

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



504B

**FROM:** County Counsel/TLMA  
Code Enforcement Department

**SUBMITTAL DATE:**  
January 20, 2016

**SUBJECT:** Order to Abate [Excessive Outside Storage & Accumulated Rubbish]  
Case No. CV15-01919 [SHARKEY]  
Subject Property: 25294 Stephvon Way, Hemet  
APN: 549-243-002  
District: 3

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Findings of Fact, Conclusions and Order to Abate in Case No. CV15-01919;
2. Authorize the Chairman of the Board of Supervisors to execute the Findings of Fact, Conclusions and Order to Abate in Case No. CV15-01919; and
3. Authorize the Clerk of the Board of Supervisors to record the Findings of Fact, Conclusions and Order to Abate in Case No. CV15-01919.

**BACKGROUND:**

**Summary**

On December 15, 2015, this Board received the declaration of the Code Enforcement Officer in the above referenced matter and declared the excessive outside storage and accumulated rubbish, located on the subject property to be a public nuisance. The Board ordered the property owner to abate the violative (Continued)

GREGORY P. PRIAMOS  
County Counsel

Departmental Concurrence

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

|                         |                           |
|-------------------------|---------------------------|
| <b>SOURCE OF FUNDS:</b> | <b>Budget Adjustment:</b> |
|                         | <b>For Fiscal Year:</b>   |

**C.E.O. RECOMMENDATION:**

APPROVE  
BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: February 2, 2016  
xc: Co.CO./TLMA-Code Enf., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Order to Abate [Excessive Outside Storage & Accumulated Rubbish]**

Case No. CV15-01919 [SHARKEY]

Subject Property: 25294 Stephvon Way, Hemet

APN: 549-243-002

District: 3

**DATE:** January 19, 2016

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary (continued)**

conditions on the property and directed County Counsel to prepare Findings of Fact, Conclusions and Order to Abate.

**Impact on Citizens and Businesses**

When property owners abate nuisances on their property, the surrounding neighborhood's safety, attractiveness and land values are potentially increased.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Findings of Fact

1 RECORDING REQUESTED BY:  
2 Kecia Harper-Ihem, Clerk of the  
3 Board of Supervisors  
4 (Stop #1010)

**2016-0046047**

02/03/2016 09:38 AM

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Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

5 WHEN RECORDED PLEASE MAIL TO:  
6 Michelle Cervantes, Senior Code Enforcement Officer  
7 Regina Keyes, Senior Code Enforcement Officer  
8 CODE ENFORCEMENT DEPARTMENT  
4080 Lemon Street, Twelfth Floor (Stop #1012)  
Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

9  
10 **BOARD OF SUPERVISORS**  
**COUNTY OF RIVERSIDE**

11 IN RE ABATEMENT OF PUBLIC NUISANCE: ) CASE NO. CV 15-01919  
12 [EXCESSIVE OUTSIDE STORAGE AND )  
13 ACCUMULATION OF RUBBISH]; ) FINDINGS OF FACT,  
14 APN 549-243-002, 25294 STEPHVON WAY, ) CONCLUSIONS AND ORDER TO  
HEMET, RIVERSIDE COUNTY, CALIFORNIA; ) ABATE NUISANCE  
15 TANI A. SHARKEY, OWNER. )  
R.C.O. Nos. 348, 541 and 725

16  
17 The above-captioned matter came on regularly for hearing on December 15, 2015, before the  
18 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor  
19 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real  
20 property described 25294 Stephvon Way, Hemet, Riverside County, Assessor's Parcel Number 549-  
21 243-002 and referred to hereinafter as "THE PROPERTY."

22 Sophia Choi, Deputy County Counsel, appeared along with Michelle Cervantes, Senior Code  
23 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

24 Owner did not appear.

25 The Board of Supervisors received the Declaration of the Code Enforcement Officer together  
26 with attached Exhibits, evidencing the excessive outside storage of materials and accumulation of  
27 rubbish on THE PROPERTY as violations of Riverside County Ordinance ("RCO") Nos. 348 and  
28 541 and as a public nuisance.

**COPY**

1 **SUMMARY OF EVIDENCE**

2 1. Documents of record in the Riverside County Recorder’s Office identify the owner  
3 of THE PROPERTY as Tani A. Sharkey (“OWNER”).

4 2. Documents of title indicate that other parties may potentially hold a legal interest in  
5 THE PROPERTY, to wit: AccuBanc Mortgage, a division of National City Bank of Indiana  
6 (“INTERESTED PARTY”).

7 3. THE PROPERTY was inspected by Code Enforcement Officers on May 21, 2015 and  
8 on five (5) subsequent follow up inspections, with the last being December 7, 2015.

9 4. During each inspection an accumulation of rubbish and excess outside storage was  
10 observed throughout THE PROPERTY consisting of but not limited to: couches, cardboard boxes,  
11 trash, debris, scrap wood, scrap metal, used tires, dresser, bench, table, discarded clothing, Christmas  
12 decorations, plastic crates, suitcases, vacuums, fiberglass insulation, plastic tubs, electrical wiring, a  
13 mattress, electronic waste, plunger, bubble wrap, grocery basket, discarded stuffed animals, pallets  
14 and miscellaneous items.

15 5. THE PROPERTY was determined to be in violation of Riverside County Ordinance  
16 Nos. 348 and 541 by the Code Enforcement Officer.

17 6. On July 24, 2015, a Notice of Pendency of Administrative Proceedings was recorded  
18 at the Riverside County Recorder’s Office as instrument number 2015-0328746.

19 7. On May 29, 2015, a Notice of Violation was posted on THE PROPERTY. On May  
20 26, 2015, a Notice of Violation was mailed to OWNER by certified mail, return receipt requested.  
21 On July 2, 2015, a Notice of Violation was mailed to INTERESTED PARTY by certified mail,  
22 return receipt requested.

23 8. A “Notice to Correct County Ordinance Violations and Abate Public Nuisance”  
24 providing notice of the public hearing before the Board of Supervisors was mailed to OWNER and  
25 INTERESTED PARTY and was posted on THE PROPERTY.

26 **FINDINGS AND CONCLUSIONS**

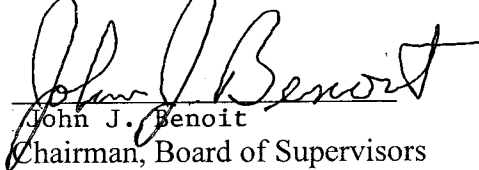
27 WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in  
28 regular session assembled on December 15, 2015, finds and concludes that:



1 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity  
2 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special  
3 assessment against THE PROPERTY pursuant to Government Code section 25845 and RCO Nos.  
4 348, 541, and 725. Under RCO No. 725, "abatement costs" means "any costs or expenses  
5 reasonably related to the abatement of conditions which violate County Land Use Ordinances, and  
6 shall include, but not be limited to, enforcement, investigation, collection and administrative costs,  
7 attorneys fees, and the costs associated with the removal or correction of the violation." Reasonable  
8 abatement costs accrued by the Code Enforcement Department will be recoverable from OWNER  
9 even if THE PROPERTY is brought into compliance within ninety (90) days of the date of this  
10 Order to Abate Nuisance.

11  
12 Dated: February 2, 2016

COUNTY OF RIVERSIDE

13  
14 By   
15 John J. Benoit  
Chairman, Board of Supervisors

16 ATTEST:

17 KECIA HARPER-IHEM

18 Clerk to the Board

19  
20 By   
21 Deputy

22 (SEAL)



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

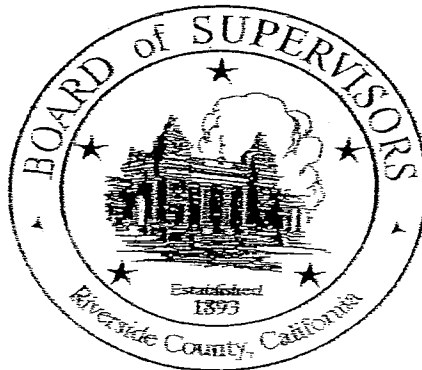
www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



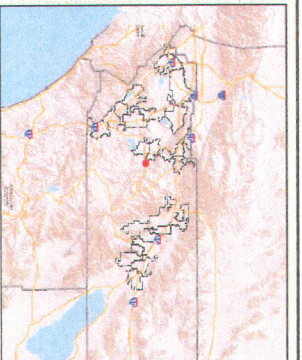
Date: 2-2-16

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board



# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

## Notes

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