdivision and residential development plan known as "Canyon Crest." The Canyon Crest Plan proposed development of 165 single family homes on the 367.5 acre Site, located in the Carbon Canyon area, in the northeastern corner of Brea, at the intersection of Orange, Los Angeles and San Bernardino Counties. An appeal of the Planning Commission actions was filed on July 2, 2008 and the Brea City Council began public hearings to consider the appeal, in September 2008.

Between November 15-19, 2008, the Site was completely burned by wildfires that spread from an area near the SR 57 Freeway and burned approximately 29,000 acres, while destroying 155 homes. This massive fire was known as the "Freeway Complex Fire." Following that fire, on December 2, 2008, the Brea City Council postponed further consideration of the appeal so that an analysis of the environmental implications of that fire on the Site could be prepared. No further review of the appeal has occurred since the Council gave that direction.

A revised development plan has been prepared for the Site, and a comprehensive update of the environmental impact analysis has been completed, as directed by the City Council after the Freeway Complex Fire. The revised plan is referred to as the "Madrona Plan." The Madrona Plan proposes development of 162 single family homes, while reducing the total clearing/grading impact area by approximately 80 acres, and reducing the total amount of earthwork from approximately 9.74 million cubic yards to approximately 4.92 million cubic yards, compared to the Canyon Crest Plan. The previous applications for a Vesting Tentative Tract Map and Development Review approval remain active, and have been revised to reflect the specific characteristics of the Madrona Plan. The landowner/Project Applicant has requested the City to resume consideration of the appeal of the 2008 Planning Commission actions.

This document contains the updated environmental analysis requested by the City Council after the Freeway Complex Fire, including updates to the environmental setting as of 2011-2012, along with a complete assessment of the environmental impacts of the Madrona Plan, compared to the impacts of the previous Canyon Crest Plan. It builds upon and expands the environmental analysis contained in the 2008 FEIR, and is, in fact, the latest version of this same environmental impact report, i.e., EIR 02-01. For reference in the resumed appeal process, it is identified as the "2012 Update of EIR 02-01 02-01," or simply "2012 Update."

The City of Brea has elected to circulate the 2012 Update for a public review and comment period (November 15, 2012 – January 7, 2013), to provide an opportunity for all concerned to examine the report findings and the characteristics of the proposed Madrona Plan. City Council considerations of the appeal will resume after the review period has ended and written responses to written comments concerning the updated environmental analysis are completed.

2.0 Madrona Plan Description

Applicant: Old Standard Life Insurance Company, in Receivership
 P.O. Box 1520
 Veradaze, WA 99037
 Attn: Jackie Muro

2.1 Madrona Plan - Overview

The proposed development plan is now referred to as “Madrona,” which replaces the previous plan title of “Canyon Crest,” as it was known between 2000 and 2008. Figure 2.1 illustrates the revised tentative tract map by itself and Figure 2.2 illustrates the development footprints of the 2008 Planning Commission-approved plan and the revised plan now under review. Figures 2.3 to 2.8 illustrate the proposed circulation, water, sewer, drainage, landscape, and internal park concepts for the Madrona plan. Table 1, below, compares the land use features of the approved “Canyon Crest” plan and the revised “Madrona” plan now under review. Principal changes from the 2008-approved plan involve grading, circulation, lot layout, drainage and open spaces, and are summarized following Table 2-1 below.

Table 2-1
Comparison of Madrona Land Use Features and 2008 Approved Canyon Crest Plan

| Land Use | Canyon Crest Acreage | %of Total Site | Madrona Acreage | %of Total Site | Madrona Acreage Variance | Madrona % Variance |
|---|----------------------|----------------|-----------------|----------------|--------------------------|--------------------|
| Developed Area Footprint | 211.30 | 57.50% | 131.9 | 35.7 | -80.11 | -21.8% |
| Natural Open Space Area | 156.2 | 42.50% | 236.31 | 64.3% | 80.11 | 21.8% |
| Manufactured Slope Area | 124.4 | 33.90% | 53.06 | 14.4% | -71.34 | -19.4% |
| Total Slope Area -Natural and Manufactured | 280.6 | 76.40% | 289.37 | 78.70% | 8.77 | 2.4% |
| Park Site | 0 | 0 | 10.3 | 3.8% | 10.3 | 2.8% |
| Street Area | 23.7 | 6.40% | 17.59 | 4.80% | -6.11 | -1.7% |
| Lot Area | 63.7 | 17.30% | 59.98 | 16.3% | -3.72 | -1.0% |
| Combined Residential Land Use Area -Lots and Streets | 87.4 | 23.80% | 77.57 | 21.10% | -9.83 | -2.7% |
| Off-Site Impact Area -Area Energy Fuel Mod | - | 0.00% | 5.62 | 1.5% | 5.62 | 1.5% |
| Off-Site Impact Area -Boy Scouts -Fuel Mod | - | 0.00% | 1.65 | 0.40% | 1.65 | 0.4% |
| Total Site Area | 367.5 | 100.00% | 367.5 | 100.00% | - | 0.00% |
| * Figures provided by Concorde Development, May 2012. | | | | | | |