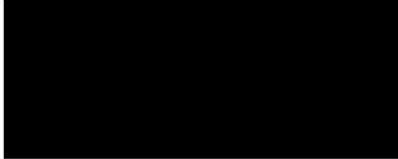


CITY of YORBA LINDA

COMMUNITY DEVELOPMENT | COMMUNITY PRESERVATION

Exhibit B

August 20, 2024



RE: FINAL NOTICE OF VIOLATION – APN 323-011-85 & 323-011-86

Dear Property Owners:

According to our records you have failed to permanently comply with the multiple "NOTICES OF VIOLATION" previously issued regarding the continued lack of maintenance to the above-mentioned APN within the City of Yorba Linda. Copies of said notices are attached hereto.

The outstanding correction of dead, decayed, diseased, overgrown or hazardous trees, weeds and vegetation cultivated or uncultivated which is likely to harbor rats or vermin, or constitutes an unsightly appearance or is detrimental to neighboring properties or property values or constitutes a fire hazard is not permitted (YLMC 18.40.030 S) must be abated and routine maintenance must occur. These corrections must be completed by September 3, 2024.

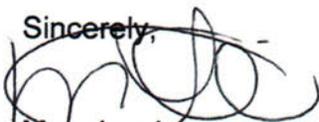
A compliance inspection will be made at the end of this period. Please be advised that, pursuant to Section 1.12.020 of the Yorba Linda Municipal Code, you will be charged a fee of \$40.00 for every re-inspection that is conducted after this final compliance inspection.

IMPORTANT – READ CAREFULLY

It is unlawful for any person to violate any provision or fail to comply with any of the requirements of the Yorba Linda Zoning Code. Any such violation shall also constitute a public nuisance. The City of Yorba Linda prefers to resolve code violations informally with the voluntary compliance of every responsible party. Your failure to comply with this final notice could result in the commencement of administrative proceedings or civil action to obtain the required corrections. **This matter will also be referred to the city prosecutor. This attorney may file a criminal complaint against you. If convicted, you could be jailed, substantially fined, and placed on probation. Your real property could also be liened and subject to assessments and taxes for costs incurred by City forces to abate a public nuisance.**

Your immediate cooperation is required to avoid further code enforcement actions or legal proceedings. If you have questions regarding this correspondence, please contact Community Preservation Officer Travys Dizol at, (714) 961-7136. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary Lewis', written over the word 'Sincerely,'.

Mary Lewis
Senior Community Preservation Officer

Enc



CITY of YORBA LINDA

COMMUNITY DEVELOPMENT | COMMUNITY PRESERVATION

February 7, 2024

Exhibit B



RE: **FINAL NOTICE OF VIOLATION – APN 323-011-86**

Dear Xilan Liu:

According to our records you have failed to comply with the "NOTICES OF VIOLATION" on November 21, 2023, December 6, 2023, and January 17, 2024. Copies of said notices are attached hereto.

The outstanding corrections from the previous notices must be completed as stated in the attached notices by February 19, 2024.

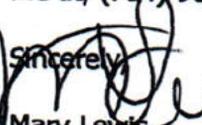
A compliance inspection will be made at the end of this period. Please be advised that, pursuant to Section 1.12.020 of the Yorba Linda Municipal Code, you will be charged a fee of \$40.00 for every re-inspection that is conducted after this final compliance inspection.

IMPORTANT – READ CAREFULLY

It is unlawful for any person to violate any provision or fail to comply with any of the requirements of the Yorba Linda Zoning Code. Any such violation shall also constitute a public nuisance. The City of Yorba Linda prefers to resolve code violations informally with the voluntary compliance of every responsible party. Your failure to comply with this final notice could result in the commencement of administrative proceedings or civil action to obtain the required corrections. This matter will also be referred to the city prosecutor. This attorney may file a criminal complaint against you. If convicted, you could be jailed, substantially fined, and placed on probation. Your real property could also be liened and subject to assessments and taxes for costs incurred by City forces to abate a public nuisance.

Your immediate cooperation is required to avoid further code enforcement actions or legal proceedings. If you have any questions regarding this correspondence, please feel free to contact me at, (714) 961-7148.

Sincerely,


Mary Lewis

Senior Community Preservation Officer

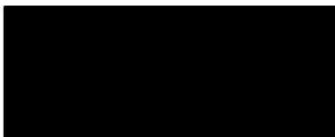
Att



CITY of YORBA LINDA

COMMUNITY DEVELOPMENT | COMMUNITY PRESERVATION

December 6, 2023



FINAL NOTICE

Re: Courtesy notice for 4082 Valley View Parcel: 323-011-85 and 323-011-85

Dear Property Owner(s):

As part of the continuing program for preserving and improving the City's residential districts and in response to recent residential concerns, an inspection has been made of your property location and the following conditions were observed which constitute a violation of the City of Yorba Linda Municipal Code:

- **YLMC 18.40.030(V) - Property maintenance requirements; landscape maintenance required.**
- **YLMC 18.40.030(S) - Property maintenance requirements; dead, decayed, diseased, overgrown or hazardous trees, weeds, and vegetation cultivated or uncultivated, which is likely to harbor rats or vermin, or constitutes an unsightly appearance or is detrimental to neighboring properties or property values or constitutes a fire hazard is not permitted.**

Required action(s) to correct the violation(s):

- **Landscaping is required to be maintained in a reasonable manner and shall include but not be limited to, trimming, weeding, irrigating, fertilizing, mowing, replacing, cleaning, etc.**
- **Please mow, weed & trim the overgrown vegetation throughout the entire lot.**

We are requesting your cooperation with making the necessary corrections **before December 6, 2023**. Failure to comply can result in the filing of a criminal complaint and the issuance of an Administrative Citation. Yorba Linda City Code Section 1.13 provides for the issuance of administrative citations for Municipal Code Violations. There are three levels of citations that can be issued progressively for a violation.



CITY of YORBA LINDA

COMMUNITY DEVELOPMENT | COMMUNITY PRESERVATION

Administrative Citation fine amounts are \$100.00 for the first citation, \$200.00 for the second citation and \$500.00 for the third and subsequent citations for violations of the same ordinance within one year. These fines are cumulative and citations may be issued for each day the violation exists.

This property will be reinspected quarterly. If you have any questions, please call me at (714) 961-7136

Sincerely,

A handwritten signature in black ink, appearing to read "Travys Dizol".

Travys Dizol
Community Preservation Officer



CITY of YORBA LINDA

COMMUNITY DEVELOPMENT | COMMUNITY PRESERVATION

November 21, 2023



FINAL NOTICE

Re: Courtesy notice for 4082 Valley View Parcel: 323-011-85 and 323-011-85

Dear Property Owner(s):

As part of the continuing program for preserving and improving the City's residential districts and in response to recent residential concerns, an inspection has been made of your property location and the following conditions were observed which constitute a violation of the City of Yorba Linda Municipal Code:

- **YLMC 18.40.030(V) - Property maintenance requirements; landscape maintenance required.**
- **YLMC 18.40.030(S) - Property maintenance requirements; dead, decayed, diseased, overgrown or hazardous trees, weeds, and vegetation cultivated or uncultivated, which is likely to harbor rats or vermin, or constitutes an unsightly appearance or is detrimental to neighboring properties or property values or constitutes a fire hazard is not permitted.**

Required action(s) to correct the violation(s):

- **Landscaping is required to be maintained in a reasonable manner and shall include but not be limited to, trimming, weeding, irrigating, fertilizing, mowing, replacing, cleaning, etc.**
- **Please mow, weed & trim the overgrown vegetation throughout the entire lot.**

We are requesting your cooperation with making the necessary corrections **before December 6, 2023.** Failure to comply can result in the filing of a criminal complaint and the issuance of an Administrative Citation. Yorba Linda City Code Section 1.13 provides for the issuance of administrative citations for Municipal Code Violations. There are three levels of citations that can be issued progressively for a violation.



CITY of YORBA LINDA

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This property will be reinspected quarterly. If you have any questions, please call me at (714) 961-7136

Sincerely,

A handwritten signature in black ink, appearing to read "Travys Dizol".

Travys Dizol
Community Preservation Officer