

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 10/24/15

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

405B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 October 6, 2015

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
 Case No: CV15-00397 [LAUB]
 Subject Property: 55599 Encino Road, Idyllwild
 APN: 567-112-009
 District: 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as 55599 Encino Road, Idyllwild, Riverside County, California, APN: 567-112-009 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Dorothea Laub, the owner of the subject real property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

Greg Flannery

 GREG FLANNERY
 Code Enforcement Official

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS Budget Adjustment: _____
 For Fiscal Year: _____

C.E.O. RECOMMENDATION: APPROVE
 BY: *Rohini Dasika*

 Rohini Dasika
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

A-30
 4/5 Vote
 Positions Added
 Change Order

Prev. Agn. Ref.: _____ District: 3 Agenda Number: **9-2**

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV15-00397 [LAUB]
Subject Property: 55599 Encino Road, Idyllwild;
APN: 567-112-009
District: 3

DATE:

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owner or whoever has possession of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.

4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Wayne Durant on February 3, 2015. The Inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: tools, equipment, automotive parts, furniture, cleaning supplies, lumber, appliances, cardboard boxes, bags of trash, household garbage and waste, in about 1,000 square feet.

2. There have been approximately six (6) subsequent follow up inspections, with the last inspection occurring on July 20, 2015. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.

3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

Failure to abate will have a negative impact on citizens or businesses due to health and safety hazards, nuisance, and potential impact on real estate values.

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV15-00397 [LAUB]
Subject Property: 55599 Encino Road, Idyllwild;
APN: 567-112-009
District: 3**

DATE:

PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 15-00397
4 [EXCESSIVE OUTSIDE STORAGE AND)
5 ACCUMUATED RUBBISH]; APN: 567-112-009,) DECLARATION OF CODE
6 55599 ENCINO ROAD, IDYLLWILD, COUNTY OF) ENFORCEMENT OFFICER
7 RIVERSIDE, STATE OF CALIFORNIA;) WAYNE DURANT
8 DOROTHEA LAUB, OWNER.)
9)
10) [RCO Nos. 348, 541 & 725]

11 I, Wayne Durant, declare that the facts set forth below are personally known to me except to
12 the extent that certain information is based on information and belief which I believe to be true, and if
13 called as a witness, I could and would competently testify thereof under oath:

14 1. I am currently employed by the Riverside County Code Enforcement Department as a
15 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting
16 property for violations and enforcement of the provisions of Riverside County Ordinances.

17 2. On February 3, 2015, I conducted an inspection of the real property described as 55599
18 Encino Road, Idyllwild, Riverside County, California and further described as Assessor's Parcel Number
19 567-112-009 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas
20 Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated
21 herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Dorothea Laub (hereinafter referred to as "OWNER"). THE PROPERTY is occupied by Derrick Laub
24 ("OCCUPANT"). A certified copy of the County Equalized Assessment Roll for 2014-2015 tax year and a
25 copy of the report generated from the County Geographic Information System ("GIS") is attached hereto
26 and incorporated herein by reference as Exhibit "B." The property is an improved parcel approximately
27 0.23 acres in size and is located within the R-1A (One Family Dwelling – Mountain Resort) zone
28 classification. The zone allows for outside storage of materials on improved parcels of one-half acre to
one acre provided the amount is limited to 100 hundred (100) square feet with a maximum height of
three (3) feet. Using my discretion, I allowed the OWNER to have one hundred (100) square feet of
outside storage as long as compliance was obtained within 30 days of the issuance of the Notice of

FORM APPROVED COUNTY COUNSEL

BY: *Sophia H. Chol*

DATE

08/20/15

SOPHIA H. CHOL

1 Violation. Accumulated rubbish in not permitted on any property within the County of Riverside.

2 4. Based on the Lot Book Report from RZ Title Service dated March 19, 2015, there appears
3 to be no interested parties. A true and correct copy of the Lot Book Report is attached hereto and
4 incorporated herein by reference as Exhibit "C."

5 5. On February 3, 2015, I conducted an inspection. I met with OCCUPANT, Derrick Laub
6 who granted permission to inspection. I observed excess outside storage and accumulated rubbish on
7 THE PROPERTY. The outside storage of materials and accumulated rubbish consisted of, but was not
8 limited to: tools, equipment, automotive parts, furniture, cleaning supplies, lumber, appliances, cardboard
9 boxes, bags of trash, household garage and waste, in about 1,000 square feet. This condition causes
10 THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside
11 County Ordinance ("RCO") Nos. 348 and 541.

12 6. On February 3, 2015, a Notice of Violation was posted on THE PROPERTY.

13 7. On February 5, 2015, a Notice of Violation was mailed to OWNER and OCCUPANT by
14 first class mail.

15 7. On April 8, 2015, a Notice of Violation was mailed to OWNER by certified mail, return
16 receipt requested.

17 8. A site plan and photographs depicting the conditions of THE PROPERTY are attached
18 hereto and incorporated herein by reference as Exhibit "D."

19 9. True and correct copies of each Notice issued in this matter and other supporting
20 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

21 10. There have been approximately six (6) subsequent follow up inspections, with the last
22 inspection being July 20, 2015. Each inspection revealed the accumulated rubbish and excess outside
23 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

24 11. Based upon my experience, knowledge and visual observations, it is my determination
25 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
26 general public.

27 ///

28 ///

1 12. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
2 Nos. 348 and 541.

3 13. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
4 County Recorder, County of Riverside, State of California, on May 20, 2015, as Instrument Number
5 2015-0209524. A true and correct copy of which is attached hereto and incorporated herein by reference
6 as Exhibit "F."

7 14. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
8 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER and
9 OCCUPANT by first class mail and was posted on THE PROPERTY. True and correct copies of the
10 Notices, together with the Proofs of Service, and the Affidavit of Posting of Notices are attached hereto
11 and incorporated herein by reference as Exhibit "G."

12 15. The removal of all accumulated rubbish and excess outside storage of materials currently
13 on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541,
14 and the Health and Safety Code.

15 16. Accordingly, the following findings and conclusions are recommended:

16 (a) the excessive outside storage of materials and accumulated rubbish on THE
17 PROPERTY to be deemed and declared a public nuisance; and

18 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be
19 required to remove all outside storage and accumulated rubbish on THE PROPERTY in strict
20 accordance with the provisions of RCO Nos. 348 and 541.

21 (c) that if the materials and rubbish are not removed and disposed of in strict
22 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,
23 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the
24 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives
25 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
26 receipt of owner's consent or a Court Order when necessary under applicable law.

27 ///

28 ///

1 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

4 I declare under penalty of perjury under the laws of the State of California that the
5 foregoing is true and correct.

6 Executed this 11TH day of AUGUST, 2015, at SAN JACINTO, California.

7
8 

9 WAYNE DURANT
10 Code Enforcement Officer
11 Code Enforcement Department
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT “A”

CV15-00397

55599 Encino Road, Idyllwild APN: 567-112-009



Legend

- RCLIS Parcels
- TBM Page
- TBM Grid
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes
Thomas Bros Page 814
Grid F4

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 308 616 Feet



REPORT PRINTED ON... 7/20/2015 3:10:28 PM

© Riverside County TLMA GIS

EXHIBIT “B”

Assessment Roll For the 2014-2015 Tax Year as of January 1,2014

Assessment #567112009-7	Parcel # 567112009-7
--------------------------------	-----------------------------

Assessee:	LAUB DOROTHEA	Land	16,519
Mail Address:	989 SCOTT ST	Structure	138,221
City, State Zip:	SAN DIEGO CA 92106	Full Value	154,740
Real Property Use Code:	R1	Total Net	154,740

Base Year 1976

Conveyance Number: 9806034

Conveyance (mm/yy): 5/2013

PUI: R010000

TRA: 71-031

Taxability Code: 0-00

[View Parcel Map](#)

ID Data: Lot 116 MB 031/047
IDYLLWILD MT PARK CO
SUB 18

Situs Address: 55599 ENCINO RD
IDYLLWILD CA 92549





Riverside County Parcel Report
APN 567-112-009
Disclaimer

Report Date: Monday, July 20, 2015



APN	<u>567-112-009-7</u>	Supervisorial District 2011	CHUCK WASHINGTON, DISTRICT 3
		Supervisorial District 2001	JEFF STONE, DISTRICT 3
Previous APN	000000000	Township/Range	T5SR3E SEC 5
Owner Name	DOROTHEA LAUB	Elevation Range	6,184 - 6,212
Address	55599 ENCINO RD IDYLLWILD, CA 92549	Thomas Bros. Map Page/Grid	PAGE: 814 GRID: F4
Mailing Address	989 SCOTT ST SAN DIEGO CA, CA 92106	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 31/47</u> Subdivision Name: IDYLLWILD MT PARK CO SUB 18 Lot/Parcel: 116 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.23 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF

			THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	Constructed: 1974 Baths: 1.75 Bedrooms: 2 Central Heat: Y Const. Type: SPECIAL CONSTRUCTION Prop Area: 1917 SqFt Roof Type: SHAKE Stories: 4	County Service Area	In or partially within IDYLLWILD #36 - Parks & Recreation Street Lighting
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	MDR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	REMAP	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	VILLAGE TOURIST POLICY AREA	Airport Compatibility Zones	Not in an Airport Compatibility Zone
Zoning Classifications (ORD. 348)	Zoning: R-1A-9000 CZNumber: 0	Zoning Districts and Zoning Areas	IDYLLWILD, DIST
Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	HILL(MAC)
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None

<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Montane Coniferous Forest
High Fire Area (Ord. 787)	Y	Fire Responsibility Area	STATE RESPONSIBILITY AREA
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u>	REMAP
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	Not within the Western TUMF Fee Area	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	Not within the Eastern TUMF Fee Area	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	155
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY
Water District	None	California Water Board	None

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		
School District	HEMET UNIFIED	Tax Rate Areas	071031 COUNTY FREE LIBRARY COUNTY SERVICE AREA 36 * COUNTY WASTE RESOURCE MGMT DIST CSA 152 FERN VALLEY WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE HEMET UNIFIED SCHOOL IDYLLWILD FIRE PROTECTION MT SAN JACINTO JUNIOR COLLEGE RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SAN JACINTO BASIN RESOURCE CONS VALLEY HEALTH SYSTEM HOSP DIST
Communities	Idyllwild		
Lighting (Ord. 655)	Zone B, 29.74 Miles From Mt. Palomar Observatory		
2010 Census Tract	044405		
Farmland	NOT MAPPED		
Special Notes	No Special Notes		

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1500397	ABATEMENT	OPEN

EXHIBIT “C”



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **33098**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT
4080 Lemon Street
Riverside CA 92501

Order Date: 3/23/2015
Dated as of: 3/19/2015
County Name: Riverside

Attn: Brent Steele
Reference: CV15-00397 / E. Ross
IN RE: LAUB, DOROTHEA

FEE(s):
Report: \$120.00

Property Address: 55599 Encino Rd.
Idyllwild CA 92549

Assessor's Parcel No. : 567-112-009-7

Assessments:

Land Value:	\$16,519.00
Improvement Value:	\$138,221.00
Exemption Value:	\$0.00
Total Value:	\$154,740.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$1,949.82
Status: Paid through	06/30/2015

Property Vesting

The last recorded document(s) transferring title of
said property

Dated	06/22/1977
Recorded	08/09/1977



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 33098
Reference: CV15-00397 / E.

Document No.	153671
D.T.T.	none shown
Grantor	Richard S. Laub, Jr and Dorothea Laub, husband and wife
Grantee	Richard S. Laub, Jr, Trustee U/A Agreement dated May 20, 1977
Affidavit - Death of	Trustee
Dated	01/09/2014
Recorded	01/22/2014
Document No.	2014-0025515
Decedent	Richard S. Laub Jr.
Property now vested as	Dorothea Laub, is the Surviving Trustee and accept the duties and responsibilities as sole Trustee of The Laub Family trust Dated May 20, 1977

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 116 OF IDYLLWILD MOUNTAIN PARK COMPANY'S SUBDIVISION NO. 18, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 49 OF RECORDS IN THE OFFICE OF RIVERSIDE COUNTY RECORDER.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 116, THENCE NORTH 86°49' 30" EAST 100 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 48° 8' 40" EAST 75 FEET TO THE TRUE POINT OF BEGINNING, FOR THE PURPOSE OF THIS DESCRIPTION; THENCE NORTH 48° 8' 40" EAST 220.36 FEET TO THE EASTERLY CORNER OF SAID LOT; THENCE NORTH 54° 0' WEST 185 FEET TO THE NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 55° 0' WEST 155 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 7° 38' 10" EAST 125.96 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT; THENCE EASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

153671

RECORDING REQUESTED BY

Ridhard S. Laub, Jr.

AND WHEN RECORDED MAIL TO

Name Richard S. Laub, Jr.
Street Address 1011 E. Kenwood
City & State Anaheim, California 92805

RECEIVED FOR RECORD

AUG 9 1977

At Request of
TITLE INSURANCE & TRUST CO.
Book 1977, Page 153671
Recorded in Official Records
of Riverside County, California

W.D. Balogh Recorder
FEE \$ 3

MAIL TAX STATEMENTS TO

Name Richard S. Laub, Jr.
Street Address 1011 E. Kenwood St.
City & State Anaheim, California 92805

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

Consideration less than \$100: 00
AFFIX I.R.S. \$ ABOVE

TO 403 C (10-67)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Richard S. Laub, Jr and Dorothea Laub, Husband and Wife

hereby GRANT(S) to Richard S. Laub, Jr, Trustee U/A Agreement dated May 20, 1977

the following described real property in the
County of Riverside, State of California: ALL of Lot 117 and that portion of
Lot 116 of IDYLLWILD MOUNTAIN PARK COMPANY'S SUBDIVISION NO. 18 as per
map recorded in book 31, pages 47, 48, and 49 of Maps, in the office of the County
Recorder of said county described as follows: Commencing at the Southwest corner of
said Lot 116; thence North 86° 49' 30" East 100 feet along the Southerly line of said lot,
to an angle point in said line; thence North 48° 8' 40" East 75 feet to the true point of
beginning, for the purpose of this description; thence North 48° 8' 40" East 220.36 feet
to the Easterly corner of said lot; thence North 54° 00' West 135 feet to the Northerly
corner of said lot; thence South 55° 00' West 155 feet to the Northwest corner of said
lot; thence South 7° 38' 10" East 125.96 feet to an angle point in the Westerly line of
said lot; thence Easterly in a straight line to the point of beginning.

Parcel 2: A non-exclusive easement 20 feet wide for road purposes along the Southerly
and Southeasterly line of that portion of said lot 116 not included in parcel one above
described, as granted to Eric N. Housden by deed recorded August 1, 1960 as
Instrument No. 67470.

Dated June 22, 1977

Richard S. Laub, Jr
Dorothea Laub

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.
On June 22, 1977 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Richard S. Laub Jr. and Dorothea Laub

known to me
to be the person whose name are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Janet E. McWilliams

Name (Typed or Printed)



Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER

PUBLIC RECORD

Recording Requested By:

VIRGINIA L. WEBER, INC.
(619) 222-5500

DOC # 2014-0025515
01/22/2014 02:25P Fee:31.00

Page 1 of 3
Recorded in Official Records
County of Riverside
Larry U. Hard
Assessor, County Clerk & Recorder

And When Recorded Mail to:

DOROTHEA LAUB
989 Scott Street
San Diego, CA 92106



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3		1				1.50
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									012
						T:	CTY	UNI	

M
012

3250

AFFIDAVIT - DEATH OF TRUSTEE

State of California

County of San Diego

The undersigned, of legal age, being first duly sworn, depose and say:

1. That RICHARD S. LAUB, JR., Trustee of The Laub Family Trust Dated May 20, 1977, named in the Quitclaim Deeds recorded as Document Numbers 1977-153671 and 2010-0051812, respectively, and recorded on August 9, 1977, respectively, died on May 25, 2013, in San Diego, California, as evidenced by a certified copy of his certificate of death which is attached hereto as Exhibit "A" and incorporated herein by reference.

2. DOROTHEA LAUB, is the Surviving Trustee and accept the duties and responsibilities as sole Trustee of The Laub Family trust Dated May 20, 1977.

3. DOROTHEA LAUB is filing this Affidavit with the Riverside County Recorder to establish her succession as Trustee pursuant to the aforesaid Trust, and to enable her to administer and distribute real property pursuant to the terms of such Trust.

4. The trust estate includes interest in the following parcels of real property and their legal descriptions are as follows:

PARCEL 1: ALL OF LOT 117 AND THAT PORTION OF LOT 116 OF IDYLLWILD MOUNTAIN PARK COMPANY'S SUBDIVISION NO. 18 AS PER MAP RECORDED IN BOOK 31, PAGES 47, 48 AND 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 116; THENCE NORTH 86° 49' 30" EAST 100 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 48° 8' 40" EAST 75 FEET TO THE TRUE POINT OF BEGINNING, FOR THE PURPOSE OF THIS DESCRIPTION: THENCE NORTH 48° 8' 40" EAST 220.36 FEET TO THE EASTERLY CORNER OF SAID LOT; THENCE NORTH 54° 00' WEST 185 FEET TO THE NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 55° 00' WEST 155 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 7° 38' 10" EAST 125.96 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT; THENCE EASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

PARCEL 2: A NON-EXCLUSIVE EASEMENT 20 FEET WIDE FOR ROAD PURPOSES ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF THAT PORTION OF SAID LOT 116 NOT INCLUDED IN PARCEL ONE ABOVE DESCRIBED, AS GRANTED TO ERIC N. HOUSDEN BY DEED RECORDED AUGUST 1, 1960 AS INSTRUMENT NO. 67470.

A.P.N.: 567-112-011-8 & 567-112-010-7
Property Address: 55597 Encino Dr.
Idyllwild, CA

PARCEL B:

LOT 116 OF IDYLLWILD MOUNTAIN PARK COMPANY'S SUBDIVISION NO. 18 AS PER MAP RECORDED IN BOOK 31, PAGE 49 OF RECORDS IN THE OFFICE OF RIVERSIDE COUNTY RECORDER. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 116, THENCE NORTH 86° 49' 30" EAST 100 FEET ALONG THE SOUTHERLY LINE OF SAID LOT TO AN ANGLE POINT IN SAID LINE: THENCE NORTH 48° 8' 40" EAST 75 FEET TO THE TRUE POINT OF BEGINNING, FOR THE PURPOSE OF THIS DESCRIPTION; THENCE NORTH 48° 8' 40" EAST 220.36 FEET TO THE EASTERLY CORNER OF SAID LOT; THENCE NORTH 54° 0' WEST 185 FEET TO THE NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 55° 0' WEST 155 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 7° 38' 10" EAST 125.96 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT; THENCE EASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

A.P.N.: 567-112-009-7
Property Address: 55559 Encino Dr.
Idyllwild, CA

Date: 1-9-14


DOROTHEA LAUB

State of California)
County of San Diego)

Subscribed and sworn to (or affirmed) before me, C. BENDIXEN, a Notary Public, on this January 9, 2014 by DOROTHEA LAUB, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.





STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

3052013105034

CERTIFICATE OF DEATH

3201337009168

1. NAME OF DECEDENT - FIRST & LAST RICHARD		2. MIDDLE S.		3. LAST NAME LAUB JR	
4. DATE OF BIRTH (MM/DD/YYYY) 10/16/1921		5. AGE (Y) 91		6. SEX M	
7. DATE OF DEATH (MM/DD/YYYY) 05/25/2013		8. HOUR 1000		9. PLACE M	
10. SOCIAL SECURITY NUMBER [REDACTED]-4498		11. U.S. ARMED FORCES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		12. MARRIAGE STATUS MARRIED	
13. DECEASED'S RACE WHITE		14. DECEASED'S PLACE OF BIRTH (MM/DD/YYYY) MISSOURI		15. DECEASED'S PLACE OF DEATH (MM/DD/YYYY) SAN DIEGO	
16. DECEASED'S OCCUPATION BUSINESS OWNER		17. DECEASED'S RESIDENCE (STREET AND NUMBER) 989 SCOTT STREET		18. YEARS IN OCCUPATION 40	
19. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		20. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		21. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
22. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		23. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		24. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
25. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		26. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		27. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
28. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		29. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		30. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
31. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		32. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		33. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
34. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		35. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		36. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
37. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		38. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		39. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
40. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		41. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		42. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
43. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		44. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		45. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
46. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		47. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		48. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
49. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		50. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		51. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
52. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		53. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		54. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
55. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		56. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		57. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
58. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		59. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		60. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
61. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		62. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		63. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
64. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		65. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		66. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
67. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		68. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		69. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
70. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		71. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		72. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
73. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		74. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		75. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
76. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		77. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		78. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
79. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		80. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		81. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
82. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		83. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		84. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
85. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		86. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		87. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
88. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		89. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		90. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
91. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		92. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		93. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
94. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		95. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		96. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
97. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		98. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		99. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	
100. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		101. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA		102. DECEASED'S RESIDENCE (CITY AND STATE) SAN DIEGO, CALIFORNIA	

County of San Diego - Health & Human Services Agency - 1811 Bostwick Street, This is a true and correct copy of the original document filed with the Registrar of Vital Records. It is a true and correct copy of the original document filed with the Registrar of Vital Records. It is a true and correct copy of the original document filed with the Registrar of Vital Records.

DATE ISSUED: June 4, 2013

WILLIAM J. MOORE, JR.
REGISTRAR OF VITAL RECORDS
County of San Diego



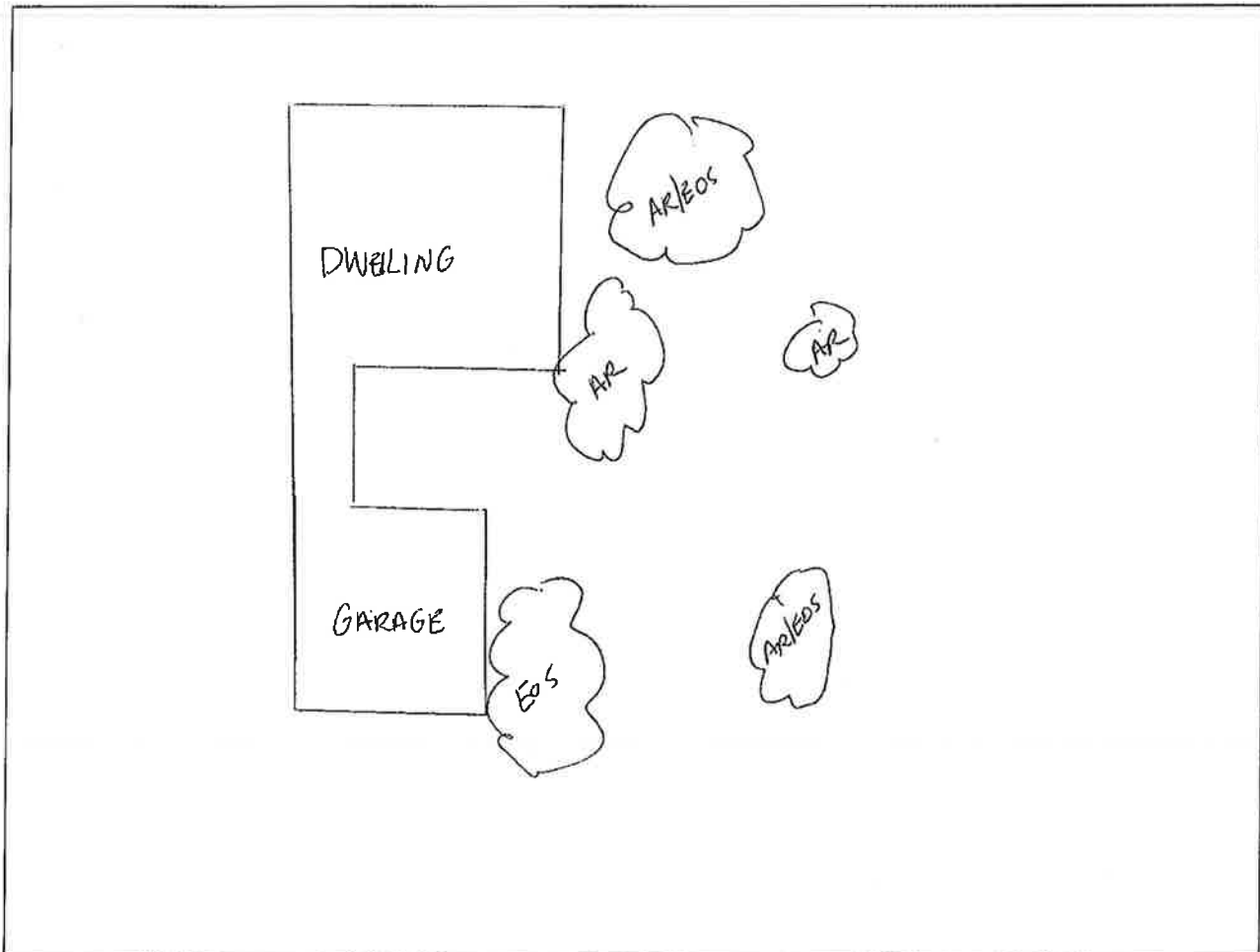
EXHIBIT “D”

SITE PLAN: Case # CV-1500397

OWNER(S): DOROTHEA LAUB
SITE ADDRESS: 55599 ENCINO RD, IDYLLWILD
ASSESSOR'S PARCEL: 567-112-009
ACREAGE: 0.2300000

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 55599 ENCINO RD, IDYLLWILD

PREPARED BY: W. DURANT DATE: 4-29-15

Photographs



photo of items on site in violation of code



photo of items on site in violation of code



photo of items on site in violation of code



photo of items on site in violation of code



current photo - no change



current photo - no change



current photo - no change



current photo - no change



current photo of site



current photo of site



current photo of site



current photo of site



current photo of site



current photo of site



the violation remains with deplorable conditions



the violation remains with deplorable condition



the violation remains with deplorable conditions



the violation remains with deplorable condition



the violation remains with deplorable conditions



the violation remains with deplorable condition



Current photo of site with remaining AR and EOS



Current photo of site with remaining AR and EOS

Current photo of site with remaining AR and EOS



Current photo of site with remaining AR and EOS



Current photo of site with remaining AR and EOS



Current photo of site with remaining AR and EC

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

May 28, 2015

RE CASE NO: CV1500397

I, Wayne Durant, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 2-3-2015 at 10:30 AM, I securely and conspicuously posted Notice of Violation for R.C.C. 8.120.010
\"Accumulated Rubbish\" and R.C.C. 17.28.010 \"Excessive Outside Storage\" at the property described as:


Property Address: 55599 ENCINO RD, IDYLLWILD

Assessor's Parcel Number: 567-112-009

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on May 28, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Wayne Durant, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

February 5, 2015

DOROTHEA LAUB
989 SCOTT ST
SAN DIEGO, CA 92106

RE CASE NO: CV1500397 at 55599 ENCINO RD, in the community of IDYLLWILD, California, Assessor's Parcel
Number 567-112-009

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 55599 ENCINO RD, in the community of IDYLLWILD California, Assessor's Parcel Number 567-112-009, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to a 100 square foot pile no higher than three (3) feet and storage to the rear of the property.

COMPLIANCE MUST BE COMPLETED BY March 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Wayne Durant, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

February 5, 2015

Occupant
55599 ENCINO RD
IDYLLWILD, CA 92549

RE CASE NO: CV1500397 at 55599 ENCINO RD, in the community of IDYLLWILD, California, Assessor's Parcel Number 567-112-009

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 55599 ENCINO RD, in the community of IDYLLWILD California, Assessor's Parcel Number 567-112-009, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to a 100 square foot pile no higher than three (3) feet and storage to the rear of the property.

COMPLIANCE MUST BE COMPLETED BY March 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Wayne Durant, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

February 5, 2015

Dorothea Laub
P.O. Box 4127
Idyllwild, Ca 92549

RE CASE NO: CV1500397 at 55599 ENCINO RD, in the community of IDYLLWILD, California, Assessor's Parcel Number 567-112-009

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 55599 ENCINO RD, in the community of IDYLLWILD California, Assessor's Parcel Number 567-112-009, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to a 100 square foot pile no higher than three (3) feet and storage to the rear of the property.

COMPLIANCE MUST BE COMPLETED BY March 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Wayne Durant, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1500397

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on February 5, 2015, I served the following document(s):

Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **FIRST CLASS MAIL** addressed as follows:

DOROTHEA LAUB 989 SCOTT ST, SAN DIEGO, CA 92106
OCCUPANT 55599 ENCINO RD, IDYLLWILD, CA 92549
Dorothea Laub P.O. Box 4127, Idyllwild, Ca 92549

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON February 5, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 8, 2015

DOROTHEA LAUB
989 SCOTT ST
SAN DIEGO, CA 92106

RE CASE NO: CV1500397 at 55599 ENCINO RD, in the community of IDYLLWILD, California, Assessor's Parcel Number 567-112-009

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 55599 ENCINO RD, in the community of IDYLLWILD California, Assessor's Parcel Number 567-112-009, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to a 100 square foot pile no higher than three (3) feet and storage to the rear of the property.

COMPLIANCE MUST BE COMPLETED BY April 23, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

By: Wayne Durant, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1500397

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on April 8, 2015, I served the following documents(s) :

Notice of Violation

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

DOROTHEA LAUB 989 SCOTT ST, SAN DIEGO, CA 92106

By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

STATE. I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON April 8, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

7006 2760 0003 9615 4891

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

DOROTHEA LAUB
989 SCOTT ST
SAN DIEGO, CA 92106
CV15-00397 / 567-112

PS Form 3800, August 2006

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DOROTHEA LAUB
989 SCOTT ST
SAN DIEGO, CA 92106
CV15-00397 / 567-112

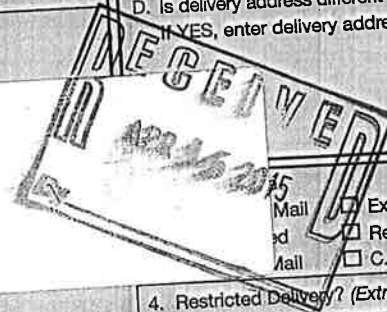
2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 D Laub Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:



Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7006 2760 0003 9615 4891

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

2015-0209524

05/20/2015 08:00 AM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



309
(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

Case #: CV-1500397

DOROTHEA LAUB)
and DOES I through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 55599 ENCINO RD, IDYLLWILD CA, 92549

PARCEL #: 567-112-009

LEGAL DESCRIPTION: 0.23 acres in LOT 116 of IDYLLWILD MT PARK CO SUB 18, recorded in MB 31 page 47

VIOLATION(S): Riverside County Code (RCC) 8.120.010 (Ord. 541) known as accumulated rubbish, and RCC 17.12.040 (Ord. 348) known as excess outside storage; and that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Mary Ortiz
Mary Ortiz, Code Enforcement Department

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 04-28-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

September 25, 2015

**NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE
PUBLIC NUISANCE**

TO: Owner and Occupant
(See Attached Proof of Service
and Responsible Parties List)

Case No.: CV15-00397
APN: 567-112-009
Property: 55599 Encino Road, Idyllwild

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 55599 Encino Road, Idyllwild, Riverside County, California, and more particularly described as Assessor's Parcel Number 567-112-009.

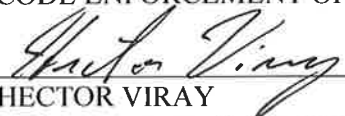
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, October 27, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 55599 Encino Road, Idyllwild

Case No.: CV15-00397

APN: 567-112-009; District 3

DOROTHEA LAUB
989 SCOTT STREET
SAN DIEGO, CA 92106

DOROTHEA LAUB
TRUSTEE OF THE LAUB
FAMILY TRUST DATED
MAY 20, 1977
989 SCOTT STREET
SAN DIEGO, CA 92106

DERRICK LAUB
55599 ENCINO ROAD
IDYLLWILD, CA 92549

1 **PROOF OF SERVICE**

2 Case No. CV15-00397

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in
5 the County of Riverside, over the age of 18 years and not a party to the within action or proceeding;
6 that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

7 That on September 25, 2015, I served the following document(s):

- 8 • **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
- 9 • **NOTICE LIST**

10 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

11 **OWNER, INTERESTED PARTIES OR OCCUPANT**
12 **(SEE ATTACHED NOTICE LIST)**

13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the ordinary course of business.

16 **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
17 of the addressee(s).

18 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**
19 **above is true and correct.**

20 **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at**
21 **whose direction the service was made.**

22 EXECUTED ON September 25, 2015, at Riverside, California.

23 
24 SUE JIMENEZ

25
26
27
28



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

September 29, 2015

RE CASE NO: CV1500397

I, Anita Bustillos, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 09/29/2015 at 10:47 a.m., I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance and Notice List at the property described as:

Property Address: 55599 ENCINO RD, IDYLLWILD

Assessor's Parcel Number: 567-112-009

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on September 29, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Anita Bustillos, Code Enforcement Technician