

May 10, 2023

6b | Consent
Calendar

REGULAR MEMBERS

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Douglass Davert
Special District Member

VICE CHAIR
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County Member

IMMEDIATE PAST CHAIR
Derek J. McGregor
Public Member

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Kathryn Freshley
Special District Member

Carol Moore
City Member

Lou Penrose
Public Member

STAFF

Carolyn Emery
Executive Officer

Scott Smith
General Counsel

TO: Local Agency Formation Commission
of Orange County

FROM: Executive Officer
Policy Analyst II

SUBJECT: Proposed "Aera Property Annexation to the City of Brea
(CA 22-07)"

BACKGROUND

The Local Agency Formation Commission of Orange County (OC LAFCO) will consider an application filed by a private landowner, Aera Energy LLC. (Aera), to annex approximately 1.45 acres of unincorporated territory to the City of Brea. The purpose of the annexation is to facilitate a more logical boundary and efficient delivery of municipal services to the subject area. The unincorporated area is within the City's sphere of influence, and staff recommends approval of the annexation.

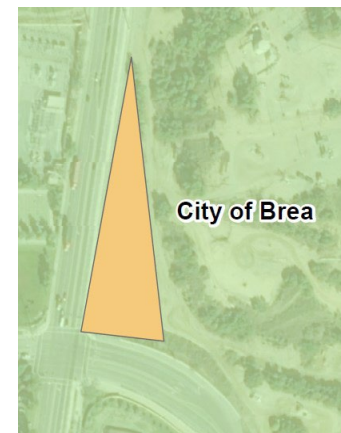
The following sections of this report provide additional background on the application and staff's analysis of the proposal.

PROJECT APPLICATION

A private landowner has filed an application and petition with OC LAFCO initiating the annexation of a 1.45-acre parcel to the City of Brea. The unincorporated area is completely surrounded by the City and is immediately adjacent to a development commonly known as Tonner Hills.

Location and Land Use

Located in the eastern portion of the City's sphere of influence, the unincorporated area is generally located east of Valencia Boulevard and north of Rose Drive. The subject area is currently designated as 1B Suburban Residential in the County of Orange General Plan. The City's land use designations for the subject territory are identified within the Brea 265 Specific Plan for open space and low-density residential uses.



DISCUSSION

Following the annexation of the remaining portion of the Tonner Hills development to the City of Brea in 2022, representatives from Aera and OC LAFCO staff met to discuss the potential annexation of a small unincorporated area, also owned by Aera Energy and immediately adjacent to the recently annexed Tonner Hills area. Subsequently, Aera filed an application with OC LAFCO on October 10, 2022, for the annexation of the parcel to the City of Brea. The parcel is part of the Brea 265 Project that is currently under development within the City of Brea. Annexation of the parcel would place the entire project under a single agency’s jurisdiction for more efficient processing of planning requirements and delivery of other municipal services.

Analysis

Currently, the Aera parcel is located in unincorporated Orange County, and the greater and remaining portion of the Brea 265 Project is located within the City of Brea. For the project, this creates many inefficiencies as the land use planning and delivery of other municipal services to the Brea 265 Project requires approvals, processing, and provision from the County and the City. Annexation of the Aera parcel to the City of Brea would facilitate the planning and development of the entire development under the jurisdiction of the City of Brea and in accordance with the City’s standards. Additionally, the annexation would create a more logical boundary and improve delivery and avoid duplication of municipal services. *Table 1* depicts the current and future municipal service providers if the annexation is approved by the Commission.

Table 1- Proposed Aera Property Annexation to the City of Brea		
Service	Provider (current)	Provider (upon annexation)
Animal Control	County of Orange	City of Brea (through contractual agreement with County of Orange)
Fire Protection	County of Orange (OCFA)	City of Brea
Library Service	County of Orange	County of Orange
Parks & Recreation	County of Orange	City of Brea
Planning	County of Orange	City of Brea
Police Service	County of Orange (OCSD)	City of Brea
Retail Water/ Wastewater	Services not required as area is undeveloped.	City of Brea
<p><u>Regional Providers (No Change)</u> Municipal Water District of Orange County Orange County Cemetery District Orange County Sanitation District Orange County Mosquito and Vector Control Orange County Water District</p>		

Additionally, State law requires the Commission to review and consider several factors related to the proposed annexation. The details of those factors are presented in *Attachment 2*.

Other Statutory Requirements

Exchange of Property Tax Revenues

California Revenue and Taxation Code Section 99 requires the City and County to adopt property tax resolutions for proposed changes of organization and reorganization. On March 21 and April 25, 2023, the City of Brea and the County of Orange, respectively, adopted property tax exchange resolutions for the proposed annexation. In accordance with the Master Property Tax Agreement (Resolution No. 80-1975), the City shall receive 30.25% and the County 69.75% of the one percent basic levy of property tax generated within the annexation area. Additionally, as the City provides fire protection and emergency services through its Fire Department, it shall receive 100% of the Structural Fire Fund revenue generated within the annexation area.

Environmental Review

On July 19, 2022, the City of Brea, as the lead agency under the California Environment Quality Act (CEQA) certified Environmental Impact Report No. 2018121035, indicating the environmental impacts within the subject territory. As a responsible agency, OC LAFCO reviews the environmental documentation prepared by the City in its consideration of the proposed annexation. A Notice of Determination concurring with the City's findings for the proposed annexation is included within this report for the Commission's consideration.

Protest Proceedings

In accordance with Government Code Section 56662, the Commission may waive the protest proceedings for the proposed annexation. The waiver of protest proceedings appropriately applies under this statute as the subject territory is uninhabited, no objections to the waiver of protest proceedings were filed by the subject agencies, and the landowner consented to the proposed annexation.

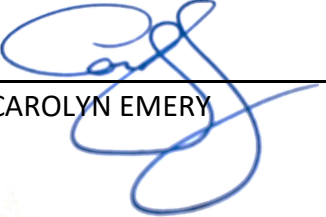
RECOMMENDED ACTIONS

Staff recommends the Commission:

1. Confirm that OC LAFCO has reviewed the information contained within the Environmental Impact Report and other documents prepared by the City of Brea as the lead agency and filed with the Orange County Clerk-Recorder.
2. As a responsible agency, direct the Executive Officer to file the Notice of Determination for the "Aera Property Annexation to the City of Brea (CA 22-07)" with the Orange County Clerk-Recorder. (*Attachment 2, Exhibit A*)
3. Adopt OC LAFCO Resolution No. CA 22-07 approving the "Aera Property Annexation to the City of Brea." (*Attachment 2*)

4. Waive protest proceedings for the "Aera Property Annexation to the City of Brea (CA 22-07)" in accordance with Government Code Section 56662.

Respectfully submitted,



CAROLYN EMERY



GAVIN CENTENO

Attachments:

1. 56668 Factors Considered by the Commission
2. OC LAFCO Resolution No. CA 22-07

**Factors Considered in Review of the
 “Aera Property Annexation to the City of Brea (CA 22-07)”
 (Government Code Section 56668)**

I. Population and population density, land area and land use, and assessed valuation.

- The subject territory is currently uninhabited.
- The subject area is currently designated as 1B Suburban Residential in the County of Orange General Plan.
- The City’s land use designations for the subject territory are identified within the Brea 265 Specific Plan for open space and low-density residential uses.
- The subject territory is within Tax Rate Area 53-003.
- The total assessed valuation for the proposed annexation territory is \$125,000.

II. Organized community services, present cost and adequacy, and future needs of governmental services, and probable effect of the proposed annexation.

- The subject territory proposed for annexation is currently located within the County of Orange which is responsible for most of the municipal services within the territory.
- If the Commission approves the proposed annexation, the entire property will be placed under the City of Brea’s jurisdiction and will receive adequate municipal services from the City of Brea. See Table 1 below for the current and proposed service providers for the subject territory upon approval of the annexation.

Table 1- Proposed Aera Property Annexation to the City of Brea		
Service	Provider (<i>current</i>)	Provider (<i>upon annexation</i>)
Animal Control	County of Orange	City of Brea (through a contractual agreement with County of Orange)
Fire Protection	County of Orange (OCFA)	City of Brea
Library Service	County of Orange	County of Orange
Parks & Recreation	County of Orange	City of Brea
Planning	County of Orange	City of Brea
Police Service	County of Orange (OCSD)	City of Brea
Retail Water/ Wastewater	Services are not required as the area is undeveloped.	City of Brea
<u>Regional Providers (No Change)</u> Municipal Water District of Orange County Orange County Cemetery District Orange County Sanitation District Orange County Mosquito and Vector Control District Orange County Water District		

III. Effect on adjacent areas, mutual social and economic interests, local government structure.

- Approval of the proposed annexation will not have an effect on adjacent areas, mutual social and economic interests, and the local government structure of the City. The proposed annexation will result in a more logical boundary and efficient delivery of municipal services.

IV. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Government Code Section 56377.

- The proposed annexation does not include any open space lands.
- The subject territory's land use is consistent with the City of Brea's 265 Specific Plan land use designation and zoning.
- The proposed annexation was processed in accordance with Commission policies and procedures and is consistent with the priorities set forth in Government Code Section 56377.

V. Effect on maintaining the physical and economic integrity of agricultural lands.

- No agricultural lands are contained within or adjacent to the subject territory.

VI. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

- The proposed annexation conforms with lines of assessment and ownership within the subject territory and does not create any islands or corridors of unincorporated territory.

VII. Regional Transportation Plan (RTP) adopted and Consistency with city or county general and specific plans.

- The proposed annexation is consistent with the City of Brea's 265 Specific Plan and will not impact the Regional Transportation Plan and Sustainable Communities Strategy that was adopted for the region by the Southern California Association of Governments.

VIII. Spheres of Influence of Local Agencies.

- The subject territory is within the City of Brea's sphere of influence and is completely surrounded by the boundary of the City.
- The subject territory is also within the spheres of influence of the following regional agencies: Municipal Water District of Orange County, Orange County Cemetery District, Orange County Mosquito and Vector Control District, Orange County Sanitation District, and Orange County Water District.

IX. The proposal's consistency with city or county general and specific plans.

- Land use for the subject territory is designated within the City of Brea's 265 Specific Plan as Low-Density Residential and Open Space.

X. Comments from affected agencies and/or other public agencies.

- The comment period for affected agencies to provide comments started on January 19, 2023, and ended on February 6, 2023. During the comment period, no comments on the proposed annexation were received.

- XI. Ability of newly formed or receiving entity to provide services to proposal area and sufficiency of revenues for those services.**
- The City of Brea can feasibly provide adequate municipal services to the subject territory.
- XII. Timely availability of water supplies adequate for projected needs as specified in Government Code Section 65352.5.**
- Annexation of the subject territory to the City of Brea will not interrupt or alter the current service provision and availability of water supplies as specified in Government Code Section 65352.5. Upon annexation, the City of Brea would provide retail water to the subject territory. Wholesale water through the Metropolitan Water District of Southern California is provided by the Municipal Water District of Orange County.
- XIII. Extent to which the proposal will affect a City(ies) and the county in achieving their respective fair shares of the regional housing needs.**
- There were no comments received from the City of Brea or the County of Orange regarding the extent to which the proposal will affect their respective allocation of the regional housing needs.
- XIV. Information or comments from landowners, voters, or residents within affected territory.**
- The subject territory is uninhabited and contains less than 12 registered voters and a single landowner.
 - The annexation application was filed by the single landowner of the subject territory and included written consent from the same landowner.
- XV. Information relating to existing land use designations.**
- The existing land use designations for the subject territory within the City of Brea 265 Specific Plan are Open Space and Low-Density Residential.
- XVI. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.**
- Upon annexation of the subject territory to the City of Brea, the future residents of the area will receive the same level of municipal services currently provided by the City within its jurisdictional boundaries.
- XVII. Information contained in a local hazard mitigation plan, information contained in safety element of a general plan, and any maps that identify land as very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to 4102 of the Public Resources Code.**
- Government Code Section 51178 requires the California Department of Forestry and Fire Protection (CAL FIRE) to identify "very high fire hazard severity zones" using consistent statewide criteria. The Orange County Board of Supervisors has adopted the very high fire hazard Severity Zones Map for unincorporated Orange County, and the subject territory is considered to be within the "very high fire hazard severity zone." The City of Brea has also adopted a local plan, "Brea Very High Fire Hazard Severity Zone Requirements," which identifies the subject territory to be within the very high fire hazard zone, and development within this area must follow the City's requirements for technical design for new constructions and fuel modifications.

CA 22-07

**RESOLUTION OF THE LOCAL AGENCY
FORMATION COMMISSION OF ORANGE COUNTY, CALIFORNIA
MAKING RESPONSIBLE AGENCY FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT AND APPROVING THE “AERA PROPERTY ANNEXATION TO THE CITY OF BREA
(CA 22-07)”**

MAY 10, 2023

On motion of Commissioner _____, duly seconded and carried, the following resolution was adopted:

WHEREAS, the proposed annexation, designated as “Aera Property Annexation to the City of Brea (CA 22-07),” was hereto filed with and accepted for filing on May 2, 2023, by the Executive Officer of the Local Agency Formation Commission of Orange County (“OC LAFCO”) pursuant to Title 5, Division 3, commencing with Section 56000 et seq. of the Government Code; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56658 set May 10, 2023, as the hearing date of this proposal; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56665 has reviewed this proposal and prepared a report including her recommendation therein and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the proposed annexation consists of the annexation of approximately 1.45 acres of uninhabited territory to the City of Brea; and

WHEREAS, the City of Brea served as the lead agency for the environmental review and analysis and approval of the project, pursuant to the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.) (“CEQA”); and

WHEREAS, pursuant to CEQA, the City of Brea as the lead agency, certified the Environmental Impact Report No. 2018121035 on July 19, 2022; and

Resolution No. CA 22-07

WHEREAS, OC LAFCO has been asked to approve the proposed “Aera Property Annexation to the City of Brea (CA 22-07)”;

WHEREAS, OC LAFCO is the “responsible agency” for the project under CEQA because it has limited approval and implemental authority over the project; and

WHEREAS, OC LAFCO has independently reviewed and considered the Environmental Impact Report No. 2018121035 prepared by the City Brea and other related documents in the record before it; and

WHEREAS, all of the procedures of CEQA have been met, and the Environmental Impact Report No. 2018121035, prepared in connection with the proposed annexation, is sufficiently detailed so that all of the potential effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and

WHEREAS, as contained herein, OC LAFCO has endeavored in good faith to set forth the basis for its decision on the proposal; and

WHEREAS, this Commission called for and held a public meeting on the proposal on May 10, 2023, and heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, all of the findings and conclusions made by OC LAFCO pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, OC LAFCO does hereby resolve as follows:

Section 1. OC LAFCO Findings.

The subject territory is found to be uninhabited, located within the City of Brea’s Sphere of Influence, and assigned the following distinctive short-form designation, “Aera Property Annexation to the City of Brea (CA 22-07).” The proposal consists of the

annexation of approximately 1.45 acres, generally located east of Valencia Drive and north of Rose Drive, to the City of Brea. A vicinity map of the subject territory is attached to this Resolution as Exhibit B.

Section 2. Compliance with the Environmental Quality Act.

- a) As the decision-making body for OC LAFCO, and in OC LAFCO's limited role as a responsible agency under CEQA, the Commission has reviewed and considered the information contained in the Environmental Impact Report No. 2018121035, prepared by the City of Brea as the lead agency, and all supporting documentation, copies of which are on file at OC LAFCO's office and are incorporated by reference as though set forth fully herein. Based on this review, the Commission finds that, as to those potential environmental impacts within the Commission's powers and authorities as the responsible agency, that the Environmental Impact Report No. 2018121035 and other supporting environmental documentation contain a complete, objective, and accurate reporting of those potential impacts, and that these findings reflect the independent judgment and analysis of the Commission.

Section 3. Findings on Environmental Impacts.

The Commission concurs with the City of Brea's environmental findings regarding the Project and adopts these findings, attached hereto as "Exhibit A," as though fully set forth herein.

Section 4. The proposal is approved subject to the following terms and conditions.

- a) Upon annexation of the territory to the City of Brea, all right, title, and interest of the County, including easements and/or the underlying fee title where owned by the County in any and all sidewalks, trails, landscaped areas, street lights, open space, public roads, adjacent slopes, traffic signals, storm drains and culverts, appurtenant facilities and site drainage that are within the annexation area shall vest in the City of Brea, except for those properties to be retained by the County

and specifically listed by these conditions.

- b) Upon the effective date of this annexation, the owners, tenants, and occupants of the territory, as applicable, shall be subject to any and all charges, fees, assessments, and taxes previously adopted and authorized by the City of Brea that are generally applicable to other properties within the City of Brea's territory.
- c) Aera Energy LLC agrees to defend, hold harmless and indemnify OC LAFCO and/or its agents, officers, and employees from any claim, action, or proceeding against OC LAFCO and/or its agents, officers, and employees to attack, set aside, void or annul the approval of OC LAFCO concerning this proposal or any action relating to or arising out of such approval.
- d) Payment by Aera Energy LLC of County Clerk-Recorder and State Board of Equalization fees prior to recordation of the OC LAFCO Certificate of Completion.
- e) The effective date shall be the date of recordation of the OC LAFCO Certificate of Completion.

Section 5. Notice of Determination.

The Commission directs staff to file a Notice of Determination with the Orange County Clerk-Recorder within five working days of the adoption of this Resolution.

Section 6. Conducting Authority Proceedings.

The Commission shall waive protest proceedings for the proposed annexation in accordance with Government Code Section 56662. The waiver of protest proceedings appropriately applies under this statute as the subject territory is uninhabited, the affected agencies have not filed objections to the waiver, and the landowners have consented to the proposed annexation.

Section 7. Mail Copy of Resolution

The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code Section.

Section 8. Custodian of Records.

The documents and materials that constitute the record of proceedings on which this Resolution and the above findings have been based are located at the offices of OC LAFCO. The custodian for these records is the Local Agency Formation Commission of Orange County, 2677 North Main Street, Suite 1050, Santa Ana, California 92705.

AYES:

NOES:

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

I, Douglass Davert, Chair of the Local Agency Formation Commission of Orange County, California, hereby certify that the above and foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof, held on the 10th day of May 2023.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of May 2023.

DOUGLASS DAVERT
Chair of the Local Agency Formation Commission of
Orange County

By: _____
DOUGLASS DAVERT

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: County of Orange County Administration South 601 North Ross Street, Santa Ana, CA 92701	FROM:	Public Agency/Responsible Agency Name: Orange County Local Agency Formation Commission Address: 2677 North Main St., Suite 1050 Santa Ana, CA 92705 Contact: Carolyn Emery Phone: 714-640-5100
TO:	<input checked="" type="checkbox"/> Office of Planning and Research 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) City of Brea Address: 1 Civic Center Circle Brea, CA 92821 Contact: Joanne Hwang Phone: (714) 990-7143	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2018121035
Project Title: "Aera Property Annexation to the City of Brea (CA 22-07)"
Project Applicant (include address and telephone number): City of Brea 1 Civic Center Circle Brea, CA 92821 (714) 667-2713
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): See attached vicinity map.
General Project Location (City and/or County): The subject territory is generally located east of Valencia Boulevard and north of Rose Drive. The territory is surrounded by the City of Brea.
Project Description: The proposal consists of the annexation of approximately 1.45 acres of unincorporated territory to the City of Brea. The purpose of the annexation is to facilitate a more logical boundary and efficient delivery of municipal services involving a County unincorporated area completely surrounded by the boundaries of the City of Brea.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.
The City of Brea, 1 Civic Center Circle, Brea, CA 92821

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on and has made the following determinations regarding the above described project:

1.	The project [<input checked="" type="checkbox"/> will <input type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input checked="" type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4.	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
6.	<input checked="" type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
This is to certify that the Final Environmental Impact Report is available to General Public at:		
	Custodian: City of Brea Orange County Local Agency Formation Commission	Location: 1 Civic Center Circle Brea, CA 92821 (714) 667-2713 2677 North Main St., Suite 1050 Santa Ana, CA 92705

Date: May 10, 2023	<hr/> Signature Name: Carolyn Emery Title: Executive Officer
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Clerk's File Stamp:



Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

EXHIBIT "A"

**"AERA PROPERTY ANNEXATION (CA 22-07)"
To the City of Brea**

1 In the Unincorporated Territory of the County of Orange, State of California, being those portions of
2 the South Half of Section 8 and the Northeast Quarter of Section 17 in Township 3 South, Range 9
3 West, San Bernardino Meridian, as shown on a Map filed in Book 51, Page 7 of Miscellaneous
4 Maps, in the Office of the County Recorder of said County, described as follows:

5
6 **Beginning** at the easterly terminus of that certain course shown as "N 89°46'05" W 2405.86' " along
7 the general westerly boundary line of the Tonner Hills Annexation Extension (CA 03-12A) re-
8 recorded November 10, 2022 as Instrument No. 2022000360363 of Official Records of said County;
9 thence westerly along said general westerly boundary line to the easterly boundary line of the Sports
10 Park Annexation to the City of Brea (CA 03-18), recorded November 14, 2003 as Instrument No.
11 2003001391723 of Official Records in said Office of the County Recorder; thence leaving said
12 general westerly boundary line of Tonner Hills Annexation Extension (CA 03-12A), along said
13 easterly boundary line of the Sports Park Annexation to the northerly boundary line of Annexation
14 No. 79-2 (Union Oil Research Center) to the City of Brea, recorded June 5, 1979 as Document No.
15 6889 of Official Records; thence leaving said easterly boundary line of the Sports Park Annexation,
16 along said northerly boundary line of Annexation No. 79-2 to said general westerly boundary line of
17 the Tonner Hills Annexation Extension (CA 03-12A); thence leaving said northerly boundary line of
18 Annexation No. 79-2, along said general westerly boundary line of the Tonner Hills Annexation
19 Extension North 03°25'42" West 800.59 feet, more or less, to the **Point of Beginning**.

20 Containing an Area of 1.457 acres, more or less.

21

22

23

24

25

Revised: January 23, 2023
November 9, 2022
W.O. No. 4213-3X
H&A No. 10311
By: C. Tripi
Checked by: R. Wheeler

EXHIBIT "A"

"AERA PROPERTY ANNEXATION (CA 22-07)"
To the City of Brea

1

2

3 As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

4

5 This description has been prepared by me or under my direction.

6

7 Dated this 31st day of January, 2023

8

9

10 
Robert L. Wheeler IV, LS 8639



11

12

13 This Description and Map of proposed Annexation does meet the approval of the Orange County
14 Surveyor's Office.

15 Dated this 31st day of JANUARY, 2023

16

17 Kevin R. Hills, County Surveyor

18

19

20 
21 BY: Lily M. N. Sandberg, Deputy County Surveyor



Revised: January 23, 2023
November 9, 2022
W.O. No. 4213-3X
H&A No. 10311
By: C. Tripi
Checked by: R. Wheeler

EXHIBIT "B"

"AERA PROPERTY ANNEXATION (CA 22-07)"
TO THE CITY OF BREA



GRAPHIC SCALE: 1"=400'

LEGEND:

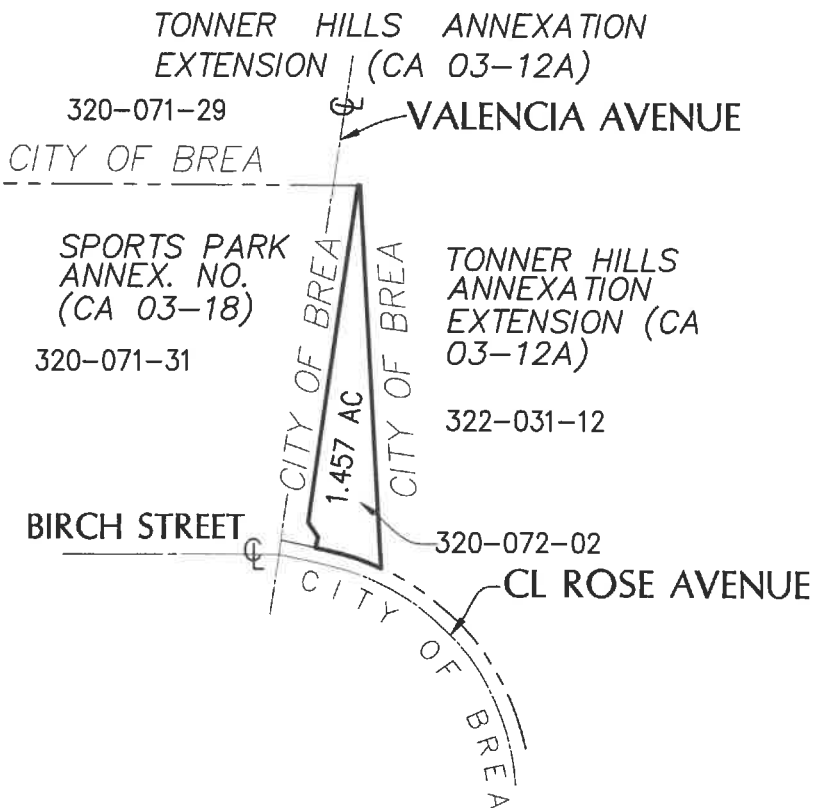
- PROPOSED ANNEXATION BOUNDARY
- - - - - EXISTING CITY BOUNDARY
- CENTERLINE

() RECORD DATA PER ADJOINING ANNEXATIONS

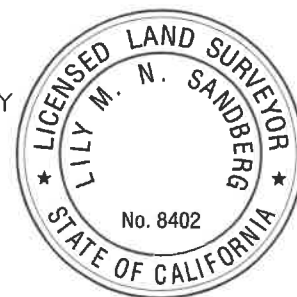
XXX-XXX-XX ASSESSOR PARCEL NUMBER

P.O.B. POINT OF BEGINNING

Ⓞ CENTERLINE



THIS DESCRIPTION AND MAP OF PROPOSED ANNEXATION DOES MEET THE APPROVAL OF THE ORANGE COUNTY SURVEYOR'S OFFICE.



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

DATED THIS 31ST DAY OF JANUARY, 2023

DATED THIS 31ST DAY OF JANUARY, 2023

KEVIN R. HILLS, COUNTY SURVEYOR

[Signature]
ROBERT L WHEELER IV, LS 8639

[Signature]
BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR, L.S. 8402

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

DATE: 11/09/2022	REV. DATE: 1/23/2023	.DWG By: C. TRIPI	CK'd By: R. WHEELER	SCALE: 1"= 400'	W.O. 4213-3X
FILE: I:\Aera Brea Central\ANNEXATIONS\LD\10311\SHT01.dwg				H&A LEGAL No. 10311	SHEET 1 OF 2

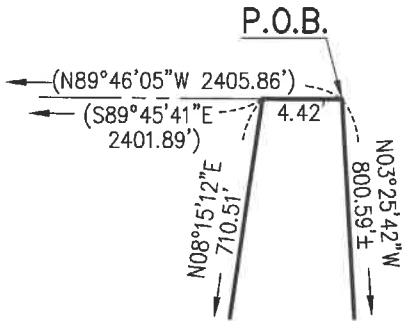
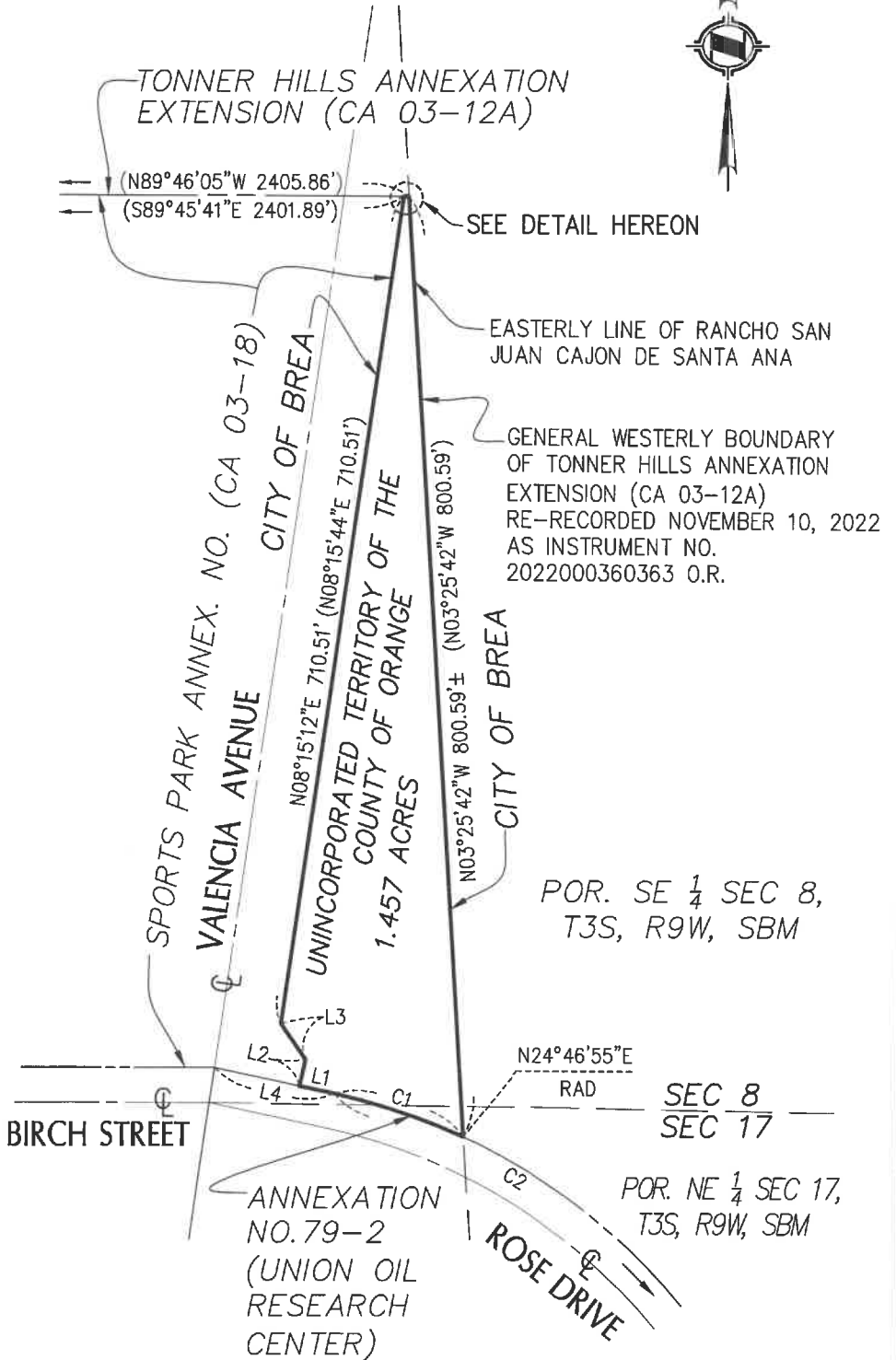
EXHIBIT "B"

"AERA PROPERTY ANNEXATION (CA 22-07)" TO THE CITY OF BREA

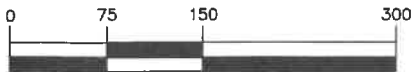


LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°40'33"W	29.80'
L2	N12°19'30"E	23.17'
(L2)	(S12°20'04"W	23.87')
L3	N34°42'40"W	37.02'
(L3)	(S34°42'06"E	37.02')
L4	N77°40'33"W	103.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°27'29"	530.00'	115.24'
(C2)	(74°04'02"	530.00'	685.14')



DETAIL
NOT TO SCALE



GRAPHIC SCALE: 1"=150'

SEE LEGEND SHEET 1



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

DATE: 11/09/2022	REV. DATE: 1/24/2023	.DWG By: C. TRIPI	OK'd By: R. WHEELER	SCALE: 1"= 150'	W.O. 4213-3X
FILE: I:\Aera Brea Central\ANNEXATIONS\LD\10311\SHT02.dwg				H&A LEGAL No. 10311	SHEET 2 OF 2




Valencia Ave

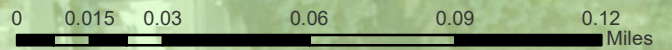
City of Brea

Rose Drive

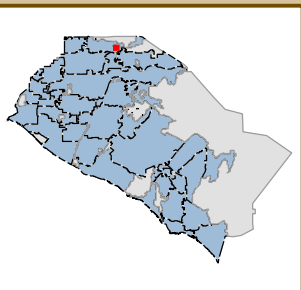
Legend

 PROPOSED ANNEXATION

 CITY OF BREA



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Proposed
"Aera Property Annexation to the City of
Brea (CA 22-07)"
Vicinity Map

