

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



404B

**FROM:** County Counsel/TLMA  
Department of Building & Safety

**SUBMITTAL DATE:** May 16, 2002

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage];  
B&S Case No.: CV 02-2596  
Subject Property: 18337 Grand Avenue, Lake Elsinore; APN: 371-170-005  
District One

**RECOMMENDED MOTION:** Move that:

1. The excess outside storage of materials on the real property located at 18337 Grand Avenue, Lake Elsinore, Riverside County, California, APN: 371-170-005, be declared a public nuisance and a violation of Riverside County Code Chapter 17.100.
2. Robert W. Nelson and Nelda L. Nelson, the owners of the subject real property, be directed to abate the excess outside storage on the property by removing the same from the real property within ninety (90) days.
3. If the owners or whoever has possession or control 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 Department of Building & Safety, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, shall abate the excess outside storage by removing the same from the real property.

(Continued)

*Shirvan Sherma Acosta*  
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SHIRVAN SHERMA ACOSTA,  
Deputy County Counsel

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

**APPROVE**

County Executive Office Signature

*Genie J. Sargent*

Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
Per Executive Office:

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 Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials on the real property is declared to be in violation of Riverside County Code Chapter 17.100, and a public nuisance, and further, to prepare and Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject property on July 1, 2002.
2. The inspections of the property revealed the excess outside storage of materials in violation of Riverside County Code Chapter 17.100, including but not limited to: metal, wood, furniture, appliances, tires, auto parts, plastic and metal barrels, carpet, plastic and metal pipes, metal and plastic racks for shelving, grocery carts, mattresses and miscellaneous items. The total square footage of the material measured in excess of ten thousand six hundred seventy (10,670) square feet.
3. Subsequent inspections of the above-described real property on September 12, November 7, and December 20, 2002 revealed that the property continued to be in violation of Riverside County code Chapter 17.100.
4. Staff of the Department of Building and Safety 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 excess outside storage.