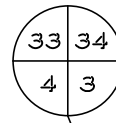
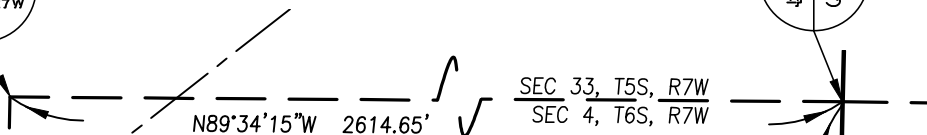


FOUND 2" IRON PIPE WITH O.C.S. 3-3/4"
ALUMINUM CAP PER R.S.B. 141/5-19



FOUND MAG NAIL SET IN CONCRETE
PER R.S.B. 141/5-19



RETAINING ROCK GROUND COVER

APN: 856-021-27
APN: 856-021-26

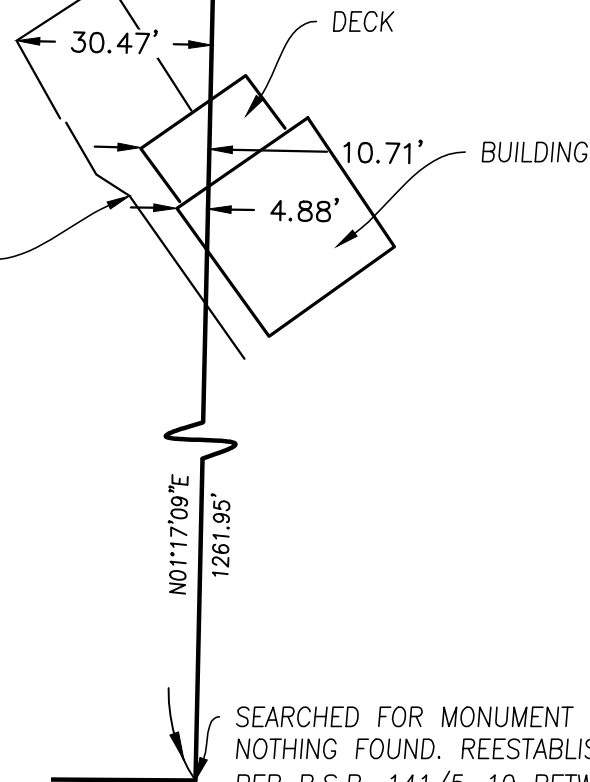
PARCEL 2
LLA NO. LL-2008-007
INST. NO. 2008000473333, O.R.
RECORDED 10/10/2008



SCALE: 1" = 30'

LEGEND & ABBREVIATIONS

- LIVE OAK CREEK PRESERVE BOUNDARY
- SECTION LINE
- CENTERLINE



SEARCHED FOR MONUMENT
NOTHING FOUND. REESTABLISHED
PER R.S.B. 141/5-19 BETWEEN
FOUND NE CORNER AND SE
CORNER OF SECTION 4.

PREPARED BY ME OR UNDER MY DIRECTION.

JONATHON J. CORREA
PLS 8950

DATE: 11/15/2023



GUIDA SURVEYING INC.
220 COMMERCE, SUITE 150
IRVINE, CALIFORNIA 92602
TOLL FREE 1.855.90GUIDA
WWW.GUIDASURVEYING.COM

Project No. 0122-02461 Live Oak Creek_Building.dwg

EXHIBIT MAP
OCTA LIVE OAK CREEK
COUNTY OF ORANGE
STATE OF CALIFORNIA
NOVEMBER 2023











AFFILIATED AGENCIES

*Orange County
Transit District*

*Local Transportation
Authority*

*Service Authority for
Freeway Emergencies*

*Consolidated Transportation
Service Agency*

*Congestion Management
Agency*

December 18, 2023

Mr. Cameron Engelhart
Orange County Development Services
Planning and Development, Neighborhood Preservation
601 N Ross Street
Santa Ana, CA 92701

Via email: Cameron.Engelhart@ocpw.ocgov.com

Subject: **19041 Live Oak Canyon Road and the Live Oak Creek Preserve
(CE230465)**

Dear Mr. Englehart:

The Orange County Transportation Authority (OCTA) was recently informed of a code enforcement action for an unpermitted business (which includes encroaching structure improvements) at 19041 Live Oak Canyon Road in Trabuco Canyon. OCTA owns the adjoining property, the Live Oak Creek Preserve [Preserve] (APNs 856-021-26 and 856-021-27). An American Land Title Association survey recently conducted by OCTA determined the accessory structure and associated outdoor improvements at 19041 Live Oak Canyon Road crosses into the OCTA Preserve. OCTA did not approve these encroachments and is concerned about the resulting damages and risks.

The recent outdoor expansion (and affiliated use) not only impacted the habitat but also greatly increased the fire risk to OCTA's Preserve and surrounding area. This area is already in a Very High Fire Hazard Severity Zone (CAL FIRE mapping). Specifically, OCTA is highly concerned about the fire risk associated with outdoor open flames (fire pit, hot tub, and outdoor cooking) within and adjacent to heavily vegetated areas.

As background, the 84-acre Preserve is one of seven protected conservation properties owned by OCTA. The Preserve provides essential habitat for sensitive native plants and wildlife. These Preserves are part of a program known as OC Go, OCTA's half-cent transportation sales tax measure to provide mobility solutions and funding for environmental preservation and enhancement programs.

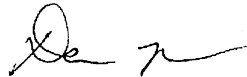
As part of the code enforcement action, OCTA understands the County neighborhood preservation team will require that the unpermitted short-term rental business (and use of the outdoor facilities) be halted until the code violations are resolved. OCTA staff had discussions with the County's planning and development team and have been informed that there are no existing

Mr. Cameron Englehart
December 18, 2023
Page 2

permits for the accessory structure (or related improvements). The County also indicated that since the structure crosses the property line into the OCTA Preserve, a code enforcement case would be opened against the property owners. OCTA is eager to resolve these issues through a process that respects property boundaries, restores the damaged habitat by the adjacent property owners and ensures future improvements on the adjacent property conform to the County's planning and permitting requirements.

OCTA appreciates the efforts of the County's development services department to restore site compliance with applicable County ordinances. Throughout the development of this code enforcement action, we encourage open communication with OCTA on this matter and would appreciate being updated on this issue. If you have any questions or comments, please contact me at 714-560-5907 or at dphu@octa.net or Lesley Hill at lhill@octa.net or 714-560-5759.

Sincerely,



Dan Phu
Sustainability Planning Manager

DP:lh

c: Ilene Lundfelt, County of Orange
Cora Villegas, County of Orange