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# 2 minors dead, 8 wounded in shooting at Pittsburgh party

By The Associated Press today



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PITTSBURGH (AP)

— Shots fired at a house party in Pittsburgh early Sunday killed two 17-year-olds and wounded at least eight other people, police said.

Hundreds of people — the “vast majority” of them



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property when some kind of altercation occurred and shots were fired at around 12:30 a.m., Pittsburgh Police Chief Scott Schubert said at a midday news conference.

Schubert said there was gunfire both inside and outside the rental home, "and potentially back and forth." Bullet casings found at the scene indicating handguns and one rifle were used, he said, and police

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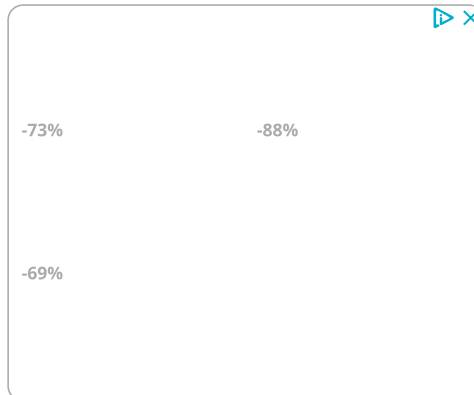
### US rocked by 3 mass shootings during

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Two male gunshot victims died at the hospital. The Allegheny County Medical Examiner's Office identified them as Jaiden Brown and Mathew Steffy-Ross, both 17.

by Taboola

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Eight people were also being treated for gunshot wounds, and others were injured trying to escape, Schubert



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... jumping  
windows. One  
victim was injured  
after a car was  
“shot up,” Schubert  
said.

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George Stevens  
said he was outside  
a bar next door to  
the rental property  
smoking a cigarette  
when he heard

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were fireworks,  
then saw kids  
fleeing.

---

## BUSINESS

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5:00

Stevens told The Associated Press he let three girls hide in his vehicle and call their parents as bullets flew by. He said he saw someone inside the rental property holding a gun, as young people ran screaming and crying away from the building.

“It happened so quick,” he said. “It was just crazy. Kids were running everywhere.”

[ShotSpotter](#) indicated more than 90 rounds

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Stevens said we know there was a lot more than that between inside the structure and outside.” Police were processing evidence at as many as eight separate crime scenes spanning a few blocks around the rental home. Arriving officers found a “very chaotic” scene with injured victims,

U.S. News World New



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foot and in vehicles, he said.

No arrests were immediately reported but Schubert said “it is our top priority to find out who did this and get them off the street.” He said he couldn’t comment on a possible motive, but he decried the number of illegal guns and too many people with access to them as well as the potent mixture of alcohol, drugs and guns.

“It’s heartbreaking; here we are at

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multiple families, two that won’t see a loved one,” Schubert said. “Others that are going to be — how can you even have a holiday when your child was involved in something traumatic like this?”

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Allegheny General Health reported that seven people were treated at Allegheny General



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wounds or other injuries, but officials declined to release their conditions or other information.

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Pittsburgh Public Schools will impose a limited lockdown Monday "out of an abundance of

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Superintendent Wayne Walters said in a statement, meaning only people with scheduled appointments will be allowed into the district's buildings.

Neighbor Mitchell Wilston, 30, told the AP that he and his wife weren't at home during the shooting but before leaving saw the neighborhood

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... morning  
down the street  
and a line outside  
the rented home.

“It was so obvious  
that there was  
going to be a  
problem — there  
was a line of 14-  
year-old kids trying  
to get into this  
place,” he said. The  
house has been  
rented for  
bachelorette  
parties or other  
events before, or  
for families of  
baseball players  
due to its proximity  
to the stadium, but  
no problems had  
occurred, he said.

In the morning

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round his wife’s  
white car smeared  
with blood,  
possibly from  
someone trying to  
hide behind the  
vehicle.

Airbnb  
spokesperson Ben  
Breit confirmed the  
house was rented  
through the  
company. He said  
the booker, who  
would have had to  
be 18 or older per  
Airbnb rules, has

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party was thrown without the knowledge of the host, whose listing banned parties and advertised an overnight noise curfew. Breit said Airbnb was cooperating with authorities.

Pittsburgh Mayor Ed Gainey condemned the violence, which he attributed in part to a failure to get guns off the streets and provide adequate resources to communities. He said the city would call a meeting with

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citywide approach to public safety.

“The time is now for us to move with a sense of urgency to bring justice to the victims and peace to our city,” Gainey, who is in isolation because of a recent COVID-19 exposure, said in a statement.

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Kentucky,  
contributed to this  
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Pamela

~  
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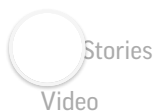
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2022

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April 13, 2022

Riverside County Planning Department  
4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, Calif. 92502-1629

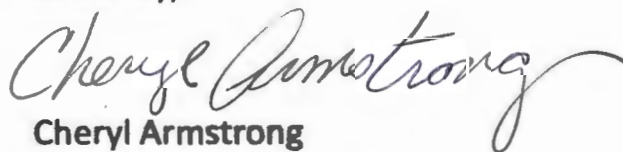
Dear Planners and District Supervisors:

This letter is in reference to the Short Term Rental Draft Ordinance 927.1. Our home is in the Riverside County Equestrian area of Temecula. I am concerned about Short Term Rentals in the Equestrian Area for the following reasons:

1. Many of the homes in this area have been developed as ranches and have various types of livestock and farm animals that are negatively impacted by excessive noise, heavy traffic, and wandering tourists.
2. Homes in our area are single family residences with septic systems that were designed and permitted to accommodate single family dwellings. Overuse can cause the septic systems to fail and pose health concerns.
3. There is no public water in this area. Homes have individual water wells. Some with limited water. Water consumption must be monitored.
4. Many of the homes in our area are remote and located on unmaintained or privately maintained dirt roads which cannot safely tolerate high traffic.
5. Remote properties can be exploited as unpermitted venues that can bring large numbers of unsupervised people into an area such as ours.

We had many problems with a STR/Event house next to our home. District Supervisor Washington, Planning Director Hildebrand, and Manny Acueto from Code Enforcement were very responsive and helped resolve our STR concerns. I sincerely hope that the new 927.1 Ordinance provides clear guidelines for STRS and protects homeowners.

Sincerely,



Cheryl Armstrong  
37100 Eagle View Place  
Temecula, Ca. 92592

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APR 18 2022

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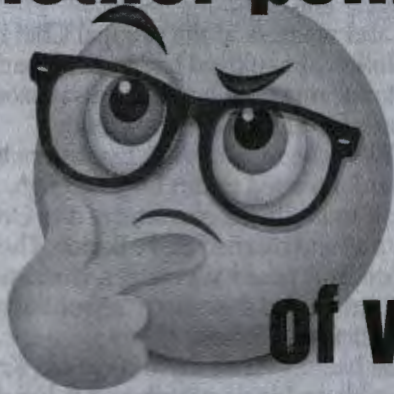
22. The ... of ...

APR 13 2022

I failed to attach this page with my letter (copied and stapled to this comment) 54045 is R3-A and not a commercial use with a residential dwelling - rather it is a commercial residence. It certainly alters the "resort nature" of the surroundings. Since I wrote last week, 54045 Pine Crest has run out of parking places. The past few days cars are parked along the road adjacent to my property (54042 PC).

Limit STR - expand long term rental opportunities - stop the internal industry hemorrhage - make Idyllwild once again a tourist destination rather than a town of tourists. *Diana D'Arcy*

## Another point



## of view

DEAR EDITOR:

I would like to add another perspective on the current debate over short-term rentals (STRs).

The original ordinance regulating STRs was "introduced" Nov. 17, 2015, then passed, with changes, and without another reading, in January 2016. The revisions not read allowed street parking and waiving of occupancy limits, giving free rein to large groups using these homes. Our own Supervisor Chuck Washington signed the ordinance.

I find the justification the supervisors offered for the original 2016 Ordinance 927 questionable: "Regulation is more advantageous than an outright ban because short-term rentals support the tourism industry, promote economic activity and can generate transient occupancy tax (TOT) revenue." It continues with "a short term rental qualifies as a hotel," that the tax will go to the General Fund, and "cannot be earmarked and dedicated to enforcing the proposed ordinance." So, the county saw this as an opportunity to justify an illegal activity so that it could collect tax revenue for its own discretionary use.

The activity was illegal because our R-1A zoning (which covers all homes in Idyllwild outside the central village core of R3-A and C-P-S) does not permit hotels. Hotels are permitted with planning review in both R3-A

and C-P-S zones, which is where currently most, if not all, of our motels, hotel rooms and cabins are appropriately located.

Even the R3-A zone is protective of our tranquil environment. It was established, per the county, "to allow residents in mountainous resort areas... to combine limited commercial uses with a residential dwelling. It is the intent of the Board of Supervisors... that these limited commercial uses shall not alter or disturb the residential or resort nature of the premises or its surroundings."

It is shocking that the county, once concerned about R3-A mixed use "disturbing" the residential neighborhoods, now freely admits it is permissible to do so, by admitting in its proposed new STR ordinance that STRs have "adverse impacts to surrounding neighbors and properties including unpermitted large-scale events, excessive noise, disorderly conduct, traffic congestion, illegal vehicle parking and accumulation of refuse."

Since the county wants to "facilitate economic growth", the supervisors have turned all of Idyllwild into an R3-A or commercial zone, so that investors from off the Hill can reap their financial rewards operating "hotels" absolutely anywhere, while local residents pay for that with their tranquility, as well as damaged property values.

Buyers are now asking if there are STRs adjacent to, or near, a home they are considering buying, and if so, they decline to buy. In appraisal, we call that external obsolescence, a decline in value caused by an outside influence over which one has no control.

I recommend rescission of the ordinance and demanding that the county maintain the relied-upon zoning protections which existed when we all bought our homes. Many nearby cities have done this, for example Cathedral City, La Quinta, Rancho Mirage and Palm Desert.

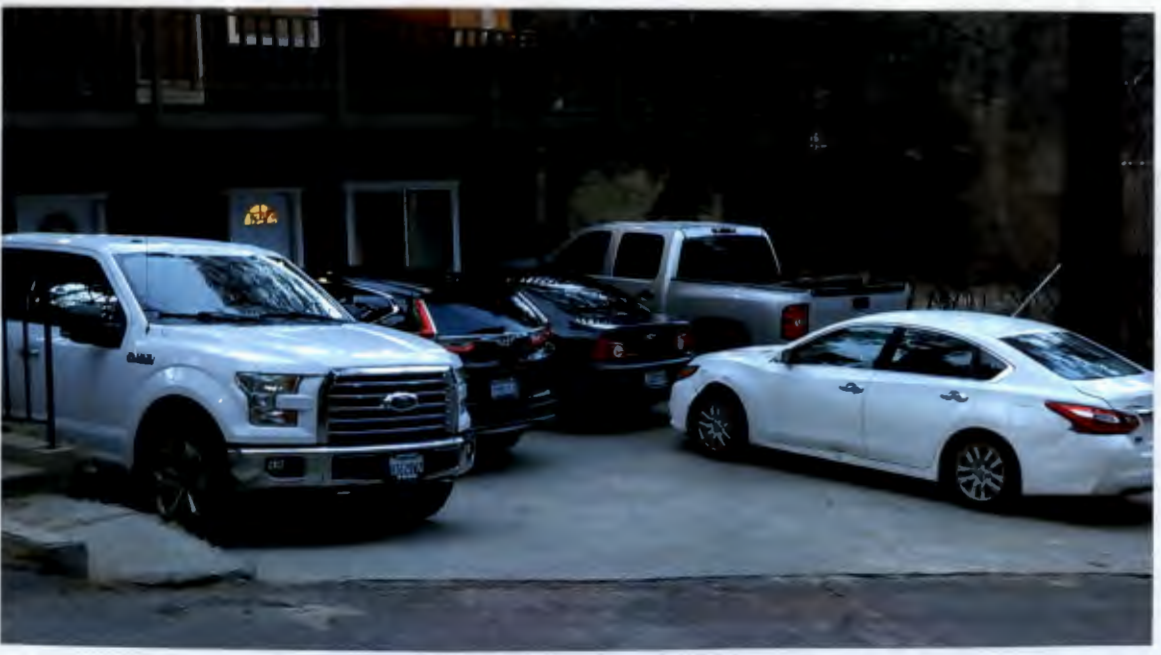
The planner handling it is asking for input from the community. He is Steve Jones, sjones@rivco.org.

PENELOPE SMRZ, MAI  
REAL ESTATE APPRAISER  
IDYLLWILD

Formerly a single-family home w/ adjacent detached

garage w/ office or living space above.

54045 Pine Crest Ave





10/20/2021 10:00 AM - 10:30 AM - 10:45 AM - 11:00 AM - 11:15 AM - 11:30 AM - 11:45 AM - 12:00 PM

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ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

PO Box 1005  
Idyllwild CA 92549  
April 7, 2022

Riverside County Planning Department  
4080 Lemon St. 12<sup>th</sup> Floor  
PO Box 1409  
Riverside CA 92502-1409

To whom it may concern:

The current proposal and revisions for STR regulations has NO TEETH. While collecting the million+ dollars of TOT, the county ignores the impact on the community of Idyllwild. The community is fragile. Idyllwild was once a **tourist destination**, but sadly, it is disintegrating into a **tourist town**. All tourists, no townspeople. Restaurants and local businesses are understaffed. Locals who rent can no longer afford to live here and are experiencing evictions as real estate prices soar. STR properties have become a major industry rather than ancillary and secondary use of residential properties. To successfully minimize the impact of STR rentals in a neighborhood, **the number of STR rentals must be limited and capped.**

Please address the population density associated with STR properties in Idyllwild, California. I have an example: the property next door @ 54050 Pine Crest Avenue is one bedroom with a loft. Each have a queen bed. The garage was converted into another bedroom. It has a queen bed. A week ago, 5 cars were parked in the drive. At least 4 preteens were playing in the yard. This equates to a minimum of 9 people when the listing on VRBO specifies only 6 guests. This property has been a vacation rental since 2014 but just recently has the address appeared on the county short term rental list due to a complaint I made to Cindy Gosselin. Therefore, all infractions (loud parties, open fires on the wooden deck, etc) were not previously reported to the county hotline. This has been an ongoing issue for my neighbors and me. All STR properties must be available on the county list with county hotline available.

3/17/2022 @ dawn  
54050 Pine Crest Ave

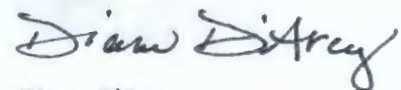


An SUV parked on left  
between black & white cars  
had already departed

Due to the excess of STR properties, long term rentals are extremely hard to find. Directly across the street from 54050 Pine Crest on the corner of Pine Crest and Riverside County Playground Road (I cannot provide the house number as the sign was removed along with a dead tree) is a property that was once a single family dwelling with a detached garage. The garage had an apartment space above. When that property sold to a local realtor/developer, he made it into rental units. The main house now has at least 3 units, the garage converted to two apartments, and the upper garage apartments now number two. I took the attached photos early in the morning as these units house blue collar and service industry employees, many with children. Because long term rentals are few, obviously these units are shared by many. There are typically 16 cars/trucks parked overnight. Therefore, the single family residence now houses at least 16 adults plus a minimum of 3 children seen there regularly.

Please preserve the **character of our neighborhoods**. Please limit the number of STR properties. Increase penalties for operating a STR without a county application and approval. Create an ordinance with teeth. Make our community matter... before it ceases to be a community.

Sincerely,



Diane D'Arcy

PS: I have been a resident since 1972. Kay Cenicerros, former supervisor who was also a resident, would urge you to protect our beloved community of Idyllwild. Think beyond revenue. Think preservation.

54045 Pine Crest Ave. from driveway  
across on Riv. Co. Playground Rd.



54045 Pine Crest from intersection  
of Riv. Co. Playground Rd.



54045 Pine Crest Ave



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APR 18 2022

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# *Location*

20731 Rio Linda Road  
Temecula, CA 92590



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## Contact - Heavenly Oaks Flower Farm

**Location.** 20731 Rio Linda Road Temecula, CA 92590. Guest entrance on Tortuga Road. Our **farm** is just a beautiful twenty minute drive from Historic Old Town ...

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James Syring

President, USAA Reciprocal Attorney-in-Fact, Inc.

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# Heavenly Oaks Flower Farm

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1 Google review

Wedding venue in Riverside County, California

**Address:** 44660 Tortuga Rd, Temecula, CA 92590

**Phone:** (951) 321-4338

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**From:** Planning  
**Sent:** Monday, April 18, 2022 8:32 AM  
**To:** Hildebrand, John; Jones, Steven  
**Subject:** FW: Police: 2 Dead, Several Injured in Pittsburgh Party Shooting – NBC Los Angeles

Comments below.

Kind Regards,

TLMA-Planning Department  
P.O. Box 1409/4080 Lemon Stree.  
Riverside, CA 92501-1409  
Ph: 951-955-3200 Mail Stop #1070  
Website: <https://planning.rctlma.org>  
Map My County: <https://enterprisegis.rivcoca.org/Html5Viewer/?viewer=MMC>  
Zone Descriptions: <https://planning.rctlma.org/General-Plan-Zoning/Zone-Descriptions-Requirement>  
Click on General Plan & Zoning link. You do not need to log into the system Frequently Asked Questions: <https://planning.rctlma.org/General-Information/Frequently-Asked-Questions>

-----Original Message-----

From: Mark Dean <[mark.idyllwild@yahoo.com](mailto:mark.idyllwild@yahoo.com)>  
Sent: Sunday, April 17, 2022 4:04 PM  
To: Planning <[Planning@RIVCO.ORG](mailto:Planning@RIVCO.ORG)>  
Cc: Becky Clark <[becky@towncrier.com](mailto:becky@towncrier.com)>; Woody Henderson <[captainwoody@gmail.com](mailto:captainwoody@gmail.com)>  
Subject: Police: 2 Dead, Several Injured in Pittsburgh Party Shooting – NBC Los Angeles

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

This happened today, Easter Sunday, at at short term rental. Is the planning commission going to put their fingers in their ears, hands over your eyes, and say “it can’t happen here”? (In Idyllwild!) please keep STR’s out of our R1A residential neighborhoods. It is your responsibility to protect us from this mayhem.  
Please protect us.

Mark Dean  
PO Box 1621  
Idyllwild CA. 92549  
(619)952-4772

[https://urldefense.com/v3/https://apnews.com/1e2c7890500b729ca76610b47d8e5769\\_!!JTgX33OHN5x6Ko!AfMEz9kq9B9-TRkl-AzF0Of842dK7-etZQPX\\_URI-TWXx1ubiUP-QTiq6umlAEtUvKI5lNeKwpu\\_uoHqx8-lf8\\$](https://urldefense.com/v3/https://apnews.com/1e2c7890500b729ca76610b47d8e5769_!!JTgX33OHN5x6Ko!AfMEz9kq9B9-TRkl-AzF0Of842dK7-etZQPX_URI-TWXx1ubiUP-QTiq6umlAEtUvKI5lNeKwpu_uoHqx8-lf8$)

Sent from my iPhone

April 7, 2022  
Via Electronic Mail

Riverside County Planning Department  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
[planning@rivco.org](mailto:planning@rivco.org)

**Re: Comments on Proposed Amendment to RivCo Ordinance 348**

To Whom It May Concern:

This letter is to provide comments in regard to the above referenced Riverside County Ordinance, a draft revision of which has been circulated for comment (hereinafter “Draft”), and is to be heard on April 20, 2022.

In sum, the proposed draft is grossly deficient, completely undercuts and is inconsistent with existing Ordinances such as Ord. 847, will completely destroy the peace and tranquility of the County’s rural areas, and will be the fodder for litigation (including by the undersigned) if not scrapped and reworked. **It smacks of greed and support from *inter alia*, Airbnb and similar entities, wholly looking to maximize cash flow to the County at the expense of the health and safety of its taxpayers/residents.**

COMMENTS:

1. **Section 19.51. Purpose and Intent** – the sentence “These adverse impacts include...” should include “light pollution”, as this is a regular cohort with temporary events (e.g., high intensity lighting). See, *inter alia*, *Tower v. Courtyard XVIII, LLC*, et al, Case No. MCC 1801073, Superior Court of Riverside County, Southwest Division, of which the undersigned is a Plaintiff, wherein high intensity lighting was a basis of an injunction issued by the RivCo Superior Court<sup>1</sup>.
2. **General Comment** – The use or lack of use of defined term capitalization in the document is confusing. See, e.g., *Section K. – “Seasonal Temporary Event. A temporary event...”* (Emphasis added). So, is the “temporary event” referenced in this clause a “Temporary

---

<sup>1</sup> A Riverside County Superior Court injunction was issued by Judge Benitez on November 27, 2018 against the owners of a “party house,” **barring them from violations of Riverside County Ordinances 927, 847, and 348**, as well as of the Homeowners Association Declaration governing the neighborhood in which this property is located (a copy included herewith).



Event” as defined by Section L? The draft document is replete with such confusing language, and logical and legal drafting inconsistencies.

3. **Section 19.52 Definitions, subsection I** – The definition of “Commercial Temporary Event” should be modified as follows:

“A temporary event at any location intended ~~for to~~, or which otherwise results in, either ~~generate~~ generation of financial gain for the property owner or temporary event sponsor or ~~to advertise~~ advertisement of services...”

**The intent of the event sponsor is moot and wholly immaterial to the question of whether harms are being visited on the community; the germane inquiry is instead whether such harms actually result.**

4. **Section 19.52 Definitions, subsections I and L** – The definitions of “Commercial Temporary Event” and “Temporary Event” are wholly inconsistent. For example, how can an automobile sales event, off-road vehicle sales event, etc. *not* be a “Commercial Temporary Event”? Moreover, a Commercial Temporary Event can, per the Draft, be held at ANY location (Section I.) including private property, and is “Commercial” by its generation of financial gain for the event sponsor. Further, Section L (Temporary Event) says “with or without charge” (emphasis added). **How is charging people for admission *not* a commercial event? Wholly specious logic underpins these two definitions. Any party alleged to be holding a “Commercial Temporary Event” can merely assert that they were only holding a “Temporary Event”, thereby escaping from all enforcement under, *inter alia*, Section 19.53.**
5. **Section 19.52 Definitions, subsection L** – The definition of “Temporary Event” is wholly inconsistent with Section I as noted elsewhere herein, but further is in and of itself grossly overreaching in its scope. Is the Draft really advocating that “race events” (e.g., **car or motorcycle races!**), “rodeos”, “concerts” etc. can occur on residential private property without a permit? If maintained, the definition of “Temporary Event” should be solely limited to non-commercial events solely on private property and solely consistent with, *inter alia*, existing Ord. 847 and 927. How, rhetorically, could a car race ever possibly comply with Ord. 847 Table 1 discussed *infra* (e.g., 55 db max.)? **It cannot.**
6. **Section 19.53. Prohibited Temporary Events** – The personnel attendance numbers listed for A., B., C. and D. are respectfully ludicrous. 100 people on 0.23 acres? 300 people on 1.0 acres? As data points, the undersigned has witnessed “parties” on short term rentals in RA/RR zoned areas of 20-30 people total held in his neighborhood (see again, *Tower v. Courtyard, supra*) which **GROSSLY violated RivCO Ordinance 847**, the provisions of the latter which were explicitly included in the injunction granted by RivCO Superior Court, including, *inter alia*:

“(1) taking any action or engaging in any conduct that violates Section 4 of Riverside County **Ordinance 847** Section 4 as applicable to Rural Residential

*properties which provides that, "No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table I;...*

GENERAL PLAN FOUNDATION COMPONENT	GENERAL PLAN LAND USE DESIGNATION	GENERAL PLAN LAND USE DESIGNATION NAME	DENSITY	MAXIMUM DECIBEL LEVEL	
				7am-10pm	10pm-7am
Community Development	EDR	Estate Density Residential	2 AC	55	45
	VLDR	Very Low Density Residential	1 AC	55	45
	LDR	Low Density Residential	1/2 AC	55	45
	MDR	Medium Density Residential	2--5	55	45
	MHDR	Medium High Density Residential	5--8	55	45
	HDR	High Density Residential	8--14	55	45
	VHDR	Very High Density Residential	14-20	55	45
	HTDR	Highest Density Residential	20+	55	45
	CR	Retail Commercial		65	55
	CO	Office Commercial		65	55
	CT	Tourist Commercial		65	55
	CC	Community Center		65	55
	LI	Light Industrial		75	55
	HI	Heavy Industrial		75	75
	BP	Business Park		65	45
	PF	Public Facility		65	45
	SP		Specific Plan-Residential		55
		Specific Plan-Commercial		65	55
		Specific Plan-Light Industrial		75	55
		Specific Plan-Heavy Industrial		75	75
Rural Community	EDR	Estate Density Residential	2 ac	55	45
	VLDR	Very Low Density Residential	1 ac	55	45
	LDR	Low Density Residential	1/2 ac	55	45
Rural	RR	Rural Residential	5 ac	45	45
	RM	Rural Mountainous	10 ac	45	45
	RD	Rural Desert	10 ac	45	45
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CH	Conservation Habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45
	MR	Mineral Resources		75	45

As proven above by issuance of the injunction in *Tower v. Courtyard*, even 10-20 people on a five acre property will readily exceed County Ord. 847 limits. So, the proposed categories in Section 19.53 of the Draft are *de facto* unreasonable and violative of at least the County's own Ord. 847. The Draft provides **no basis for its numbers**, but rather merely appears to (erroneously) assume that e.g., 100 people on a 0.23 acre lot, or 600 attendees on a 5 acre lot, will somehow not violate the stringent noise and other standards already codified in Ord. 847.

As such, Section 19.53 should include at very least a further type of prohibited event (e.g., “G.”) as follows:

“19.53. Prohibited Temporary Events

...

G. Temporary events which by their nature do exceed or are likely to exceed any sound level or other limits set forth in Riverside County Ordinance 847.”

At very minimum, the preclusion of Section A. E. for Commercial Temporary Events on lots zoned R-R, RA, etc. should be extended to include temporary events/Temporary Events as well. There is simply no possibility that Ord. 847 limits will not be violated by temporary events with e.g., 100 people (or even 50 people).

7. **Section 19.54 – Applications and Limitations** – Again, consistent with the comments *supra*, the exclusions listed in Section 19.54 (i) in no way are tied to any basis for the numbers listed, and (ii) in no way consider that such events will violate, *inter alia*, Ord. 847. As one stark example, a temporary event (Contrast: Commercial Temporary Event) party of 99 people on a 1-acre lot in an RA-zoned area would not require any permit, yet could easily generate well above the maximum 55 db/45 db limits on noise of Ord. 847 in Table 1 *supra* (basically, a loud refrigerator). **The Draft basically advocates throwing Ord. 847 in the trash and making it year round “party season” everywhere in the County. Items 2. and 3. In Section 19.54 A. should therefore be stricken in their entirety as having no rational or evidentiary basis in fact.**
8. Yet further, Section 19.54A. indicates that no permit will be required for “Weddings, birthday parties, graduation parties...” provided that there are no more than 100 attendees, and they occur no more than 4 times in one year. Again, this provision is completely dismissive of the Ord. 847 limits discussed above, and further completely fails to consider the fact that many weddings are in fact **commercial** events (i.e., see *Tower v. Courtyard, supra*, wherein many weddings were held by short term renters for monetary consideration to the property owner. **This provision 6. of Section 19.54 A. should be stricken as well.**
9. Yet further, Section 19.54B. indicates that temporary events may occur for as long four consecutive days. This is again ridiculous – rhetorically, how would members of the Planning Commission like it if a wedding were held across from their house for four straight days? **This provision 1. of Section 19.54 B. should be stricken as well.**
10. Yet further, Section 19.54B. indicates that seasonal temporary events may occur for as long sixty (60) consecutive days. This is again ridiculous – rhetorically, how would members of the Planning Commission like it if an event were held across from their house for 60 straight days? **This provision 3. of Section 19.54 B. should be stricken as well.**
11. Yet further, Section 19.54C. completely fails to explicitly list relevant Ordinances which would clearly be at play; e.g., Ord. 847 and 927. The generalized statement in the current draft only adds ambiguity as to what is or isn’t subsumed in the listed categories.

12. Section 19.57 Approval Requirements – Section 2. Indicates that “there is no pending ...and County has not received five separate substantiated for {sic} the subject location within the last twelve months...” This criteria (presumably five (5) separate substantiated complaints) is wholly ineffective and ridiculous; one could throw a blowout party which violates multiple Ordinances, rules, etc., and receive 20 complaints for the same event, yet this would not count against subsequent grants of permit (i.e., it would count as only one separate event). ONE substantiated violation within 12 months is in fact the correct criterion; **are you seriously asking surrounding impacted residents of the County to bear the burden of having to live with, and document via law enforcement visits, FIVE separate violations before permits are not granted?** Not only is this an unreasonable burden on law enforcement, but also on the surrounding impacted residents. The burden should be on the party seeking the permit to show that they have not had any valid complaints against them in the last 12 months.
13. The Draft in no way considers that its permits may violate existing HOA CC&Rs, Equitable Servitudes, or other encumbrances on real property. For example, as in *Tower v. Courtyard.*, the entirety of the Santa Rosa Highlands is covered by a Declaration which explicitly prohibits e.g., “Overnight Stays” including the presence of any vehicles on streets or driveways, tents, temporary structures, etc. (Section 19:59 of Draft), “Annoyances to the neighborhood” (the Draft in its entirety). Persons complying with the Draft seemingly can run completely afoul of HOA CC&Rs, Declarations, etc. all with the County’s seeming blessing. **Numerous HOAs and neighborhoods covered by Declarations or similar exist in the unincorporated areas of the County, yet this Draft completely ignores them and the wellbeing of their residents.**

Please contact the undersigned at the address/number listed above if there are any questions.

Sincerely,  
GAZDZINSKI & ASSOCIATES, PC



Robert F. Gazdzinski, Esq.

Enclosure  
Cc: Litigation Counsel

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**RECEIVED**  
APR 18 2022

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

NOV 27 2018

T. Rodriguez

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE—SOUTHWEST DIVISION

CHRISTOPHER TOWER and ROBERT E.  
CELIO, JR., individuals

Plaintiffs,

v.

COURTYARD XVIII, LLC, a California  
limited liability company, LINDSAY HO, an  
individual, PO LEI aka POFUNG LEI, an  
individual, MAXINE LAU, an individual,  
MICHELLE LAU, an individual, and DOES 1  
through 100, inclusive,

Defendants.

) Case No.: MCC 1801073

) Assigned for all purposes to:

) Hon. Angel M. Bermudez

) (~~Plaintiff's Proposed~~) ORDER ON  
) PLAINTIFFS' APPLICATION FOR A  
) PRELIMINARY INJUNCTION

) Date: November 21, 2018

) Time: 8:30 a.m.

) Crtm S302

PLEASE TAKE NOTICE that the application of Plaintiffs Christopher Tower and Robert Celio, Jr. for a preliminary injunction came on for hearing before this court on November 21, 2018 at 8:30 a.m. Plaintiffs appeared through their attorney the Litigation and Business Law Group, Inc., by Michael W. Kinney and Defendants appeared through their counsel P.K. Schrieffer LLP by Wayne H. Hammack.

Based on the moving, opposition, and reply papers and the evidence presented therein, and after hearing oral argument the court orders and finds as follows.

- 1. Plaintiffs' application for a preliminary injunction is granted.

ORDER ON PLAINTIFFS' APPLICATION FOR A PRELIMINARY INJUNCTION

1           2.       The court finds that Plaintiffs have produced evidence showing that unless the injunction  
2 is issued they will suffer irreparable harm and injury. The court finds that Plaintiffs have produced  
3 evidence showing a probability of success on their claims.

4           3.       The court finds that the equities weigh in favor of granting the injunction.

5           4.       A preliminary injunction shall issue enjoining Defendants Courtyard XVIII, LLC,  
6 (“Courtyard”), Lindsay Ho (“Ho”), Po Lei aka Pofung Lei (“Lei”) (collectively “Defendants”) and  
7 anyone directly or indirectly acting in concert with them, including without limitation any individuals or  
8 entities renting the property located at 44200 Sunset Terrace, Temecula, California (“Property”), from:

9                   (a)       taking any action or engaging in any conduct that violates Riverside County  
10 Ordinance 847, or renting the Property to any person or entity that takes any action or engages in any  
11 conduct including but not limited to:

12                           (1) taking any action or engaging in any conduct that violates Section 4 of Riverside  
13 County Ordinance 847 Section 4 as applicable to Rural Residential properties which provides  
14 that, “No person shall create any sound, or allow the creation of any sound, on any property that  
15 causes the exterior sound level on any other occupied property to exceed the sound level  
16 standards set forth in Table 1”, a copy of which is attached hereto as Exhibit A;

17                           (2) taking any action or engaging in any conduct that violates Section 6c of Riverside  
18 County Ordinance 847 which provides that, “no person shall operate any audio equipment,  
19 whether portable or not, between the hours of 10 PM and 8 AM such that the equipment is  
20 audible to the human ear inside an inhabited dwelling other than a dwelling in which the  
21 equipment may be located. No person shall operate any audio equipment whether portable or not  
22 any other time such that the equipment is audible to the human ear at a distance greater than 100  
23 feet from the equipment.”,

24                           (3) taking any action or engaging in any conduct that violates Section 6(a)(2) of  
25 Riverside County Ordinance 847 which provides that “No person shall operate a motor vehicle  
26 sound system, whether affixed to the vehicle or not, between the hours of 10:00 p.m. and 8:00  
27 a.m.. such that the sound system is audible to the human ear inside any inhabited dwelling. No  
28 person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, at any  
other time such that the sound system is audible to the human ear at a distance greater than one  
hundred (100) feet from the vehicle.

**ORDER ON PLAINTIFFS’ APPLICATION FOR A PRELIMINARY INJUNCTION**

1 (4) taking any action or engaging in any conduct that violates Section 6(a)(2) of Riverside  
2 County Ordinance 847 which provides that. "No person shall install, use or operate sound  
3 amplifying equipment, or perform, or allow to be performed, live music unless such activities  
4 comply with the following requirements. To the extent that these requirements conflict with any  
5 conditions of approval attached to an underlying land use permit, these requirements shall  
6 control. 1. Sound amplifying equipment or live music is prohibited between the hours of 10:00  
7 p.m. and 8:00 a.m. 2. Sound emanating from sound amplifying equipment or live music at any  
8 other time shall not be audible to the human ear at a distance greater than two hundred (200) feet  
9 from the equipment or music.

10 (b) renting out Defendants Property for use as a wedding venue, concert, or commercial events  
11 such as without limitation trade event, fair, swap meet or flea market. This restriction will not apply  
12 where persons renting the Property on a short-term basis host an event for the guests staying at the  
13 Property, other than those events listed above, so long as no other restricted activity or conduct set forth  
14 herein is undertaken.

15 (c) engaging in any activity or conduct on or in proximity to the Property, or allowing any person  
16 to engage in any activity or conduct that violates the Declaration of Restrictions and Reservation of  
17 Easements for Santa Rosa Highlands ("Declaration"), including but not limited to Section 2.1.4 which  
18 provides that, "no noxious or offensive activity shall be carried on upon any of the lots, nor shall  
19 anything be done there on which may be or may become an annoyance or nuisance to the neighborhood"  
20 , Riverside County Ordinance 348, Riverside County Ordinance 847, and Riverside County Ordinance  
21 927.

22 (d) taking any action or engaging in any conduct or renting the Property to any person or entity  
23 that takes any action or engages in any conduct that violates Riverside County Ordinance 927, including  
24 without limitation:

25 (1) taking any action, engaging in any conduct, or failing to engage in conduct that violates  
26 Section 8(A) of Riverside County Ordinance 927 which provides that, "The operator shall ensure that  
27 the short term rental is used in a manner that complies with all applicable laws, rules and regulations  
28 pertaining to the use and occupancy of a short term rental."

(2) taking any action, engaging in any conduct, or failing to engage in conduct that violates  
Section 8(D) of Riverside County Ordinance 927 which provides that, "Guests of the short term rental

## **ORDER ON PLAINTIFFS' APPLICATION FOR A PRELIMINARY INJUNCTION**



1 shall comply with Riverside County Ordinance No. 847 Regulating Noise, including quiet hours  
2 between the hours of 10 PM and 7 AM.”

3 (3) taking any action, engaging in any conduct, or failing to engage in conduct that violates  
4 Section 8(F) of Riverside County Ordinance 927 which provides that, “While a short term rental is  
5 rented, the operator or local contact person shall be available twenty-four hours per day, seven days a  
6 week for the purpose of responding within sixty (60) minutes to complaints regarding the condition,  
7 operation or guests’ conduct of the short term rental.”

8 (4) taking any action, engaging in any conduct, or failing to engage in conduct that violates  
9 Section 8(H) of Riverside County Ordinance 927 which provides that “The owner, operator or local  
10 contact person shall respond within sixty (60) minutes of being notified that the responsible person or  
11 guest of the short term rental created unreasonable noise, engaged in disorderly conduct or committed  
12 violations of any applicable law, rule or regulation and halt or prevent the recurrence of such conduct.”

13 (5) taking any action, engaging in any conduct, or failing to engage in conduct that violates  
14 Section 8(H) of Riverside County Ordinance 927 which provides that “Trash and refuse shall not be left  
15 stored within public view, except in proper containers for purposes of collection by the County’s  
16 authorized waste hauler.

17 (e) taking any action or engaging in any conduct or renting the Property to any person or  
18 entity that takes any action or engages in any conduct that violates quiet hours as defined in Riverside  
19 County Ordinances 927 which are defined as from “10 PM. to 7 AM.”

20 (f) entering on, driving on, and/or walking on Plaintiffs’ property or the property of any  
21 other owners of the lots in “Engelmann Oaks” in a rural area of Temecula, California (the  
22 Community”)and/or dumping, disposing of, or allowing the accumulation of any debris, trash or any  
23 materials thereon, other than in trash collection receptacles on the Property, on the property of any other  
24 owners of the lots in the Community, or in the roads and streets of the Community.

25 (g) Parking cars or any other motorized vehicle (“Vehicles”) , or allowing Vehicles to be  
26 parked on any street or roads in the Community, or parking or allowing to be parked more than three (3)  
27 vehicles in the driveway of the Property other than for the immediate unloading of passengers and/or  
28 parking or operating Vehicles in violation of the Declaration

**ORDER ON PLAINTIFFS’ APPLICATION FOR A PRELIMINARY INJUNCTION**

1 (h) taking any action or undertaking any course of conduct that invades or tends to invade  
2 Plaintiffs, or other owners of Lots in the Community's, privacy and quiet and peaceful enjoyment of  
3 their property including but not limited to the use of drones outside the property lines of the Property.

4 (i) the use of any outdoor lighting that directly or indirectly impinges on Plaintiffs' peaceful  
5 and quiet enjoyment of their Property and inhabited structures. This order does not apply to the  
6 reasonable use of standard household lighting (i.e. interior lights, landscaping, patio lights, or similar  
7 fixtures), but rather prohibits the use of the raised high intensity lighting used to light the outside of the  
8 Property, photos of which are attached to the Supplemental Declaration of Robert Gazdzinski filed in  
9 support of Plaintiffs' Application for a Preliminary Injunction.

10 (j) lighting any unsafe outdoor fires, including but not limited to any fires other than in the  
11 fire pit and outside fireplace on the Property. This paragraph does not prohibit the use of the outside gas  
12 grill or outside fireplace on the Property as long as they comply with the restrictions of this paragraph.  
13 Defendants and all renters shall observe all applicable safety codes with respect to fire safety.

14 5. Plaintiffs shall post a bond in the amount of \$75,000.00.

15 6. Defendants shall include a copy of this Order into their rental terms and conditions, and  
16 provide a copy to all renters and all persons staying at the Property upon check in.

17 7. Plaintiffs may request modification of the terms and conditions of this injunction upon a  
18 showing satisfactory to the Court, that the terms and restrictions of this injunction are insufficient to  
19 curtail and stop the conduct which formed the basis for issuance of this injunction without the need to  
20 show a material change in circumstances or facts or that the ends of justice would be served by the  
21 modification. However, such showing may be challenged by Defendants based on competing factual  
22 and/or physical evidence..

23 Dated: November 26, 2018

**Angel Bermudez**

\_\_\_\_\_  
Hon. Angel M. Bermudez

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**ORDER ON PLAINTIFFS' APPLICATION FOR A PRELIMINARY INJUNCTION**

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**ORDER ON PLAINTIFFS' APPLICATION FOR A PRELIMINARY INJUNCTION**

CASE NO. MCC 1801073

**TABLE 1  
SOUND LEVEL STANDARDS ( Db L<sub>max</sub> )**

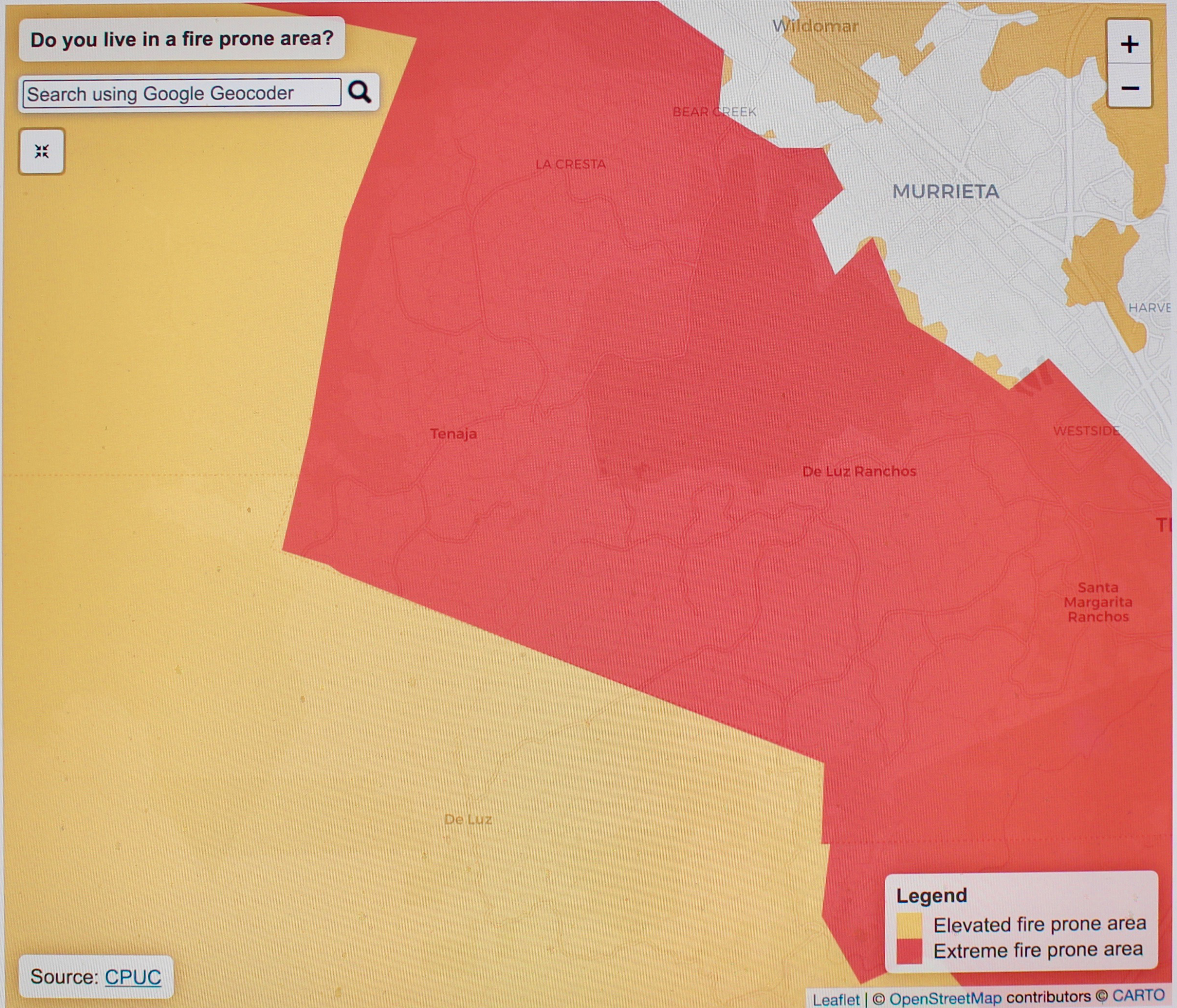
GENERAL PLAN FOUNDATION COMPONENT	GENERAL PLAN LAND USE DESIGNATION	GENERAL PLAN LAND USE DESIGNATION NAME	DENSITY	MAXIMUM DECIBEL LEVEL	
				7am-10pm	10pm-7am
Community Development	EDR	Estate Density Residential	2 AC	55	45
	VLDR	Very Low density Residential	1 AC	55	45
	LDR	Low Density Residential	1/2 AC	55	45
	MDR	Medium Density Residential	2--5	55	45
	MHDR	Medium High Density Residential	5--8	55	45
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	BP	Business Park		65	45
	PF	Public Facility		65	45
	SP		Specific Plan-Residential		55
		Specific Plan-Commercial		65	55
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	LDR	Low Density Residential	1/2 ac	55	45
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	RM	Rural Mountainous	10 ac	45	45
	RD	Rural Desert	10 ac	45	45
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CH	Conservation Habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45
	MR	Mineral Resources		75	45

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ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Nowhere is safe from fires, and Californians have learned this lesson the hard way. However, some areas are especially prone to dangerous, even deadly, wildfires.

Our data journalism team created an interactive map with data from the California Public Utilities Commission that shows areas the agency has deemed especially at risk for wildfires. There are two categories: elevated threat in orange and extreme threat in red.



**Graphic not displaying correctly? [Click here to view in a new window.](#)**

The orange and red areas on the map above are found to have an "elevated hazard for the ignition and rapid spread of powerline fires due to strong winds, abundant dry vegetation, and other environmental conditions," according to the CPUC website.

**PRIVATE  
PROPERTY  
NO TRESPASSING**

20131

April 18, 2022

To: Planning Director and Commissioners

From: Terilee Hammett, GlenOak Hills Community

RE: Change of Zone 2100000 to amend Ord. 927, Item 4.2

As a longtime resident of the GlenOak Hills Community in Wine Country, I moved here expecting a rural community and not a transient vacation hot spot. I am cognizant of the STR appeal for people to make money, but this is a situation that will get out of control without some sound **enforcement and oversight**. I am in favor of the proposed amendments to the Short-term Rental ordinance, with some specific thoughts:

1. Code Enforcement **MUST** be expanded to later hours and weekend coverage. This has been a longstanding issue as Wine Country has grown.
2. The Good Neighbor brochure should include very specific rules re: fireworks and fines. Wine Country is in a high fire zone and out of town visitors may not be aware of our fire hazard. The brochure needs to make clear no fireworks are allowed and ramifications if they occur.
3. Many homes here are on septic systems. A septic system check should be required before a STR permit is granted.
4. The number of parking spaces for the home should determine how many guests can be accommodated, not the number of bedrooms.
5. Research needs to be conducted to determine what STR saturation percentage is appropriate for each neighborhood before permits are issued.
6. The age of the responsible renter contact must be increased to at least 21 years old, and 25 years old would be more appropriate.

Thank you for your time and consideration.



**Stephen J. Manfredi, M.D.**  
P.O. Box 890880  
Temecula, Ca. 92589-0880  
(951) 699-1719 Cell (951) 312-9003  
Fax (951) 694-8458 [SJManfredi@aol.com](mailto:SJManfredi@aol.com)

## **Short Term Rentals are Advertising More Bedrooms Than They Have 04-12-2022**

**Dear Planners and District Supervisors:**

The following information shows that Short-Term Rentals (STRs) in Wine Country are out of control, and many of them are advertising more bedrooms than the Riverside County Records show. In addition, some of these STRs are putting as many as six (6) beds in a single bedroom in order to drive up their occupancies.

Here are a few examples representing a partial list of STRs where I was able to verify the address and match it with the tax rolls in order to show the inflated bedroom counts and/or inflated occupancy and bed capacities:

**1. 33120 Vino Way, Temecula (Chateau Vino) is a new Wine Country Residential District STR that advertises that they have eight (8) bedrooms, but the Riverside County records show only five (5) bedrooms, six baths. Their advertisement states that they have 15 beds and they sleep 18. The comments state that Chateau Vino was freshly renovated in 2022 with the intention of entertaining large groups. "The high ceilings, wide sweeping floor plan and oversized bedrooms make it ideal for hosting large groups, multiple families, corporate retreats, and other special occasions"**

**Here is the link to their VRBO advertisement:**

**<https://www.vrbo.com/2726212?noDates=true&unitId=3297054>**

**2. 39625 Calle Cabernet, Temecula (Villa Cabernet) is a Wine Country Residential District STR that advertises that it has eight (8) bedrooms, 14 beds, and sleeps 28. Riverside County records show seven (7) legal bedrooms. The advertisement states that it is "perfect for large groups".**

**Here is the link for their VRBO advertisement:**

**<https://www.vrbo.com/2415729?noDates=true&unitId=2983430>**

**3. 32789 Avenida Lestonnac Temecula (Love at First Syrah) is a wine Country Residential District that has only four (4) legal bedrooms according to Riverside County Records, but they advertise that they have seven (7) bedrooms, 2 casitas, 14 beds, and "There are three pull out sofas with queen sized beds in the home, including one in the main casita, one in the entry bedroom, and one in the family room. We also offer four twin rollaways for extra guests if needed." Their VRBO internet advertisement states that they sleep twenty four (24) people and they provide "Hotel Style Accommodations". Here is the link for their VRBO advertisement:**

**<https://www.vrbo.com/9236488ha?noDates=true&unitId=8252483>**

**4. 40284 Calle Caleta, Temecula (Hidden Vineyard Estate) is a Wine Country Residential District STR that advertises that it has five (5) bedrooms and "we can accommodate parties up to 24 guests. For Parties that are larger than 20 or for parties that want need additional private rooms we can offer our Guest Home located over our 4 car workshop/garage." Riverside County Records show that the home has five (5) bedrooms, however 24 guests for a five bedroom single-family home appears to be excessive. Here is the link for their VRBO advertisement:**

**<https://www.vrbo.com/739864?noDates=true&unitId=1287802>**

**5. 39890 Calle Del Vinedos, Temecula (the Rancho Villa) is a Wine Country Residential District STR that advertises it has four (4) bedrooms, 9 beds, and they sleep sixteen (16). The Riverside County Records show only three (3) bedrooms, two baths, and their claimed occupancy of 16 appears to be excessive for a 3 bedroom home. Here is the link for their VRBO advertisement:**

**<https://www.vrbo.com/328533ha?noDates=true&unitId=3090699>**

6. 39570 Colleen Way, Temecula (Sunset Manor), ) is a Wine Country Residential District STR that advertises it has 5 bedrooms, 8 beds and it sleeps 16.

Riverside County Records show only four (4) bedrooms.

Here is the link for their VRBO advertisement:

<https://www.vrbo.com/2128894?noDates=true&unitId=2693428>

The information presented above is important because it underscores the need for the following items to be added to Draft Ordinance 927.1 regarding STRs:

A. STRs should be banned entirely from Wine Country Residential District (WC-R) because they function as Hotels, and they are not compatible with our single-family homes or our families. Our children should be able to go out in their own back yard without being frightened by strangers or distasteful music coming from a large crowd at the STR next door.

B. STRs located in Wine Country (WC-W or WC-WE) need to have onsite annual inspections to verify bedroom counts, and in order to ensure that there are adequate fire extinguishers and fire safety precautions in place including functioning smoke alarms, carbon monoxide alarms, emergency exiting plans.

C. The total number of occupants an each STR must be capped: Seven (7) Occupants maximum for a non-hosted STR (host does not live on-site), and eleven (11) Occupants maximum for an STR where the host lives on-site.

Respectfully Submitted,

*Steph J. Manfredi, MD*



Bedroom with six (6) beds at 39625 Calle Cabernet, Temecula (Villa Cabernet), Sleeps 28



**Bedroom with six (6) beds at La Barrique, Temecula. Sleeps 25**



**Bedroom with six (6) beds at Owl's Nest, Temecula. Sleeps 24**



## PROPERTY PROFILE

### PROPERTY OVERVIEW

33120 VINO WAY, TEMECULA, CA 92591-5061

### Owner and Geographic Information



**Primary Owner:**

VILLA MIRAGE LLC,

**Site Address:**

33120 VINO WAY, TEMECULA, CA 92591-5061

**APN:** 943-160-017

**Housing Tract Number:**

**Legal Description:**

**Lot Code:** 1

**Legal Brief Description:**

LOT:1 2.16 ACRES NET IN PAR 1 PM 071/057 PM 13733

**Secondary Owner:**

**Mail Address:**

1440 COLUMBIA ST, SAN DIEGO, CA 92101-3408

**Lot Number:** 1

**Page / Grid:**

### Property Details

 <b>Bedrooms:</b> 5	 <b>Year Built:</b> 2008	<b>Square Feet:</b> 5,952
 <b>Bathrooms:</b> 5.25	 <b>Garage:</b> Detached 3	<b>Lot Size:</b> 2.16 AC
 <b>Total Rooms:</b>	 <b>Fireplace:</b> 1	<b>Number of Units:</b> 0
 <b>Zoning:</b> RR	 <b>Pool:</b> P	<b>Use Code:</b> Single Family Residential

### Sale Information



**Transfer Date:** 09/20/2021

**Transfer Value:** \$2,200,000.00

**Cost/Sq Feet:**

**Seller:**

MARR, JUDITH S; MARR FAMILY TRUST,

**Document#:**

[2021-0560118](#)

### Assessment and Taxes



**Assessed Value:** \$1,311,145.00

**Land Value:** \$393,961.00

**Improvement Value:** \$917,184.00

**Market Improvement Value:**

**Market Value:**

**County Tax Site URL:**

<https://ca-riverside-ftc.publicaccessnow.com/Search/PropertyAddressSearch.aspx>

**Percent Improvement:** 69.95%

**Tax Amount:** \$15,059.50

**Tax Status:** Current

**Market Land Value:**

**Homeowner Exemption:**

**Tax Rate Area:** 94-146

**Tax Account ID:** 943160017

**Tax Year:** 2021



## PROPERTY PROFILE

### PROPERTY OVERVIEW

39625 CALLE CABERNET, TEMECULA, CA 92591-4011

### Owner and Geographic Information



**Primary Owner:**  
COSTIGAN, WILLIAM MICHAEL; COSTIGAN, APRIL B

**Secondary Owner:**

**Site Address:**  
39625 CALLE CABERNET, TEMECULA, CA 92591-4011

**Mail Address:**  
39625 CALLE CABERNET, TEMECULA, CA 92591-4011

**APN:** 943-270-002

**Lot Number:** 2 **Page / Grid:**

**Housing Tract Number:** 26050

**Legal Description:** Lot Code: 2

**Subdivision:** RANCHO PAUBA

**Tract Number:** 26050

**Legal Brief Description:** LOT:2 SUBD:RANCHO PAUBA TR#:26050 2.51 ACRES NET IN LOT 2 MB 322/034 TR 26050

### Property Details

<b>Bedrooms:</b> 7	<b>Year Built:</b> 2006	<b>Square Feet:</b> 8,464
<b>Bathrooms:</b> 8.5	<b>Garage:</b> Attached 8	<b>Lot Size:</b> 2.51 AC
<b>Total Rooms:</b>	<b>Fireplace:</b> 1	<b>Number of Units:</b> 0
<b>Zoning:</b> RR	<b>Pool:</b> P	<b>Use Code:</b> Single Family Residential

### Sale Information



**Transfer Date:** 06/03/2021  
**Transfer Value:** \$3,000,000.00  
**Cost/Sq Feet:**

**Seller:** DONDEL, DALE J; DONDEL, DENISE M  
**Document#:** [2021-0339636](#)

### Assessment and Taxes



**Assessed Value:** \$1,941,220.00  
**Land Value:** \$273,411.00  
**Improvement Value:** \$1,667,809.00  
**Market Improvement Value:**

**Percent Improvement:** 85.92%  
**Tax Amount:** \$21,179.40  
**Tax Status:**  
**Market Land Value:**

**Homeowner Exemption:** H  
**Tax Rate Area:** 94-146  
**Tax Account ID:** 943270002  
**Tax Year:** 2021

**Market Value:**  
**County Tax Site URL:** <https://ca-riverside-ftc.publicaccessnow.com/Search/PropertyAddressSearch.aspx>

**PROPERTY PROFILE****PROPERTY OVERVIEW**

32789 AVENIDA LESTONNAC, TEMECULA, CA 92592-9467

**Owner and Geographic Information****Primary Owner:**  
STEEVES DAVID JOHN LAWRENCE REVOCABLE TRUST (UDT) DATE; STEEVES DAVID JOHN LAWRENCE**Secondary Owner:****Site Address:**  
32789 AVENIDA LESTONNAC, TEMECULA, CA 92592-9467**Mail Address:**  
20492 CHIANTI CT, YORBA LINDA, CA 92886-8603**APN:** 951-030-010**Lot Number:** 7 **Page / Grid:****Housing Tract Number:** 10429**Legal Description:** **Lot Code:** 7**Tract Number:** 10429**Legal Brief Description:** LOT:7 TR#:10429 2.31 ACRES NET IN LOT 7 MB 119/056 TR 10429**Property Details**

<b>Bedrooms:</b> 4	<b>Year Built:</b> 2018	<b>Square Feet:</b> 4,523
<b>Bathrooms:</b> 4.5	<b>Garage:</b> Attached 2	<b>Lot Size:</b> 2.31 AC
<b>Total Rooms:</b>	<b>Fireplace:</b> 1	<b>Number of Units:</b> 0
<b>Zoning:</b> R1	<b>Pool:</b> P	<b>Use Code:</b> Single Family Residential

**Sale Information****Transfer Date:** 12/04/2019  
**Transfer Value:** \$0.00  
**Cost/Sq Feet:****Seller:** STEEVES, DAVID J L  
**Document#:** [2019-0497963](#)**Assessment and Taxes**

<b>Assessed Value:</b> \$1,188,182.00	<b>Percent Improvement:</b> 79.51%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$243,496.00	<b>Tax Amount:</b> \$13,147.80	<b>Tax Rate Area:</b> 94-008
<b>Improvement Value:</b> \$944,686.00	<b>Tax Status:</b> Current	<b>Tax Account ID:</b> 951030010
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Tax Year:</b> 2021
<b>Market Value:</b>		
<b>County Tax Site URL:</b> <a href="https://ca-riverside-rtc.publicaccessnow.com/Search/PropertyAddressSearch.aspx">https://ca-riverside-rtc.publicaccessnow.com/Search/PropertyAddressSearch.aspx</a>		



## PROPERTY PROFILE

### PROPERTY OVERVIEW

40284 CALLE CALETA, TEMECULA, CA 92591-5035

### Owner and Geographic Information



**Primary Owner:**  
CHEN JIMMY SHOUNAN; CHEN SUSAN

**Secondary Owner:**

**Site Address:**  
40284 CALLE CALETA, TEMECULA, CA 92591-5035

**Mail Address:**  
4942 FIESTA AVE, TEMPLE CITY, CA 91780-3816













**APN:** 943-280-008

**Lot Number:** 4 **Page / Grid:**

**Housing Tract Number:**

**Legal Description:** Lot Code: 4  
**Legal Brief Description:** LOT:4 4.95 ACRES NET IN PAR 4 PM 077/061 PM 14041

### Property Details

 <b>Bedrooms:</b> 5	 <b>Year Built:</b> 1991	 <b>Square Feet:</b> 5,875
 <b>Bathrooms:</b> 5.5	 <b>Garage:</b> Attached 2	 <b>Lot Size:</b> 4.95 AC
 <b>Total Rooms:</b>	 <b>Fireplace:</b> 1	 <b>Number of Units:</b> 0
 <b>Zoning:</b> RA	 <b>Pool:</b> P	 <b>Use Code:</b> Single Family Residential

### Sale Information



**Transfer Date:** 06/20/2016

**Seller:** CHEN, JIMMY SHOUNAN; CHEN, SUSAN

**Transfer Value:** \$0.00

**Document#:** [2016-0251046](#)

**Cost/Sq Feet:**

### Assessment and Taxes



**Assessed Value:** \$1,659,930.00

**Percent Improvement:** 80.13%

**Homeowner Exemption:**

**Land Value:** \$329,763.00

**Tax Amount:** \$18,515.60

**Tax Rate Area:** 94-146

**Improvement Value:** \$1,330,167.00

**Tax Status:** Current

**Tax Account ID:** 943280008

**Market Improvement Value:**

**Market Land Value:**

**Tax Year:** 2021

**Market Value:**

**County Tax Site URL:** <https://ca-riverside-ttc.publicaccessnow.com/Search/PropertyAddressSearch.aspx>


**PROPERTY PROFILE**
**PROPERTY OVERVIEW**
**39890 CALLE DE VINEDOS, TEMECULA, CA 92591-5099**
**Owner and Geographic Information**

**Primary Owner:**  
 BRAINARD FRANK B; BRAINARD ROSALYN J

**Secondary Owner:**
**Site Address:**  
 39890 CALLE DE VINEDOS, TEMECULA, CA 92591-5099

**Mail Address:**  
 PO BOX 892544, TEMECULA, CA 92589-2544

**APN:** 943-200-029

**Lot Number:** 1 **Page / Grid:**
**Housing Tract Number:**
**Legal Description:** Lot Code: 1  
**Legal Brief Description:** LOT:1 3.21 ACRES GRS IN PAR 1 PM 225/098 PM 32305

**Property Details**

<b>Bedrooms:</b> 3	<b>Year Built:</b> 1989	<b>Square Feet:</b> 2,236
<b>Bathrooms:</b> 2	<b>Garage:</b> Attached 4	<b>Lot Size:</b> 3.21 AC
<b>Total Rooms:</b>	<b>Fireplace:</b> 1	<b>Number of Units:</b> 2
<b>Zoning:</b>	<b>Pool:</b>	<b>Use Code:</b> Multi-Family Dwellings (Generic, any combination 2+)

**Sale Information**


<b>Transfer Date:</b> 06/00/2008	<b>Seller:</b> N/A
<b>Transfer Value:</b> \$0.00	<b>Document#:</b> 2008-0313222
<b>Cost/Sq Feet:</b>	

**Assessment and Taxes**


<b>Assessed Value:</b> \$375,407.00	<b>Percent Improvement:</b> 83.10%	<b>Homeowner Exemption:</b> H
<b>Land Value:</b> \$63,444.00	<b>Tax Amount:</b> \$4,263.02	<b>Tax Rate Area:</b> 94-146
<b>Improvement Value:</b> \$311,963.00	<b>Tax Status:</b> Current	<b>Tax Account ID:</b> 943200029
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Tax Year:</b> 2021
<b>Market Value:</b>		
<b>County Tax Site URL:</b>	<a href="https://ca-riverside-ttc.publicaccessnow.com/Search/PropertyAddressSearch.aspx">https://ca-riverside-ttc.publicaccessnow.com/Search/PropertyAddressSearch.aspx</a>	





## PROPERTY PROFILE

### PROPERTY OVERVIEW

39570 COLLEEN WAY, TEMECULA, CA 92592-8042

### Owner and Geographic Information



**Primary Owner:**

CHUN, STEPANO Y; CHUN, NANCY D

**Site Address:**

39570 COLLEEN WAY, TEMECULA, CA 92592-8042

APN: 942-080-033

Housing Tract Number:

Legal Description:

Lot Code:

1

Legal Brief Description:

LOT:1 4.22 ACRES ML IN POR PAR 1 PM 100/025 PM 15558

**Secondary Owner:**

**Mail Address:**

34192 PAUBA RD, TEMECULA, CA 92592-9179

Lot Number: 1

Page / Grid:

### Property Details

<b>Bedrooms:</b> 4	<b>Year Built:</b> 2005	<b>Square Feet:</b> 6,610
<b>Bathrooms:</b> 4	<b>Garage:</b> Attached 7	<b>Lot Size:</b> 4.22 AC
<b>Total Rooms:</b>	<b>Fireplace:</b> 1	<b>Number of Units:</b> 0
<b>Zoning:</b> RA5	<b>Pool:</b> P	<b>Use Code:</b> Single Family Residential

### Sale Information



**Transfer Date:** 02/17/2021

**Transfer Value:** \$0.00

**Cost/Sq Feet:**

**Seller:** CHUN, STEPANO YOUNGIL; CHUN, NANCY D

**Document#:** [2021-0101257](#)

### Assessment and Taxes



**Assessed Value:** \$1,598,389.00

**Land Value:** \$353,626.00

**Improvement Value:** \$1,244,763.00

**Market Improvement Value:**

**Market Value:**

**County Tax Site URL:** <https://ca-riverside-ttc.publicaccessnow.com/Search/PropertyAddressSearch.aspx>

**Percent Improvement:** 77.88%

**Tax Amount:** \$17,934.80

**Tax Status:** Current

**Market Land Value:**

**Homeowner Exemption:**

**Tax Rate Area:** 94-147

**Tax Account ID:** 942080033

**Tax Year:** 2021

*Faint, illegible text or stamp at the bottom left of the page.*

**RECEIVED**  
APR 18 2022

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Steven Jones, Commissioner Thornhill and Planning Commissioners,  
I am looking forward to seeing you all at the meeting on Wednesday.

I watched a planning meeting and learned that some of you (and Commissioner Thornhill) know Idyllwild, and appreciate how Idy is a unique and special town in the Rivco crown. Just as we, the residents of Idyllwild, appreciate being under the wing of Rivco. We believe that the people of Riverside County are best served by preserving Idyllwild's most precious resource, the peace and serenity of Rivco's own forest town.

I am a full time resident, we've had our cabin since the 70's. I work at Pine Cove Water District and do tech on the side for businesses and residents. I am on the board of the Fire Safe Council. I snow plow most of the non-county roads in north Pine Cove. I participate in 3 local STR solution groups.

I'll get to the point :).

I believe the full fix to the lion's share of issues that STRs are causing while preserving what makes Idyllwild unique and amazing and preserving most of the business bump, is to phase unsupervised STRs out of R1 zoning. I believe there are great safety gains as well. See below. We support our Inns and businesses in R3 and commercial zones. We support supervised STRs everywhere.

If the Planning Commission finds R1 phaseout beyond its scope or capability, I am in favor of the 927.1 improvements that the town solution groups have come up with ...

- 1) A ban on outdoor amplified noise and outdoor fires.
- 2) Local enforcement. An in-town STR enforcement office that can oversee the inspections, document issues and be available to act on problems like noise, outdoor fires and parking, 24/7.
- 3) A cap on the number of STRs at 10% of housing units. This is approximately 350 which is near the current number of certified properties.
- 4) STR phaseout on non-county roads. Many of our roads are single-lane, steep roads with sharp turns that the county does not maintain. These tiny roads aggregate the bulk of dangerous situations created by STRs.

85 People died in the Paradise Fire, many died in their cars trying to evacuate. Paradise is a mountain town like Idyllwild. Less visitors deep in our tricky residential areas will be safer for visitors, residents and first responders.

To give you all a headsup, the STR lobbying firm Vron, has released their talking points. We are **not** in favor of cutting out any of these improvements you have made to 927.1:

- 1) Occupancy: They are pushing for the occupancy numbers to be increased and not tied to bedrooms or parking.
- 2) Signage: They are pushing to get rid of the mandatory signs that will help visitors find their cabin and help neighbors identify who to call.
- 3) Inspections: They are pushing to get rid of the new required safety inspections.
- 4) Complaint reporting: They are pushing to get rid of the requirement of reporting all complaints to the county.

5) Events: They are pushing to allow STR events to have a larger number of non-renter guests. Again, with no owner present.

Note that over 1000 people signed our petition to limit STRs. 29 signed the petition in support of STRs. Links below.  
Thank you!

Woody Henderson  
53250 Pina Vista Dr  
Idyllwild, CA 92549

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Some non-county road background if you're interested :) ...

You all are familiar with non-county roads. In our mountain community, non-county roads are a mix of dirt and asphalt, one lane, often steep with tight turns. Our 6 wheel drive firetrucks practice navigating them in the summer. Residents are responsible for all maintenance, snow plowing etc. The county gives no funding or help with either. The county is making TOT on unsupervised businesses creating safety issues for residents on these roads. It does not feel just.

I snow plow most of the non-county roads in north Pine Cove. For every storm a portion of my day is dedicated to extricating short term renter vehicles that are blocking these roads. Our local tow truck often refuses to help a vehicles stuck on non-county roads. About once a storm we find a short term renter that arrived at night, got stuck and walked in to their rental. Leaving dozens of unknowing residents without emergency services or even the ability to drive themselves out for the entire night. Residents don't get stuck as they have AWDs and know how to drive in snow. The only solve for this and other safety issues is a non-county road phase-out.

Petition to limit STRs: <https://chng.it/mtxMSwRXFq>. Plus over 200 signatures collected at our post office. I can forward.

Petition for unlimited STRs: <https://bit.ly/37Q79Q6>.