

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 10/21/15

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

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
 Nays: None
 Absent: Benoit
 Date: October 27, 2015
 xc: Co. Co./TLMA-CED, Sheriff

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

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

- A-30
- Positions Added
- 4/5 Vote
- Change Order

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]

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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

OFFICER DECLARATION

FORM APPROVED, COUNTY COUNSEL
BY: *Sophia H. Chol* 08/20/15

DATE
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.

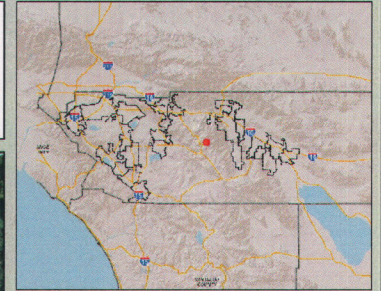
7
8 

9 WAYNE DURANT
10 Code Enforcement Officer
11 Code Enforcement Department
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EXHIBIT “A”

CV15-00397

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



Legend

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



0 308 616 Feet



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.

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

© Riverside County TLMA GIS

Notes

Thomas Bros Page 814
Grid F4

EXHIBIT “B”

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

Assessment #567112009-7	Parcel # 567112009-7
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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		
ID Data:	Lot 116 MB 031/047 IDYLLWILD MT PARK CO SUB 18		
Situs Address:	55599 ENCINO RD IDYLLWILD CA 92549		

View Parcel Map





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: MB 31/47 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
<u>High Fire Area (Ord. 787)</u>	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
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u>	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
<u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u>	Not within the Western TUMF Fee Area	<u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u>	Not within a SKR Fee Area
<u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u>	Not within the Eastern TUMF Fee Area	<u>DA (Development Agreements)</u>	Not in a Development Agreement Area
<u>Circulation Element Ultimate Right-of-Way</u>	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
<u>Flood Plan Review</u>	Not Required	Watershed	SAN JACINTO VALLEY
<u>Water District</u>	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
Communities	Idyllwild		
Lighting (Ord. 655)	Zone B, 29.74 Miles From Mt. Palomar Observatory		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
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 ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV15-00397 / E. Ross

IN RE: LAUB, DOROTHEA

Order Date: 3/23/2015

Dated as of: 3/19/2015

County Name: Riverside

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

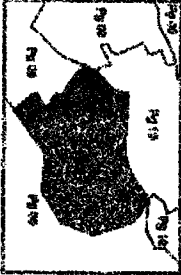
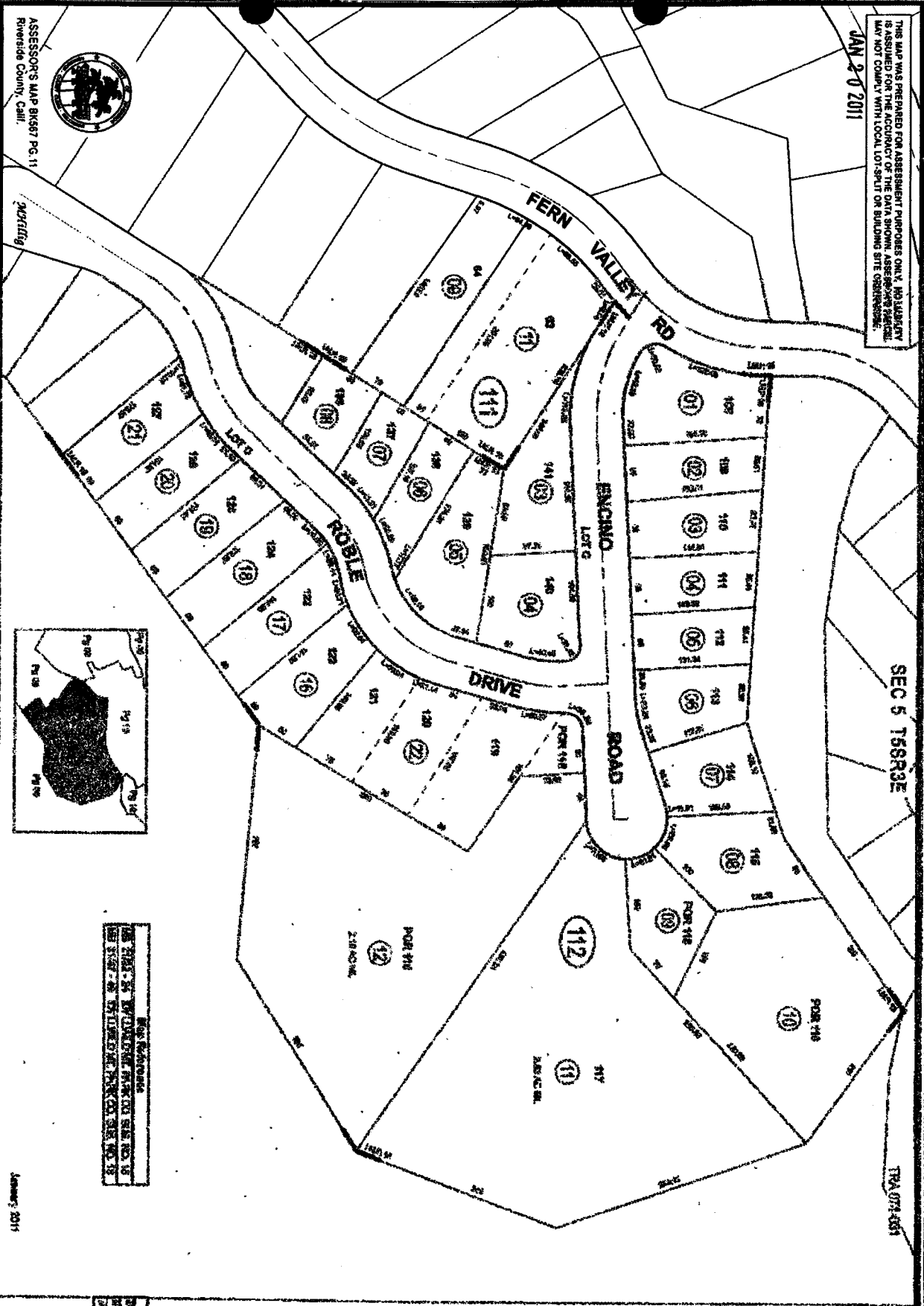
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

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.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. RESPONSIBILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSING PARTIES MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE CONFORMANCE.

JAN 20 2011

ASSESSOR'S MAP BK937 PG. 11
Riverside County, Calif.



FOR INFORMATION
THE FIELD OF DIVISION PARK CO. IS
NOT TO BE CONSIDERED AS A
PART OF THE TRACT.

January 2011

SEC 5 T68R3E

TRA 074-035

567-11

22-30-4



Symbol	Description
(Solid line)	Boundary
(Dashed line)	Other Boundary
(Dotted line)	Other Boundary
(Thin solid line)	Other Boundary
(Thin dashed line)	Other Boundary
(Thin dotted line)	Other Boundary
(Thin solid line with dots)	Other Boundary
(Thin dashed line with dots)	Other Boundary
(Thin dotted line with dots)	Other Boundary

NO.	DATE	DESCRIPTION
1	1/11/11	ASSASSOR'S MAP BK937 PG. 11
2	1/11/11	ASSASSOR'S MAP BK937 PG. 11
3	1/11/11	ASSASSOR'S MAP BK937 PG. 11
4	1/11/11	ASSASSOR'S MAP BK937 PG. 11

153671

RECORDING REQUESTED BY
Richard S. Laub, Jr.

AND WHEN RECORDED MAIL TO

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

RECEIVED FOR RECORD
AUG 9 1977
W.D. Balogh
Recorder
FEE \$ 3
TITLE INSURANCE & TRUST CO.
At Request of
Book 1977, Page 153671
Recorded in Official Records
of Riverside County, California

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Grant Deed

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

TO 403 C (8-67)

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

PARCEL 1:

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. 87470.

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 s whose name s 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)



(This area for official notarial seal)

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. Ward
Assessor, County Clerk & Recorder

And When Recorded Mail to:

DOROTHEA LAUB
989 Scott Street
San Diego, CA 92106



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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.

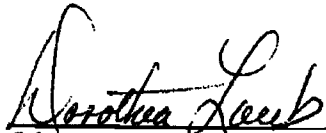
A.P.N.: 567-112-011-8 & 567-112-010-7
Property Address: 55597 Encino Dr.
Idyllwild, CA

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.

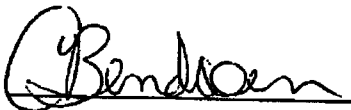
A.P.N.: 567-112-009-7
Property Address: 55559 Encino Dr.
Idyllwild, CA

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

STATE FILE NUMBER 3052013105034		LOCAL REGISTRATION NUMBER 3201337009168	
1. NAME OF DECEDENT - FIRST AND LAST RICHARD		2. MIDDLE S.	3. LAST NAME LAUB JR
4. DATE OF BIRTH 10/16/1921		5. AGE YRS 91	6. SEX M
7. BIRTH STATE-FOREIGN COUNTRY MISSOURI		8. SOCIAL SECURITY NUMBER 4498	9. MARRIAGE STATUS MARRIED
10. DATE OF DEATH 05/25/2013		11. DEATH PLACE 1000	
12. OCCUPATION BUSINESS OWNER		13. DECEASED'S RACE WHITE	
14. NUMBER OF DEPENDENTS REAL ESTATE INVESTMENTS		15. YEARS IN OCCURRENCE 40	
16. DECEASED'S RESIDENCE ADDRESS AND NUMBER OF PREMISES 989 SCOTT STREET			
17. CITY SAN DIEGO		18. COUNTY SAN DIEGO	19. ZIP CODE 92106
20. STATE CALIFORNIA		21. DECEASED'S MARITAL RELATIONSHIP DOROTHEA LAUB, WIFE	
22. NAME OF MARITAL PARTNER DOROTHEA		23. LAST NAME BERG	
24. NAME OF DECEASED'S FATHER RICHARD		25. LAST NAME LAUB SR	
26. NAME OF DECEASED'S MOTHER ELTA		27. LAST NAME ELSON	
28. DECEASED'S RESIDENCE ADDRESS AND NUMBER OF PREMISES RESIDENCE OF DOROTHEA LAUB 989 SCOTT STREET, SAN DIEGO, CA 92106			
29. TYPE OF DEATH CRISIS			
30. PLACE OF DEATH ST. PAUL'S FAMILY HEALTH CENTER SAN DIEGO			
31. CAUSE OF DEATH CORONARY HEART FAILURE			
32. MANNER OF DEATH NATURAL			
33. SIGNATURE OF REGISTRAR ERIC MICHAEL EMORY, M.D.			
34. SIGNATURE OF DECEASED'S NEXT OF KIN ERIC MICHAEL EMORY, M.D.			
35. DATE OF DEATH 05/25/2013			
36. DATE OF BIRTH 10/16/1921			
37. PLACE OF BIRTH 1000 SAN DIEGO MISSION RD, SAN DIEGO, CA 92106			

Check of the Date of Death & Time of Death Agency - 2011 Riverside Street, San Diego, CA 92106. If there is a discrepancy, the State Registrar will be notified. The Registrar will issue a corrected certificate if necessary. The Registrar will also issue a corrected certificate if the original document is found to be incorrect. The Registrar will issue a corrected certificate if the original document is found to be incorrect. The Registrar will issue a corrected certificate if the original document is found to be incorrect.

DATE RECORDED: 05/25/2013

ERIC MICHAEL EMORY, M.D.
REGISTRAR OF VITAL RECORDS
San Diego, CA

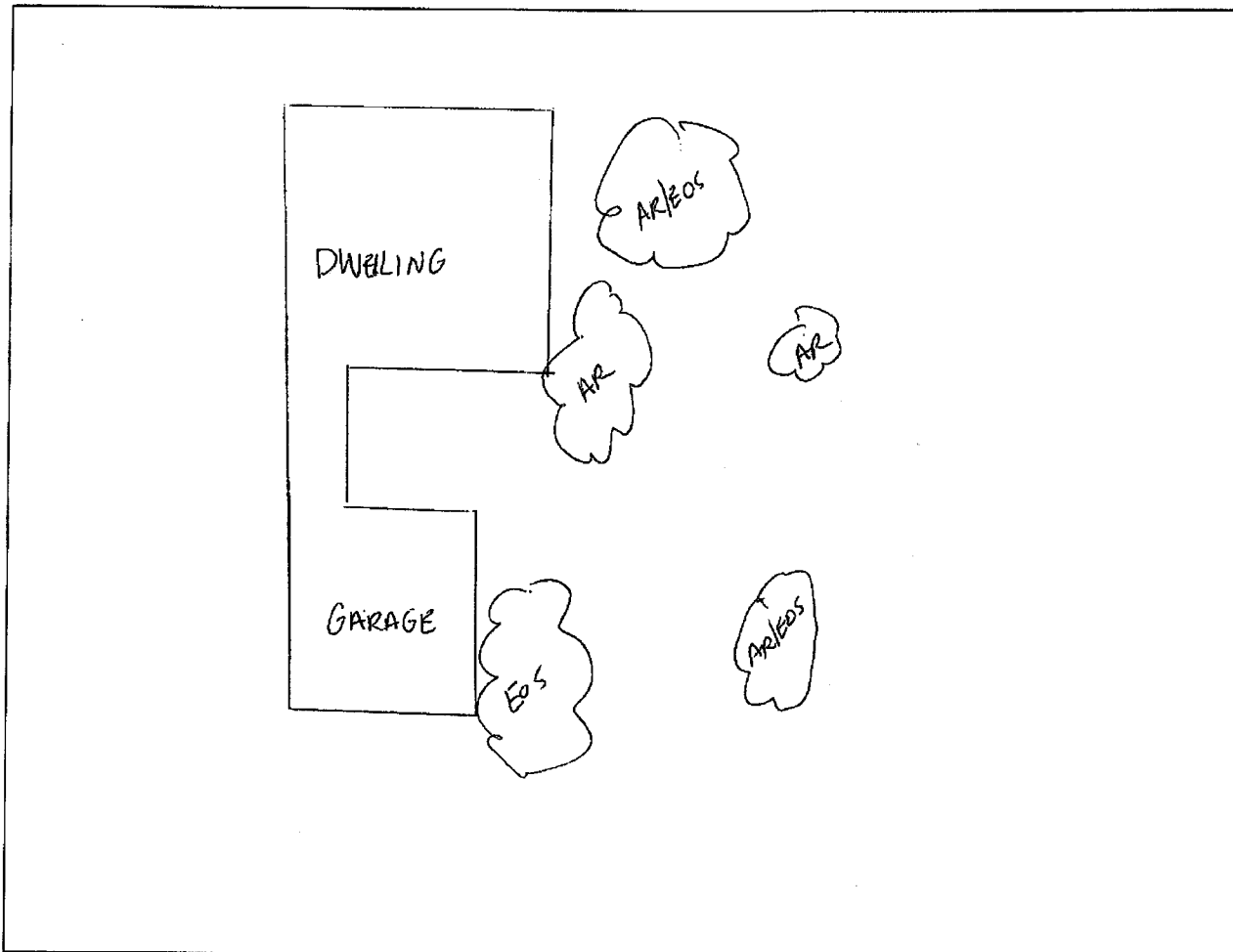
EXHIBIT “D”

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



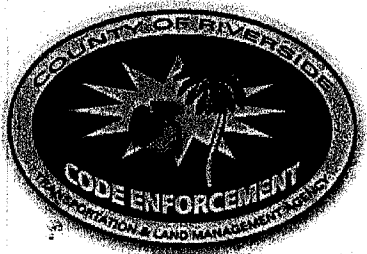
Current photo of site with remaining AR and EOS



Current photo of site with remaining AR and EOS

Current photo of site with remaining AR and EC

EXHIBIT “E”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 15-00397

THE PROPERTY AT: 55599 ENCINO ROAD

APN#: 567-112-009

WAS INSPECTED BY OFFICER: WAYNE DURANT

ID#: 46

ON 2-3-15 AT 10:30 am/pm

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

<input type="radio"/> 5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/> 17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/> 8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/> 17. (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/> 15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the	<input type="radio"/> 17. (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/> 15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/> 17. (RCO 348)	Excessive Animals - Remove or reduce the number of to less than
<input type="radio"/> 15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/> 17. (RCO 348)	Unpermitted Land Use: Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/> 15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/> 17.28.010 (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than 200 square feet at the rear of the property.
<input type="radio"/> 15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>	
		<input type="radio"/>	

COMMENTS 1) REMOVE AND DISPOSE OF ALL RUBBISH. 2) REDUCE STORAGE TO AMOUNT SPECIFIED FOR LOT SIZE. 3) CONTACT OFFICER W. DURANT FOR FOLLOW UP WHEN COMPLETED @ 951-791-3907

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 3-3-15 . FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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- 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE _____ PRINT NAME _____ DATE _____ PROPERTY OWNER TENANT
CDL/CID# _____ D.O.B. _____ TEL. NO. _____





**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:

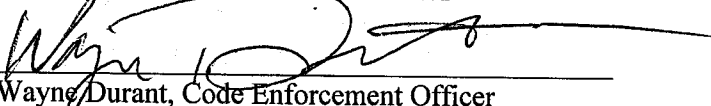
Property Address: 55599 ENCINO RD, IDYLLWILD

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.

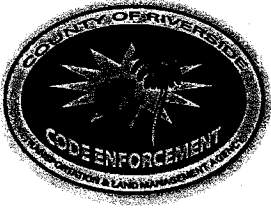
COMPLIANCE MUST BE COMPLETED BY March 3, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

A handwritten signature in cursive script, appearing to read "Elizabeth Ross", is written over a horizontal line.

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

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

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in cursive script that reads "Elizabeth Ross".

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

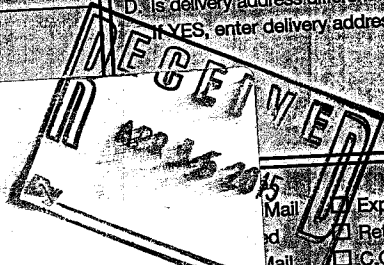
COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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



4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

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.

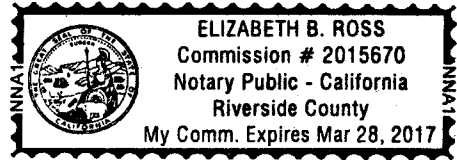
State of California)
County of Riverside)

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.

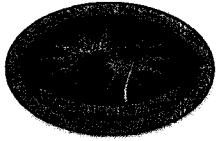
WITNESS my hand and official seal.

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.

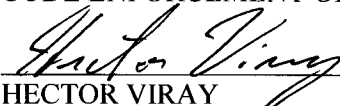
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

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)**

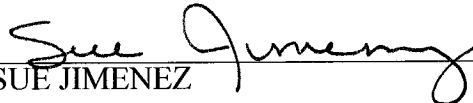
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the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

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

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

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

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

22 
23 SUE JIMENEZ

24
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:

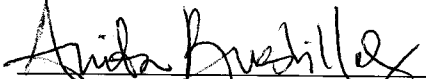
Property Address: 55599 ENCINO RD, IDYLLWILD

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