

**From:** Forest Realty <gary@forest-realty.com>  
**Sent:** Thursday, April 7, 2022 10:42 AM  
**To:** Jones, Steven  
**Subject:** Re: ordinance 927.1

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thanks, I have seen the draft ordinance and one thing that sticks out as wrong is it says if you have two houses on one lot they must be rented together? So a person living in one cannot rent out the other?

My property is zoned R3A which allows for multiple houses, yet the proposed ordinance is across the board with no consideration of zoning?

Again, this is a solution looking for a problem, in reviewing the sheriff logs in Idyllwild there are no complaints. Nobody is calling the sheriff because there are few to no problems. Idyllwild has been using STR's since forever, long before AirBnb came along.

How is it ok that I have a R3A zoned property yet I am subject to this regulation?

Zoning matters, yet it is ignored/overruled in the regulation both current and proposed.

Thank you

Gary Agner

On Thu, Apr 7, 2022 at 9:14 AM Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Thanks for your email.

FYI – I'm working on the compiling responses for the **April 20th** Planning Commission meeting.

Gary, are you on this department's newsletter mailing list?

[https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic\\_id=CARIVERSIDECO\\_249](https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CARIVERSIDECO_249)

Check the latest update information here.

<https://planning.rctlma.org/Advance-Planning/348UPD>

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**From:** Forest Realty <[gary@forest-realty.com](mailto:gary@forest-realty.com)>

**Sent:** Monday, May 17, 2021 1:48 PM

**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>

**Subject:** ordinance 927.1

I just received a communication from the Idyllwild association of realtors regarding proposed changes to the short term rental ordinance in Riverside county. In reading the draft online I am unsure what the proposed changes are? What would be different? What specific issues have been reported to the sheriffs department regarding STR's in Idyllwild?

I also saw a letter from the water districts talking about sewer usage and possible groundwater contamination due to STR's. Utter nonsense, I would like to remind you that the health department regulates septic systems and not the water company. It seems like they would somehow like to get their hands on some money for the mismanaged water districts. One thing has nothing to do with the other.

I would like to understand this issue more clearly and would appreciate your response. As it stands now I am firmly opposed to limiting or banning STR's in Riverside County.

Thank you

Gary Agner

Idyllwild California small business owner.

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Your Real Estate Broker For Life!  
Gary Agner

Forest Realty  
Direct 951-659-5275

[www.Forest-Realty.com](http://www.Forest-Realty.com)

BRE#01379227

Check out my reviews on [Zillow.com](http://www.zillow.com)

<http://www.zillow.com/profile/IdyllwildBroker/Reviews/?scrnnm=IdyllwildBroker>

P.S. When a family member, friend, or neighbor needs help in today's real estate market, please don't keep me a secret. You want them to get good counsel and service, and I would be delighted if you introduced them to me.

Please consider the environment before printing this e-mail

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[County of Riverside California](#)

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Your Real Estate Broker For Life!  
Gary Agner  
Forest Realty  
Open Tuesday through Saturday by appointment  
Direct 951-659-5275. Text is usually best.

[www.Forest-Realty.com](http://www.Forest-Realty.com)

BRE#01379227



P.S. When a family member, friend, or neighbor needs help in today's real estate market, please don't keep me a secret. You want them to get good counsel and service, and I would be delighted if you introduced them to me.

Please consider the environment before printing this e-mail

**From:** Jim Sappington <jrsappington@gmail.com>  
**Sent:** Tuesday, April 5, 2022 8:00 AM  
**To:** Jones, Steven  
**Subject:** Re: Ordinance 927.1

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,  
I would like to submit my comments regarding updates to Ord. 927.1.

And over the past 6 years we have had our share of "bad neighbor" experiences with the STR unit that is operated nearby. We reside in an unincorporated area of Riverside Co. in the Temecula Wine country near the south end of Los Caballos Rd.

The enforcement of this ordinance cannot be based upon "neighbor policing" alone. Funds generated from the permits must be used to provide staffing to administer and ensure compliance with the program. This would include additional Sheriff and/or Code Enforcement officers dedicated to enforcement of the program.

- 3 night minimum stay
- Officials may enter property at any time to confirm compliance
- Limit for non-hosted (no management on premises) of 90 days/year
- ADUs not eligible as a STR
- Require noise monitoring equipment and active monitoring of such equipment
- Permit fee should be based upon max occupancy of STR
- Occupancy limited to 2 adults/bedroom + 2 additional people/STR (including children.
- STRs not allowed in R1 zoning
- Aggressive policing and enforcement of violators resulting in suspension of permit
- Control on total number of STRs allowed in the county. Possibly based upon total population?

Thank you,  
Jim Sappington

On Thu, Jun 24, 2021 at 12:24 PM Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Not too late.

Thanks.

**Steven Jones**

***Principal Planner***

***TLMA – Planning***

eMail: [sjones@rivco.org](mailto:sjones@rivco.org)

Phone: (951) 955-0314

**Riverside County Planning Department**

4080 Lemon Street, 12th Floor

Riverside, CA 92501



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**From:** Jim Sappington <[jrsappington@gmail.com](mailto:jrsappington@gmail.com)>

**Sent:** Tuesday, June 1, 2021 9:13 PM

**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>

**Subject:** Re: Ordinance 927.1

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Jim Sappington

On May 31, 2021, at 6:02 PM, Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Thanks for contacting the County of Riverside and for the information you've provided. Your comments are a part of the public record, will be presented to the decision makers and may be used to update draft documents.

Please check the [Short Term Rental Ordinance update website](https://planning.rctlma.org/Advance-Planning/348UPD) (<https://planning.rctlma.org/Advance-Planning/348UPD>) for upcoming drafts and more information. Staff anticipates public hearings late summer, 2021.

**Steven Jones**  
**Principal Planner**  
**TLMA – Planning**  
eMail: [sjones@rivco.org](mailto:sjones@rivco.org)  
Phone: (951) 955-0314

**Riverside County Planning Department**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

<pastedImagebase640.png>

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**From:** Jim Sappington <[jrsappington@gmail.com](mailto:jrsappington@gmail.com)>  
**Sent:** Friday, May 14, 2021 1:42 PM  
**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>  
**Subject:** Ordinance 927.1

Hello Steve, would you please send me the info and links regarding the pending update to the short term rental ord? I live very near 2 such properties.

> Thank you, Jim Sappington  
> 951-440-7967

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[County of Riverside California](#)

**From:** Karen Taucher <krntchr@gmail.com>  
**Sent:** Saturday, March 26, 2022 9:06 AM  
**To:** Jones, Steven  
**Subject:** Re: Ordinance 927.1

**Follow Up Flag:** Follow up  
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My comment was not about prohibiting separate parties from renting a single guest house. It was about the prohibition of allowing the owner to rent out their guest house as a short-term rental, per section 5, line 28. What purpose does THAT serve? It would make more sense that the owner should be allowed to live on the property so that they can respond in a timely manner to any issues that come up regarding those renting their guest house. Furthermore, having the owner on the property also ensures that if there are any disturbances, that they will be handled swiftly.

Regards,  
Karen Taucher

On Fri, Mar 25, 2022 at 1:51 PM Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Thanks for your email. Prohibiting separate parties from renting a guest house is intended to further limit the number of people and short term renters on the site.

FYI – I’m working on the compiling responses for the **April 20<sup>th</sup>** Planning Commission meeting.

Karen, are you on this department’s newsletter mailing list?

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**From:** Karen Taucher <[krntchr@gmail.com](mailto:krntchr@gmail.com)>

**Sent:** Thursday, June 24, 2021 12:22 PM

**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>

**Subject:** Re: Ordinance 927.1

Dear Mr. Jones,

Thank you for your response. Yes, I understand that its saying that if a guest house is being rented, that the main house must be rented out to the same individual. I'm not sure how that serves to ensure protection of the health and safety of residents and guests and to protect the environment, but it implies that the owner of the property cannot occupy the main house and rent out their guest house.

Regards,

Karen

On Sun, Jun 6, 2021 at 10:21 AM Karen Taucher <[krntchr@gmail.com](mailto:krntchr@gmail.com)> wrote:

Dear Mr. Jones,

I would like to express my thoughts about this ordinance. If the purpose of it is, according to section 2 line 27, "To ensure protection of the health and safety of residents and guests and to protect the environment", then please explain how restricting an owner from renting out their guest house, per section 5, line 28 contributes to this purpose, especially when the owner is expected to be able to respond within 60 minutes to a call coming from a renter.

I would like to see regulations that are truly meaningful, and which serve the community - not a bunch of senseless rules which only serve to make their creators feel more powerful. Thank you.

Karen

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[County of Riverside California](#)

**From:** Jessica Cohn <cohn.jessica@gmail.com>  
**Sent:** Friday, March 25, 2022 9:53 AM  
**To:** Jones, Steven  
**Subject:** Re: Ordinance 927

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thank you! I signed up for the mailing list.

If I can share a couple more thoughts:

In general, I think a lot of the issues a few vocal members of the community have with STRs could be addressed by **enforcing the code that already exists**. None of us want an unregulated Wild West. We STR owners pay our transient occupancy taxes, keep our homes up to code for the safety of our guests, and love this community. Idyllwild is perhaps unlike other tourist communities in that many of us STR owners own a single property that we spend a lot of time in as well as rent out. I'm not a big corporate investment property machine - I'm just a single person who shares her home with others when I can't be here enjoying it myself.

In terms of noise, parking, etc.: I believe that residents and visitors should be held to the same standards for maintaining peace and quiet in our neighborhoods. The county's own data shows that STRs don't make up the majority of noise complaints. I have full-time neighbors blasting music and running a loud generator every night. I'm not sure why there would be a different expectation for visitors than for anyone else in the community, and there should be consistent code enforcement whether a home is an STR or occupied by a full-time resident. These aren't STR-specific issues.

Thank you for taking the time to read this!

Warmly,

Jessica

On Fri, Mar 25, 2022 at 8:27 AM Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Thanks for your email.

FYI – I'm working on the compiling responses for the **April 20<sup>th</sup>** Planning Commission meeting.

Jessica, are you on this department's newsletter mailing list?



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**From:** Jessica Cohn <[cohn.jessica@gmail.com](mailto:cohn.jessica@gmail.com)>

**Sent:** Friday, August 6, 2021 5:17 PM

**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>

**Subject:** Ordinance 927

Hello Mr. Jones,

I'm writing to express my thoughts on Ordinance 927. I own a home in Idyllwild that I personally use part-time and rent as a short-term rental through a property management company when I'm not there to help offset the mortgage.

I have an issue with the proposal in Section N, "Each Short Term Rental shall post one (1) identification sign, not to exceed two (2) square feet in area." I spend a lot of time at my Idyllwild home with friends and family, and I don't want commercial signage on my personal vacation home - it detracts from the character of the neighborhood. I also believe labeling it as a short-term rental would increase the likelihood of a break-in.

I agree with many of the provisions of the ordinance, because I do think that those of us that have the privilege to rent out our homes need to be good neighbors when it comes to things like parking, noise, having someone on call, distributing the good neighbor brochure, etc.

On this one particular point, however, I wonder if there is another way to communicate this information (name and phone number of contact person, maximum number of occupants, maximum parking, and code enforcement phone number), like having a database of this information publicly accessible on the county's website.

I oppose the signage requirement on the exterior of the home, and it is my hope that that clause will be removed from the language of the ordinance.

Thank you,

Jessica

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**From:** Sheila Zacker <sheila@lovethehill.com>  
**Sent:** Thursday, April 7, 2022 2:37 PM  
**To:** Jones, Steven  
**Subject:** Re: Proposed email to Steven Jones Deputy Director of TLMA re Ordinance 927 short term rentals

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thank you Steven. I only have one question. What is enough Short Term Rentals a 1000, 2000? We only have 3786 homes up here and we have well over 600 Str. that we know of and still growing. We are losing our community at a rapid pass.

I hope RSC cares enough about quality of up here.  
Thank you Steven.

Sent from my iPhone  
Sheila Zacker  
Idyllwild Realty  
BRE#01385817  
C: 951.675.0715  
[www.sheilazacker.com](http://www.sheilazacker.com)

On Apr 7, 2022, at 1:18 PM, Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Thanks for your email.

FYI – I'm working on the compiling responses for the **April 20th** Planning Commission meeting. The proposed updates increase homeowner responsibility and County response and accountability.

Please join this department's newsletter mailing list to be notified of land use and zoning issues in unincorporated Riverside County.  
[https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic\\_id=CA\\_RIVERSIDECO\\_249](https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249)

Check the latest update information here.  
<https://planning.rctlma.org/Advance-Planning/348UPD>

Kind Regards,  
Steven Jones  
(951)955-0314

---

**From:** Sheila Zacker <[sheila@lovethehill.com](mailto:sheila@lovethehill.com)>  
**Sent:** Tuesday, May 4, 2021 1:44 PM  
**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>  
**Subject:** Re: Proposed email to Steven Jones Deputy Director of TLMA re Ordinance 927 short term rentals

Wonderful Steven.  
Thank you

Sent from my iPhone  
Sheila Zacker  
Idyllwild Realty  
BRE#01385817  
C: 951.675.0715  
[www.sheilazacker.com](http://www.sheilazacker.com)

On May 4, 2021, at 12:32 PM, Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Let's do a zoom next week, Tuesday afternoon. I'll follow up by end of this week with an invite and confirmation of time.

Thanks!

**Steven Jones**  
***Principal Planner***  
***TLMA – Planning***  
eMail: [sjones@rivco.org](mailto:sjones@rivco.org)  
Phone: (951) 955-0314

**Riverside County Planning Department**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
<image002.jpg>

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**From:** Sheila Zacker <[sheila@lovethehill.com](mailto:sheila@lovethehill.com)>  
**Sent:** Thursday, April 29, 2021 3:05 PM  
**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>; Maunz-McLellan, Claudia <[CMaunz@RIVCO.ORG](mailto:CMaunz@RIVCO.ORG)>; Mares, Andrea <[AnMares@Rivco.org](mailto:AnMares@Rivco.org)>  
**Cc:** Gail Ramer <[Gail.Ramer@asm.ca.gov](mailto:Gail.Ramer@asm.ca.gov)>  
**Subject:** Re: Proposed email to Steven Jones Deputy Director of TLMA re Ordinance 927 short term rentals

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Hello Steven,

Thank you for responding so quickly to my email. I was out of the country and am back at work. What is your availability next week? I will work around your schedule.

Thank you and looking forward to talking with you.

With warm regards,

Sheila Zacker  
Idyllwild Realty  
BRE#01385817  
C: 951.675.0715  
O: 951.659.3425 Ext. 15  
[www.sheilazacker.com](http://www.sheilazacker.com)

**From:** Jones, Steven  
**Sent:** Friday, April 23, 2021 9:02 AM  
**To:** Sheila Zacker ; Maunz-McLellan, Claudia ; Mares, Andrea  
**Cc:** Gail Ramer  
**Subject:** RE: Proposed email to Steven Jones Deputy Director of TLMA re Ordinance 927 short term rentals

Hello,

Many thanks for the information and contacting the County of Riverside. Your comments are a part of the public record for the ordinance update and are being taken into consideration for any draft changes.

The ordinance update is expected to be advertised for public hearing late summer - early fall where you are encouraged to attend and/or call in to address the decision makers directly.

In the meantime, please feel free to contact the County to report violations of the existing <https://rctlma.org/shorttermrentals> : <https://rctlma.org/shorttermrentals> at (800)228-5051.

I'm available next Monday (4/26) and Thursday (4/28) mornings to discuss changes and the status of the draft ordinance update. Let's set a time for a conversation. What's your availability next week?

Steven Jones  
Principal Planner  
TLMA – Planning  
eMail: [sjones@rivco.org](mailto:sjones@rivco.org)  
Phone: (951) 955-0314

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

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

From: Sheila Zacker <[sheila@lovethehill.com](mailto:sheila@lovethehill.com)>

Sent: Friday, April 16, 2021 5:12 PM

To: Maunz-McLellan, Claudia <[CMaunz@RIVCO.ORG](mailto:CMaunz@RIVCO.ORG)>; Mares, Andrea  
<[AnMares@Rivco.org](mailto:AnMares@Rivco.org)>; Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>

Cc: Gail Ramer <[Gail.Ramer@asm.ca.gov](mailto:Gail.Ramer@asm.ca.gov)>

Subject: Fw: Proposed email to Steven Jones Deputy Director of TLMA  
re Ordinance 927 short term rentals

Hello all,

I wanted to keep all in loop about of what is happening in our Magical  
Mountain Village. Please see the attachments.

Dear Supervisor Washington: On behalf of the Idyllwild community, we  
very  
much appreciate your interest and concern regarding the explosion in  
the  
number of STRs in this area, far in excess per capita of any other area in  
Riverside County. The tranquil atmosphere which has attracted the  
residents and tourists is on the verge of being destroyed by mini  
"hotels"  
in every residential neighborhood. One of our long time residents was  
actually told by a corporate representative of a STR that they had no  
interest in monitoring or controlling the tenants or the security of the  
neighborhood, as it was strictly a business enterprise.

As you are aware, I have been a real estate agent and resident here for  
almost two decades. My passion for maintaining our wonderful  
atmosphere and  
concern for the welfare of the community is reflected in my fundraising  
efforts for the Fire Department, as well as many other volunteer  
activities.  
Contrary to my own financial interest, I have been trying in my own  
limited  
capacity to stem the rising tide of purchases by corporate entities and  
individuals interested in properties solely for STR purposes - advising  
them  
that the market is already over-saturated. As you can imagine,  
however,  
those efforts have very limited results at best.

As you are aware, in the absence of a local government structure, we rely exclusively on Riverside County to monitor and enforce the restrictions on STRs. Without local staffing and enforcement, the County restrictions remain almost purely theoretical. It would be helpful to have a local Enforcement Department adequately staffed to address the many unpermitted STRs, as well as responding to frequent, blatant violations of the existing Ordinance. Increased enforcement would result in significantly increased revenues for the County, as well as hopefully subsidizing local enforcement efforts. We have some ideas in that regard which we would like to discuss with you via Zoom, if not in person, which could help insure that Ordinance 927 has meaningful application to our community. Thank you in advance for working with us to preserve Idyllwild as a very special community for residents and visitors alike. Since time is of the essence, we would appreciate hearing back from you by early next week if possible. IN THE MEANTIME, and as a matter of urgency and substantial revenue for the County, we strongly suggest that the Board of Supervisors immediately send letters to ALL homeowners in the Idyllwild/Pine Cove area, advising them of the requirement to register and obtain a permit for all short term rentals, and giving them one month to comply. Given the large number of unpermitted STRs, such a letter will put the homeowners on notice of their obligations, eliminate any potential excuses that the homeowner was not aware of such a requirement, and hopefully prompt compliance by some, if not all of the homeowners who are offering STRs.

With warm regards,

Sheila Zacker  
Idyllwild Realty  
BRE#01385817  
C: 951.675.0715  
O: 951.659.3425 Ext. 15

[https://urldefense.com/v3/\\_\\_http://www.sheilazacker.com\\_\\_!!JTtGX330HN5x6Ko!Sf1\\_VgOQ9d2CW7FdIBGItPeecpGTHWhfrSQ4\\_WYe\\_vx5Xd9GJ8yRBxHmx8ioOQ\\$](https://urldefense.com/v3/__http://www.sheilazacker.com__!!JTtGX330HN5x6Ko!Sf1_VgOQ9d2CW7FdIBGItPeecpGTHWhfrSQ4_WYe_vx5Xd9GJ8yRBxHmx8ioOQ$)

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**From:** Diane Frank <dhfrank@earthlink.net>  
**Sent:** Tuesday, April 5, 2022 8:14 PM  
**To:** Jones, Steven  
**Subject:** RE: Re Ordinance 927.1.

**Follow Up Flag:** Follow up  
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Thank you Steven. It has been only about a year! And now there are three trailers on the property mentioned below plus the house and all for rent by the day!

A year's delay makes it much worse for those of us who have to suffer through rude and non-law abiding neighbors who will probably not abide by any regs at all!

Diane Frank

---

**From:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>  
**Sent:** Monday, April 4, 2022 4:30 PM  
**To:** Diane Frank <[dhfrank@earthlink.net](mailto:dhfrank@earthlink.net)>  
**Cc:** District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>  
**Subject:** RE: Re Ordinance 927.1.

Thanks for your email.

FYI – I'm working on the compiling responses for the **April 20<sup>th</sup>** Planning Commission meeting.

Diane, are you on this department's newsletter mailing list?

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<https://planning.rctlma.org/Advance-Planning/348UPD>

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**From:** Diane Frank <[dhfrank@earthlink.net](mailto:dhfrank@earthlink.net)>  
**Sent:** Monday, May 24, 2021 5:41 PM  
**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>  
**Cc:** District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>  
**Subject:** Re Ordinance 927.1.

Hello Steven,

My name is Diane Frank and I reside at 37820 Spring Valley Rd, Temecula, CA 92592, county district 3. It is about time that the County implements regulations re short term rentals!

As an example, our neighbor at 37720 Spring Valley Road, designated residential, with 5 acres adjacent to our property in the west, has put in two 5<sup>th</sup> wheel, with additional spaces available, in addition to the existing house for Airbnb rentals along with the many other such properties she owns in our area.

The issues are...

1. She graded the property, taking off all the brush to make several RV rental sites on her property
2. She put in septic, electrical, and water systems for each site with no permits...in addition to no grading permit
3. She rents the house for \$599 per night and the currently available 5<sup>th</sup> wheel RV for \$175 per night.
4. There is no dust remediation for cars driving up and down her dirt drive for rentals
5. There is no remediation for water runoff from rain that takes out Spring Valley Rd
6. The permit issues have been reported to the county with no results

This is what happens when the County does nothing to manage its building codes nor its short term rentals.

I support a short term rental policy that has the following...

- An annual permit required
- An annual cost of \$1,000 for the permit
- One short term rental per residential property
- Building permits if adding short term rentals to the property
- A minimum of a 2 night stay
- No RVs, motorhomes, travel trailers, 5<sup>th</sup> wheels or houses not on permanent foundations
- Remediation of environmental issues...blowing dust, flooding water, fire hazards (propane canisters for RV as an example), trash receptacles overflowing and trash blowing
- No grandfathering of current short term rentals...they either remove RVs et al or over the limit residences or no permit is granted for the one permanent residence
- No RV parks on residential property as short term rentals
- Put some teeth into the regulation rather than feeling sorry for property owners who just want to make extra \$\$\$

If you look on Airbnd for our wine country area, there are many, many Airstreams and other RVs that have been set up on residential sites to be rented by the night...all to the detriment of adjacent homeowners and neighbors!

Diane Frank

### Confidentiality Disclaimer

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[County of Riverside California](#)

**From:** Joel <kerijoel1@roadrunner.com>  
**Sent:** Thursday, March 24, 2022 5:27 PM  
**To:** Jones, Steven  
**Subject:** Re: San Bernardino short term rental link

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hey Steven, no I don't believe I'm on that but I will click and sign up for it.

There were a couple of newspaper articles over the last few weeks in the Town Crier up here in Idyllwild regarding the short term rental ordinance, they interviewed me on one of them and then also did one this week on the pro short term rental owners, many of them are so narrow minded and really don't believe there's much of a problem at all and no need to stop their growth.

Furthermore I know they are adamantly pushing back on many items, including signage, inspections and reporting violations, number of days you can rent, number of cars, and number of people per rental and so on.

I really think the signage is super important and something I certainly hope we can keep in there, the very simple solution to folks concerned about having their property vulnerable because the sign states it's a rental is to get a few hundred dollar camera system and a very inexpensive but workable alarm system.

These two deterrence should already be in place on a rental and are part of doing business, just like pretty much none of these folks alert their neighbors and simply rely on them and us to help run their business while we make nothing in return other than pain misery and disruption of our lives!!

Anyway that's enough for now sir thanks for the email and thanks for all you do, hopefully I'll see you on the 20th I'll be there, anyway to ensure I get to speak other than getting there a little early?  
Thank you again Joel

Sent from my iPhone

On Mar 24, 2022, at 4:52 PM, Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

Thanks for your email.

FYI – I'm working on the compiling responses for the **April 20<sup>th</sup>** Planning Commission meeting.

Joel, are you on this department's newsletter mailing list?

[https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic\\_id=CA\\_RIVERSIDECO\\_249](https://public.govdelivery.com/accounts/CARIVERSIDECO/subscriber/new?topic_id=CA_RIVERSIDECO_249)

Check the latest update information [here](#).  
<https://planning.rctlma.org/Advance-Planning/348UPD>

---

**From:** Joel <[kerijoel1@roadrunner.com](mailto:kerijoel1@roadrunner.com)>  
**Sent:** Monday, October 4, 2021 8:40 AM  
**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>  
**Subject:** Re: San Bernardino short term rental link

**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.

No problem, and are you close to finishing your write up on the new ordinance draft?

Here's another interesting tip I got from a realtor friend of mine, putting deed restrictions on prior to sale, i.e. no rentals under 30 days, it literally follows the property forever...

Sent from my iPhone

On Oct 3, 2021, at 3:53 PM, Jones, Steven <[SJones@rivco.org](mailto:SJones@rivco.org)> wrote:

No, I have not.  
Thanks for sharing. I'll look closer this week. A new draft of the ordinance should come in the next two weeks. Keep up to date here: <https://planning.rctlma.org/Advance-Planning/348UPD>.

## Ordinance No. 348 Updates

An amendment to Ordinance No. 927, Regulating Short Term Rentals within the unincorporated areas of Riverside County. NOTE: This is a DRAFT ordinance amendment and is subject to further refinement to ensure its useability, consistency with the County's General Plan and other applicable ordinances, as well as to address any additional State and/or Federal requirements.

[planning.rctlma.org](https://planning.rctlma.org)

---

**From:** Joel <[kerijoel1@roadrunner.com](mailto:kerijoel1@roadrunner.com)>  
**Sent:** Saturday, October 2, 2021 11:36 AM  
**To:** Jones, Steven <[SJones@Rivco.org](mailto:SJones@Rivco.org)>  
**Subject:** San Bernardino short term rental link

Hey Steven just checking in, I'm sure you've seen this already, but if not, they have a pretty good website...

<https://str.sbcounty.gov/>

Also just curious how the new ordinance write up with this going,  
thanks Joel

Sent from my iPhone

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[County of Riverside California](#)



DANIAN M. HOPP

Attorney At Law

[www.DanianHopp.com](http://www.DanianHopp.com)

[Danian@DanianHopp.com](mailto:Danian@DanianHopp.com)

23254 Coso  
Mission Viejo, CA 92692

Tel (949) 285-0910

March 19, 2022

Planning Commission  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Re: Comments on Short Term Rental Draft Ordinance No. 927.1

To Whom It May Concern:

I am writing to comment on the short term rental draft ordinance on behalf of a client who has a short term rental property in Riverside County. We reviewed the draft ordinance and grand jury report. We generally support the draft ordinance, with an important exception. At Page 7, Line 11, please **delete**:

**"In this event, the multiple one family dwellings shall be rented together to a Responsible Guest as one Short Term Rental."**

Limiting the rental of two dwellings, on one parcel, to a single group of guests is an unreasonable restriction. None of the environmental concerns the draft ordinance seeks to address exist under my client's circumstances. My client has two single-family dwellings to rent on a single 14-acre parcel. It is in a rural area. There are no other short term rentals. No street parking. No limit on parking on the property. No close neighbors to hear noise. And there have been no complaints.

The restriction allows the same number of guests and vehicles but requires renting to larger groups, which tend to make more noise. For that reason, the restriction is counterproductive. The restriction would deprive my client of the free use of the property, deny my client of revenue, deprive the county of tax revenue, and deny smaller groups, including seasonal workers, of needed short term housing.

Perhaps the ordinance should instead limit the number of short term rental units to four per quarter square mile with discretion for more depending on local circumstances.

Please take these comments into consideration and revise the draft ordinance.

Sincerely,

DANIAN M. HOPP



**Jennifer S. Manfredi**  
32727 Avenida Lestonnac  
Temecula, Ca. 92592  
Cell (951) 312-8982 Fax (951) 694-8458  
[JSManfredi@aol.com](mailto:JSManfredi@aol.com)

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

April 2, 2022

Re: Short Term Rental Occupancy And Quantity Must Be Capped

The daytime and nighttime occupancy of Short-Term Rentals (STRs) as well as maximum number of STRs allowed in our neighborhoods must be capped for the following reasons:

1. When short-term rentals were first debated in the courts, attorneys and clients that were in favor of short-term rentals argued that short-term rentals are a "single-family home use", and that short-term rentals are compatible with other single-family homes in the area.
2. Unfortunately, most STR's that have generated complaints come from un-hosted STR's where too many occupants were allowed to stay. The short-term rentals that have advertised and allowed high occupancies produce more noise, trash, parking problems, and annoyances for neighbors because they are not compatible with the intended single-family use.
3. According to Statista.com, the average American family size is 3.13 persons. The average household size in the United States is 2.6 persons. Allowing occupancies as high as 10 to 25 people at a short-term rental is simply not compatible with surrounding single-family homes. Capping the occupancy of short-term rentals at seven (7) is both reasonable and generous. Additionally, there should be a 10% cap on all STR's allowed to ensure the existing community fabric is maintained.
4. The Draft Ordinance is silent with regards to any maximum size or quantity of STR's. If the "2 plus 1" bedroom rule is used to determine the occupancy for short-term rentals, then the owners of short-term rentals could apply for and construct additional bedrooms. For example, if a short-term rental expanded from 4 to 10 bedrooms, that STR would be able to achieve an occupancy of twenty-one (21) people every day, which is clearly a "hotel-use" and not compatible with other single-family homes in the area.
5. If the owner of a short-term rental desires to maintain more than 7 people, then the STR should be hosted (permanent residency on site) to ensure compliance, but with a cap expanded to a maximum of eleven (11) people. If an event is to occur with any more than 7 people un-hosted, or 11 hosted, then that event should require a Temporary Events Permit from the County of Riverside, with a maximum of one event per calendar year for any STR.
6. The very reason we moved to rural areas was for the peace and quiet. That part of our American dream as well as our property rights have been trampled on and destroyed by many of the noisy, lawless and incompatible use of some STR's.
7. For all of the above reasons, the daytime and nighttime occupancy of Short-Term Rentals must be capped at no higher than seven (7) occupants un-hosted and eleven (11) occupants hosted. The maximum number of STRs allowed in our neighborhood should be 10%, as other communities have done, to further ensure the single-family "neighborhood fabric" is maintained.



Jennifer S. Manfredi



**Knighten & Parlow PC**  
Attorneys at Law

36923 Cook Street, Ste 101  
Palm Desert, CA 92211  
Telephone – (760)424-2222  
www.kplawcorp.com

Michael Knighten  
Michael@kplawcorp.com

April 4, 2022

COUNTY OF RIVERSIDE  
ATTENTION: Cindy Gosselin  
Desert Permit Assistance Center  
77588 El Duna Ct. Suite H  
Palm Desert, CA 92211

Re: Short Term Rental Activity  
42725 Caballeros Dr. Bermuda Dunes, CA 92203-1617 (the “Property”)

Dear Ms. Gosselin:

My office is corporate counsel for Bermuda Dunes Community Association (“BDCA”). It is my understanding that you handle Short Term Rental Permits in the unincorporated areas of Riverside County. The purpose of this correspondence is to bring to your attention a short term rental within BDCA with the hope that the County will suspend the short-term rental activity.

BDCA does not allow short term rentals.

The Property is owned by Kelly James and Daniel Milgrom. Attached as Exhibit “1” is the VRBO listing for the Property. Attached as Exhibit “2” is the corresponding evidence showing the rentals were for weekends only. The Property does not have a short term rental permit from the County.

BDCA requests that the County investigate and prosecute this improper short term rental.

Please let me know if you need any further information from me to assist in your investigation.

Sincerely,

Michael C. Knighten

Exhibit “1”: Website

Exhibit “2”: Evidence of Short Term Rentals



# **EXHIBIT 1**

## Perfect luxury home for a sunny getaway

★ 5.0 · [4 reviews](#) · [Bermuda Dunes, California, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

### Entire home hosted by Dan

10 guests · 4 bedrooms · 7 beds · 3 baths



#### Great location

100% of recent guests gave the location a 5-star rating.



#### Great communication

100% of recent guests rated Dan 5-star in communication.



Free cancellation before Aug 18



Newly designed 2700 sq ft home with incredible modern kitchen, new heated saltwater pool/spa in professionally landscaped yard. Perfect home for a family holiday with two families or multiple adults. Bedrooms are King in Primary bedroom (with walk-in closet and gorgeous giant new ensuite bathroom); second bedroom with king bed, third with a queen, and a fourth room with two sets of bunkbeds. Pack-n-play and high chair also available.

Where you'll sleep



Bedroom 1  
1 king bed



Bedroom 2  
1 king bed

What this place offers

- Desert view
- Kitchen
- Free parking on premises
- Private hot tub
- Washer
- Mountain view
- Wifi
- Private pool
- TV
- Dryer

Show all 56 amenities

\$302 / night ★ 5.0 · 4 reviews

CHECK-IN 8/19/2022	CHECKOUT 8/24/2022
GUESTS 2 guests	

Reserve

You won't be charged yet

\$302 x 5 nights	\$1,511
Cleaning fee	\$300
Service fee	\$256
Total before taxes	\$2,067

Report this listing

# 5 nights in Bermuda Dunes

Aug 19, 2022 - Aug 24, 2022

< August 2022							September 2022 >						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

[Clear dates](#)

## ★ 5.0 · 4 reviews

Cleanliness	<div></div>	5.0
Communication	<div></div>	5.0
Check-in	<div></div>	4.5

Accuracy	<div></div>	5.0
Location	<div></div>	5.0
Value	<div></div>	5.0



**Karthik**  
December 2021


A beautiful spacious house in a private community. It cannot get better than this. We had a great, quiet, and relaxing time. The backyard, pool, and heated spa is amazing for a great...

[Show more](#) >




**Elias**  
September 2021

It's worth the trip 100% recommend anyone just wanting to relax swim and bbq. The pictures are as accurate as can be it is such a beautiful home!



**Aryn**  
May 2021

Gorgeous backyard oasis, perfect for pool days. Spacious home and comfortable beds.



**Claudia**  
May 2021

House was amazing!!! Would definitely be returning!

## Where you'll be

### Bermuda Dunes, California, United States

Quiet street with custom homes throughout the community. Several celebrities have owned homes in the community, like Clarke Gable, Rock Hudson and Arnold Palmer to name a few. There are several walks you can do around the community ranging from .5 mile to 3+ miles. The golf course is the original site of the Bob Hope Classic for over 50 years.

[Show more](#) >



### Hosted by Dan

Joined in June 2020

★ 4 Reviews    ✓ Identity verified

### Co-hosts



Miranda

Response rate: 100%

Response time: within an hour

Contact Host



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

## Things to know

### House rules

- 🕒 Check-in: After 3:00 PM
- 🕒 Checkout: 12:00 PM
- 🚭 No smoking
- 🐾 No pets
- 🚫 No parties or events

### Health & safety

- ✳️ Committed to Airbnb's enhanced cleaning process. [Show more](#)
- 🧻 Airbnb's social-distancing and other COVID-19-related guidelines apply
- ⚠️ Pool/hot tub without a gate or lock
- 🚒 Carbon monoxide alarm
- 🚬 Smoke alarm

[Show more](#) >

### Cancellation policy

Free cancellation before Aug 18

[Show more](#) >

### Support

Help Center  
Safety information  
Cancellation options  
Our COVID-19 Response  
Supporting people with disabilities  
Report a neighborhood concern

### Community

Airbnb.org: disaster relief housing  
Support Afghan refugees  
Combating discrimination

### Hosting

Try hosting  
AirCover: protection for Hosts  
Explore hosting resources  
Visit our community forum  
How to host responsibly

### About

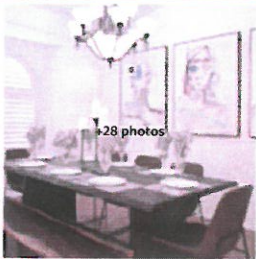
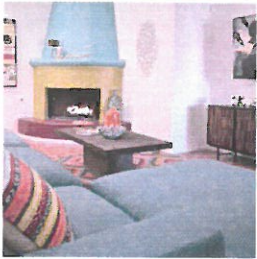
Newsroom  
Learn about new features  
Letter from our founders  
Careers  
Investors  
Airbnb Luxe





View all Palm Springs properties (/search/keywords:palm-springs-california-united-states-of-america?channel=pdp&pinnedPropertyListing=321.2086338.2650871)

Gorgeous inside and out luxury retreat near Indian Wells and Coachella



Save

Share

\$162 avg/night

5 (4 Reviews)

Add dates for total pricing

Check In	Check Out
Guests	

Check availability

Free cancellation up to 14 days before check-in

Dan

Contact host

Property # 2086338

Report this property

About Rooms & beds Amenities Reviews Map Host Policies Rates & availability

About this rental

House 4 bedrooms 3 bathrooms Spaces  
2700 sq. ft 7 beds · Sleeps 10 3 full baths Kitchen · Living Room · Deck/Patio

Newly designed 2700 sq ft home in gated country club with incredible modern kitchen, new heated saltwater pool/spa in professionally landscaped yard. Perfect home for a family holiday with two families or multiple adults. Bedrooms are King in Primary bedroom (with walk-in closet and gorgeous giant new ensuite bathroom); second bedroom with king bed, third with a queen, and a fourth room with two sets of bunkbeds. Pack-n-play and high chair also available.

Close to downtown La Quinta and loads of shops, restaurants, and grocery options.

Hosted by Dan

You might like these similar properties

See more (/search/keywords:palm-springs-california-united-states-of-america?petIncluded=false)



4BR · 3BA · Sleeps 10  
New House Near Everything! 4BR w/ Pool, H...  
Bermuda Dunes, CA, US  
\$750 avg/night (31)  
(/search?  
petIncluded=false&pinnedPropertyListing=vrbo-  
1142580-1690789)



4BR · 3BA · Sleeps 8  
New Listing! Winter Retreat in Heart of the...  
Bermuda Dunes, CA, US  
\$224 avg/night (1)  
(/search?  
petIncluded=false&pinnedPropertyListing=vrbo-  
1618102-2179401)



4BR · 3BA · Sleeps 10  
Luxury La Quinta Vacation Pool Home near...  
La Quinta, CA, US  
\$210 avg/night (22)  
(/search?  
petIncluded=false&pinnedPropertyListing=trips-  
4442923-5028309)



5BR · 4BA · Sleeps 10  
La Quinta, Privacy and a Huge Pool  
La Quinta, CA, US  
\$250 avg/night (10)  
(/search?  
petIncluded=false&pinnedPropertyListing=vrbo-  
679611-1227549)

Bedrooms: 4 (Sleeps: 10)

Bedroom 1

King



Bedroom 2

King



Bedroom 3

Queen



Bedroom 4

Bunk bed (2)



Bathrooms: 3

Bathroom 1

tub · Toilet · Shower



Bathroom 2

tub · Toilet · Shower



Bathroom 3

Toilet · Shower



Spaces

Kitchen

Lawn/Garden


Living Room


Porch/Veranda


Deck/Patio

View all rooms & beds details


Amenities

 Washer & dryer


 No smoking


 Satellite or cable

 TV


 Children welcome

 Internet

 Air conditioning

 Parking

 Fireplace

 Swimming pool

 Hot tub

 Heater

View all 47 amenities

4 Reviews

5

Winter Break

5/5 Stayed Jan 2022

Janet O.

Nice spacious property with great outdoor space. Good set-up for family gathering. Easy check-in, although with gated community, had to stop at guard gate upon each return. Close to highway access and short distance to restaurants, golf, hiking and other activities. Located in friendly and safe community. Only downside was accessibility to bike trails.

Published Mar 12, 2022



5/5 Stayed Dec 2020

**Mazy R.**

Such a beautiful house! Very spacious and plenty of rooms to spread out and be comfortable. The pool is amazing- small shallow pool that is perfect for toddlers and kids, large regular pool for swimming all day, and hot tub for anyone that needs to get warmed up or relax. The backyard also has plenty of yard space and a nice fire pit. The kitchen is great for making big meals and there's a little breakfast nook that the kids loves. The master bedroom is huge and connects to a nice big master bath and walk-in closet.

Miranda (host) is so responsive and helpful.

We hope to be back sometime soon!!

Published Jan 2, 2021

### Great desert getaway

5/5 Stayed Dec 2020

**Andrew G.**

Had a fantastic stay at a beautiful property. Really a great place. Loved the fresh fruit trees. Pool was great , accommodations were first class!

Published Jan 9, 2021

### Perfection

5/5 Stayed Nov 2020

**Bronwyn H.** Oakland, CA

This house was absolutely perfect in every way. It's clean, spacious, well furnished with comfortable, quality beds. The master bedroom and bath are huge, and has a door to the backyard. There are three entry ways from the backyard to the house, one directly to the bathroom off the laundry room. There were plenty of kitchen tools and utensils, but note that there are no pantry items (oil, salt, etc.) so prepare accordingly. The master bath has body wash, shampoo and conditioner dispensers, and the other baths had soap. Laundry detergent was provided as well, along with plenty of toilet paper, paper towels, tissue, etc. Well stocked.

The pool is large and has a shallow kids area off the main pool that was perfect for our toddler. The jacuzzi was dreamy, with a spa feature that heats it up really fast and jets. There are lights in the pool and little waterfalls. The string lights in the back are solar powered and come on automatically when dark. We really enjoyed the amenities! The owners were super responsive with questions. Check out was easy and low maintenance. We had such a wonderful time!

Published Dec 1, 2020

#### Host's response:

Thank you Bronwyn for your review. I hope you will book again sometime at Anini Vista Retreat!

Miranda

1-4 of 4

## Map

**Bermuda Dunes, Palm Desert, California, United States of America**  
Detailed location provided after booking

#### What's nearby

- |                                   |        |
|-----------------------------------|--------|
| 1. Agua Caliente Casino           | 9 mi   |
| 2. Rancho Las Palmas Country Club | 7 mi   |
| 3. PGA West Golf Course           | 6.7 mi |
| 4. Joe Mann Park                  | 1.7 mi |
| 5. Indian Wells Tennis Garden     | 1.8 mi |
| 6. Desert Adventures Metate Ranch | 2.9 mi |



< 1 - 6 of 12 >

Member Since 2020

Languages: English

Contact host

It's easy to contact hosts and keep track of all your messages when you have a Vrbo account.

Sign up | Log in



## Policies

### Cancellation policy

**100% refund of amount paid** if you cancel at least 14 days before check-in.

**50% refund of amount paid** (minus the service fee) if you cancel at least 7 days before check-in.

**No refund** if you cancel less than 7 days before check-in.

Free cancellation deadlines are in the property's timezone. Learn more about [cancellation policies](https://help.vrbo.com/articles/What-is-the-cancellation-policy). (<https://help.vrbo.com/articles/What-is-the-cancellation-policy>)



*If you have upcoming trips, you can manage or cancel your booking in your traveler account.*

[View upcoming trip \(/traveler/th/bookings\)](/traveler/th/bookings)



### Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

### House rules

**Check in after:** 4:00 PM **Check out before:** 11:00 AM

- Children allowed
- No pets
- No events
- No smoking
- Max guests: **10** (sleeps up to 6 adults)
- Minimum age of primary renter: **25**

[View more](#)

### Cleaning practices

- Cleaned with disinfectant
- Minimum 1-day vacancy between guest stays
- Check in and check out with no person-to-person contact
- All towels and bedding washed in hot water that's at least 60°C/140°F
- High-touch surfaces cleaned with disinfectant (like countertops, light switches, handles, and faucets)
- Follows industry health association: [SafeStay \(AHLA - USA\)](https://help.vrbo.com/articles/What-are-the-cleaning-standards-for-vacation-rentals) (<https://help.vrbo.com/articles/What-are-the-cleaning-standards-for-vacation-rentals>)

## Still have questions?

Get a fast response about property amenities, check-in times, and general questions.

[Chat now](#)

Hello

???

S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

Taxes and fees are additional

#### Additional information about rental rates

Cleaning Fee

\$300

[Home \(https://www.vrbo.com/vacation-rentals\)](https://www.vrbo.com/vacation-rentals) › 
 [United States \(https://www.vrbo.com/vacation-rentals/usa\)](https://www.vrbo.com/vacation-rentals/usa) › 
 [California \(https://www.vrbo.com/vacation-rentals/usa/california\)](https://www.vrbo.com/vacation-rentals/usa/california) › 
 [Riverside County \(https://www.vrbo.com/vacation-rentals/usa/california/riverside-county\)](https://www.vrbo.com/vacation-rentals/usa/california/riverside-county) › 
 [Palm Desert \(https://www.vrbo.com/vacation-rentals/usa/california/deserts/palm-desert\)](https://www.vrbo.com/vacation-rentals/usa/california/deserts/palm-desert) › 
 [Bermuda Dunes \(https://www.vrbo.com/vacation-rentals/usa/california/deserts/bermuda-dunes\)](https://www.vrbo.com/vacation-rentals/usa/california/deserts/bermuda-dunes)



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## Unusual Activity

Cleaning Crew shows up to Clean on 11/8/21  
Auto White Honda SUV  
License Plate: California  
License #: 8UVS255



Photo Taken: November 8, 2021 at 12:50 PM



On 11/10/21, Miranda Armstrong shows up at 9:00 AM to put out the Towels, Umbrellas, and turns on the pool heater.

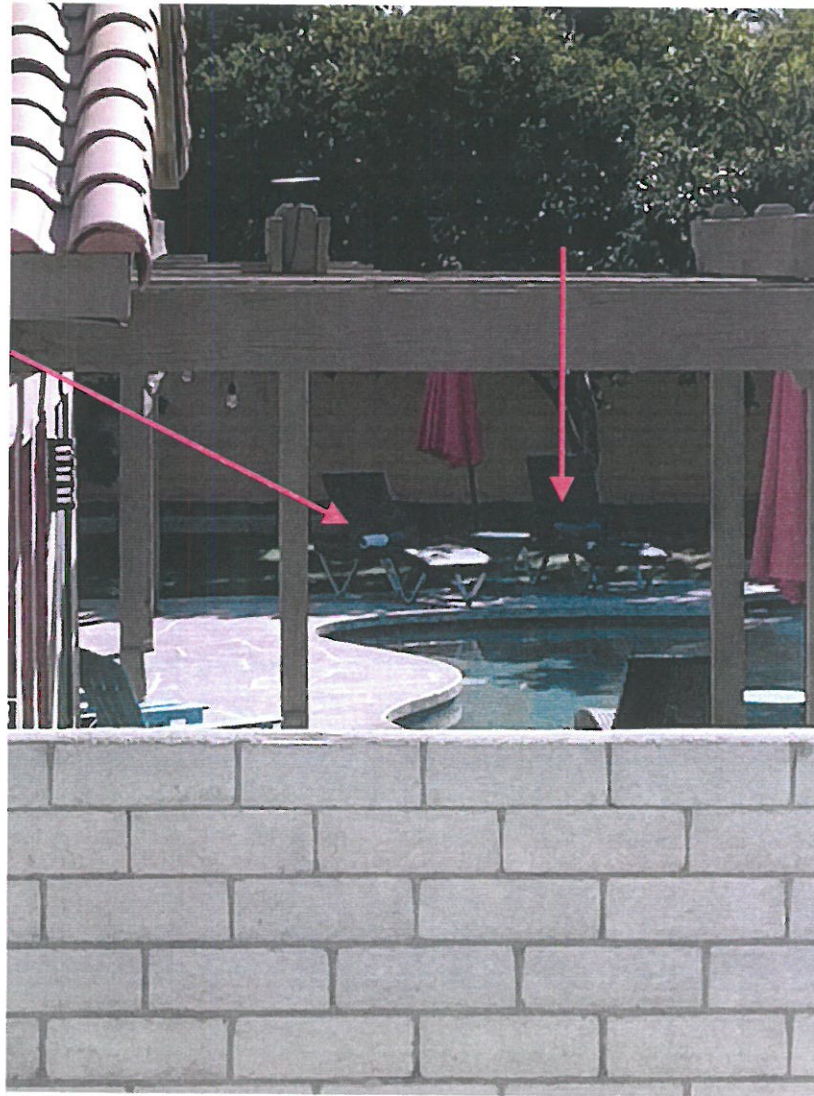


Photo Taken Nov 10, 2021 - 10:34 AM

Black SUV Type

Observing - Couple with a baby & dog

Arrival: November 11th, 2021 around 2:00 PM

Departed: November 18, 2021

License Plate: Texas

License #: NFC 3352



Photo Taken: November 11, 2021 at 4:44 PM



Another Vehicle Arrives: Saturday  
Departs: Sunday

Black Audi SUV

License Plate: California  
Licens Number: BPQE741



Photo Taken: November 13, 2021 at 1:11 PM

Cleaning Crew shows up to Clean on 11/18/21  
Auto White Honda SUV  
License Plate: California  
License #: 8UVS255



Photo Taken: 11/18/21 at 4:07 PM



## Unusual Activity

Arrival: November 18, 2021

Departed: November 28, 2021 around 4:00 PM

Auto: White SUV

License Plate: Washington

Observed: Three Adults and Three Children



Photo Taken: 11/19/21 at 6:41 AM

Another Party Arrives to Join Group

Arrival: During Thanksgiving Holiday

Departed: November 30, 2021

Auto: Vehicle Grey Honda CRV

License Plate: California

License # 8WIF831

Observed - Elderly Couple



Photo taken 11/27/21 at 12:25 PM



Same Cleaning Crew shows up to Clean on 12/1/21

Auto White Honda SUV  
License Plate: California  
License #: 8UVS255



Photo Taken 12/1/21 around 2:45 PM

# New Group Arrives

Arrival: 12/2/21 at 4:18 PM

Auto: White SUV



Photo Taken 12/2/21 at 4:57 PM

Arrival: 12/2/21 Night or Early morning 12/3/21

Auto: Marron Chrysler

Plates: California

License #: 8JDK051



Photo taken 12/3/21 at 6:43 AM



## Unusual Activity 12/1/21 - 12/9/21

Same Cleaning Crew shows up to Clean on 12/1/21

Auto White Honda SUV  
License Plate: California  
License #: 8UVS255



Photo Taken 12/1/21 around 2:45 PM

Observing: Multiple Families staying there

# New Group Arrives

Arrival: 12/2/21 at 4:18 PM

Departed: 12/8/21 Evening

Auto: White SUV

Plates: Wyoming

License Plate #: 35640



Photo Taken 12/2/21 at 4:57 PM



## Another Party Arrives

Arrival: 12/2/21 Night or Early morning 12/3/21

Departed: 12/5/21- Evening

Auto: Marron Chrysler

Plates: California

License #: 8JDK051

Observed a Couple



Photo taken 12/3/21 at 6:43 AM

## Another Party Arrives

Arrival: 12/4/21 Afternoon

Departed:

Auto: Silver Nissan Armada

Plates: California

License #: 8WLY249



Photo taken 12/4/21 at 3:28 PM

# **EXHIBIT 2**

Milgrom STR Report/ 42-725 Caballeros

(a) 11/18/2021, 11:07pm, Male in a white Ford Expedition- Washington BXT9633

The driver identified himself as Milgrom, told the gate staff it was a rental car and requested a 30- day pass. The vehicle is listed on the Milgrom account as his vehicle and has a transponder, #15309, issued for the Expedition.

(b) 11/19/2021, 6:22pm, a male in a burgundy Toyota- California 8UQP171

The driver identified himself as Todd Dougherty. The guest history shows a Todd & Vicki for the 19<sup>th</sup>. Authorization good for 1 day.

(c) 11/20/2021, 1:56pm, a female in a white Ford SUV- California 7SXG503

The female driver identified herself as Brayden. The guest history shows a Brayden for the 20<sup>th</sup>. Pass issued for 20 days.

(d) 11/21/2021, 10:23am, a female in a white Ford SUV- California 7SXG503

The same female from the above entry, Brayden, issued a second pass, instructed not to lose it. Pass issued for 19 days.

(e) 11/21/2021, 7:26pm UberEats

(f) 11/22/2021, 3:42pm babysitter Cassandra checked in a Glass Gate, Above and Beyond company. Pass for 1 day

(g) 11/22/2021, 3:44pm, a female in a gray Honda CR-V- California 8WIF831

The female identified herself as Linda Milgrom. Pass for 14 days

(h) 11/25/2021, 5:06pm, a male in a silver Acura- California 8SSR540

The male identified himself as Andrew. Pass for 1 day

(i) 12/02/2021, 4:15pm, a female in a white Mazda- Wyoming 35640

The female identified herself as Kelly James, the homeowner at 42-725 Caballeros, used passcode and requested a pass for the vehicle. Pass issued for 29 days.



(j) 12/03/2021, 12:32 am, a male in a red Chrysler- California 8JDK051

The identified himself as Dan Milgrom, stated he was in a rental car and requested a pass for a week, used current passcode. Pass issued for 8 days. Appeared to be the same male from the 11/18 entry with the Expedition. This vehicle is not on his vehicle registration list.

(k) 12/03/2021, 5:22pm, a male, unk name, in a blue Ford C-Max – KB AMCD

The male was unidentified due to inaudible recording. Authorization provided, 1 day pass issued.

(l) 12/04/2021, 1:08pm, a male in a silver Armada- California 8WLY249

The male identified as Oscar Montes stated he was going to the clubhouse to meet his brother and sister for an event. He provided the 42-725 Caballeros address as where they were staying. The guest history shows a name of Rodrigo Montes.

(m) 12/04/2021, 6:11pm UberEats

(n) 12/05/2021, 3:01pm, a male in a silver Armada- California 8WLY249

The male identified as Oscar Montes this time requests access to 42-725 Caballeros. The guest history lists Oscar, Christina, Karen, Rodrigo and Peter. The pass was issued for 14 days.

(o) 12/05/2021, 3:45pm, A female in a white Nissan Sentra- California 8VUU773

The female identified as Joanne Gries to visit Kelly James or Dam Milgrom. Pass issued for 14 days.

(p) 12/07/2021, 11:42am, a male in a white GMC SUV- California 8XMM138

The male identified as Mike stated he was arriving to pick up guest Peter (Hurdacko?) at the 42-725 Caballeros location. Peter was on the guest list along with the other names in entry (n) above.

(q) 12/09/2021, 12:16am, a male in a white Mazda 3- California 8VLC502

Male claims to be Dan Milgrom in a rental car, requests a pass for 1 week.

(r) 12/09/2021, 11:18am, a female in a gray Honda Accord - California 7DXZ920

The female identified as Gerelle arrives for Kelly James, possibly babysitting. 1 day pass issued.

(s) 12/09/2021, 8:47pm, a male in a dark SUV- California 8VJR186

The male identified as Diego arrives for the Milgrom residence.

(t) 12/10/2021, 9:30am, a male in a white GMC SUV- California 8XMM138

The male identified as Mike stated he was arriving to pick up guest Peter (Hurdacko?) at the 42-725 Caballeros location. Peter was on the guest list along with the other names in entry (n) above. This is the second pick up of Peter by driver Michael.

(u) 12/11/2021, 8:13pm, a male in a dark SUV- California 8VJR186

The male identified as Diego arrives for the Milgrom residence. This the second visit. Stated the vehicle following him in is for the same location, named the DeMarco's.

(v) 12/12/2021, 2:53pm, a Lyft driver arrives for 42-725 Caballeros

(w) 12/12/2021, 3:45pm, a DoorDash delivery for 42-725 Caballeros

(x) 12/12/2021, 7:03pm, a female in a gray Toyota- California 8XAD635

The female stated she was going to her residence at 42-725 Caballeros and gave the name Dan Milgrom. Requested a pass for the vehicle. 4 day pass issued. Vehicle is not on the Milgrom account.

(y) 12/21/2021, 5:02pm, a male in a white Jeep Cherokee- California 8UFF917

The male was listed as a guest under the company name Karfect. Stated he was going to the 42-725 residence to pick-up something.

## Nuisance and Noise Complaint

Date: 12/4/21

Called Bermuda Dunes Security Association - Main Gate at 3:27 PM

Reported to Andrew Nuisance and Noise coming from 42725 Caballeros

Backyard Noise

Loud Music

Children Screaming at the top of their lungs

Photo of all Three Vehicles 12/5/21



Photo Taken 12/5/21 at 6:55 AM



## Other Parties leave and New Parties Arrive

Arrival: 12/8/21 - Evening

Auto: Pewter Nissan

Plates: Arizona

Plate #: CWL7255

Auto: White Sedan

Plates: California

Plate #: 8VLC502



Photo Taken 12/9/21 at 6:43 AM

## Another Vehicle Arrives

Arrival: 12/9/21

Departure: 12/9/21

Auto: Grey Honda

Plate: California

Plate #: 7DXZ290



Photo taken: 12/9/21 at 12:49 PM





## Unusual Activity 12/1/21 - 12/16/21

Same Cleaning Crew shows up to Clean on 12/1/21

Auto White Honda SUV  
License Plate: California  
License #: 8UVS255



Photo Taken 12/1/21 around 2:45 PM

Observed Seven different vehicles and multiple Families staying at the residence from 12/2/2021 to on around 12/15/21.

# New Group Arrives

Arrival: 12/2/21 at 4:18 PM

Departed: 12/8/21 Evening

Auto: White SUV

Plates: Wyoming

License Plate #: 35640

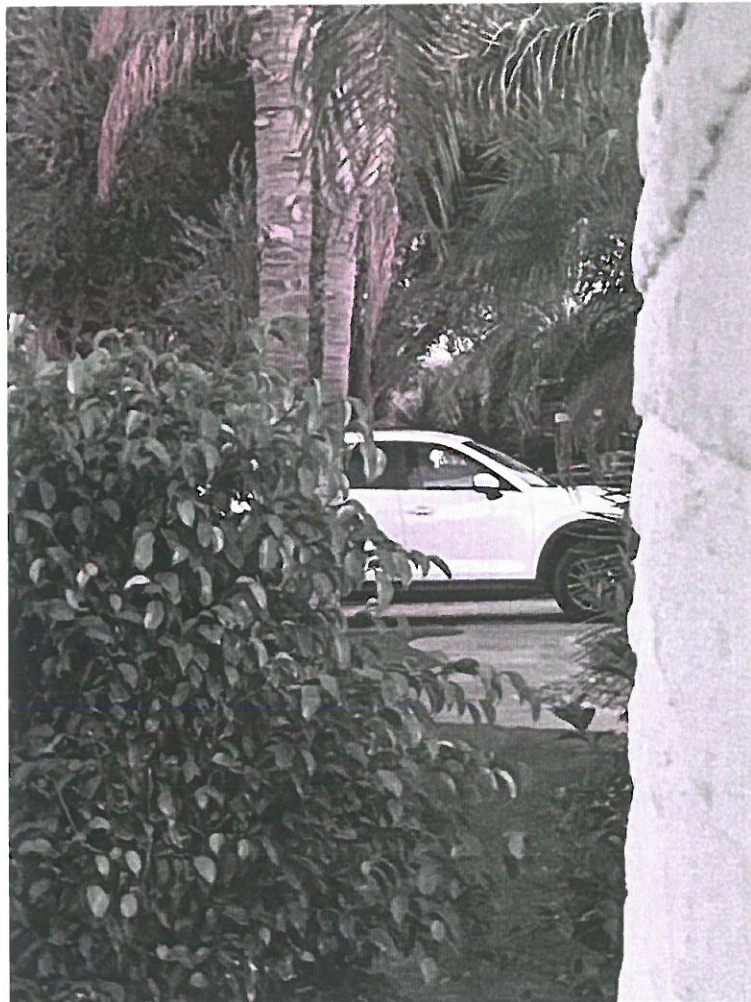


Photo Taken 12/2/21 at 4:57 PM



## Another Party Arrives

Arrival: 12/2/21 Night or Early morning 12/3/21

Departed: 12/5/21- Evening

Auto: Marron Chrysler

Plates: California

License #: 8JDK051

Observed a Couple



Photo taken 12/3/21 at 6:43 AM

# Another Party Arrives

Arrival: 12/4/21 Afternoon

Departed: 12/11/21 Morning

Auto: Silver Nissan Armada

Plates: California

License #: 8WLY249



Photo taken 12/4/21 at 3:28 PM

## Nuisance and Noise Complaint

Date: 12/4/21

Called Bermuda Dunes Security Association - Main Gate at 3:27 PM

Reported to Andrew Nuisance and Noise coming from 42725 Caballeros

Backyard Noise

Loud Music

Children Screaming at the top of their lungs



Photo of all Three Vehicles 12/5/21



Photo Taken 12/5/21 at 6:55 AM

## Other Parties leave and New Parties Arrive

Arrival: 12/8/21 - Evening  
Departed 12/11/21 - Afternoon

Auto: Pewter Nissan  
Plates: Arizona  
Plate #: CWL7255

Auto: White Sedan  
Plates: California  
Plate #: 8VLC502



Photo Taken 12/9/21 at 6:43 AM

## Another Vehicle Arrives

Arrival: 12/9/21

Departure: 12/9/21

Auto: Grey Honda

Plate: California

Plate #: 7DXZ290



Photo taken: 12/9/21 at 12:49 PM



All the other Cars Departed 12/11/21  
Another Vehicle Arrives

Arrival: On or Around 12/12/21  
Departed: On or Around 12/14/21



Photo taken 12/14/21 at 8:08 AM

Same Cleaning Crew shows up to Clean on 12/16/21

Arrival: Around 9:00 AM

Departed and the Arrived again

Final Departure: 3:00 PM

Auto White Honda SUV

License Plate: California

License #: 8UVS255

Observed a Female with Cleaning Equipment



Photo taken December 16, 2021 at 9:41 AM



Park of the Cleaning Crew Car on 12/16/21

Arrival: Around 9:00 AM

Departure: 3:00 PM

Auto: Silver Honda SUV

License Plate: California

License #: 7SXG465

Observed a Female with Cleaning Equipment



Phone taken 12/16/21 at 9:37 AM

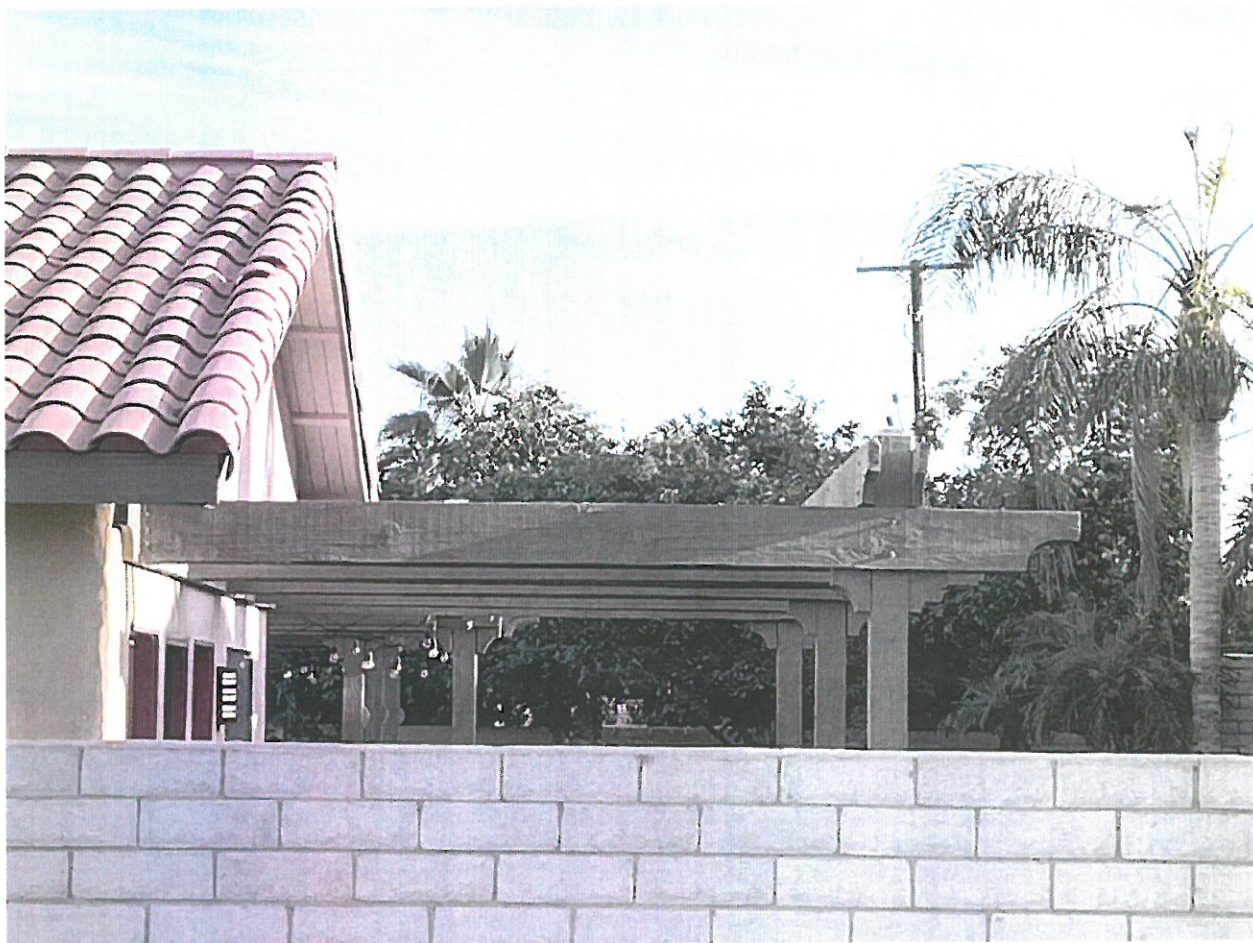
Photo of both Cleaning Crew SUV's there on 12/16/2021



Photo taken 12/16/21 at 12:56 PM



Umbrellas Taken down by Cleaning Crew on 12/16/21



Photos taken on 12/16/21 at 3:06 PM