

**Notice of Public Nuisance & Order to Abate**

Date Issued: June 27, 2023

APN: 639063009

Case Number: CODE-23-7

Subject Property: 10696 SANTA CRUZ RD DESERT HOT SPRINGS, CA 92240

**Parcel Owner:** DIANA J. POND  
**Mailing Address:** 66907 PIERSON BLVD  
 DESERT HOT SPRINGS , CA 92240

**Code Compliance Officer:** Linda Human

**Email:** lhuman@dhsdpd.com

An inspection of your property on has revealed the following violation(s) of the Desert Hot Springs Municipal Code section (§):

**Desert Hot Springs Municipal Code    Public Nuisance violation(s)**

5.04.040.A-General Business License- License Required

There are imposed, upon the businesses, trades, professions, callings and occupations specified in this chapter, license taxes in the amounts hereinafter prescribed. It is unlawful for any person to transact and carry on any business, trade, profession, calling or occupation in the City without first having procured a license from the City to so do or without complying with all applicable provisions of this chapter.

**Corrective Action**

Obtain City Business License for rental property(s) within the City of Desert Hot Springs. Call 760-329-6411 for any questions or obtain a business license on the City web page

<https://deserthotspringsca.viewpointcloud.com/categories/1075/record-types/6414>

4.16.010.A.19.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible

It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain any such premises or property or improvement thereon in such a manner as to cause or to allow the premises, property or improvement to become defective, unsightly, or in such other condition of deterioration or disrepair as the same may cause substantial depreciation of the property values or similar detriment to surrounding properties, as well as an adverse effect on the health, safety, and welfare of the citizens of the City. Visual blight conditions include, but are not limited to, any of the following conditions: The presence of excessive junk, refuse and garbage which is visible from a public street or sidewalk or from an adjoining property.

Remove and properly dispose of the large accumulation of junk, trash and miscellaneous household items from the premises. Remove all storage of items in the front and side yards in public view. Remove the tires from the yards. Move the trash bins to the side yard and remove all the trash and garbage from the side yard fencing area.

4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco

It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain any such premises or property or improvement thereon in such a manner as to cause or to allow the premises, property or improvement to become defective, unsightly, or in such other condition of deterioration or disrepair as the same may cause substantial depreciation of the property values or similar detriment to surrounding properties, as well as an adverse effect on the health, safety, and welfare of the citizens of the City. Visual blight conditions include, but are not limited to, any of the following conditions: The presence of any improvement including, but not limited to, buildings, garages, carports, wooden fences, block walls, roofs or gutters in which the condition of the patio, stucco, siding or other exterior coating has become so deteriorated as to permit decay, excessive checking, cracking or warping so as to render the improvement or property unsightly and in a state of disrepair;

Repair/paint all fascia boards/eaves that are in a state of disrepair.

4.16.010.A.2-Public Nuisance- Landscaping

It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain any front and visible side yards without acceptable landscaping, except for improved surfaces such as walks and driveways. Acceptable landscaping shall include any groundcover, decorative rock, redwood bark, lawn and/or other material as determined

Repair all landscaping ground cover(rocks) and have all black under cover removed. Remove all weed/grass out of the desert landscaping and maintained all desert landscaping weed free.

to be acceptable or required by the City's Community Development Director or his or her designee.

4.16.010.A.38-Public Nuisance-  
Municipal Code Violations

It shall be deemed a public nuisance for any member of the public to create, cause, commit, permit or maintain any condition or to perform or cause to be performed any activity prohibited by this municipal code or specifically identified as a public nuisance by the municipal code and/or any applicable statute, rule, code or regulation.

Immediately correct all Desert Hot Springs Municipal Code Violations and provide ongoing maintenance of the property to avoid further violations. Continued violations may result in heightened enforcement actions including but not limited to abatement.

4.16.010.A.39-Public Nuisance-  
California Civil Code

he City may declare that a public nuisance exists whenever any member of the public creates, causes, commits, permits or maintains any condition or performs or causes to be performed any activity that falls within the scope of the definition of "public nuisance" as set forth in California Civil Code Sections 3479 and 3480.

Immediately correct all public nuisance violations at the property. Provide ongoing maintenance to avoid further public nuisance violations. Continued violations may result in heightened enforcement actions including but not limited to abatement.

**Compliance Date: July 11, 2023**

All violations are to be corrected by making the above-referenced repairs by no later than July 11, 2023. If the conditions are not corrected by the compliance date, the City may institute an appropriate legal action or proceeding to cause the correction or abatement of the conditions at your expense.

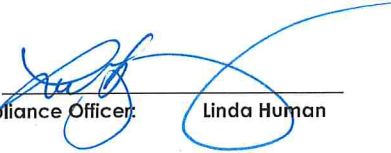
Pursuant to Desert Hot Springs Municipal Code §4.16.100, you may appeal this notice within ten (10) calendar days from the date of service hereof. A timely and properly filed appeal will result in an administrative appeal hearing. Any appeal not timely filed will be rejected.

In order to avoid assessment of administrative abatement costs and/or other expenses of code enforcement pursuant to Desert Hot Springs Municipal Code §4.24.410 "Special Assessment," the corrective actions listed above must be completed by the compliance date above.

Signature:

Code Compliance Officer:

Linda Human





**PROOF OF SERVICE**

I am employed in the City of Desert Hot Springs, State of California. I am over the age of 18 years and not a party to this action. My business address is 65950 Pierson Blvd, Desert Hot Springs, California 92240.

On June 27, 2023 , I caused to be served the within document:

***COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT***

***10696 SANTA CRUZ RD***

***DESERT HOT SPRINGS, CALIFORNIA 92240***

On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

X        **(By First-Class Mail)** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with City of Desert Hot Springs practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

X        **(By Certified Mail)** I caused each such envelope to be sent by USPS Return Receipt Certified Mail to the offices of each addressee.

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

EXECUTED at Desert Hot Springs California on June 27, 2023.

  
\_\_\_\_\_  
Linda Human  
Code Compliance Officer

**SERVICE LIST**

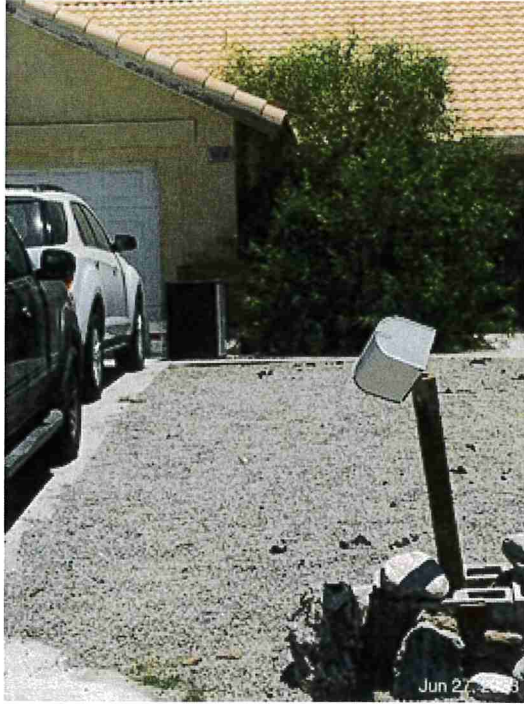
**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 10696 SANTA CRUZ RD DESERT HOT SPRINGS, CALIFORNIA 92240**  
**PARCEL # 639063009**

DIANA J. POND  
66907 PIERSON BLVD  
DESERT HOT SPRINGS , CA. 92240

OCCUPANT(S) / POND, DIANA J  
10696 SANTA CRUZ DESERT HOT SPRINGS , CA. 92240











City of Desert Hot Springs  
65950 Pierson Blvd  
Desert Hot Springs CA 92240

USPS CERTIFIED MAIL



9214 8901 9403 8320 6063 04

DIANA J POND  
66907 PIERSON BLVD  
DSRT HOT SPGS CA 92240-3764

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Linda Human  
23-7

\$7.0900



City of Desert Hot Springs  
65950 Pierson Blvd  
Desert Hot Springs CA 92240

USPS CERTIFIED MAIL



9214 8901 9403 8320 6063 11

OCCUPANT(S) / POND DIANA J  
10696 SANTA CRUZ RD  
DSRT HOT SPGS CA 92240-2400

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Linda Human  
23-7

\$7.0900

